

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
048-100-058-00	4270 DIVISION ST	5/18/2023	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$38,000
048-100-061-00	2041 CASS ST	7/12/2024	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$40,100
048-100-192-00	2084 E CORAL RD	2/27/2025	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$39,100
048-150-057-00	4391 DIVISION ST	3/14/2025	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$44,300
048-150-060-00	1951 C ST	7/1/2024	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$50,100
048-150-063-00	1946 B ST	4/20/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$32,800
048-150-104-50	1870 C ST	5/22/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$62,400
048-150-124-00	4308 FIRST ST	1/17/2024	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$36,800
048-150-125-00	1936 MAIN ST	11/8/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$45,700
048-150-162-50	1940 D ST	8/8/2023	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$35,000
048-150-169-00	1904 MAIN ST	11/15/2023	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$40,100
048-300-007-00	1930 E CORAL RD	9/20/2024	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$93,600
048-400-004-01	E CORAL RD	9/20/2024	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$93,600
048-450-004-02	3940 N WYMAN RD	6/25/2024	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$81,200
<b>Totals:</b>			<b>\$2,031,000</b>			<b>\$2,031,000</b>	<b>\$732,800</b>
							Sale. Ratio =>
							Std. Dev. =>

VILLAGES ECF 1.016 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
41.30	\$109,294	\$21,541	\$70,459	\$96,326	0.731	1,601	\$44.01	'MCBR
38.93	\$88,140	\$15,912	\$87,088	\$79,284	1.098	1,310	\$66.48	'MCBR
28.54	\$122,409	\$26,031	\$110,969	\$105,793	1.049	1,303	\$85.16	'MCBR
24.21	\$160,718	\$18,282	\$164,718	\$156,351	1.054	1,780	\$92.54	'MCBR
28.31	\$114,629	\$17,938	\$159,062	\$106,137	1.499	1,747	\$91.05	'MCBR
38.59	\$93,795	\$12,428	\$72,572	\$89,316	0.813	1,520	\$47.74	'MCBR
56.73	\$143,875	\$33,213	\$76,787	\$121,473	0.632	1,516	\$50.65	'MCBR
35.05	\$106,198	\$18,282	\$86,718	\$96,504	0.899	1,273	\$68.12	'MCBR
27.70	\$131,387	\$23,202	\$141,798	\$118,754	1.194	2,128	\$66.63	'MCBR
43.75	\$106,072	\$36,703	\$43,297	\$76,145	0.569	1,152	\$37.58	'MCBR
27.09	\$114,485	\$22,619	\$125,381	\$100,840	1.243	1,368	\$91.65	'MCBR
43.94	\$181,221	\$43,233	\$169,767	\$168,484	1.008	1,520	\$111.69	'MCBR
43.94	\$181,221	\$43,233	\$169,767	\$168,484	1.008	1,520	\$111.69	'MCBR
36.91	\$182,322	\$108,685	\$111,315	\$80,830	1.377	1,200	\$92.76	'MCBR
	\$1,835,766		\$1,589,698	\$1,564,721			\$75.55	
36.08				E.C.F. =>	1.016		Std. Deviation=>	0.26885332
9.01				Ave. E.C.F. =>	1.012		Ave. Variance=>	20.3966

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr	Building Occupancy
28.0868	Default	\$18,295		4002 VILLAGE	401	45	Single Family
8.6099	Default	\$15,912		4002 VILLAGE	401	45	Single Family
3.6594	Default	\$24,132		4002 VILLAGE	401	65	Single Family
4.1182	RANCH	\$18,282		4002 VILLAGE	401	70	Single Family
48.6316	TWO-STORY	\$17,138		4002 VILLAGE	401	48	Single Family
19.9801	Default	\$12,428		4002 VILLAGE	401	46	Single Family
38.0200	Default	\$31,756		4002 VILLAGE	401	48	Single Family
11.3737	Default	\$18,282		4002 VILLAGE	401	47	Single Family
18.1716	RANCH	\$22,447		4002 VILLAGE	401	45	Single Family
44.3719	Default	\$34,529		4002 VILLAGE	401	45	Single Family
23.1034	Default	\$21,989		4002 VILLAGE	401	45	Single Family
0.4717	Default	\$41,496	048-400-004-01	4002 VILLAGE	401	50	Single Family
0.4717	Default	\$41,496	048-300-007-00	4002 VILLAGE	401	50	Single Family
36.4818	RANCH	\$30,500		4001 DAY TWP RURAL	401	64	Single Family
0.3631							

Coefficient of Var=> 20.14809291