

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
002-011-029-00		08/15/23	\$115,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$115,000	\$93,800
003-016-009-50	8037 S STEVENSON RD	05/24/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$45,400
006-007-002-01	E KENDAVILLE RD	11/09/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$34,300
006-007-008-00	4680 N SHERIDAN RD	05/03/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$38,700
008-003-012-10	6765 S GREENVILLE RD	04/04/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$151,500
010-008-014-01	4691 W COUNTY FARM RD	12/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,200
010-014-022-10	1918 W CARSON CITY RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$110,000	\$60,200
010-017-024-00	4220 W CARSON CITY RD	08/22/23	\$250,000	MLC	03-ARM'S LENGTH	\$250,000	\$96,400
014-034-010-54	5451 S GREENVILLE RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$325,000	\$161,900
014-034-010-60	8898 W PECK RD	03/15/24	\$141,766	MLC	03-ARM'S LENGTH	\$141,766	\$52,400
019-013-020-11	2650 STONEY LAKE BLVD	12/18/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,200
019-015-015-02	2991 S DERBY RD	01/25/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$103,000
Totals:			\$3,046,766			\$2,611,766	\$989,000
							Sale. Ratio =>
							Std. Dev. =>

MONTCALM RURAL COMM IND ECF .791 APPLIED AND CALCULATED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
81.57	\$105,867	\$61,929	\$53,071	\$60,272	0.881	7,420	\$7.15	2004
23.89	\$161,519	\$46,413	\$143,587	\$178,096	0.806	4,000	\$35.90	2004
38.11	\$83,979	\$67,766	\$22,234	\$22,240	1.000	336	\$66.17	2004
15.48	\$249,033	\$83,208	\$166,792	\$227,469	0.733	14,950	\$11.16	2004
25.25	\$405,639	\$48,642	\$551,358	\$489,708	1.126	6,000	\$91.89	2004
39.00	\$167,915	\$69,658	\$110,342	\$134,783	0.819	6,218	\$17.75	2004
54.73	\$169,640	\$64,110	\$45,890	\$144,760	0.317	4,480	\$10.24	2004
38.56	\$221,904	\$48,603	\$201,397	\$237,724	0.847	18,384	\$10.96	2004
49.82	\$323,071	\$62,947	\$262,053	\$356,823	0.734	10,560	\$24.82	2004
36.96	\$149,613	\$27,946	\$113,820	\$166,896	0.682	6,496	\$17.52	2004
40.60	\$196,246	\$88,560	\$111,440	\$147,717	0.754	0	#DIV/0!	2004
64.38	\$212,922	\$28,270	\$131,730	\$253,295	0.520	4,128	\$31.91	2004
\$2,447,348			\$1,913,714	\$2,419,783	#DIV/0!			
37.87				E.C.F. =>	0.791	Std. Deviation=>		0.20879107
18.25				Ave. E.C.F. =>	0.768	Ave. Variance=>		14.4759

Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Other Parcels in Sale	Land Table
11.2251	RANCH	\$0	Yes	002-011-018-11	2004 MONTCALM RURAL COMMERCIAL/INDU
3.7954		\$43,524	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU
23.1448		\$67,766	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU
3.5029		\$75,763	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU
35.7612	1 STORY	\$26,679	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU
5.0382		\$101,857	No		2004 MONTCALM RURAL COMMERCIAL/INDU
45.1272		\$64,110	No		2004 MONTCALM RURAL COMMERCIAL/INDU
7.8907		\$91,941	No		2004 MONTCALM RURAL COMMERCIAL/INDU
3.3874		\$94,870	No		2004 MONTCALM RURAL COMMERCIAL/INDU
8.6297		\$23,968	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU
1.3867		\$88,560	No		2004 MONTCALM RURAL COMMERCIAL/INDU
24.8214		\$50,441	No		2004 MONTCALM RURAL COMMERCIAL/INDU

2.2582

Coefficient of Var=> 18.84194986

Property Class	Building Depr.
301	0
201	95
302	0
201	0
201	0
201	23
201	0
201	0
201	0
201	0
201	0
201	0
