

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
018-001-011-10	11154 E NORTH COUNTY LINE RD	07/18/24	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$195,100
018-004-006-40	8378 E SCHMEID RD	06/03/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$58,000
018-004-016-05	11693 CRYSTAL RD	01/13/25	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$206,900
018-004-016-10	8784 E SCHMIED RD	10/24/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$57,900
018-005-021-02	7137 E SCHMEID RD	09/09/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$77,900
018-007-012-20	6312 CUTLER RD	05/08/23	\$107,000	PTA	03-ARM'S LENGTH	\$107,000	\$58,100
018-007-018-10	6501 TAMARACK RD	04/01/24	\$75,000	QC	03-ARM'S LENGTH	\$75,000	\$27,800
018-009-008-40	10978 WALDRON RD	08/03/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,200
018-009-030-00	8893 SANDERS RD	12/20/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$25,700
018-009-035-50	10661 N CRYSTAL RD	05/02/24	\$293,550	WD	03-ARM'S LENGTH	\$293,550	\$108,100
018-012-006-11	11743 E TAMARACK RD	02/27/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$66,900
018-013-006-40	11733 E FLECK RD	11/06/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$129,700
018-013-006-51	11597 E FLECK RD	06/14/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$157,600
018-017-010-00	7830 TAMARACK RD	06/25/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$106,500
018-019-040-10	8074 N PINE GROVE RD	03/18/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$77,100
018-020-004-20	7137 E VESTABURG RD	10/21/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$36,600
018-020-011-01	7150 EDGAR RD	08/07/24	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$85,200
018-021-006-15	8717 E HC-EDMORE RD	02/07/25	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$156,100
018-022-016-00	9900 E EDGAR RD	08/30/24	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$93,700
018-025-005-20	11551 DEANER RD	08/29/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$54,200
018-025-033-00	11460 E HC - EDMORE RD	04/11/24	\$39,000	MLC	03-ARM'S LENGTH	\$39,000	\$26,300
018-026-001-11	10842 E HC - EDMORE RD	06/21/24	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$110,600
018-026-014-10	10151 E VESTABURG RD	05/23/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$48,500
018-027-004-20	7386 N CRYSTAL RD	06/23/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$106,500
018-027-004-20	7386 N CRYSTAL RD	09/23/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$92,900
018-027-004-21		09/23/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$0
018-027-013-01	9352 E HC - EDMORE RD	06/03/24	\$389,500	WD	03-ARM'S LENGTH	\$389,500	\$190,400
018-029-006-00	7256 E HC - EDMORE RD	04/24/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$19,200
018-029-009-00	7068 E HC - EDMORE RD	08/12/24	\$153,700	WD	03-ARM'S LENGTH	\$153,700	\$58,100
018-029-024-12	7544 E VESTABURG RD	05/30/23	\$22,000	MLC	03-ARM'S LENGTH	\$22,000	\$7,700
018-029-024-12	7544 E VESTABURG RD	01/15/25	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$17,700
018-029-030-33	7527 E HC - EDMORE RD	10/31/24	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$40,200

018-029-030-53	7522 E VESTABURG RD	04/27/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$13,700
018-029-030-53	7522 E VESTABURG RD	01/15/25	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$16,300
018-030-018-00	6235 E HC - EDMORE RD	06/15/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$94,100
018-030-024-30	6124 E ALMY RD	05/31/23	\$49,900	CD	03-ARM'S LENGTH	\$49,900	\$32,800
018-030-027-00	6550 E ALMY RD	12/23/24	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$19,400
018-031-004-70	6051 LAKE MONTCALM RD	06/28/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$64,000
018-031-010-00	6200 DEANER RD	09/18/24	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$74,000
018-033-017-00	6853 N CARIS RD	10/27/23	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$73,800
018-033-022-00	6425 N CARIS RD	06/19/24	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$15,200
018-035-039-30	6823 N DOUGLAS RD	10/11/23	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$129,600
018-550-022-00	8791 PHELPS DR	05/17/24	\$200,000	OTH	03-ARM'S LENGTH	\$200,000	\$87,000
Totals:			\$8,031,550			\$8,031,550	\$3,161,300
							Sale. Ratio =>
							Std. Dev. =>

RURAL RES AND AG ECF 1.171 CALCULATED, 1.171 APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
45.38	\$423,669	\$75,709	\$354,191	\$307,929	1.150	2,020	\$175.34	00001
37.42	\$145,182	\$70,977	\$84,023	\$65,668	1.280	0	#DIV/0!	00001
58.70	\$392,252	\$141,890	\$210,610	\$221,559	0.951	2,016	\$104.47	00001
44.54	\$129,867	\$81,556	\$48,444	\$42,753	1.133	942	\$51.43	00001
44.51	\$176,728	\$84,808	\$90,192	\$81,345	1.109	1,690	\$53.37	00001
54.30	\$148,174	\$61,263	\$45,737	\$76,912	0.595	1,548	\$29.55	00001
37.07	\$63,387	\$36,850	\$38,150	\$23,484	1.625	660	\$57.80	00001
31.57	\$141,394	\$54,167	\$85,833	\$77,192	1.112	1,776	\$48.33	00001
39.54	\$69,407	\$21,643	\$43,357	\$42,269	1.026	924	\$46.92	00001
36.83	\$278,470	\$30,945	\$262,605	\$219,049	1.199	1,862	\$141.03	00001
37.17	\$164,215	\$72,296	\$107,704	\$81,344	1.324	1,248	\$86.30	00001
38.72	\$335,597	\$60,470	\$274,530	\$243,475	1.128	1,704	\$161.11	00001
59.47	\$343,273	\$56,821	\$208,179	\$253,497	0.821	2,075	\$100.33	00001
35.50	\$228,070	\$27,218	\$272,782	\$177,745	1.535	1,944	\$140.32	00001
48.19	\$167,270	\$29,955	\$130,045	\$121,518	1.070	1,016	\$128.00	00001
36.60	\$84,138	\$13,644	\$86,356	\$62,384	1.384	1,144	\$75.49	00001
25.24	\$288,757	\$56,844	\$280,656	\$205,233	1.368	1,536	\$182.72	00001
38.54	\$401,931	\$121,454	\$283,546	\$248,210	1.142	2,481	\$114.29	00001
43.18	\$205,140	\$24,930	\$192,070	\$159,478	1.204	2,295	\$83.69	00001
77.43	\$116,082	\$28,827	\$41,173	\$77,217	0.533	1,050	\$39.21	00001
67.44	\$43,737	\$9,000	\$30,000	\$30,741	0.976	854	\$35.13	00001
58.52	\$234,842	\$49,254	\$139,746	\$164,237	0.851	2,028	\$68.91	00001
29.39	\$135,078	\$23,249	\$141,751	\$98,964	1.432	1,648	\$86.01	00001
83.20	\$235,941	\$38,923	\$89,077	\$174,352	0.511	1,664	\$53.53	00001
30.46	\$235,941	\$38,923	\$266,077	\$174,352	1.526	1,664	\$159.90	00001
0.00	\$235,841	\$38,823	\$266,177	\$174,352	1.527	1,664	\$159.96	00001
48.88	\$375,734	\$153,313	\$236,187	\$214,278	1.102	1,876	\$125.90	00001
42.67	\$42,618	\$11,638	\$33,362	\$27,416	1.217	1,000	\$33.36	00001
37.80	\$126,891	\$18,253	\$135,447	\$96,140	1.409	1,884	\$71.89	00001
35.00	\$44,151	\$10,738	\$11,262	\$29,569	0.381	924	\$12.19	00001
36.88	\$44,151	\$10,738	\$37,262	\$29,569	1.260	924	\$40.33	00001
28.11	\$89,948	\$14,191	\$128,809	\$67,042	1.921	816	\$157.85	00001

62.27	\$37,953	\$8,293	\$13,707	\$26,248	0.522	952	\$14.40	00001
32.60	\$37,953	\$8,293	\$41,707	\$26,248	1.589	952	\$43.81	00001
35.51	\$259,714	\$34,986	\$230,014	\$198,874	1.157	2,017	\$114.04	00001
65.73	\$88,017	\$21,338	\$28,562	\$59,008	0.484	1,792	\$15.94	00001
8.34	\$149,295	\$31,408	\$201,092	\$104,325	1.928	1,316	\$152.81	00001
36.57	\$139,860	\$26,393	\$148,607	\$100,413	1.480	1,382	\$107.53	00001
28.19	\$171,956	\$35,000	\$227,500	\$121,200	1.877	1,456	\$156.25	00001
37.46	\$185,160	\$33,122	\$163,878	\$134,547	1.218	1,288	\$127.23	00001
20.54	\$68,005	\$28,696	\$45,304	\$34,787	1.302	924	\$49.03	00001
46.45	\$324,065	\$33,134	\$245,866	\$257,461	0.955	2,640	\$93.13	00001
43.50	\$185,068	\$20,634	\$179,366	\$145,517	1.233	1,790	\$100.20	00001
	\$7,794,922		\$6,180,943	\$5,277,901			#DIV/0!	
39.36				E.C.F. =>	1.171		Std. Deviation=>	0.3738846
15.88				Ave. E.C.F. =>	1.175		Ave. Variance=>	27.7976

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
2.5223	1 + STORY	\$63,900		RURAL RESIDENTIAL	401	75
10.4051	1 + STORY	\$70,460		RURAL RESIDENTIAL	401	84
22.4878	1 STORY	\$53,900		RURAL RESIDENTIAL	401	66
4.2348	MH-SINGLE	\$54,167		RURAL RESIDENTIAL	401	35
6.6701	MH-SINGLE	\$73,620		RURAL RESIDENTIAL	401	35
58.0795	1 STORY	\$55,000		RURAL RESIDENTIAL	401	46
44.9047	MH-SINGLE	\$36,850		RURAL RESIDENTIAL	401	35
6.3517	MH-SINGLE	\$54,167		RURAL RESIDENTIAL	401	53
14.9719	MH-SINGLE	\$21,350		RURAL RESIDENTIAL	401	44
2.3385	2 STORY	\$27,250		RURAL RESIDENTIAL	401	69
14.8593	1.25- STORY	\$72,240		RURAL RESIDENTIAL	401	47
4.7910	1 STORY	\$60,133		RURAL RESIDENTIAL	401	66
35.4231	MODULAR	\$54,667		RURAL RESIDENTIAL	401	92
35.9222	BI-LEVEL	\$22,935		RURAL RESIDENTIAL	401	61
10.5285	1 STORY	\$29,200		RURAL RESIDENTIAL	401	59
20.8805	MH-DOUBLE	\$13,320		RURAL RESIDENTIAL	401	47
19.2043	1 STORY	\$34,550		RURAL RESIDENTIAL	401	74
3.3094	1 STORY	\$103,800		RURAL RESIDENTIAL	401	59
2.8909	1.75 STORY	\$23,150		RURAL RESIDENTIAL	401	45
64.2245	MH-SINGLE	\$26,750		RURAL RESIDENTIAL	401	59
19.9554	MH-SINGLE	\$9,000		RURAL RESIDENTIAL	401	46
32.4579	1.5 STORY	\$28,270		RURAL RESIDENTIAL	401	56
25.6895	1.5 STORY	\$22,150		RURAL RESIDENTIAL	401	48
66.4556	1 STORY	\$20,150		RURAL RESIDENTIAL	401	69
35.0631	1 STORY	\$20,150		RURAL RESIDENTIAL	401	69
35.1204	1 STORY	\$20,050		RURAL RESIDENTIAL	1	69
7.3215	1 + STORY	\$67,238	018-027-013-60	RURAL RESIDENTIAL	401	62
4.1425	1 STORY	\$9,954		RURAL RESIDENTIAL	401	18
23.3396	1 STORY	\$16,740		RURAL RESIDENTIAL	401	46
79.4587	MH-SINGLE	\$7,920		RURAL RESIDENTIAL	401	46
8.4712	MH-SINGLE	\$7,920		RURAL RESIDENTIAL	401	46
74.5871	1 STORY	\$14,040		RURAL RESIDENTIAL	401	45

65.3243	MH-SINGLE	\$7,920	RURAL RESIDENTIAL	401	41
41.3514	MH-SINGLE	\$7,920	RURAL RESIDENTIAL	401	41
1.8879	1 STORY	\$23,450	RURAL RESIDENTIAL	401	58
69.1422	MH-DOUBLE	\$18,500	RURAL RESIDENTIAL	401	47
75.2099	1 STORY	\$28,135	RURAL RESIDENTIAL	401	92
30.4495	1.75 STORY	\$21,550	RURAL RESIDENTIAL	401	56
70.1604	MH-DOUBLE	\$35,000	RURAL RESIDENTIAL	401	47
4.2541	1 STORY	\$15,750	RURAL RESIDENTIAL	401	63
12.6877	MH-SINGLE	\$22,000	RURAL RESIDENTIAL	401	47
22.0495	1.5 STORY	\$31,015	RURAL RESIDENTIAL	401	78
5.7155	BI-LEVEL	\$18,583	VESTABURG PLATS	401	58

0.4360

Coefficient of Var=> 23.648271