

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
21 004 400 003 04 6 3	832 MAUMEE ST	06/16/23	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$118,000
21 050 001 011	414 AUSTIN DR	04/10/23	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$83,700
21 060 001 100	316 SOUTH ST	09/20/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$141,400
21 065 002 001	202 LIBERTY ST	07/31/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,400
21 065 002 006	203 FRANKLIN ST	05/17/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$67,000
21 065 008 004	411 EAST ST	10/18/23	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$78,400
21 065 009 009	EAST ST	06/28/23	\$130,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$130,500	\$54,800
21 065 009 010	408 EAST ST	03/04/24	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$59,800
21 065 009 011	404 EAST ST	06/28/24	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$61,500
21 065 010 004	206 FRANKLIN ST	04/11/23	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$46,100
21 065 010 008	209 FAYETTE ST	10/11/24	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$66,900
21 065 012 002	209 ADRIAN ST	08/07/23	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$49,600
21 065 012 007	508 MAUMEE ST	05/01/24	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$58,100
21 065 012 010	208 FAYETTE ST	01/31/24	\$191,090	WD	03-ARM'S LENGTH	\$191,090	\$79,500
21 070 001 002	415 ADRIAN ST	08/09/24	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$67,600
21 070 001 002	415 ADRIAN ST	09/24/24	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$67,600
21 070 001 005	411 DEWITT ST	11/10/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$87,900
21 095 001 003	509 CREST LN	04/28/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$83,900
21 095 001 013	510 CREST LN	09/18/23	\$254,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$254,900	\$97,100
21 095 001 037	518 CREST LN	12/27/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$26,100
Totals:			\$3,106,290			\$3,106,290	\$1,455,400
							Sale. Ratio =>
							Std. Dev. =>

SOUTHEAST ECF 1.135 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
50.75	\$235,936	\$18,116	\$214,384	\$200,018	1.072	1,468	\$146.04	0003
43.48	\$167,309	\$17,029	\$175,471	\$137,998	1.272	1,684	\$104.20	0003
47.93	\$282,841	\$32,551	\$262,449	\$229,835	1.142	4,086	\$64.23	0003
50.33	\$120,809	\$13,666	\$106,334	\$98,387	1.081	1,056	\$100.70	0003
40.61	\$133,981	\$14,478	\$150,522	\$109,736	1.372	958	\$157.12	0003
55.02	\$156,844	\$21,180	\$121,320	\$124,577	0.974	1,049	\$115.65	0003
41.99	\$109,730	\$20,659	\$109,841	\$105,660	1.040	1,120	\$98.07	0003
38.58	\$119,531	\$21,267	\$133,733	\$105,660	1.266	1,120	\$119.40	0003
35.76	\$123,016	\$17,428	\$154,572	\$96,959	1.594	1,022	\$151.24	0003
53.29	\$92,224	\$14,758	\$71,742	\$71,135	1.009	834	\$86.02	0003
66.97	\$133,759	\$19,912	\$79,988	\$104,543	0.765	1,550	\$51.61	0003
62.78	\$99,240	\$16,136	\$62,864	\$76,312	0.824	520	\$120.89	0003
42.41	\$116,165	\$12,755	\$124,245	\$94,959	1.308	1,178	\$105.47	0003
41.60	\$158,967	\$20,112	\$170,978	\$127,507	1.341	1,120	\$152.66	0003
66.93	\$135,276	\$17,079	\$83,921	\$108,537	0.773	1,200	\$69.93	0003
66.27	\$135,276	\$17,079	\$84,921	\$108,537	0.782	1,200	\$70.77	0003
46.29	\$175,801	\$17,977	\$171,923	\$144,926	1.186	1,132	\$151.88	0003
40.93	\$167,751	\$21,133	\$183,867	\$134,635	1.366	1,232	\$149.24	0003
38.09	\$194,225	\$43,376	\$211,524	\$178,943	1.182	1,904	\$111.09	0003
47.45	\$52,257	\$33,517	\$21,483	\$17,208	1.248	0	#DIV/0!	0003
\$2,910,938			\$2,696,082	\$2,376,072			#DIV/0!	
46.85				E.C.F. =>	1.135		Std. Deviation=>	0.22854077
10.05				Ave. E.C.F. =>	1.130		Ave. Variance=>	18.4906

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
5.7971	TRI LEVEL	\$18,116		0001.RESIDENTIAL	401
14.1753	BI LEVEL	\$17,029		0001.RESIDENTIAL	401
1.2111	2 STORY	\$19,003		0001.RESIDENTIAL	401
4.9015	1 STORY	\$13,666		0001.RESIDENTIAL	401
24.1876	1 STORY	\$14,478		0001.RESIDENTIAL	401
15.5935	1.5 STORY	\$21,180		0001.RESIDENTIAL	401
9.0218	1 STORY	\$20,659	21 065 009 010	0001.RESIDENTIAL	401
13.5897	1 STORY	\$21,267	21 065 009 009	0001.RESIDENTIAL	401
46.4412	1.75 STORY	\$17,428		0001.RESIDENTIAL	401
12.1259	1.75 STORY	\$14,758		0001.RESIDENTIAL	401
36.4670	1.5 STORY	\$19,912		0001.RESIDENTIAL	401
30.6019	1 STORY	\$16,136		0001.RESIDENTIAL	401
17.8619	1 STORY	\$12,755		0001.RESIDENTIAL	401
21.1139	1 STORY	\$14,862		0001.RESIDENTIAL	401
35.6592	MODULAR	\$17,079		0001.RESIDENTIAL	401
34.7379	MODULAR	\$17,079		0001.RESIDENTIAL	401
5.6492	1.5 STORY	\$17,115		0001.RESIDENTIAL	401
23.5873	1 STORY	\$21,133		0001.RESIDENTIAL	401
5.2282	1 STORY	\$39,079	21 095 001 012, 21 095 001 014	0001.RESIDENTIAL	401
11.8606	1.5 STORY	\$27,559		0001.RESIDENTIAL	401

0.4888

Coefficient of Var=> 16.36634733

Building Depr.

68
68
49
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