

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
002-011-029-00		08/15/23	\$115,000	QC	19-MULTI PARCEL ARM'S LENGTH	\$115,000	\$93,800
003-016-009-50	8037 S STEVENSON RD	05/24/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$45,400
006-007-002-01	E KENDAVILLE RD	11/09/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$34,300
006-007-008-00	4680 N SHERIDAN RD	05/03/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$38,700
005-104-001-00	307 S MAIN ST	01/16/25	\$265,000	MLC	03-ARM'S LENGTH	\$265,000	\$52,700
008-003-012-10	6765 S GREENVILLE RD	04/04/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$151,500
010-008-014-01	4691 W COUNTY FARM RD	12/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$70,200
010-014-022-10	1918 W CARSON CITY RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$110,000	\$60,200
014-034-010-54	5451 S GREENVILLE RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$325,000	\$161,900
014-034-010-60	8898 W PECK RD	03/15/24	\$141,766	MLC	03-ARM'S LENGTH	\$141,766	\$52,400
019-013-020-11	2650 STONEY LAKE BLVD	12/18/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,200
019-015-015-02	2991 S DERBY RD	01/25/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$103,000
Totals:			\$3,061,766			\$2,626,766	\$945,300
							Sale. Ratio =>
							Std. Dev. =>

EVERGREEN COMM IND ECF .812 APPLIED AND CALCULATED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
81.57	\$105,867	\$61,929	\$53,071	\$60,272	0.881	7,420	\$7.15	2004	9.4423
23.89	\$161,519	\$46,413	\$143,587	\$178,096	0.806	4,000	\$35.90	2004	2.0126
38.11	\$83,979	\$67,766	\$22,234	\$22,240	1.000	336	\$66.17	2004	21.3620
15.48	\$249,033	\$83,208	\$166,792	\$227,469	0.733	14,950	\$11.16	2004	5.2857
19.89	\$180,107	\$14,162	\$250,838	\$236,389	1.061	3,535	\$70.96	2003	26.7995
25.25	\$405,639	\$48,642	\$551,358	\$489,708	1.126	6,000	\$91.89	2004	33.9784
39.00	\$167,915	\$69,658	\$110,342	\$134,783	0.819	6,218	\$17.75	2004	3.2554
54.73	\$169,640	\$64,110	\$45,890	\$144,760	0.317	4,480	\$10.24	2004	46.9101
49.82	\$323,071	\$62,947	\$262,053	\$356,823	0.734	10,560	\$24.82	2004	5.1702
36.96	\$149,613	\$27,946	\$113,820	\$166,896	0.682	6,496	\$17.52	2004	10.4125
40.60	\$196,246	\$88,560	\$111,440	\$147,717	0.754	0	#DIV/0!	2004	3.1695
64.38	\$212,922	\$28,270	\$131,730	\$253,295	0.520	4,128	\$31.91	2004	26.6042
	\$2,405,551		\$1,963,155	\$2,418,448			#DIV/0!		2.5634
35.99				E.C.F. =>	0.812		Std. Deviation=>	0.224671	
19.36				Ave. E.C.F. =>	0.786		Ave. Variance=>	16.2002	Coefficient of Var=>

Building Style	Land Value	Appr. by Eq.	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	\$0	Yes	002-011-018-11	2004 MONTCALM RURAL COMMERCIAL/INDU	301	0
RANCH	\$43,524	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU	201	95
	\$67,766	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU	302	0
	\$75,763	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
	\$10,727	No		2003 MONTCALM VILLAGES COMM/IND	201	0
	\$26,679	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
1 STORY	\$101,857	No		2004 MONTCALM RURAL COMMERCIAL/INDU	201	23
	\$64,110	No		2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
	\$94,870	No		2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
	\$23,968	Yes		2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
	\$88,560	No		2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
	\$50,441	No		2004 MONTCALM RURAL COMMERCIAL/INDU	201	0

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