

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
003-003-776-02	6982 S WOOD RD	05/03/23	\$85,000	MLC	03-ARM'S LENGTH	\$85,000	\$56,100	66.00	
003-012-022-00	7620 S VICKERYVILLE RD	05/11/23	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$56,000	42.42	
003-001-021-00	5445 E SESSIONS RD	05/17/23	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$83,500	54.22	
003-031-009-00	11531 S SHERIDAN RD	07/13/23	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$314,700	39.34	
003-003-776-30	6888 S WOOD RD	07/28/23	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$74,300	39.63	
003-009-015-00	7520 S TOWNHALL RD	09/07/23	\$75,000	QC	03-ARM'S LENGTH	\$75,000	\$30,000	40.00	
003-007-017-00	605 E CARSON CITY RD	09/27/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$100,900	45.86	
003-003-019-50	3025 E SESSIONS RD	09/29/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$126,500	46.00	
003-007-013-00	235 E CARSON CITY RD	10/02/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$63,800	47.26	
003-004-005-10	6161 S TOWNHALL RD	10/10/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$93,400	43.44	
003-017-002-10	8060 STEVENSON RD	10/16/23	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$73,100	55.17	
003-029-022-50	10826 S ALLCHIN RD	10/24/23	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$80,700	42.25	
003-017-012-10	1751 BOYER RD	11/02/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$79,500	69.13	
003-022-010-20	9338 CASTLE RD	11/22/23	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$39,400	31.02	
003-035-002-14	4816 COLE RD	12/08/23	\$119,500	MLC	03-ARM'S LENGTH	\$119,500	\$54,700	45.77	
003-035-019-20	11843 S CEDAR LAKE RD	12/22/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$137,500	45.83	
003-001-018-00	6909 S TOW RD	01/26/24	\$288,310	WD	03-ARM'S LENGTH	\$288,310	\$140,800	48.84	
003-016-022-61	8884 S TOWNHALL RD	01/31/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$96,800	42.09	
003-003-010-75	3200 E CONDENSERY RD	06/03/24	\$155,000	OTH	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$68,600	44.26	
003-014-655-31	4771 MEADOW VIEW DR	07/05/24	\$261,500	WD	03-ARM'S LENGTH	\$261,500	\$140,800	53.84	
003-020-001-10	1634 E BOYER RD	08/05/24	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$113,300	43.91	
003-008-019-00	1923 E CARSON CITY RD	08/14/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$74,400	59.52	
003-018-006-00	8495 S SHERIDAN RD	09/13/24	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$112,700	44.90	
003-006-019-11	6681 S SHERIDAN RD	10/18/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$142,500	47.50	
003-020-001-20	1614 E BOYER RD	11/15/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$64,700	43.13	
003-003-010-50	3030 E CONDENSERY RD	12/20/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$89,300	35.72	
003-024-002-01	9260 SENATOR RD	02/18/25	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$126,300	57.41	
<b>Totals:</b>			<b>\$5,752,310</b>			<b>\$5,752,310</b>	<b>\$2,634,300</b>		
								<b>Sale. Ratio =&gt;</b>	<b>45.80</b>
								<b>Std. Dev. =&gt;</b>	<b>8.66</b>

**BUSHNELL AG & RESIDENTIAL ECF 1.289 CALCULATED, 1.289 APPLIED**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$112,180	\$35,801	\$49,199	\$65,958	0.746	1,280	\$38.44	4001	111.1857	MOBILE
\$112,056	\$11,620	\$120,380	\$86,732	1.388	1,482	\$81.23	4001	#REF!	RANCH
\$167,075	\$27,164	\$126,836	\$120,821	1.050	1,698	\$74.70	4001	104.9782	RANCH
\$629,531	\$483,635	\$316,365	\$144,024	2.197	2,489	\$127.11	1001	92.2508	RANCH
\$148,590	\$48,812	\$138,688	\$86,164	1.610	1,168	\$118.74	4001	32.0547	MOBILE
\$60,047	\$17,059	\$57,941	\$37,123	1.561	924	\$62.71	4001	17.7789	MOBILE
\$201,774	\$20,000	\$200,000	\$156,972	1.274	1,442	\$138.70	4001	127.4110	RANCH
\$252,917	\$38,700	\$236,300	\$184,989	1.277	1,728	\$136.75	4001	127.7375	RANCH
\$127,571	\$23,027	\$111,973	\$90,280	1.240	1,050	\$106.64	4001	124.0289	RANCH
\$186,891	\$10,400	\$204,600	\$152,410	1.342	1,120	\$182.68	4001	134.2430	RANCH
\$146,100	\$20,500	\$112,000	\$108,463	1.033	864	\$129.63	4001	19.1484	RANCH
\$161,333	\$11,700	\$179,300	\$129,217	1.388	1,040	\$172.40	4001	4.4244	RANCH
\$159,034	\$47,323	\$67,677	\$96,469	0.702	1,180	\$57.35	4001	68.1469	RANCH
\$78,787	\$22,050	\$104,950	\$48,996	2.142	1,216	\$86.31	4001	108.7855	MOBILE
\$109,475	\$83,700	\$35,800	\$22,258	1.608	980	\$36.53	4001	#REF!	MOBILE
\$274,904	\$165,750	\$134,250	\$94,261	1.424	1,344	\$99.89	4001	#REF!	MOBILE
\$281,669	\$197,543	\$90,767	\$84,295	1.077	1,116	\$81.33	1001	107.6783	RANCH
\$193,663	\$40,000	\$190,000	\$132,697	1.432	3,960	\$47.98	4001	143.1835	RANCH
\$137,006	\$31,500	\$123,500	\$117,229	1.053	980	\$126.02	4001	105.3495	MOBILE
\$281,528	\$58,158	\$203,342	\$192,893	1.054	1,352	\$150.40	4001	105.4170	MODULAR
\$226,542	\$16,652	\$241,348	\$181,252	1.332	1,456	\$165.76	4001	133.1559	RANCH
\$148,826	\$18,600	\$106,400	\$112,458	0.946	1,240	\$85.81	4001	94.6134	RANCH
\$225,376	\$32,846	\$218,154	\$166,261	1.312	1,056	\$206.59	4001	131.2119	RANCH
\$284,965	\$21,550	\$278,450	\$227,474	1.224	2,164	\$128.67	4001	122.4095	RANCH
\$129,484	\$23,900	\$126,100	\$91,178	1.383	1,568	\$80.42	4001	138.3011	DOUBLEWIDE
\$178,658	\$60,600	\$189,400	\$101,950	1.858	2,452	\$77.24	4001	185.7775	MOBILE
\$252,484	\$59,587	\$160,413	\$166,578	0.963	1,408	\$113.93	1001	96.2992	RANCH
<b>\$5,268,466</b>		<b>\$4,124,133</b>	<b>\$3,199,399</b>			<b>\$107.92</b>		<b>3.0049</b>	
		<b>E.C.F. =&gt;</b>	<b>1.289</b>			<b>Std. Deviation=&gt;</b>	<b>0.35899571</b>		
		<b>Ave. E.C.F. =&gt;</b>	<b>1.319</b>			<b>Ave. Variance=&gt;</b>	<b>#REF!</b>	<b>Coefficient of Var=&gt;</b>	<b>#REF!</b>

Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
\$20,900		RES TOWNSHIP	401	65
\$11,620		RES TOWNSHIP	401	49
\$24,625		RES TOWNSHIP	401	54
\$467,627	003-031-006-00, 003-031-007-00	AG. TOWNSHIP	101	55
\$11,800		RES TOWNSHIP	401	63
\$14,000		RES TOWNSHIP	401	48
\$20,000		RES TOWNSHIP	401	77
\$38,700		RES TOWNSHIP	401	84
\$20,650		RES TOWNSHIP	401	67
\$10,400		RES TOWNSHIP	401	69
\$20,500		RES TOWNSHIP	401	63
\$11,700		RES TOWNSHIP	401	70
\$37,500		RES TOWNSHIP	401	63
\$22,050		RES TOWNSHIP	401	47
\$83,700		RES TOWNSHIP	401	43
\$165,750		RES TOWNSHIP	401	55
\$188,860	003-002-014-00	AG. TOWNSHIP	101	53
\$40,000		RES TOWNSHIP	401	39
\$31,500	003-003-010-70	RES TOWNSHIP	401	68
\$30,400		RES TOWNSHIP	401	81
\$15,400		RES TOWNSHIP	401	68
\$18,600		RES TOWNSHIP	401	66
\$22,150		RES TOWNSHIP	401	72
\$21,550		RES TOWNSHIP	401	79
\$23,900		RES TOWNSHIP	401	68
\$60,600		RES TOWNSHIP	401	47
\$31,605	003-024-001-10	AG. TOWNSHIP	401	72