

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
05-001-012-11	6689 S WELLS RD	10/4/2024	\$251,500	WD	03-ARM'S LENGTH	\$251,500
05-002-001-20	6804 S JEROME RD	9/28/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000
05-002-003-10	1818 W GARFIELD RD	1/23/2025	\$235,500	WD	03-ARM'S LENGTH	\$235,500
05-010-005-01	2560 W CLEVELAND RD	4/28/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000
05-014-007-10	1286 W ROOSEVELT RD	4/28/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000
05-016-002-00		5/16/2024	\$176,000	WD	03-ARM'S LENGTH	\$176,000
05-018-006-10	8855 S ELY HWY	8/14/2023	\$89,500	PTA	03-ARM'S LENGTH	\$89,500
05-018-012-00	8141 S ELY HWY	4/26/2024	\$255,000	WD	03-ARM'S LENGTH	\$255,000
05-021-002-55	9338 S ALGER RD	12/6/2024	\$380,000	WD	03-ARM'S LENGTH	\$380,000
05-023-001-02	9234 S JEROME RD	8/13/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000
05-030-002-10	10136 S ELY HWY	5/19/2023	\$214,000	WD	03-ARM'S LENGTH	\$214,000
05-030-003-30	5475 W TAFT RD	1/3/2024	\$350,000	WD	03-ARM'S LENGTH	\$350,000
<b>Totals:</b>			<b>\$2,811,500</b>			<b>\$2,811,500</b>

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RURAL RESIDENTIAL & AG ECF 1.06 CALCULATED AND APPLIED

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$94,700	37.65	\$192,929	\$53,098	\$198,402	\$145,657	1.362	1,472
\$68,900	51.04	\$168,891	\$16,160	\$118,840	\$159,094	0.747	2,999
\$60,900	25.86	\$123,482	\$17,400	\$218,100	\$110,502	1.974	1,588
\$63,600	28.27	\$149,698	\$17,580	\$207,420	\$137,622	1.507	1,232
\$102,400	40.96	\$233,534	\$75,051	\$174,949	\$165,086	1.060	1,896
\$79,400	45.11	\$166,230	\$31,028	\$144,972	\$140,835	1.029	1,992
\$77,000	86.03	\$183,671	\$26,203	\$63,297	\$164,029	0.386	1,656
\$117,700	46.16	\$240,256	\$27,122	\$227,878	\$222,014	1.026	1,910
\$169,700	44.66	\$335,649	\$72,010	\$307,990	\$274,624	1.121	2,080
\$110,300	44.12	\$226,177	\$119,143	\$130,857	\$111,493	1.174	1,680
\$118,700	55.47	\$297,311	\$65,285	\$148,715	\$241,693	0.615	1,792
\$110,800	31.66	\$283,283	\$57,868	\$292,132	\$234,807	1.244	1,680
<b>\$1,174,100</b>		<b>\$2,601,111</b>		<b>\$2,233,552</b>	<b>\$2,107,456</b>		
Sale. Ratio =>	41.76				E.C.F. =>	1.060	
Std. Dev. =>	15.74				Ave. E.C.F. =>	1.104	

<b>\$/Sq.Ft.</b>	<b>ECF Area</b>	<b>Dev. by Mean (%)</b>	<b>Building Style</b>	<b>Land Value</b>	<b>Other Parcels in Sale</b>	<b>Land Table</b>
\$134.78	'4100	25.8282	1 STORY	\$19,920		4001 RURAL RES
\$39.63	'4100	35.6856	1 STORY	\$16,160		4001 RURAL RES
\$137.34	'4000	86.9884	1 STORY	\$17,400		4001 RURAL RES
\$168.36	'4000	40.3336	1 STORY	\$16,760		4001 RURAL RES
\$92.27	'4100	4.4091	1 STORY	\$24,680		4001 RURAL RES
\$72.78	'4100	7.4461	1 STORY	\$27,000		4001 RURAL RES
\$38.22	'4000	71.7947	1 STORY	\$16,120		4000 FULTON AG
\$119.31	'4100	7.7423	1 STORY	\$15,000		4001 RURAL RES
\$148.07	'4100	1.7661	1 STORY	\$62,080	05-021-002-51	4001 RURAL RES
\$77.89	'4000	6.9843	1 STORY	\$85,200		4000 FULTON AG
\$82.99	'4100	48.8530	1 STORY	\$19,000		4001 RURAL RES
\$173.89	'4100	14.0301	MANUFACTURED	\$30,440		4001 RURAL RES
<b>\$107.13</b>		<b>4.4002</b>				
<b>Std. Deviation=&gt;</b>	<b>0.41624958</b>					
<b>Ave. Variance=&gt;</b>	<b>29.3218</b>	<b>Coefficient of Var=&gt;</b>	<b>26.56355386</b>			

<b>Property Class</b>	<b>Building Depr.</b>	<b>Building Occupancy</b>
<b>401</b>	<b>68</b>	<b>Single Family</b>
<b>401</b>	<b>45</b>	<b>Single Family</b>
<b>401</b>	<b>45</b>	<b>Single Family</b>
<b>401</b>	<b>58</b>	<b>Single Family</b>
<b>401</b>	<b>58</b>	<b>Single Family</b>
<b>001</b>	<b>55</b>	<b>Single Family</b>
<b>401</b>	<b>61</b>	<b>Single Family</b>
<b>401</b>	<b>66</b>	<b>Single Family</b>
<b>401</b>	<b>88</b>	<b>Single Family</b>
<b>101</b>	<b>61</b>	<b>Single Family</b>
<b>401</b>	<b>72</b>	<b>Single Family</b>
<b>401</b>	<b>72</b>	<b>Mobile Home</b>

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