

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
016-004-002-41	9476 WATERWHEEL RD	9/5/2024	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$197,300
016-005-017-00	10261 W WATERWHEEL RD	9/13/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,700
016-010-018-02	4700 N GREENVILLE RD	1/28/2025	\$188,800	WD	03-ARM'S LENGTH	\$188,800	\$78,000
016-012-002-00	6553 KENDAVILLE RD	11/12/2024	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$214,900
016-015-007-72	8213 W NEWCOMB RD	12/19/2024	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$125,700
016-015-007-73	8281 W NEWCOMB RD	1/2/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$142,600
016-018-011-00	11282 W CANNONSVILLE RD	1/7/2025	\$135,000	LC	03-ARM'S LENGTH	\$135,000	\$98,500
016-020-008-01	2622 SHONEYE DR	3/14/2025	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$662,800
016-025-016-50	6326 W STANTON RD	10/4/2024	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$106,500
016-027-015-40	8778 W STANTON RD	8/31/2023	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$139,900
016-030-001-15	11097 BRIGGS RD	2/26/2025	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$32,000
016-030-003-51	11340 W WILLARD RD	12/27/2024	\$197,900	WD	03-ARM'S LENGTH	\$197,900	\$77,900
016-032-007-00	10945 W STANTON RD	6/1/2023	\$140,000	LC	03-ARM'S LENGTH	\$140,000	\$83,700
<b>Totals:</b>			<b>\$4,248,200</b>			<b>\$4,248,200</b>	<b>\$2,076,500</b>
							Sale. Ratio =>
							Std. Dev. =>

PINE TWP RURAL RES AG ECF 1.288 CALCULATED, 1.288 APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
47.54	\$394,646	\$127,725	\$287,275	\$213,879	1.343	1,638	\$175.38	'4001
46.68	\$233,506	\$22,974	\$227,026	\$168,651	1.346	1,440	\$157.66	'4001
41.31	\$156,069	\$9,620	\$179,180	\$117,346	1.527	1,100	\$162.89	'4001
53.73	\$429,935	\$299,680	\$100,320	\$104,370	0.961	1,707	\$58.77	'4000
49.68	\$251,345	\$60,210	\$192,790	\$153,153	1.259	1,456	\$132.41	'4001
52.81	\$285,148	\$60,210	\$209,790	\$180,238	1.164	1,344	\$156.09	'4001
72.96	\$196,980	\$18,093	\$116,907	\$143,338	0.816	2,200	\$53.14	'4001
47.34	\$1,324,301	\$445,781	\$954,219	\$704,911	1.354	4,704	\$202.85	'4001
47.87	\$213,016	\$26,851	\$195,649	\$149,176	1.312	1,424	\$137.39	'4001
48.08	\$279,841	\$39,814	\$251,186	\$192,311	1.306	1,506	\$166.79	'4001
37.65	\$64,054	\$24,802	\$60,198	\$31,456	1.914	938	\$64.18	'4001
39.36	\$155,708	\$13,646	\$184,254	\$113,829	1.619	1,224	\$150.53	'4001
59.79	\$167,366	\$19,391	\$120,609	\$118,567	1.017	908	\$132.83	'4001
	\$4,151,915		\$3,079,403	\$2,391,225			\$134.69	
48.88				E.C.F. =>	1.288		Std. Deviation=>	0.28668381
9.20				Ave. E.C.F. =>	1.303		Ave. Variance=>	19.9594

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
4.0337	STANDARD	\$60,000		4001 PINE RES.	401	79
4.3300	RANCH	\$19,650		4001 PINE RES.	401	67
22.4108	STANDARD	\$9,620		4001 PINE RES.	401	65
34.1634	STANDARD	\$299,680	016-012-006-00	4001 PINE RES.	401	57
4.4023	MODULAR	\$60,210		4001 PINE RES.	401	94
13.8868	MODULAR	\$60,210		4001 PINE RES.	401	73
48.7226	STANDARD	\$18,093		4001 PINE RES.	401	45
5.0844	LOG	\$399,800		4006 MD. & ROUND & MOORE	401	75
0.8702	BI-LEVEL	\$26,760		4001 PINE RES.	401	67
0.3315	1 1/2 STORY	\$37,000		4001 PINE RES.	401	74
61.0891	MOBILE	\$23,500		4001 PINE RES.	401	46
31.5862	RANCH	\$13,505		4001 PINE RES.	401	59
28.5607	RANCH	\$19,000		4001 PINE RES.	401	70

1.5036

Coefficient of Var=> 15.32000427

**Building Occupancy**

Single Family

Mobile Home

Single Family

Single Family

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