

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	
003-016-009-50	8037 S STEVENSON RD	05/24/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$45,400	
053-113-012-00	110 W MAIN ST	01/06/25	\$71,198	MLC	29-SELLERS INTEREST IN A LC	\$71,198	\$43,100	
041-628-001-70	1398 INDUSTRIAL PARK DR	03/05/25	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$68,300	
010-014-022-10	1918 W CARSON CITY RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$110,000	\$60,200	
051-115-101-00	303 W MAIN ST	11/14/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$74,800	
014-034-010-54	5451 S GREENVILLE RD	06/01/23	\$435,000	WD	03-ARM'S LENGTH	\$325,000	\$161,900	
053-101-002-00	111 W MAIN ST	02/28/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$41,200	
014-034-010-60	8898 W PECK RD	03/15/24	\$141,766	MLC	03-ARM'S LENGTH	\$141,766	\$52,400	
019-013-020-11	2650 STONEY LAKE BLVD	12/18/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,200	
019-015-015-02	2991 S DERBY RD	01/25/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$103,000	
Totals:			\$1,992,964			\$1,557,964	\$731,500	
							Sale. Ratio =>	
							Std. Dev. =>	

SIDNEY COMM IND ECF .625 APPLIED AND CALCULATED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
23.89	\$161,519	\$46,413	\$143,587	\$178,096	0.806	4,000	\$35.90	2004
60.54	\$79,851	\$8,494	\$62,704	\$101,648	0.617	2,686	\$23.34	2003
56.92	\$150,764	\$49,253	\$70,747	\$144,603	0.489	1,320	\$53.60	2003
54.73	\$169,640	\$64,110	\$45,890	\$144,760	0.317	4,480	\$10.24	2004
53.43	\$161,103	\$8,896	\$131,104	\$216,819	0.605	2,439	\$53.75	2003
49.82	\$323,071	\$62,947	\$262,053	\$356,823	0.734	10,560	\$24.82	2004
41.20	\$116,423	\$5,677	\$94,323	\$157,758	0.598	3,376	\$27.94	2003
36.96	\$149,613	\$27,946	\$113,820	\$166,896	0.682	6,496	\$17.52	2004
40.60	\$196,246	\$88,560	\$111,440	\$147,717	0.754	0	#DIV/0!	2004
64.38	\$212,922	\$28,270	\$131,730	\$253,295	0.520	4,128	\$31.91	2004
	\$1,721,152		\$1,167,398	\$1,868,415			#DIV/0!	
46.95				E.C.F. =>	0.625		Std. Deviation=>	0.14480037
12.41				Ave. E.C.F. =>	0.612		Ave. Variance=>	27.2475

Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.
19.3954	RANCH	\$43,524	Yes	2004 MONTCALM RURAL COMMERCIAL/INDU	201	95
11.7533		\$8,494	Yes	2003 MONTCALM VILLAGES COMM/IND	201	0
48.9251		\$49,253	No	2003 MONTCALM VILLAGES COMM/IND	201	0
29.5272		\$64,110	No	2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
60.4670		\$8,494	Yes	2003 MONTCALM VILLAGES COMM/IND	201	0
12.2126		\$94,870	No	2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
59.7897		\$5,677	Yes	2003 MONTCALM VILLAGES COMM/IND	201	0
6.9703		\$23,968	Yes	2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
14.2133		\$88,560	No	2004 MONTCALM RURAL COMMERCIAL/INDU	201	0
9.2214		\$50,441	No	2004 MONTCALM RURAL COMMERCIAL/INDU	201	0

1.2527

Coefficient of Var=> 44.50175928