

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	
006-007-008-00	4680 N SHERIDAN RD	05/03/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$38,700	15.48	
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	
043-006-016-02	102 CONDENSERY RD	12/29/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$130,600	27.49	
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	
014-034-010-60	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:			\$2,146,766			\$1,821,766	\$675,500		
								Sale. Ratio =>	37.08
								Std. Dev. =>	20.92

DAY TWP COMM IND ECF .648 CALCULATED AND APPLIED

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	20.0163	
\$161,519	\$46,413	\$143,587	\$178,096	0.806	4,000	\$35.90	2004	12.5866	RANCH
\$249,033	\$83,208	\$166,792	\$227,469	0.733	14,950	\$11.16	2004	5.2883	
\$167,915	\$69,658	\$110,342	\$134,783	0.819	6,218	\$17.75	2004	81.8662	1 STORY
\$539,665	\$39,922	\$435,078	\$711,885	0.611	7,140	\$60.94	2003	61.1164	
\$169,640	\$64,110	\$45,890	\$144,760	0.317	4,480	\$10.24	2004	36.3360	
\$149,613	\$27,946	\$113,820	\$166,896	0.682	6,496	\$17.52	2004	0.1615	
\$196,246	\$88,560	\$111,440	\$147,717	0.754	0	#DIV/0!	2004	7.4046	
\$212,922	\$28,270	\$131,730	\$253,295	0.520	4,128	\$31.91	2004	16.0302	
\$1,952,420		\$1,311,750	\$2,025,173			#DIV/0!		3.2645	
			E.C.F. =>	0.648		Std. Deviation=>	0.17529669		
			Ave. E.C.F. =>	0.680		Ave. Variance=>	26.7562	Coefficient of Var=>	39.32612199

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
\$75,763	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
\$101,857	No		2004 MONTCALM RURAL COMMERCIAL/INDU	201	23
\$26,731	Yes		2003 MONTCALM VILLAGES COMM/IND	201	0
\$64,110	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