

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
051-102-041-50	207 N MERCANTILE ST	10/11/2024	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$52,700
051-103-035-00	320 W SHERMAN ST	4/10/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,200
051-114-135-00	210 W ELM ST	3/29/2024	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$38,300
051-116-105-00	403 W MAIN ST	4/22/2024	\$221,500	WD	03-ARM'S LENGTH	\$221,500	\$74,300
051-119-167-00	604 W MAPLE ST	3/7/2025	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$50,600
051-253-001-50	313 S SECOND ST	12/20/2024	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$78,300
051-255-001-00	202 E WALNUT ST	12/23/2024	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$53,200
051-406-003-00	402 S DIVISION ST	5/20/2024	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,500
051-600-007-00	409 N WEST ST	2/10/2025	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$60,500
051-600-010-70	N WEST ST	11/5/2024	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,200
051-602-076-00	302 S WEST ST	5/23/2024	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$33,000
051-700-020-00	127 N THIRD ST	5/17/2024	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$59,300
051-700-058-00	225 N WEST ST	11/25/2024	\$322,500	MLC	03-ARM'S LENGTH	\$322,500	\$96,900
Totals:			\$2,413,000			\$2,413,000	\$827,000
							Sale. Ratio =>
							Std. Dev. =>

CARSON CITY RESIDENTIAL & AG ECF 1.110 CALCULATED AND APPLIED

Asd/Adj. Sale	Current Appraisal	Land + Yard	Bldg Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
34.00	\$135,559	\$27,547	\$127,453	\$97,045	1.313	1,819	\$70.07	'4000
38.13	\$153,850	\$30,852	\$119,148	\$110,510	1.078	2,144	\$55.57	'4000
19.74	\$198,110	\$27,547	\$166,453	\$153,246	1.086	1,294	\$128.63	'4000
33.54	\$241,593	\$55,002	\$166,498	\$167,646	0.993	1,718	\$96.91	'4000
31.63	\$131,927	\$47,962	\$112,038	\$75,440	1.485	1,404	\$79.80	'4000
37.29	\$232,743	\$42,035	\$167,965	\$171,345	0.980	1,508	\$111.38	'4000
31.67	\$133,101	\$32,012	\$135,988	\$90,825	1.497	1,380	\$98.54	'4000
40.37	\$141,967	\$43,203	\$91,797	\$88,736	1.034	878	\$104.55	'4000
41.72	\$158,935	\$35,346	\$109,654	\$111,041	0.988	968	\$113.28	'4000
47.28	\$230,686	\$71,257	\$178,743	\$197,557	0.905	2,168	\$82.45	'4000
27.50	\$126,121	\$28,710	\$91,290	\$87,521	1.043	672	\$135.85	'4000
32.58	\$176,230	\$36,427	\$145,573	\$125,609	1.159	1,124	\$129.51	'4000
30.05	\$297,195	\$32,504	\$289,996	\$237,817	1.219	2,168	\$133.76	'4000
	\$2,358,017		\$1,902,596	\$1,714,338			\$103.10	
34.27				E.C.F. =>	1.110		Std. Deviation=>	0.19066833
6.94				Ave. E.C.F. =>	1.137		Ave. Variance=>	15.2124

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr	Building Occupancy
17.6287	RANCH	\$27,547		RESIDENTIAL AG	401	53	Single Family
5.8887	RANCH	\$28,677		RESIDENTIAL AG	401	45	Single Family
5.0870	RANCH	\$27,547		RESIDENTIAL AG	401	79	Single Family
14.3900	RANCH	\$47,962		RESIDENTIAL AG	401	72	Single Family
34.8075	MOBILE-HOME	\$47,962		RESIDENTIAL AG	401	47	Mobile Home
15.6778	RANCH	\$39,711		RESIDENTIAL AG	401	69	Single Family
36.0201	RANCH	\$28,710		RESIDENTIAL AG	401	55	Single Family
10.2556	RANCH	\$43,203		RESIDENTIAL AG	401	58	Single Family
14.9543	RANCH	\$35,346		RESIDENTIAL AG	401	66	Single Family
23.2285	RANCH	\$67,497	051-700-058-00	RESIDENTIAL AG	401	66	Single Family
9.3988	RANCH	\$28,710		RESIDENTIAL AG	401	59	Single Family
2.1886	RANCH	\$36,427		RESIDENTIAL AG	401	69	Single Family
8.2356	RANCH	\$28,773		RESIDENTIAL AG	401	75	Single Family

2.7238

Coefficient of Var=> 13.37881487