

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
019-013-009-60	522 W SIDNEY RD	8/31/2023	\$59,000	MLC	03-ARM'S LENGTH	\$59,000	\$39,100
019-019-013-03	5823 W SIDNEY RD	10/20/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$108,300
019-019-013-10	3076 S HILLMAN RD	8/21/2024	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$43,300
019-020-001-30	3226 S GROW RD	11/26/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$38,600
019-020-010-00	4951 W SIDNEY RD	5/12/2023	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$52,600
019-023-004-50	3401 S HOLLAND RD	5/14/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$62,800
019-034-001-34	5415 BEAVER DR	2/18/2025	\$113,250	WD	03-ARM'S LENGTH	\$113,250	\$37,800
019-034-001-34	5415 BEAVER DR	8/22/2024	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$37,800
Totals:			\$837,250			\$837,250	\$420,300
							Sale. Ratio =>
							Std. Dev. =>

MOBILE HOME ECF 1.258 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
66.27	\$78,117	\$31,120	\$27,880	\$37,151	0.750	1,280	\$21.78	'0001
54.15	\$216,511	\$86,416	\$113,584	\$102,841	1.104	1,667	\$68.14	'0001
86.60	\$86,590	\$36,323	\$13,677	\$39,736	0.344	1,280	\$10.69	'0001
24.13	\$77,166	\$24,694	\$135,306	\$41,479	3.262	1,280	\$105.71	'0001
105.20	\$105,106	\$29,050	\$20,950	\$60,123	0.348	1,820	\$11.51	'0001
34.89	\$125,582	\$20,000	\$160,000	\$83,464	1.917	1,080	\$148.15	'0001
33.38	\$75,583	\$23,177	\$90,073	\$41,427	2.174	1,016	\$88.65	'0001
151.20	\$75,583	\$23,177	\$1,823	\$41,427	0.044	1,016	\$1.79	'0001
	\$840,238		\$563,293	\$447,648			\$57.05	
50.20				E.C.F. =>	1.258		Std. Deviation=>	1.11518521
43.18				Ave. E.C.F. =>	1.243		Ave. Variance=>	90.5992

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	Building Occupancy
49.2656	SINGLE WIDE	\$30,000	RESIDENTIAL	401	47	Mobile Home
13.8645	DOUBLE WIDE	\$83,440	RESIDENTIAL	401	65	Mobile Home
89.8910	SINGLE WIDE	\$24,750	RESIDENTIAL	401	47	Mobile Home
201.8929	SINGLE WIDE	\$21,250	RESIDENTIAL	401	51	Mobile Home
89.4655	MODULAR	\$29,050	RESIDENTIAL	401	49	Mobile Home
67.3887	DOUBLE WIDE	\$20,000	RESIDENTIAL	401	68	Mobile Home
93.1151	SINGLE WIDE	\$22,500	RESIDENTIAL	401	59	Mobile Home
119.9102	SINGLE WIDE	\$22,500	RESIDENTIAL	401	59	Mobile Home

1.5232

Coefficient of Var=> 72.88125116