

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
044-085-007-00	225 E SMITH ST	06/22/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$35,400	39.33
044-084-003-00	121 S OAK ST	06/29/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$75,700	32.21
044-400-001-00	401 E GRANT ST	08/25/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$62,100	41.40
044-700-001-70	403 PINE ST	01/16/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$61,200	36.00
044-086-004-00	319 S OAK ST	04/10/24	\$228,600	PTA	03-ARM'S LENGTH	\$228,600	\$114,000	49.87
044-086-007-50	225 FARGO ST	05/20/24	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$58,500	43.33
044-200-013-00	310 FARGO ST	08/08/24	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$77,100	34.12
044-400-120-00	403 ST CLAIR STREET	09/30/24	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$99,600	45.69
044-400-116-00	407 E ST CLAIR ST	10/15/24	\$176,900	WD	03-ARM'S LENGTH	\$176,900	\$87,000	49.18
044-400-087-00	510 GENERAL ST	10/16/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$141,300	52.33
044-102-002-00	121 E GRANT ST	11/27/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$58,200	52.91
044-085-009-00	224 S SHERMAN ST	01/10/25	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$55,200	35.61
044-086-004-00	319 S OAK ST	02/27/25	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$114,000	45.97
044-602-032-00	206 PEARL ST	03/10/25	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,600	45.85
044-200-012-00	226 E FARGO ST	03/14/25	\$178,750	WD	03-ARM'S LENGTH	\$178,750	\$64,200	35.92
<b>Totals:</b>			<b>\$2,721,250</b>			<b>\$2,721,250</b>	<b>\$1,163,100</b>	
							<b>Sale. Ratio =&gt;</b>	<b>42.74</b>
							<b>Std. Dev. =&gt;</b>	<b>6.86</b>

EVERGREEN VILLAGES ECF 1.076 CALCULATED AND APPLIED

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$89,060	\$16,664	\$73,336	\$70,356	1.042	926	\$79.20	4006	3.3593
\$245,611	\$34,535	\$200,465	\$205,127	0.977	2,216	\$90.46	4006	97.7271
\$146,819	\$25,000	\$125,000	\$118,386	1.056	1,040	\$120.19	4006	12.2256
\$143,441	\$27,178	\$142,822	\$112,986	1.264	1,248	\$114.44	4006	19.2346
\$236,342	\$29,843	\$198,757	\$200,679	0.990	1,668	\$119.16	4006	99.0421
\$123,182	\$16,800	\$118,200	\$103,384	1.143	1,142	\$103.50	4006	114.3312
\$194,877	\$25,000	\$201,000	\$165,089	1.218	1,392	\$144.40	4006	14.1568
\$209,942	\$15,840	\$202,160	\$188,632	1.072	1,480	\$136.59	4006	0.1355
\$182,513	\$15,840	\$161,060	\$161,976	0.994	1,520	\$105.96	4006	99.4347
\$294,765	\$27,608	\$242,392	\$259,628	0.934	2,156	\$112.43	4006	16.1165
\$123,748	\$12,000	\$98,000	\$108,599	0.902	1,252	\$78.27	4006	90.2405
\$127,891	\$15,360	\$139,640	\$109,360	1.277	800	\$174.55	4006	127.6889
\$236,342	\$29,843	\$218,157	\$200,679	1.087	1,668	\$130.79	4006	108.7093
\$125,627	\$16,840	\$113,160	\$105,721	1.070	1,080	\$104.78	4006	107.0364
\$136,569	\$17,794	\$160,956	\$115,428	1.394	1,082	\$148.76	4006	139.4433
<b>\$2,616,729</b>	<b>\$2,395,105</b>	<b>\$2,226,029</b>				<b>\$117.57</b>		<b>1.8825</b>
		<b>E.C.F. =&gt;</b>	<b>1.076</b>			<b>Std. Deviation=&gt;</b>	<b>0.13945062</b>	
		<b>Ave. E.C.F. =&gt;</b>	<b>1.095</b>			<b>Ave. Variance=&gt;</b>	<b>69.9254</b>	<b>Coefficient of Var=&gt;</b>

Building Style	Land Value	Property Class	Building Depr.
TWO-STORY	\$15,840	401	61
RANCH	\$25,000	401	67
1 STORY	\$25,000	401	61
MODULAR	\$25,000	401	62
RANCH	\$25,000	401	66
1 STORY	\$16,800	401	58
RANCH	\$25,000	401	81
RANCH	\$15,840	401	52
1 STORY	\$15,840	401	67
TWO-STORY	\$25,000	401	76
TWO-STORY	\$12,000	401	62
RANCH	\$15,360	401	71
RANCH	\$25,000	401	66
MODULAR	\$15,840	401	70
RANCH	\$15,840	401	77

**63.87175923**