

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
046-300-019-01	114 WASHINGTON ST	9/21/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,800
044-200-012-00	226 E FARGO ST	03/14/25	\$178,750	WD	03-ARM'S LENGTH	\$178,750	\$64,200
044-700-001-70	403 PINE ST	01/16/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$61,200
044-085-009-00	224 S SHERMAN ST	01/10/25	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$55,200
044-084-003-00	121 S OAK ST	06/29/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$75,700
046-400-018-00	114 W GRANT ST	8/1/2024	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$61,800
<b>Totals:</b>			<b>\$950,750</b>			<b>\$950,750</b>	<b>\$350,900</b>
							Sale. Ratio =>
							Std. Dev. =>

SHERIDAN VILLAGE ECF 1.243 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
46.86	\$65,592	\$12,300	\$57,700	\$43,326	1.332	526	\$109.70	'0005
35.92	\$136,569	\$17,794	\$160,956	\$115,428	1.394	1,082	\$148.76	4006
36.00	\$135,747	\$27,204	\$142,796	\$110,985	1.287	1,248	\$114.42	4006
35.61	\$127,891	\$15,360	\$139,640	\$109,360	1.277	800	\$174.55	4006
32.21	\$229,069	\$33,808	\$201,192	\$199,653	1.008	2,216	\$90.79	4006
43.52	\$123,626	\$4,472	\$137,528	\$96,873	1.420	987	\$139.34	'0005
	\$818,494		\$839,812	\$675,624			\$129.59	
36.91				E.C.F. =>	1.243		Std. Deviation=>	0.1478181
5.58				Ave. E.C.F. =>	1.286		Ave. Variance=>	52.1553

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	Building Occupancy
4.5582	RANCH	\$12,300	RESIDENTIAL	401	45	Single Family
139.4433	RANCH	\$15,840		401	77	
22.7176	MODULAR	\$25,000		401	63	
127.6889	RANCH	\$15,360		401	71	
5.1745	RANCH	\$24,200		401	68	
13.3491	2-STORY	\$3,200	RESIDENTIAL	401	65	Single Family

4.3166

Coefficient of Var=> 40.55044671