

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
014-034-010-54	5451 S GREENVILLE RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$325,000	\$161,900	49.82
014-034-010-60	8898 W PECK RD	03/15/24	\$141,766	MLC	03-ARM'S LENGTH	\$141,766	\$52,400	36.96
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
Totals:			\$2,796,766			\$2,361,766	\$892,600	
							Sale. Ratio =>	37.79
							Std. Dev. =>	19.10

RICHLAND COMM IND ECF .785 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	11.9424	
\$161,519	\$46,413	\$143,587	\$178,096	0.806	4,000	\$35.90	2004	4.5127	RANCH
\$83,979	\$67,766	\$22,234	\$22,240	1.000	336	\$66.17	2004	23.8621	
\$249,033	\$83,208	\$166,792	\$227,469	0.733	14,950	\$11.16	2004	2.7855	
\$405,639	\$48,642	\$551,358	\$489,708	1.126	6,000	\$91.89	2004	36.4785	
\$167,915	\$69,658	\$110,342	\$134,783	0.819	6,218	\$17.75	2004	5.7556	1 STORY
\$169,640	\$64,110	\$45,890	\$144,760	0.317	4,480	\$10.24	2004	44.4099	
\$323,071	\$62,947	\$262,053	\$356,823	0.734	10,560	\$24.82	2004	2.6701	
\$149,613	\$27,946	\$113,820	\$166,896	0.682	6,496	\$17.52	2004	7.9124	
\$196,246	\$88,560	\$111,440	\$147,717	0.754	0	#DIV/0!	2004	0.6693	
\$212,922	\$28,270	\$131,730	\$253,295	0.520	4,128	\$31.91	2004	24.1041	
\$2,225,444		\$1,712,317	\$2,182,059			#DIV/0!		2.3619	
			E.C.F. =>	0.785		Std. Deviation=>	0.21742549		
			Ave. E.C.F. =>	0.761		Ave. Variance=>	15.0093	Coefficient of Var=>	19.7204063

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
\$94,870	No		2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
\$23,968	Yes		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