

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
007-033-015-00	50 N GROW RD	7/17/2023	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$104,600
007-009-006-00	4701 N GROW RD	10/10/2023	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$91,100
007-012-012-10	299 W CORAL RD	11/10/2023	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$217,200
007-019-020-00	5798 N BRIGGS RD	11/30/2023	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$50,100
007-027-010-70	1312 PINE HILL TRAIL	11/30/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$112,200
007-024-022-10	270 W BRIGGS RD	12/8/2023	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$137,400
007-016-014-00	3653 MCBRIDE RD	1/26/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$52,600
007-019-025-00	5486 W BRIGGS RD	3/26/2024	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$111,100
007-033-009-20	3647 W STANTON RD	4/1/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$128,300
007-009-006-00	4701 N GROW RD	4/26/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$112,000
007-033-010-20	3900 W STANTON RD	4/29/2024	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$100,100
007-034-013-10	365 N MUSSON RD	5/8/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$95,800
007-031-007-13	5788 W STANTON RD	5/20/2024	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$60,600
007-032-010-01	547 HILLMAN RD NW	9/16/2024	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$89,000
007-011-014-10	1396 MCBRIDE RD NW	11/19/2024	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$114,700
007-032-006-40	716 N HILLMAN RD	12/20/2024	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,500
007-009-038-00	3420 N MCBRIDE RD	2/28/2025	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$64,800
007-036-005-40	981 W KLEES RD	3/10/2025	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$161,800
Totals:			\$4,465,700			\$4,465,700	\$1,949,900
							Sale. Ratio =>
							Std. Dev. =>

RESIDENTIAL AG ECF 1.242 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
34.88	\$267,750	\$28,005	\$271,895	\$191,489	1.420	2,546	\$106.79	'4001
52.06	\$255,517	\$57,088	\$117,912	\$158,489	0.744	1,920	\$61.41	'4001
44.33	\$430,886	\$210,413	\$279,587	\$221,136	1.264	1,564	\$178.76	'4001
69.58	\$119,322	\$22,684	\$49,316	\$77,186	0.639	1,366	\$36.10	'4001
37.40	\$294,477	\$31,000	\$269,000	\$210,444	1.278	1,664	\$161.66	'4001
40.53	\$340,188	\$99,472	\$239,528	\$210,600	1.137	1,741	\$137.58	'4001
35.07	\$133,302	\$5,425	\$144,575	\$102,138	1.415	1,361	\$106.23	'4001
37.67	\$282,600	\$16,450	\$278,450	\$212,579	1.310	2,455	\$113.42	'4001
47.52	\$279,608	\$58,054	\$211,946	\$176,957	1.198	1,088	\$194.80	'4001
40.73	\$255,466	\$57,088	\$217,912	\$158,489	1.375	1,920	\$113.50	'4001
51.60	\$208,812	\$20,570	\$173,430	\$150,340	1.154	1,120	\$154.85	'4001
36.15	\$198,008	\$41,250	\$223,750	\$125,206	1.787	1,188	\$188.34	'4001
75.75	\$129,434	\$24,500	\$55,500	\$83,813	0.662	992	\$55.95	'4001
43.41	\$185,325	\$24,700	\$180,300	\$128,294	1.405	1,444	\$124.86	'4001
47.81	\$239,496	\$44,630	\$195,270	\$159,777	1.222	1,636	\$119.36	'4001
45.08	\$313,835	\$22,500	\$302,500	\$232,695	1.300	1,680	\$180.06	'4001
41.54	\$140,205	\$6,231	\$149,769	\$107,011	1.400	876	\$170.97	'4001
48.30	\$335,764	\$23,635	\$311,365	\$249,304	1.249	1,176	\$264.77	'4001
	\$4,409,995		\$3,672,005	\$2,955,947			\$137.19	
43.66				E.C.F. =>	1.242		Std. Deviation=>	0.28678197
11.09				Ave. E.C.F. =>	1.220		Ave. Variance=>	#REF!

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
28.2539	RANCH	\$16,975		4001 RURAL RES TWP	401	60
74.3976	BI-LEVEL	\$55,000		4001 RURAL RES TWP	401	74
126.4322	RANCH	\$160,000	007-012-012-20	4001 RURAL RES TWP	401	83
#REF!	RANCH	\$17,150		4001 RURAL RES TWP	401	55
#REF!	TWO-STORY	\$31,000		4001 RURAL RES TWP	401	84
16.2625	RANCH	\$77,907	007-024-022-31	4001 RURAL RES TWP	401	82
141.5487	TWO-STORY	\$5,425		4001 RURAL RES TWP	401	54
130.9866	RANCH	\$16,450		4001 RURAL RES TWP	401	70
20.7640	RANCH	\$57,700		4001 RURAL RES TWP	401	91
137.4935	BI-LEVEL	\$55,000		4001 RURAL RES TWP	401	74
#REF!	RANCH	\$18,400		4001 RURAL RES TWP	401	72
38.1689	RANCH	\$41,250		4001 RURAL RES TWP	401	70
#REF!	RANCH	\$24,500		4001 RURAL RES TWP	401	60
18.5390	RANCH	\$24,700		4001 RURAL RES TWP	401	65
122.2141	RANCH	\$28,550		4001 RURAL RES TWP	401	72
#REF!	1 1/2 S	\$22,500		4001 RURAL RES TWP	401	79
139.9566	RANCH	\$5,425		4001 RURAL RES TWP	401	71
124.8937	RANCH	\$23,635		4001 RURAL RES TWP	401	83

2.2267

Coefficient of Var=>

#REF!

