

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
01 003 100 007 03 5 4	7611 COUNTY LINE RD	06/29/23	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$48,400
01 003 300 003 03 5 4	7940 W MOSHERVILLE RD	03/31/25	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,900
01 005 300 001 05 5 4	9860 W MOSHERVILLE RD	09/12/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,400
01 005 300 001 05 5 4	9860 W MOSHERVILLE RD	12/14/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$60,400
01 012 400 011 12 5 4	5260 W LITCHFIELD RD	06/05/24	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$111,800
01 013 300 006 13 5 4	9473 N CRONK RD	09/15/23	\$199,500	WD	03-ARM'S LENGTH	\$199,500	\$45,700
01 021 400 010 21 5 4	8550 W STERLING RD	08/18/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$228,400
01 022 400 003 22 5 4	8071 ANDERSON RD	06/17/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$78,500
01 027 200 002 27 5 4	7251 W STERLING RD	12/27/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$47,900
01 033 400 004 33 5 4	6080 ALLEN RD	04/10/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$50,400
01 034 300 014 34 5 4	6320 ANDERSON RD	08/30/23	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$102,800
Totals:			\$2,241,500			\$2,241,500	\$886,600
							Sale. Ratio =>
							Std. Dev. =>

RESIDENTIAL & AG ECF 1.024 CALCULATED, 1.024 APPLIED

01 004 400 013 04 5 4	11042 HOMER RD	02/15/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$26,300
01 023 300 012 23 5 4	6860 W STERLING RD	03/04/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$39,200

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
27.04	\$112,958	\$52,107	\$126,893	\$84,987	1.493	1,568	\$80.93	4001
51.90	\$123,306	\$20,180	\$79,820	\$95,885	0.832	2,644	\$30.19	4001
40.27	\$148,917	\$36,554	\$113,446	\$143,138	0.793	1,008	\$112.55	4001
32.65	\$167,843	\$36,730	\$148,270	\$143,136	1.036	1,008	\$147.09	4001
48.19	\$219,742	\$20,919	\$211,081	\$217,056	0.972	2,016	\$104.70	1001
22.91	\$116,246	\$62,462	\$137,038	\$75,117	1.824	960	\$142.75	1001
49.12	\$470,939	\$275,979	\$189,021	\$248,357	0.761	1,892	\$99.91	1001
47.58	\$153,804	\$27,109	\$137,891	\$138,313	0.997	1,120	\$123.12	4001
39.92	\$113,172	\$5,237	\$114,763	\$96,890	1.184	1,260	\$91.08	4001
36.00	\$120,746	\$36,713	\$103,287	\$107,048	0.965	1,468	\$70.36	1001
33.59	\$230,172	\$50,802	\$255,198	\$228,497	1.117	1,680	\$151.90	4001
	\$1,977,845		\$1,616,708	\$1,578,424			\$104.96	
39.55				E.C.F. =>	1.024		Std. Deviation=>	0.31864795
9.54				Ave. E.C.F. =>	1.089		Ave. Variance=>	22.9852

19.48	\$57,439	\$8,280	\$126,720	\$59,587	2.127	1,064	\$119.10	4001
30.15	\$89,047	\$24,388	\$105,612	\$78,375	1.348	1,008	\$104.77	4001

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
40.4445	1 STORY	\$51,740		4001 RESIDENTIAL	401	61
25.6179	1.5 STORY	\$17,900	01 003 300 002 03 5 4	4001 RESIDENTIAL	401	38
29.6069	1 STORY	\$32,375		4001 RESIDENTIAL	401	68
5.2770	1 STORY	\$32,375		4001 RESIDENTIAL	401	68
11.6161	1 STORY	\$16,250		4001 RESIDENTIAL	401	80
73.5685	1 STORY	\$48,750		4001 RESIDENTIAL	401	65
32.7548	2 STORY	\$216,480	01 021 400 009 21 5 4	4001 RESIDENTIAL	401	87
9.1688	1 STORY	\$9,000		4001 RESIDENTIAL	401	70
9.5837	1.25 STORY	\$5,000		4001 RESIDENTIAL	401	53
12.3772	1.5 STORY	\$23,950		4001 RESIDENTIAL	401	60
2.8221	1 STORY	\$48,200		4001 RESIDENTIAL	401	77

6.4380

Coefficient of Var=> 21.1138068

212.6650	1 STORY	\$8,280		4001 RESIDENTIAL	401	65
134.7529	1 STORY	\$18,650		4001 RESIDENTIAL	401	70