

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
08-002-006-10	1150 W FILLMORE RD	8/7/2024	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$118,300
08-003-013-10	829 S ALGER RD	10/26/2023	\$110,501	SD	10-FORECLOSURE	\$110,501	\$46,700
08-003-013-10	829 S ALGER RD	2/7/2024	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$46,700
08-005-002-00	110 S LUCE RD	12/9/2024	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$75,400
08-005-005-00	186 S LUCE RD	6/23/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$71,800
08-006-005-10	670 S ELY HWY	11/21/2023	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$109,000
08-006-005-60	5636 W FILLMORE RD	2/3/2025	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$99,300
08-006-012-01	605 S ELY HWY	10/11/2024	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$100,300
08-006-012-20	5424 W FILLMORE RD	3/19/2024	\$170,000	OTH	03-ARM'S LENGTH	\$170,000	\$91,700
08-009-014-15	1660 S ALGER RD	7/28/2023	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$70,100
08-009-014-25	1622 S ALGER RD	8/11/2023	\$140,000	MLC	03-ARM'S LENGTH	\$140,000	\$66,100
08-011-009-01	1636 W PIERCE RD	11/2/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$102,300
08-012-011-10	628 W PIERCE RD	8/7/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,300
08-013-005-20	980 W BUCHANAN RD	10/4/2024	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$75,500
08-016-005-00	3379 W PIERCE RD	8/23/2024	\$321,000	PTA	03-ARM'S LENGTH	\$321,000	\$109,200
08-016-012-50	2505 S SMITH RD	8/3/2023	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,300
08-018-008-10	5466 W BUCHANAN RD	11/26/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$103,500
08-031-013-00	5710 S ELY HWY	7/26/2024	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$113,200
Totals:			\$3,978,501			\$3,978,501	\$1,572,700
							Sale. Ratio =>
							Std. Dev. =>

NEWARK RESIDENTIAL AND AG ECF .993 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
53.77	\$261,986	\$35,141	\$184,859	\$271,021	0.682	2,280	\$81.08	'401
42.26	\$102,058	\$26,723	\$83,778	\$90,005	0.931	984	\$85.14	'401
93.40	\$102,058	\$26,723	\$23,277	\$90,005	0.259	984	\$23.66	'401
38.67	\$165,327	\$19,354	\$175,646	\$174,400	1.007	1,800	\$97.58	'401
32.64	\$158,000	\$21,182	\$198,818	\$163,462	1.216	1,420	\$140.01	'401
26.72	\$238,410	\$41,147	\$366,853	\$235,678	1.557	1,932	\$189.88	'401
34.24	\$214,010	\$39,475	\$250,525	\$208,524	1.201	2,058	\$121.73	'401
28.74	\$253,322	\$76,092	\$272,908	\$211,744	1.289	1,680	\$162.45	'401
53.94	\$162,301	\$20,594	\$149,406	\$169,303	0.882	2,460	\$60.73	'401
70.10	\$154,138	\$20,018	\$79,982	\$160,238	0.499	1,512	\$52.90	'401
47.21	\$145,985	\$15,133	\$124,867	\$156,334	0.799	1,404	\$88.94	'401
62.00	\$213,222	\$67,141	\$97,859	\$174,529	0.561	3,184	\$30.73	'401
46.05	\$223,769	\$51,115	\$168,885	\$206,277	0.819	1,903	\$88.75	'101
27.96	\$187,140	\$27,672	\$242,328	\$190,523	1.272	1,404	\$172.60	'401
34.02	\$240,737	\$31,247	\$289,753	\$250,286	1.158	1,796	\$161.33	'401
36.15	\$157,188	\$72,221	\$127,779	\$101,513	1.259	1,056	\$121.00	'401
36.32	\$228,459	\$18,473	\$266,527	\$250,879	1.062	1,804	\$147.74	'401
42.72	\$248,745	\$43,648	\$221,352	\$245,038	0.903	1,508	\$146.79	'401
	\$3,456,855		\$3,325,402	\$3,349,759			\$109.61	
39.53				E.C.F. =>	0.993		Std. Deviation=>	0.32747462
16.99				Ave. E.C.F. =>	0.964		Ave. Variance=>	26.0355

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	Building Occupancy
28.2119	MODULAR	\$14,640	RESIDENTIAL	401	87	Single Family
3.3388	1 1/2 STORY	\$16,000	RESIDENTIAL	401	56	Single Family
70.5584	1 1/2 STORY	\$16,000	RESIDENTIAL	401	56	Single Family
4.2942	TRI-LEVEL	\$18,000	RESIDENTIAL	401	66	Single Family
25.2092	1 STORY	\$14,000	RESIDENTIAL	401	66	Single Family
59.2383	2 STORY	\$40,267	RESIDENTIAL	401	72	Single Family
23.7218	1 3/4 STORY	\$37,888	RESIDENTIAL	401	71	Single Family
32.4656	1 STORY	\$45,400	RESIDENTIAL	401	82	Single Family
8.1726	1 STORY	\$18,080	RESIDENTIAL	401	61	Single Family
46.5058	MODULAR	\$18,680	RESIDENTIAL	401	70	Single Family
16.5483	1 STORY	\$14,680	RESIDENTIAL	401	78	Single Family
40.3499	1 1/2 STORY	\$18,000	RESIDENTIAL	401	54	Single Family
14.5473	1 3/4 STORY	\$18,000	RESIDENTIAL	401	67	Single Family
30.7707	1 STORY	\$26,620	RESIDENTIAL	401	72	Single Family
19.3485	1 STORY	\$19,160	RESIDENTIAL	401	77	Single Family
29.4543	1 STORY	\$70,000	RESIDENTIAL	401	62	Single Family
9.8170	1 STORY	\$18,000	RESIDENTIAL	401	89	Single Family
6.0865	1 1/2 STORY	\$28,700	RESIDENTIAL	401	73	Single Family

2.8526

Coefficient of Var=> 27.00210201