

# **Rural Residential**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold
090-002-300-022-00	8270 N WILLIAMS RD	11/02/20	\$340,000	WD	03-ARM'S LENGTH	\$330,200	\$130,200
090-003-200-005-52	8740 N SCOTT RD	06/23/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$200,200
090-003-300-020-00	8002 N SCOTT ROAD	11/30/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$158,400
090-005-100-040-00	2421 W COUNTY LINE ROAD	04/20/20	\$122,400	WD	03-ARM'S LENGTH	\$122,400	\$69,900
090-006-400-025-50	3028 W MAPLE RAPIDS RD	05/11/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$107,400
090-007-200-005-00	3609 W MAPLE RAPIDS RD	10/09/20	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$98,700
090-008-200-019-00	7678 N DEWITT RD	01/15/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$70,700
090-009-100-010-01	1251 W MAPLE RAPIDS ROAD	09/15/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$79,000
090-009-100-060-50	7691 N SCOTT RD	02/11/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$62,600
090-010-100-010-00	1798 E MAPLE RAPIDS RD	11/18/20	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$57,900
090-010-100-039-00	1717 E HYDE RD	11/24/21	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$131,200
090-010-300-015-00	7274 N SCOTT RD	11/12/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$75,200
090-010-300-017-00	7184 N SCOTT RD	08/10/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$77,600
090-011-100-019-00	7912 GRATIOT ST	09/17/21	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$104,600
090-011-200-034-00	2213 E HYDE RD	04/24/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$127,700
090-011-300-010-09	7170 N WILLIAMS RD	04/23/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$202,300
090-011-400-005-00	2988 E HYDE RD	07/23/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$68,500
090-011-400-030-00	2650 E HYDE RD	10/06/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$81,300
090-012-100-020-00	3869 E HYDE RD	01/10/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$57,900
090-014-100-002-00	6935 N KREPPS RD	07/31/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$131,900
090-015-200-015-01	6788 N SCOTT RD	09/08/20	\$155,900	WD	03-ARM'S LENGTH	\$155,900	\$81,500
090-015-300-006-00	6400 N SCOTT RD	11/18/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$168,200
090-016-400-054-00	1390 W MEAD RD	11/13/20	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$102,300
090-017-200-010-01	2916 W MARSHALL RD	05/28/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$50,000
090-018-100-010-50	3095 W ISLAND RD	10/01/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$94,600
090-019-100-030-00	5585 N DEWITT RD	07/01/20	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$74,600
090-019-300-014-00	3926 W FRENCH RD	08/27/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$112,100
090-022-400-030-00	5125 N WILLIAMS RD	07/09/20	\$225,500	WD	03-ARM'S LENGTH	\$225,500	\$76,800
090-024-400-010-00	5498 N GILSON RD	08/11/20	\$80,000	LC	03-ARM'S LENGTH	\$80,000	\$37,000
090-025-200-005-00	3476 E FRENCH RD	09/18/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,300
090-025-200-020-50	3248 E FRENCH RD	08/27/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$78,000
090-027-400-010-00	1738 E SILVERS RD	12/10/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$90,500
090-028-200-024-00	1500 W SILVERS RD	12/22/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$93,900

090-028-400-001-00	1011 W SILVERS ROAD	04/23/20	\$155,900	WD	03-ARM'S LENGTH	\$155,900	\$56,000
090-031-200-003-00	3896 BANNER RD	08/27/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$142,700
090-031-400-011-00	3293 W BANNER RD	09/30/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,400
090-034-100-030-00	1560 E COLONY RD	01/04/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$83,800
090-035-100-005-00	3977 N KREPPS RD	05/14/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$61,100
		Totals:	\$7,686,600			\$7,676,800	\$3,625,000
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
39.43	\$332,809	\$43,688	\$286,512	\$298,679	0.959	2,916	\$98.26	001	7.3362
53.39	\$463,739	\$108,162	\$266,838	\$367,332	0.726	2,949	\$90.48	001	15.9480
37.27	\$463,280	\$43,107	\$381,893	\$434,063	0.880	1,992	\$191.71	001	0.6093
57.11	\$165,898	\$28,053	\$94,347	\$142,402	0.663	1,352	\$69.78	001	22.3362
51.14	\$224,938	\$24,950	\$185,050	\$206,599	0.896	2,064	\$89.66	001	0.9793
37.26	\$229,255	\$31,422	\$233,478	\$204,373	1.142	1,638	\$142.54	001	25.6509
56.56	\$128,506	\$27,000	\$98,000	\$104,862	0.935	1,456	\$67.31	001	4.8663
40.51	\$187,817	\$26,480	\$168,520	\$166,670	1.011	1,296	\$130.03	001	12.5195
65.89	\$148,019	\$39,954	\$55,046	\$111,637	0.493	1,456	\$37.81	001	39.2824
36.42	\$149,347	\$66,081	\$92,919	\$86,019	1.080	934	\$99.49	001	19.4317
44.63	\$275,000	\$24,500	\$269,500	\$258,781	1.041	1,600	\$168.44	001	15.5519
47.00	\$155,342	\$64,566	\$95,434	\$93,777	1.018	960	\$99.41	001	13.1769
51.73	\$160,986	\$44,875	\$105,125	\$119,949	0.876	1,200	\$87.60	001	0.9491
56.54	\$219,208	\$22,000	\$163,000	\$203,727	0.800	1,856	\$87.82	001	8.5813
46.44	\$301,830	\$36,037	\$238,963	\$274,580	0.870	3,864	\$61.84	001	1.5616
51.87	\$421,719	\$161,040	\$228,960	\$269,297	0.850	1,632	\$140.29	001	3.5687
76.11	\$164,584	\$22,750	\$67,250	\$146,523	0.459	1,788	\$37.61	001	42.6929
54.20	\$191,669	\$36,620	\$113,380	\$160,175	0.708	1,783	\$63.59	001	17.8050
77.20	\$123,067	\$30,398	\$44,602	\$95,732	0.466	1,286	\$34.68	001	42.0000
75.37	\$310,326	\$51,220	\$123,780	\$267,672	0.462	1,896	\$65.28	001	42.3470
52.28	\$160,886	\$26,561	\$129,339	\$138,766	0.932	1,568	\$82.49	001	4.6166
42.05	\$351,796	\$63,000	\$337,000	\$298,343	1.130	1,960	\$171.94	001	24.3670
41.25	\$248,829	\$25,417	\$222,583	\$230,798	0.964	1,552	\$143.42	001	7.8506
50.00	\$101,519	\$39,605	\$60,395	\$63,961	0.944	1,222	\$49.42	001	5.8349
46.15	\$197,498	\$29,500	\$175,500	\$173,552	1.011	1,938	\$90.56	001	12.5324
50.07	\$173,158	\$49,495	\$99,505	\$127,751	0.779	2,140	\$46.50	001	10.7005
40.04	\$234,789	\$31,381	\$248,619	\$210,132	1.183	1,488	\$167.08	001	29.7252
34.06	\$202,320	\$36,347	\$189,153	\$171,460	1.103	1,533	\$123.39	001	21.7290
46.25	\$87,182	\$30,253	\$49,747	\$58,811	0.846	878	\$56.66	001	4.0023
35.19	\$133,737	\$23,875	\$136,125	\$113,494	1.199	1,600	\$85.08	001	31.3502
62.40	\$163,046	\$22,650	\$102,350	\$145,037	0.706	1,344	\$76.15	001	18.0221
37.71	\$220,638	\$52,454	\$187,546	\$173,744	1.079	1,800	\$104.19	001	19.3537
64.76	\$195,447	\$44,570	\$100,430	\$155,865	0.644	1,782	\$56.36	001	24.1562

35.92	\$133,056	\$23,000	\$132,900	\$113,694	1.169	1,068	\$124.44	001	28.3022
47.57	\$299,088	\$39,993	\$260,007	\$267,660	0.971	1,876	\$138.60	001	8.5505
41.37	\$151,346	\$23,125	\$151,875	\$132,460	1.147	2,060	\$73.73	001	26.0673
52.38	\$197,400	\$32,963	\$127,037	\$169,873	0.748	1,144	\$111.05	001	13.8067
48.11	\$151,916	\$29,067	\$97,933	\$126,910	0.772	1,008	\$97.16	001	11.4230
	<b>\$8,220,990</b>		<b>\$6,120,641</b>	<b>\$6,885,156</b>			<b>\$96.36</b>		<b>0.3059</b>
<b>47.22</b>				<b>E.C.F. =&gt;</b>	<b>0.889</b>		<b>Std. Deviation=&gt;</b>	<b>0.20966</b>	
<b>11.39</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.886</b>		<b>Ave. Variance=&gt;</b>	<b>16.8312</b>	<b>Coefficient of Var=&gt;</b>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1.50 STORY		\$38,775	No	//		RURAL RESIDENTIAL	401	70
2 STORY		\$62,200	No	//		RURAL RESIDENTIAL	401	86
1 STORY		\$27,000	No	//		RURAL RESIDENTIAL	401	91
1 STORY		\$25,000	No	//		RURAL RESIDENTIAL	401	80
2 STORY		\$24,950	No	//		RURAL RESIDENTIAL	401	71
2 STORY		\$25,960	No	//		RURAL RESIDENTIAL	401	74
1 STORY		\$27,000	No	//		RURAL RESIDENTIAL	401	68
1 STORY		\$25,175	No	//		RURAL RESIDENTIAL	401	77
1 STORY		\$30,050	No	//		RURAL RESIDENTIAL	401	79
1 STORY		\$44,500	No	//		RURAL RESIDENTIAL	401	66
1 STORY		\$24,500	No	//		RURAL RESIDENTIAL	401	82
1 STORY		\$55,575	No	//		RURAL RESIDENTIAL	401	71
1 STORY		\$44,875	No	//		RURAL RESIDENTIAL	401	67
2 STORY		\$22,000	No	//		RURAL RESIDENTIAL	401	73
2 STORY		\$28,275	No	//		RURAL RESIDENTIAL	401	66
1.50 STORY		\$69,550	No	//		RURAL RESIDENTIAL	401	76
1.50 STORY		\$22,750	No	//		RURAL RESIDENTIAL	401	67
1.25 STORY		\$26,750	No	//		RURAL RESIDENTIAL	401	66
1.25 STORY		\$29,500	No	//		RURAL RESIDENTIAL	401	66
1 STORY		\$51,220	No	//		RURAL RESIDENTIAL	401	85
1 STORY MOD		\$23,375	No	//		RURAL RESIDENTIAL	401	71
1.75 STORY		\$46,750	No	//		RURAL RESIDENTIAL	401	81
1 STORY		\$23,300	No	//		RURAL RESIDENTIAL	1	83
1 STORY		\$24,325	No	//		RURAL RESIDENTIAL	401	45
1.50 STORY		\$29,500	No	//		RURAL RESIDENTIAL	401	66
2 STORY		\$22,000	No	//		RURAL RESIDENTIAL	401	67
1 STORY		\$23,800	No	//		RURAL RESIDENTIAL	401	77
1.50 STORY		\$24,500	No	//		RURAL RESIDENTIAL	401	75
1.50 STORY		\$23,750	No	//		RURAL RESIDENTIAL	401	66
1 STORY		\$23,875	No	//		RURAL RESIDENTIAL	401	64
1 STORY MOD		\$22,650	No	//		RURAL RESIDENTIAL	401	76
1.50 STORY		\$42,000	No	//		RURAL RESIDENTIAL	401	72
1 STORY MOD		\$24,675	No	//		RURAL RESIDENTIAL	401	84

1 STORY	\$23,000	No	//	RURAL RESIDENTIAL	401	65
1 STORY	\$26,250	No	//	RURAL RESIDENTIAL	401	78
2 STORY	\$23,125	No	//	RURAL RESIDENTIAL	401	66
1 STORY	\$24,500	No	//	RURAL RESIDENTIAL	401	71
1 STORY	\$22,350	No	//	RURAL RESIDENTIAL	401	75

18.99889735

# **Eureka**

# **Residential**



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	
090-002-300-045-00	8111 N WELLING RD	12/27/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$28,800	72.00	
090-002-300-050-00	VACANT (BEHIND 2383)	07/21/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$61,100	43.03	
090-002-400-070-60	8008 N WELLING ROAD	05/19/20	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$60,500	35.61	
090-002-400-095-00	2605 E MAPLE RAPIDS ROAD	07/20/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$21,700	48.22	
090-100-003-005-00	2383 E MAPLE RAPIDS RD	07/21/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$61,100	43.03	
090-100-005-002-00	2405 E MAPLE RAPIDS RD	04/23/21	\$67,200	TC	03-ARM'S LENGTH	\$67,200	\$46,900	69.79	
090-100-010-005-00	7802 N WELLING ROAD	02/03/21	\$123,497	WD	03-ARM'S LENGTH	\$123,497	\$47,800	38.71	
090-100-010-007-60	7804 N WELLING RD	04/17/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$37,800	39.79	
<b>Totals:</b>			<b>\$824,597</b>			<b>\$824,597</b>	<b>\$365,700</b>		
								<b>Sale. Ratio =&gt;</b>	<b>44.35</b>
								<b>Std. Dev. =&gt;</b>	<b>14.16</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$60,641	\$7,800	\$32,200	\$70,455	0.457	680	\$47.35	002	19.8930	1 STORY
\$121,094	\$36,700	\$105,300	\$136,781	0.770	1,456	\$72.32	002	11.3881	1 STORY MOD
\$177,365	\$17,007	\$152,893	\$213,811	0.715	1,924	\$79.47	002	5.9124	1 STORY
\$54,496	\$8,250	\$36,750	\$61,661	0.596	794	\$46.28	002	5.9964	1 STORY
\$121,094	\$36,700	\$105,300	\$136,781	0.770	1,456	\$72.32	002	11.3881	1 STORY MOD
\$97,973	\$16,500	\$50,700	\$108,631	0.467	1,309	\$38.73	002	18.9243	1.75 STORY
\$127,318	\$7,625	\$115,872	\$159,591	0.726	1,866	\$62.10	002	7.0096	2 STORY
\$95,303	\$16,500	\$78,500	\$105,071	0.747	748	\$104.95	002	9.1155	1 STORY
<b>\$855,284</b>		<b>\$677,515</b>	<b>\$992,781</b>			<b>\$65.44</b>		<b>2.6480</b>	
			E.C.F. =>	<b>0.682</b>		Std. Deviation=>	<b>0.13182114</b>		
			Ave. E.C.F. =>	<b>0.656</b>		Ave. Variance=>	<b>11.2034</b>	Coefficient of Var=>	<b>17.07938369</b>

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	\$7,800	No	//		EUREKA RESIDENTIAL	401	67
	\$36,700	No	//	090-100-003-005-00	EUREKA RESIDENTIAL	401	71
	\$17,007	No	//		EUREKA RESIDENTIAL	401	70
	\$8,250	No	//		EUREKA RESIDENTIAL	401	58
	\$36,700	No	//	090-002-300-050-00	EUREKA RESIDENTIAL	401	71
	\$16,500	No	//		EUREKA RESIDENTIAL	401	68
	\$7,625	No	//		EUREKA RESIDENTIAL	401	71
	\$16,500	No	//		EUREKA RESIDENTIAL	401	68

# **Rural Agricultural**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
090-011-300-010-09	7170 N WILLIAMS RD	04/23/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$202,300	51.87
090-017-200-010-01	2916 W MARSHALL RD	05/28/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$0	0.00
090-020-200-020-00	5726 N DEWITT RD	02/16/22	\$524,000	WD	03-ARM'S LENGTH	\$524,000	\$239,700	45.74
090-027-200-005-00	1156 E FRENCH RD	05/23/22	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$167,300	54.67
<b>Totals:</b>			<b>\$1,320,000</b>			<b>\$1,320,000</b>	<b>\$609,300</b>	
							<b>Sale. Ratio =&gt;</b>	<b>46.16</b>
							<b>Std. Dev. =&gt;</b>	<b>25.65</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$421,719	\$161,040	\$228,960	\$269,297	0.850	1,632	\$140.29	001	7.5456	1.50 STORY
\$101,519	\$39,605	\$60,395	\$63,961	0.944	1,222	\$49.42	001	16.9492	1 STORY
\$504,518	\$242,800	\$281,200	\$317,234	0.886	3,456	\$81.37	003	11.1653	1.25 STORY
\$349,836	\$260,945	\$45,055	\$107,747	0.418	1,764	\$25.54	003	35.6602	1.50 STORY
<b>\$1,377,592</b>		<b>\$615,610</b>	<b>\$758,238</b>			<b>\$74.16</b>		<b>3.7137</b>	
			E.C.F. =>	<b>0.812</b>	Residential	Std. Deviation=>	0.2408684		
			Ave. E.C.F. =>	<b>0.775</b>	Agricultural	Ave. Variance=>	17.8301	Coefficient of Var=>	23.01374379

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
	\$69,550	No	//		RURAL RESIDENTIAL	401	76
	\$24,325	No	//		RURAL RESIDENTIAL	401	45
	\$214,200	No	//		RURAL AG	101	83
	\$192,061	No	//		RURAL AG	101	45

# **Commercial/ Industrial**



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold
090-008-100-031-00	2307 W MAPLE RAPIDS RD	06/22/21	\$350,000	WD	103 ARM'S LENGTH	\$350,000	\$0
090-016-100-025-00	6505 N SCOTT RD	08/29/22	\$126,000	WD	03 ARM'S LENGTH	\$126,000	\$29,300
090-036-100-020-00	COLONY ROAD	10/21/21	\$825,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$825,000	\$382,300
<b>Totals:</b>			<b>\$1,301,000</b>			<b>\$1,301,000</b>	<b>\$411,600</b>
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
0.00	\$455,243	\$108,937	\$241,063	\$277,045	0.870	7,404	\$32.56	004
23.25	\$78,851	\$37,509	\$88,491	\$53,074	1.667	2,488	\$35.57	004
46.34	\$691,410	\$640,818	\$184,182	\$195,993	0.940	4,838	\$38.07	004
	<b>\$1,225,504</b>		<b>\$513,736</b>	<b>\$526,111</b>			<b>\$35.40</b>	
31.64				E.C.F. =>	0.976	Residential	Std. Deviation=>	0.44154325
23.17				Ave. E.C.F. =>	1.250	Commercial	Ave. Variance=>	36.9155

Residential  
 Commercial  
 Agricultural  
 1.10 Industrial

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
37.9877			\$36,400	No	//		RURAL RESIDENTIAL
41.7326			\$36,550	No	//		COMMERCIAL
31.0261			\$640,818	No	//	090-036-200-011-00	INDUSTRIAL
<b>27.3522</b>							

Coefficient of Var=> 29.5323831

Property Class	Building Depr.
201	0
201	0
302	0