

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
52-050-029-10	E FILLMORE RD	01/02/25	\$275,000	WD	20-MULTI PARCEL SALE REF	\$275,000	\$98,400
52-060-031-00	807 N UNION ST	02/21/25	\$142,461	CD	03-ARM'S LENGTH	\$142,461	\$76,700
52-060-041-00	605 BARBER ST	07/21/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$80,200
52-060-051-50	540 NORTON GIBBS DR	05/25/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$124,600
52-070-039-00	719 S PINE RIVER ST	10/04/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$43,500
52-070-041-00	721 S PINE RIVER ST	12/26/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$42,500
52-080-022-00	807 N PINE RIVER ST	06/08/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$67,600
52-503-008-00	729 E NEWARK ST	01/22/25	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$56,800
52-600-010-00	1214 WILLOWS RD	01/02/25	\$275,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$275,000	\$98,400
Totals:			\$1,535,461			\$1,535,461	\$688,700
							Sale. Ratio =>
							Std. Dev. =>

UNPLATTED POTTS SHELINE WHISPERING PINES WILLIAMS & WT NALDRET ECF .877 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
35.78	\$208,219	\$95,957	\$179,043	\$128,299	1.396	1,621	\$110.45	4030	49.1860
53.84	\$160,566	\$46,311	\$96,150	\$130,577	0.736	1,890	\$50.87	4001	16.7303
34.13	\$207,352	\$46,499	\$188,501	\$183,832	1.025	1,752	\$107.59	4001	12.1749
55.38	\$299,378	\$47,779	\$177,221	\$287,542	0.616	1,872	\$94.67	4001	28.7318
29.00	\$90,659	\$18,129	\$131,871	\$82,891	1.591	1,287	\$102.46	4001	68.7239
65.38	\$88,572	\$20,647	\$44,353	\$77,629	0.571	778	\$57.01	4001	33.2300
67.60	\$146,608	\$59,138	\$40,862	\$99,966	0.409	1,854	\$22.04	4001	49.4889
83.53	\$123,798	\$22,557	\$45,443	\$115,704	0.393	1,163	\$39.07	4030	51.0897
35.78	\$208,219	\$95,957	\$179,043	\$128,299	1.396	1,621	\$110.45	4030	49.1860
	\$1,533,371		\$1,082,487	\$1,234,739			\$77.18		2.6957
44.85				E.C.F. =>	0.877		Std. Deviation=>	0.46068813	
18.71				Ave. E.C.F. =>	0.904		Ave. Variance=>	39.8379	Coefficient of Var=>

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH	\$79,880	52-600-010-00	SHELINE SUBDIVISION	401	58
FARMHOUSE	\$45,600		UNPLATTED	401	58
RANCH	\$41,244		UNPLATTED	401	61
RANCH	\$39,780		UNPLATTED	401	76
FARMHOUSE	\$18,129		UNPLATTED	401	54
1+ STORY	\$20,647		UNPLATTED	401	61
1 1/2 STORY	\$59,138		UNPLATTED	401	40
FARMHOUSE	\$20,548		POTTS & CRAWFORD ADDITION	401	62
RANCH	\$79,880	52-050-029-10	SHELINE SUBDIVISION	401	58

44.08562097
