

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
007-019-024-13	5414 BRIGGS RD	4/10/2023	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$25,200
007-371-087-00	3761 E SHORE DR	4/11/2023	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$72,000
007-371-186-00	4090 EAST SHORE DR	7/28/2023	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$32,600
007-028-016-60	1564 GROW RD	9/22/2023	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$55,700
007-301-134-00	4548 PAWNEE TRAIL	9/26/2023	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$10,600
007-036-009-00	718 W STANTON RD	12/5/2023	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$30,100
007-029-023-61	990 ADAMS ST	12/29/2023	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$49,600
007-029-022-20	4238 EAST SHORE DR	3/21/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$46,500
007-013-014-10	155 CANNONVILLE RD	5/24/2024	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$24,000
007-015-001-21	2155 W MCBRIDE RD	6/26/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$0
007-009-010-00	4955 N GROW RD	6/28/2024	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,400
007-028-016-60	1564 GROW RD	7/26/2024	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$69,900
007-021-002-03	3441 W CANNONVILLE RD	9/16/2024	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$57,000
007-019-022-00	5015 W HILLIS RD	9/24/2024	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$136,800
007-035-005-30	780 N MUSSON RD	10/28/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$102,700
007-371-183-00	4114 E SHORE DR	11/1/2024	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$58,900
007-371-157-00	4215 E SHORE DR	12/30/2024	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$90,300
Totals:			\$2,577,500			\$2,577,500	\$902,300

Sale. Ratio =>

Std. Dev. =>

DOUGLASS MOBILE HOME ECF 1.106 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
42.00	\$68,177	\$10,850	\$49,150	\$57,327	0.857	1,216	\$40.42	'4001
34.45	\$141,616	\$58,556	\$150,444	\$110,746	1.358	1,296	\$116.08	'4006
46.57	\$97,202	\$39,379	\$30,621	\$57,823	0.530	1,230	\$24.90	'4006
50.64	\$243,352	\$57,097	\$52,903	\$186,255	0.284	1,728	\$30.62	'4001
53.00	\$31,251	\$17,500	\$2,500	\$13,096	0.191	0	#DIV/0!	'4005
30.10	\$73,776	\$40,310	\$59,690	\$33,381	1.788	1,056	\$56.52	'1001
30.62	\$131,821	\$31,264	\$130,736	\$100,557	1.300	1,216	\$107.51	'4001
26.57	\$147,041	\$45,957	\$129,043	\$101,084	1.277	1,152	\$112.02	'4001
31.17	\$67,593	\$20,373	\$56,627	\$47,158	1.201	924	\$61.28	'4001
0.00	\$103,015	\$31,115	\$138,885	\$73,400	1.892	924	\$150.31	'4001
47.53	\$88,250	\$48,421	\$36,579	\$39,829	0.918	1,050	\$34.84	'4001
26.38	\$243,352	\$57,097	\$207,903	\$186,255	1.116	1,728	\$120.31	'4001
33.53	\$132,413	\$27,450	\$142,550	\$104,791	1.360	1,296	\$109.99	'4001
48.51	\$264,173	\$56,561	\$225,439	\$177,265	1.272	3,801	\$59.31	'4001
57.06	\$196,963	\$79,639	\$100,361	\$127,224	0.789	1,976	\$50.79	'4001
35.16	\$146,946	\$22,215	\$145,285	\$124,731	1.165	1,188	\$122.29	'4006
32.84	\$210,909	\$43,200	\$231,800	\$167,709	1.382	1,532	\$151.31	'4006
	\$2,387,850		\$1,890,516	\$1,708,631			#DIV/0!	
35.01				E.C.F. =>	1.106		Std. Deviation=>	0.46347258
13.59				Ave. E.C.F. =>	1.099		Ave. Variance=>	#REF!

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
#REF!	MANUFACTURED	\$10,850		4001 RURAL RES TWP	401
#REF!	MANUFACTURED	\$58,556	007-371-088-00	4006 LAKE STANTON SUBDIV	401
125.8579	MANUFACTURED	\$35,362		4006 LAKE STANTON SUBDIV	401
109.8121	MANUFACTURED	\$56,050		4001 RURAL RES TWP	401
170.1268	RANCH	\$17,500		4005 INDIANHEAD PARK	401
51.6380	MANUFACTURED	\$37,500		1001 AGRICULTURAL	101
130.0118	MANUFACTURED	\$26,450		4001 RURAL RES TWP	401
17.7730	MANUFACTURED	\$27,500		4001 RURAL RES TWP	401
120.0793	MANUFACTURED	\$18,050		4001 RURAL RES TWP	401
189.2166	MANUFACTURED	\$28,300		4001 RURAL RES TWP	401
91.8401	MOBILE HOME	\$41,250		4001 RURAL RES TWP	401
111.6228	MANUFACTURED	\$56,050		4001 RURAL RES TWP	401
136.0327	MANUFACTURED	\$21,000		4001 RURAL RES TWP	401
127.1763	MANUFACTURED	\$55,000		4001 RURAL RES TWP	401
78.8853	MANUFACTURED	\$66,280	007-035-005-12	4001 RURAL RES TWP	401
6.5925	MANUFACTURED	\$17,922		4006 LAKE STANTON SUBDIV	401
138.2156	MANUFACTURED	\$37,950		4006 LAKE STANTON SUBDIV	401

0.7589

Coefficient of Var=>

#REF!

Building Depr.	Building Occupancy
63	Mobile Home
68	Mobile Home
47	Mobile Home
87	Mobile Home
35	Mobile Home
39	Mobile Home
59	Mobile Home
74	Mobile Home
59	Mobile Home
53	Mobile Home
57	Mobile Home
87	Mobile Home
72	Mobile Home
73	Mobile Home
60	Mobile Home
72	Mobile Home
87	Mobile Home
