

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
002-010-008-20	9507 E CARSON CITY RD	10/9/2023	\$101,900	OTH	03-ARM'S LENGTH	\$101,900	\$47,200
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
010-008-014-01	4691 W COUNTY FARM RD	12/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,200
019-013-020-11	2650 STONEY LAKE BLVD	12/18/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,200
003-016-009-50	8037 S STEVENSON RD	05/24/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$45,400
002-011-029-00		08/15/23	\$115,000	QC	19-MULTI PARCEL ARM'S	\$115,000	\$93,800
002-010-008-20	9507 E CARSON CITY RD	11/19/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$48,000
Totals:			\$1,611,900			\$1,286,900	\$542,400
							Sale. Ratio =>
							Std. Dev. =>

BLOOMER COMMERCIAL INDUSTRIAL ECF .772 CALCULATED, .772 APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
46.32	\$99,196	\$42,385	\$59,515	\$81,158	0.733	810	\$73.48	'2001
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
39.00	\$167,915	\$69,658	\$110,342	\$134,783	0.819	6,218	\$17.75	2004
40.60	\$196,246	\$88,560	\$111,440	\$147,717	0.754	0	#DIV/0!	2004
23.89	\$161,519	\$46,413	\$143,587	\$178,096	0.806	4,000	\$35.90	2004
81.57	\$105,867	\$61,929	\$53,071	\$60,272	0.881	7,420	\$7.15	2004
34.29	\$99,196	\$42,385	\$97,615	\$81,158	1.203	810	\$120.51	'2001
	\$1,221,483		\$822,857	\$1,065,669			#DIV/0!	
42.15				E.C.F. =>	0.772		Std. Deviation=>	0.24229132
17.28				Ave. E.C.F. =>	0.795		Ave. Variance=>	61.1686

Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Other Parcels in Sale	Land Table	Property Class
6.1694	TWO-STORY	\$28,425	No		2001 COMMERCIAL	401
31.7008		\$64,110	No		2004 MONTCALM RURAL (201
84.7187		\$91,941	No		2004 MONTCALM RURAL (201
81.8662	1 STORY	\$101,857	No		2004 MONTCALM RURAL (201
75.4413		\$88,560	No		2004 MONTCALM RURAL (201
80.6234	RANCH	\$43,524	Yes		2004 MONTCALM RURAL (201
88.0531		\$0	Yes	002-011-018-11	2004 MONTCALM RURAL (301
40.7760	TWO-STORY	\$28,425	No		2001 COMMERCIAL	401

2.2866

Coefficient of Var=> 76.94002889

Building Depr.	Building Occupancy
66	Single Family
0	
0	
23	
0	
95	
0	
66	Single Family
