

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
051-113-137-50	121 S MERCANTILE ST	2/13/2025	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$37,800
043-006-016-02	102 CONDENSERY RD	12/29/23	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$130,600
005-016-027-01	8161 E SIDNEY RD	05/31/24	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$48,600
018-511-194-00	THIRD STREET	06/22/23	\$242,844	MLC	03-ARM'S LENGTH	\$242,844	\$74,600
053-196-175-00	N STATE ST	05/16/23	\$210,000	CD	03-ARM'S LENGTH	\$210,000	\$77,800
005-104-001-00	307 S MAIN ST	01/16/25	\$265,000	MLC	03-ARM'S LENGTH	\$265,000	\$52,700
005-610-031-00	102 S MAIN ST	10/31/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$44,800
051-115-101-00	303 W MAIN ST	11/14/2024	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$74,800
051-227-002-00	720 E MAIN ST	6/8/2023	\$120,000	QC	03-ARM'S LENGTH	\$120,000	\$0
Totals:			\$1,887,844			\$1,887,844	\$541,700
							Sale. Ratio =>
							Std. Dev. =>

CARSON CITY COMMERCIAL INDUSTRIAL ECF .786 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
25.20	\$133,917	\$6,535	\$143,465	\$161,857	0.886	1,650	\$86.95	'2001
27.49	\$539,665	\$39,922	\$435,078	\$711,885	0.611	7,140	\$60.94	2003
32.40	\$123,001	\$25,529	\$124,471	\$138,849	0.896	6,936	\$17.95	2003
30.72	\$201,340	\$18,522	\$224,322	\$260,425	0.861	12,000	\$18.69	2003
37.05	\$171,052	\$44,645	\$165,355	\$180,067	0.918	832	\$198.74	2003
19.89	\$180,107	\$14,162	\$250,838	\$236,389	1.061	3,535	\$70.96	2003
33.19	\$104,566	\$15,057	\$119,943	\$127,506	0.941	4,058	\$29.56	2003
53.43	\$197,109	\$8,626	\$131,374	\$239,495	0.549	2,466	\$53.27	'2001
0.00	\$120,074	\$17,065	\$102,935	\$103,009	0.999	3,496	\$29.44	'4000
	\$1,770,831		\$1,697,781	\$2,159,481			\$62.94	
28.69				E.C.F. =>	0.786		Std. Deviation=>	0.1698077
14.29				Ave. E.C.F. =>	0.858		Ave. Variance=>	#REF!

Dev. by Mean (%)	Building Style	Land Value	Appr. by Eq.	Other Parcels in Sale	Land Table
2.8226	RANCH	\$6,535	No		COMMERCIAL INDUSTRIAL LAND
61.1164		\$26,731	Yes		2003 MONTCALM VILLAGES COMM/IND
89.6449		\$23,250	Yes		2003 MONTCALM VILLAGES COMM/IND
86.1371		\$0	No	018-511-183-40, 018-511-1	2003 MONTCALM VILLAGES COMM/IND
#REF!		\$25,366	No		2003 MONTCALM VILLAGES COMM/IND
106.1124		\$10,727	No		2003 MONTCALM VILLAGES COMM/IND
94.0687		\$15,057	No		2003 MONTCALM VILLAGES COMM/IND
30.9597		\$8,626	No		COMMERCIAL INDUSTRIAL LAND
14.1138		\$17,065	No		COMMERCIAL INDUSTRIAL LAND
7.1944					

Coefficient of Var=>

#REF!

Property Class	Building Depr.	Building Occupancy
201	73	Single Family
201	0	
201	0	
201	0	
201	0	
201	0	
201	0	Single Family
201	0	Single Family
