

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
002-011-029-00		08/15/23	\$115,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$115,000	\$93,800	81.57
003-016-009-50	8037 S STEVENSON RD	05/24/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$45,400	23.89
006-007-002-01	E KENDAVILLE RD	11/09/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$34,300	38.11
006-007-008-00	4680 N SHERIDAN RD	05/03/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$38,700	15.48
008-003-012-10	6765 S GREENVILLE RD	04/04/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$151,500	25.25
010-008-014-01	4691 W COUNTY FARM RD	12/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,200	39.00
010-014-022-10	1918 W CARSON CITY RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$110,000	\$60,200	54.73
010-017-024-00	4220 W CARSON CITY RD	08/22/23	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$96,400	38.56
014-034-010-54	5451 S GREENVILLE RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$325,000	\$161,900	49.82
019-013-020-11	2650 STONEY LAKE BLVD	12/18/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,200	40.60
019-015-015-02	2991 S DERBY RD	01/25/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$103,000	64.38
<b>Totals:</b>			<b>\$2,905,000</b>			<b>\$2,470,000</b>	<b>\$936,600</b>	
							<b>Sale. Ratio =&gt;</b>	<b>37.92</b>
							<b>Std. Dev. =&gt;</b>	<b>19.05</b>

**FAIRPLAIN COMMERCIAL ECF .799 APPLIED AND CALCULATED**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$105,867	\$61,929	\$53,071	\$60,272	0.881	7,420	\$7.15	2004	10.4405	
\$161,519	\$46,413	\$143,587	\$178,096	0.806	4,000	\$35.90	2004	3.0108	RANCH
\$83,979	\$67,766	\$22,234	\$22,240	1.000	336	\$66.17	2004	22.3603	
\$249,033	\$83,208	\$166,792	\$227,469	0.733	14,950	\$11.16	2004	4.2874	
\$405,639	\$48,642	\$551,358	\$489,708	1.126	6,000	\$91.89	2004	34.9767	
\$167,915	\$69,658	\$110,342	\$134,783	0.819	6,218	\$17.75	2004	4.2537	1 STORY
\$169,640	\$64,110	\$45,890	\$144,760	0.317	4,480	\$10.24	2004	45.9118	
\$221,904	\$48,603	\$201,397	\$237,724	0.847	18,384	\$10.96	2004	7.1062	
\$323,071	\$62,947	\$262,053	\$356,823	0.734	10,560	\$24.82	2004	4.1719	
\$196,246	\$88,560	\$111,440	\$147,717	0.754	0	#DIV/0!	2004	2.1712	
\$212,922	\$28,270	\$131,730	\$253,295	0.520	4,128	\$31.91	2004	25.6060	
<b>\$2,297,735</b>		<b>\$1,799,894</b>	<b>\$2,252,888</b>			<b>#DIV/0!</b>		<b>2.2802</b>	
			<b>E.C.F. =&gt;</b>	<b>0.799</b>		<b>Std. Deviation=&gt;</b>	<b>0.21711899</b>		
			<b>Ave. E.C.F. =&gt;</b>	<b>0.776</b>		<b>Ave. Variance=&gt;</b>	<b>14.9360</b>	<b>Coefficient of Var=&gt;</b>	<b>19.24437113</b>

Land Value	Appr. by Eq.	Other Parcels in Sale	Land Table	Property Class	Building Depr.
\$0	Yes	002-011-018-11	2004 MONTCALM RURAL COMMERCIAL/INDU	301	0
\$43,524	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU	201	95
\$67,766	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU	302	0
\$75,763	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
\$26,679	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
\$101,857	No		2004 MONTCALM RURAL COMMERCIAL/INDU	201	23
\$64,110	No		2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
\$91,941	No		2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
\$94,870	No		2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
\$88,560	No		2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
\$50,441	No		2004 MONTCALM RURAL COMMERCIAL/INDU	201	0