

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
13-019-011-10	8071 N LUMBERJACK RD	02/16/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$27,000
41-150-039-10	623 S QUARTERLINE RD	05/19/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,200
43-100-063-50	203 W MORSE ST	06/07/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$14,300
43-100-139-00	113 S ROBINSON ST	03/24/2023	\$28,500	WD	03-ARM'S LENGTH	\$28,500	\$7,600
05-106-004-00	213 N NEWTON ST	9/20/2023	\$22,500	PTA	03-ARM'S LENGTH	\$22,500	\$8,500
11-020-001-30	3036 S BAGLEY RD	09/03/25	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$79,100
13-030-003-00	N LUMBERJACK RD	08/22/2023	\$222,500	WD	03-ARM'S LENGTH	\$222,500	
13-019-011-36	11616 NW MONROE RD	09/06/2023	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$274,100
Totals:			\$1,328,500			\$1,328,500	\$506,800
							Sale. Ratio =>
							Std. Dev. =>

NEWARK COMMERCIAL INDUSTRIAL ECF .787 APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
20.77	\$71,737	\$30,955	\$99,045	\$61,884	1.600	1,800	\$55.03	'2001
48.10	\$155,578	\$42,300	\$157,700	\$159,997	0.986	3,840	\$41.07	25 RU
57.20	\$28,079	\$6,608	\$18,392	\$30,326	0.606	2,064	\$8.91	25 RU
26.67	\$19,122	\$2,662	\$25,838	\$24,677	1.047	588	\$43.94	'2000
37.78	\$18,120	\$3,778	\$18,722	\$20,998	0.892	348	\$53.80	'2000
31.64	\$171,069	\$30,392	\$219,608	\$198,696	1.105	4,032	\$54.47	25 RU
	\$233,072	\$73,519	\$148,981	\$235,964	0.631			
60.91	\$482,542	\$32,480	\$417,520	\$671,734	0.622	11,540	\$36.18	'2001
	\$1,179,319		\$1,105,806	\$1,404,277			\$41.91	
38.15				E.C.F. =>	0.787		Std. Deviation=>	0.3354001
15.38				Ave. E.C.F. =>	0.936		Ave. Variance=>	57.1649

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
66.4361		\$30,955		2001 COMMERCIAL	201
2026 COM/IND RURAL	201				
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41.6048		\$2,662		2001 COMM	201
89.1609		\$2,398		2001 COMM	201
2026 COM/IND RURAL	201				
31.4577		\$32,480	13-019-011-32	2001 COMMERCIAL	201
14.8677					

Coefficient of Var=>	61.06491865
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