

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
002-001-032-01	11130 CONDENSARY RD	7/1/2024	\$390,100	WD	03-ARM'S LENGTH	\$390,100
002-001-040-01	6758 S MT HOPE RD	3/15/2024	\$174,000	WD	03-ARM'S LENGTH	\$174,000
002-002-013-30	6582 S GARLOCK RD	7/17/2024	\$200,000	WD	03-ARM'S LENGTH	\$200,000
002-002-017-01	6341 S BLACKMER RD	9/13/2024	\$309,000	WD	03-ARM'S LENGTH	\$309,000
002-003-015-00	6477 S MINER RD	8/16/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000
002-007-010-20	6154 DEER RUN	7/5/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000
002-008-009-40	7278 S CRYSTAL RD	1/17/2025	\$304,000	WD	03-ARM'S LENGTH	\$304,000
002-008-039-11	7614 S CRYSTAL RD	11/20/2023	\$222,500	WD	03-ARM'S LENGTH	\$222,500
002-008-040-00	7588 S CRYSTAL RD	8/14/2024	\$161,400	WD	03-ARM'S LENGTH	\$161,400
002-008-045-00	7285 E CARSON CITY RD	10/2/2023	\$800,000	OTH	03-ARM'S LENGTH	\$800,000
002-009-017-01	7779 S CRYSTAL RD	9/30/2024	\$330,000	WD	03-ARM'S LENGTH	\$330,000
002-011-012-01	7430 GARLOCK RD	1/19/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000
002-011-028-12	7125 S GARLOCK RD	9/26/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000
002-014-011-10	10708 E CARSON CITY RD	2/11/2025	\$155,000	WD	03-ARM'S LENGTH	\$155,000
002-014-031-00	8173 BUSSELL ST	7/10/2024	\$249,270	WD	19-MULTI PARCEL ARM'S LENGTH	\$249,270
002-020-008-20	7932 E BOYER RD	6/26/2024	\$284,000	WD	03-ARM'S LENGTH	\$284,000
002-024-016-00	9658 S MT HOPE RD	2/24/2025	\$320,000	WD	03-ARM'S LENGTH	\$320,000
002-025-013-00	10530 S MT HOPE RD	11/15/2023	\$387,500	WD	03-ARM'S LENGTH	\$387,500
002-035-011-01	10685 E JENKS RD	10/27/2023	\$250,000	MLC	03-ARM'S LENGTH	\$250,000
002-036-001-20	11223 JENKS RD	8/23/2024	\$219,900	WD	03-ARM'S LENGTH	\$219,900
002-036-018-22	11864 DAILEY RD	2/1/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000
002-100-012-00	6401 S MT HOPE RD	10/25/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000
002-200-053-00	8123 S GARLOCK RD	6/7/2023	\$177,000	WD	03-ARM'S LENGTH	\$177,000
002-200-070-00	8112 BUSSELL ST	11/14/2024	\$63,500	WD	03-ARM'S LENGTH	\$63,500
002-200-072-50		7/10/2024	\$249,270	WD	19-MULTI PARCEL ARM'S LENGTH	\$249,270
Totals:			\$6,376,440			\$6,376,440

BLOOMER RESIDENTIAL & AG ECF 1.182 CALCULATED, 1.182 APPLIED

Assessment when Sold	Asd/ Adj. Sale	Current Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$236,400	60.60	\$542,396	\$32,308	\$357,792	\$425,073	0.842	4,548	\$78.67	'4001
\$65,900	37.87	\$179,228	\$43,422	\$130,578	\$113,171	1.154	1,439	\$90.74	'4001
\$104,700	52.35	\$242,636	\$37,915	\$162,085	\$170,600	0.950	1,736	\$93.37	'4001
\$107,900	34.92	\$269,093	\$81,906	\$227,094	\$155,989	1.456	3,199	\$70.99	'4001
\$84,400	33.76	\$283,569	\$48,621	\$201,379	\$195,790	1.029	1,787	\$112.69	'4001
\$54,500	43.60	\$107,315	\$59,021	\$65,979	\$60,367	1.093	1,088	\$60.64	'4001
\$134,000	44.08	\$305,599	\$34,561	\$269,439	\$225,865	1.193	1,434	\$187.89	'4001
\$73,600	33.08	\$202,312	\$70,523	\$151,977	\$109,824	1.384	1,976	\$76.91	'4001
\$52,900	32.78	\$174,068	\$5,145	\$156,255	\$140,769	1.110	1,840	\$84.92	'4001
\$295,300	36.91	\$757,895	\$645,893	\$154,107	\$93,335	1.651	1,820	\$84.67	'4000
\$87,000	26.36	\$297,998	\$87,057	\$242,943	\$175,784	1.382	2,220	\$109.43	'4001
\$52,400	26.87	\$142,214	\$39,158	\$155,842	\$85,880	1.815	1,536	\$101.46	'4001
\$104,600	38.04	\$234,738	\$57,583	\$217,417	\$147,629	1.473	2,046	\$106.26	'4001
\$74,300	47.94	\$170,937	\$17,500	\$137,500	\$127,864	1.075	1,616	\$85.09	'4001
\$125,400	50.31	\$244,392	\$80,186	\$169,084	\$160,201	1.055	1,320	\$128.09	'4001
\$123,000	43.31	\$289,140	\$51,074	\$232,926	\$198,388	1.174	2,156	\$108.04	'4001
\$148,500	46.41	\$339,900	\$51,622	\$268,378	\$240,231	1.117	1,627	\$164.95	'4001
\$172,800	44.59	\$443,785	\$109,543	\$277,957	\$278,535	0.998	4,184	\$66.43	'4001
\$0	0.00	\$224,165	\$122,746	\$127,254	\$84,515	1.506	1,768	\$71.98	'4000
\$92,100	41.88	\$213,993	\$23,271	\$196,629	\$158,935	1.237	1,120	\$175.56	'4001
\$31,400	27.30	\$98,544	\$47,239	\$67,761	\$42,754	1.585	1,008	\$67.22	'4001
\$49,500	29.12	\$113,738	\$14,000	\$156,000	\$83,115	1.877	1,128	\$138.30	'4001
\$64,000	36.16	\$176,396	\$11,808	\$165,192	\$137,156	1.204	1,276	\$129.46	'4001
\$28,400	44.72	\$67,408	\$11,570	\$51,930	\$46,531	1.116	1,280	\$40.57	'4001
\$125,400	50.31	\$244,392	\$80,186	\$169,084	\$160,201	1.055	1,320	\$128.09	'4001
\$2,488,400		\$6,365,851		\$4,512,582	\$3,818,502			\$102.50	
Sale. Ratio =>	39.02				E.C.F. =>	1.182		Std. Deviation=>	0.27004977
Std. Dev. =>	11.84				Ave. E.C.F. =>	1.261		Ave. Variance=>	22.2130

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr	Building Occupancy
41.9514	TWO-STORY	\$25,400		4001 RESIDENTIAL	401	63	Single Family
10.7422	RANCH	\$25,570		4001 RESIDENTIAL	401	53	Single Family
31.1145	RANCH	\$22,500		4001 RESIDENTIAL	401	73	Single Family
19.4600	RANCH	\$50,000		4001 RESIDENTIAL	401	45	Single Family
23.2687	1 3/4 STR.	\$20,990		4001 RESIDENTIAL	401	73	Single Family
16.8269	MOBILE HOME	\$58,750	002-007-010-11	4001 RESIDENTIAL	401	55	Mobile Home
6.8313	RANCH	\$31,500		4001 RESIDENTIAL	401	81	Single Family
12.2590	RANCH	\$25,500		4001 RESIDENTIAL	401	45	Single Family
15.1223	RURAL HOMESTEAD	\$5,145		4001 RESIDENTIAL	401	64	Single Family
38.9884	RANCH	\$612,150		4000 AGRICULTURAL	101	47	Single Family
12.0821	MOBILE HOME	\$26,900	002-009-033-00	4001 RESIDENTIAL	401	74	Mobile Home
55.3415	RANCH	\$32,500		4001 RESIDENTIAL	401	45	Single Family
21.1492	RANCH	\$46,667		4001 RESIDENTIAL	401	53	Single Family
18.5872	RANCH	\$17,500		4001 RESIDENTIAL	401	60	Single Family
20.5784	RANCH	\$41,095	002-200-072-50	4001 RESIDENTIAL	401	80	Single Family
8.7140	RANCH	\$32,500		4001 RESIDENTIAL	401	60	Single Family
14.4067	RANCH	\$23,500		4001 RESIDENTIAL	401	63	Single Family
26.3308	RANCH	\$80,000		4001 RESIDENTIAL	401	58	Single Family
24.4464	MOBILE HOME	\$36,850		4001 RESIDENTIAL	401	61	Mobile Home
2.4067	RANCH	\$20,000		4001 RESIDENTIAL	401	78	Single Family
32.3671	RANCH	\$31,250		4001 RESIDENTIAL	401	49	Mobile Home
61.5684	RANCH	\$14,000		4001 RESIDENTIAL	401	58	Single Family
5.6824	RANCH	\$8,750		4001 RESIDENTIAL	401	60	Single Family
14.5203	MOBILE HOME	\$10,430		4001 RESIDENTIAL	401	47	Mobile Home
20.5784	RANCH	\$41,095	002-014-031-00	4001 RESIDENTIAL	401	80	Single Family
7.9466							

Coefficient of Var=> 17.61210758