

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
091-060-000-240-00	117 N WASHINGTON ST	07/14/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$60,700
401-040-000-255-00	1407 W ELLIS AVE	08/24/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$158,100
091-060-000-240-00	117 N WASHINGTON ST	07/14/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$66,900
100-028-000-130-10	3688 W TUPPER LAKE RD	05/10/23	\$250,000	MLC	19-MULTI PARCEL ARM'S LE	\$250,000	\$70,000
020-025-000-100-00	6260 W PORTLAND RD	09/12/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$47,800
031-080-000-010-00	122 S MAIN ST	10/16/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$31,500
130-021-000-160-10	5043 N WHITES BRIDGE RD	08/01/22	\$400,000	LC	03-ARM'S LENGTH	\$400,000	\$91,000
Totals:			\$1,790,000			\$1,790,000	\$526,000
							Sale. Ratio =>
							Std. Dev. =>

NORTHPLAINS COMMERCIAL ECF .896 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
55.18	\$121,342	\$3,332	\$106,668	\$131,122	0.814	2,060	\$51.78	NP-CO
24.32	\$534,337	\$88,552	\$561,448	\$608,996	0.922	10,164	\$55.24	2000
60.82	\$112,238	\$15,854	\$94,146	\$131,672	0.715	2,808	\$33.53	2000
28.00	\$209,817	\$53,828	\$196,172	\$209,932	0.934	5,800	\$33.82	2000
24.51	\$180,265	\$36,578	\$158,422	\$196,294	0.807	8,028	\$19.73	2000
42.00	\$66,969	\$8,101	\$66,899	\$80,421	0.832	2,860	\$23.39	2000
22.75	\$306,707	\$36,615	\$363,385	\$368,978	0.985	9,002	\$40.37	2000
\$1,531,675			\$1,547,140	\$1,727,415			\$36.84	
29.39				E.C.F. =>	0.896		Std. Deviation=>	0.0928488
15.93				Ave. E.C.F. =>	0.858		Ave. Variance=>	14.1885

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
4.4879			\$3,332	No	/ /		
21.4118			\$70,770	Yes	07/30/24		COM CITY
0.7197			\$9,705	Yes	07/03/24		COM VILLAGE
22.6650			\$48,917	No	/ /	100-028-000-130-20	COM TOWNSHIP
9.9260			\$26,334	No	/ /		COM TOWNSHIP
12.4056			\$8,101	Yes	07/01/24		COM VILLAGE
27.7035			\$30,879	No	/ /		COM TOWNSHIP
3.7260							

Coefficient of Var=> 16.52938215