

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
001-520-122-00	11730 THRUSH DR	5/22/2024	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$28,300	41.01	
001-520-178-00	11580 ORIOLE DR	10/4/2023	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$50,100	24.80	
001-520-179-00	11600 ORIOLE DR	9/27/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$68,500	54.80	
001-520-189-00	11690 ORIOLE DR	5/6/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$75,800	65.91	
001-520-198-00	11691 KILDEER	2/19/2025	\$56,000	WD	03-ARM'S LENGTH	\$56,000	\$31,900	56.96	
001-520-203-00	11641 KILLDEER DR	10/6/2023	\$120,000	MLC	03-ARM'S LENGTH	\$120,000	\$54,500	45.42	
001-520-334-00	11575 PHEASANT DR	8/6/2024	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$101,200	47.74	
001-520-334-00	11575 PHEASANT DR	7/13/2023	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$101,200	50.10	
Totals:			\$1,101,000			\$1,101,000	\$511,500		
								Sale. Ratio =>	46.46
								Std. Dev. =>	12.22

SCHMEID PARK ECF 1.329 CALCULATED, 1.329 APPLIED

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$56,601	\$14,283	\$54,717	\$38,470	1.422	1,056	\$51.82	'4570	10.9593
\$164,087	\$11,537	\$190,463	\$115,480	1.649	1,174	\$162.23	'4570	33.6580
\$137,099	\$21,424	\$103,576	\$87,566	1.183	864	\$119.88	'4570	12.9902
\$151,582	\$19,268	\$95,732	\$100,161	0.956	1,024	\$93.49	'4570	35.6955
\$63,742	\$17,500	\$38,500	\$35,005	1.100	391	\$98.47	'4570	21.2893
\$108,970	\$18,320	\$101,680	\$68,622	1.482	812	\$125.22	'4570	16.9005
\$202,483	\$27,049	\$184,951	\$132,803	1.393	1,116	\$165.73	'4570	7.9936
\$202,483	\$27,049	\$174,951	\$132,803	1.317	1,116	\$156.77	'4570	0.4636
\$1,087,047		\$944,570	\$710,910			\$121.70		1.5941
			E.C.F. =>	1.329		Std. Deviation=>	0.223570161	
			Ave. E.C.F. =>	1.313		Ave. Variance=>	17.4938	Coefficient of Var=>

Building Style	Land Value	Appr. by Eq.	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Building Occupancy
MANUFACTURED	\$13,125	No		4570 SCHMEID PARK	401	46	Mobile Home
1 STORY	\$6,750	No	001-520-177-00	4570 SCHMEID PARK	401	58	Single Family
1 STORY	\$17,500	No		4570 SCHMEID PARK	401	58	Single Family
1 STORY	\$17,500	No		4570 SCHMEID PARK	401	61	Single Family
1 STORY	\$17,500	No		4570 SCHMEID PARK	401	55	Single Family
1 STORY	\$17,500	No		4570 SCHMEID PARK	401	58	Single Family
1 1/2 STORY	\$25,200	No		4570 SCHMEID PARK	401	73	Single Family
1 1/2 STORY	\$25,200	No		4570 SCHMEID PARK	401	73	Single Family

13.32617909