

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
091-060-000-210-00	197 W PLEASANT ST	10/27/23	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$98,500	55.03
091-060-000-420-00	150 CHURCH ST	08/25/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$58,300	97.17
091-060-000-540-00	525 HANOVER ST	06/24/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,500	44.05
091-060-000-540-00	525 HANOVER ST	06/15/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$81,500	39.76
091-060-000-545-00	533 HANOVER ST	10/27/23	\$148,700	WD	03-ARM'S LENGTH	\$148,700	\$62,400	41.96
091-060-000-645-00	179 SEAVER ST	03/31/23	\$126,500	WD	03-ARM'S LENGTH	\$126,500	\$53,900	42.61
091-060-000-735-00	249 W PLEASANT ST	10/24/22	\$28,500	WD	03-ARM'S LENGTH	\$28,500	\$15,200	53.33
091-060-000-905-00	300 W PLEASANT ST	04/18/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$56,900	113.80
091-060-000-905-00	300 W PLEASANT ST	02/01/24	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$56,900	44.80
091-060-000-960-00	356 HOMER ST	05/30/23	\$133,000	PTA	03-ARM'S LENGTH	\$133,000	\$56,700	42.63
091-060-000-985-20	465 W PLEASANT	08/30/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$103,400	103.40
Totals:			\$1,342,700			\$1,342,700	\$725,200	
							Sale. Ratio =>	54.01
							Std. Dev. =>	28.32

VILLAGES ECF 1.293 CALCULATED, 1.293 APPLIED

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$197,003	\$14,188	\$164,812	\$127,932	1.288	2,224	\$74.11	H-RES	1.1181
\$116,613	\$1,907	\$58,093	\$80,270	0.724	1,224	\$47.46	H-RES	57.5739
\$163,038	\$8,749	\$176,251	\$107,970	1.632	1,260	\$139.88	H-RES	33.2951
\$163,038	\$8,749	\$196,251	\$107,970	1.818	1,260	\$155.75	H-RES	51.8187
\$124,827	\$6,249	\$142,451	\$82,980	1.717	1,248	\$114.14	H-RES	41.7239
\$107,766	\$4,632	\$121,868	\$72,172	1.689	672	\$181.35	H-RES	38.9116
\$30,404	\$15,385	\$13,115	\$10,510	1.248	854	\$15.36	H-RES	5.1616
\$113,872	\$7,863	\$42,137	\$74,184	0.568	1,004	\$41.97	H-RES	73.1452
\$113,872	\$7,863	\$119,137	\$74,184	1.606	1,004	\$118.66	H-RES	30.6507
\$135,044	\$11,405	\$121,595	\$86,521	1.405	1,040	\$116.92	H-RES	10.5918
\$206,844	\$22,775	\$77,225	\$128,810	0.600	2,082	\$37.09	H-RES	69.9930
\$1,472,321		\$1,232,935	\$953,503			\$94.79		0.6400
		E.C.F. =>	1.293			Std. Deviation=>	0.46574965	
		Ave. E.C.F. =>	1.299			Ave. Variance=>	37.6349	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Property Class	Building Depr.
RANCH		\$14,188	No	/ /		401	45
RANCH		\$1,907	No	/ /		401	45
RANCH		\$8,749	No	/ /		401	49
RANCH		\$8,749	No	/ /		401	49
DOUBLEWIDE		\$6,249	No	/ /		401	74
RANCH		\$4,632	No	/ /		401	60
RANCH		\$9,148	No	/ /		401	19
RANCH		\$7,863	No	/ /		401	60
RANCH		\$7,863	No	/ /		401	60
RANCH		\$11,405	No	/ /	091-060-000-860-00	401	60
RANCH		\$9,802	No	/ /		401	45

28.96197652