

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.
02 004 400 040 04 5 3	11180 CONCORD RD	04/12/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$0
21 065 004 001	402 E CHICAGO ST	12/18/24	\$78,900	LC	03-ARM'S LENGTH	\$78,900	\$59,500
14 027 200 001 27 8 4	307 S MAIN ST	09/09/24	\$460,000	MLC	03-ARM'S LENGTH	\$250,000	\$102,200
15 014 200 017 14 8 3	1731 E MONTGOMERY RD	11/01/24	\$99,000	MLC	03-ARM'S LENGTH	\$99,000	\$85,800
19 040 001 172	115 MARSHALL ST	12/01/23	\$140,000	WD	19-MULTI PARCEL AL	\$140,000	\$56,600
21 060 001 158	310 NORTH ST	05/25/23	\$250,000	MLC	03-ARM'S LENGTH	\$245,000	\$70,500
Totals:			\$1,197,900			\$982,900	\$374,600
							Sale. Ratio =>
							Std. Dev. =>

SCIPIO COMM IND ECF .756 CALCULATED AND APPLIED

02 004 400 043 04 5 3	11120 CONCORD RD	07/13/23	\$1,392,800	WD	03-ARM'S LENGTH	\$1,392,800	\$476,800
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Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
0.00	\$142,605	\$14,250	\$155,750	\$204,387	0.762	3,240	\$48.07	009
75.41	\$79,763	\$4,635	\$74,265	\$106,780	0.695	2,107	\$35.25	CAPP
40.88	\$168,940	\$8,108	\$241,892	\$253,306	0.955	6,720	\$36.00	CAPPC
86.67	\$133,020	\$13,796	\$85,204	\$180,097	0.473	3,405	\$25.02	CAPP
40.43	\$152,070	\$2,144	\$137,856	\$225,453	0.611	5,848	\$23.57	CAPP2
28.78	\$173,321	\$3,838	\$241,162	\$268,594	0.898	2,479	\$97.28	CAPP
	\$849,719		\$936,129	\$1,238,616			\$44.20	
38.11				E.C.F. =>	0.756		Std. Deviation=>	0.17944639
31.58				Ave. E.C.F. =>	0.732		Ave. Variance=>	16.5200

34.23 \$927,811 \$16,650 \$1,376,150 \$1,450,893 0.948 10,500 \$131.06 009

Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale
2.9551			\$14,250	
12.0491	City Misc Com	GARAGE - SERVICE	\$11,074	
37.9934	Village-Retail	STORE DISC	\$9,104	
10.1905	Village-Unincorporated Misc Com	MARKET CONV	\$13,322	
3.6457	M-99 Downtown Restaurant w/ Res	RESTAURANTS	\$2,144	19 040 001 176
32.2861	City Day Care	DAY CARE	\$3,838	

2.3302

Coefficient of Var=>

22.55334446

94.8485

\$16,650

Land Table	Property Class
2001 COMMERCIAL/ INDUSTRIAL	201
21-CAPP.COMMERCIAL APPRAISALS	401
14-CAPP.COMMERCIAL APPRAISALS	201
15-CAPP.COMMERCIAL APPRAISALS	401
19-CAPP.COMMERCIAL APPRAISALS	201
21-CAPP.COMMERCIAL APPRAISALS	201

2001 COMMERCIAL/ INDUSTRIAL 201