

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
06-009-014-00	8829 E PIERCE	06/21/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$30,800	34.22
06-024-002-15	3260 SE COUNTYLINE	07/21/23	\$221,100	WD	03-ARM'S LENGTH	\$221,100	\$77,700	35.14
06-030-001-20	4101 S WISNER	10/18/24	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$66,300	31.13
06-500-014-00	7659 E FILLMORE	10/13/23	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$33,000	19.19
06-500-015-00	7699 E FILLMORE	02/08/24	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$39,600	27.31
06-500-020-00	7952 E FILLMORE	02/26/25	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$65,200	31.65
Totals:			\$1,047,100			\$1,047,100	\$312,600	
							Sale. Ratio =>	29.85
							Std. Dev. =>	5.87

HAMILTON AG RESIDENTIAL ECF 1.205 CALCULATED AND APPLIED

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$75,258	\$21,954	\$68,046	\$54,953	1.238	1,608	\$42.32	RES	0.3238
\$216,465	\$22,280	\$198,820	\$200,191	0.993	1,680	\$118.35	RES	24.1877
\$185,776	\$52,159	\$160,841	\$137,749	1.168	1,330	\$120.93	RES	6.7396
\$140,170	\$17,674	\$154,326	\$126,285	1.222	1,446	\$106.73	RES	1.2980
\$108,462	\$14,868	\$130,132	\$96,489	1.349	1,182	\$110.09	RES	11.3647
\$147,069	\$25,548	\$180,452	\$125,279	1.440	1,950	\$92.54	RES	20.5367
\$873,200		\$892,617	\$740,945			\$98.49		3.0329
			E.C.F. =>	1.205		Std. Deviation=>	0.15382893	
			Ave. E.C.F. =>	1.235		Ave. Variance=>	10.7417	Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
MANUFACTURED	\$21,160	RESIDENTIAL	401	42
1.5 STORY	\$22,280	RESIDENTIAL	401	71
1.5 STORY	\$35,750	RESIDENTIAL	401	69
1.75 STORY	\$17,674	RESIDENTIAL	401	69
1.5 STORY	\$13,815	RESIDENTIAL	401	52
1.5 STORY	\$9,540	RESIDENTIAL	401	50

8.697552206
