Part																					RAW DATA
Martin M	Property Class Build	Land Table																		Street Address	Parcel Number
Property of the property of	401																				
Second Column Second Colum	401										+,		+						0-,-0,		
Martin M	401																				
Control Cont	401																				
March Marc	401																				
Part	401																				
Part	401			4.0,000														+===,===	00,00,00		
Mark Michael Mark	401																				
Part	401	Rural Residential																			
The part of the	401																				
Mark 1968	401			\$41.940	RANCH	5,9499	brink	\$1	19 2.036	\$310,218 1.		\$41,940	\$311.519	37.10		\$420,000	D 03-ARM'S LENGTH	\$420,000 WE	06/15/21	3136 N ANTIQUE CT	10-016-300-430-00
Control Cont	401		110-021-200-110-00, 110-021-200-200-00, 110-021-200-210-00	\$66,511	RANCH	84.4672					\$23,755	\$71,245					03-ARM'S LENGTH	\$95,000 LC			
Column C	401	Rural Residential	110-015-400-050-00, 110-022-200-199-00	\$132,000	RANCH	8.1833	rres	\$	77 1,400	\$125,648 1.	\$135,368	\$139,632	\$247,689	45.05	\$123,900	\$275,000	D 03-ARM'S LENGTH	\$275,000 WD	04/26/21	2992 N HOPE RD	10-022-100-025-00
Second Column Second Colum	401	Rural Residential		\$10,175	RANCH	4.7276	rres	\$	06 720	\$6,071 1.	\$7,325	\$10,175	\$14,425	41.14	\$7,200	\$17,500	D 03-ARM'S LENGTH	\$17,500 WE	10/07/20	2901 N HOPE RD	10-022-200-182-00
1922 200 200 74 1940 200	401	Rural Residential	110-022-300-019-00	\$69,428	RANCH	31.8183	rres	\$1	77 1,639	\$182,992 1.	\$270,348	\$160,652	\$318,025	36.89	\$159,000	\$431,000	D 03-ARM'S LENGTH	\$431,000 WE	02/25/21	2566 N FIVE MILE RD	10-022-300-023-00
March Marc	401	Rural Residential		\$13,385	RANCH	17.8305	rres	\$:	81 980	\$28,100 0.5	\$27,563	\$15,437	\$35,107	40.93	\$17,600	\$43,000	D 03-ARM'S LENGTH	\$43,000 WE	04/09/20	737 E ALTMAN DR	10-022-300-245-00
Second	401	Rural Residential		\$22,551	RANCH	9.0931	rres	\$10	50 1,360	\$113,607 1.	\$142,023	\$38,577	\$136,279	37.71	\$68,100	\$180,600	D 03-ARM'S LENGTH	\$180,600 WE	01/29/21	679 E MONROE RD	10-022-300-265-00
Separate	401	Rural Residential		\$16,910	2 STORY	26.3063	rres	\$1	96 2,820	\$315,791 0.	\$282,990	\$16,910	\$288,490	48.08	\$144,200	\$299,900	D 03-ARM'S LENGTH	\$299,900 WE	06/22/20	747 E MONROE RD	10-022-300-272-00
100-21-20-20-20-20-20-20-20-20-20-20-20-20-20-	401																				
1962 1963 1964 1964 1965	401																				
1932-1940-294-205-294-3-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	401																				
1809-180-00-00-00-00-00-00-00-00-00-00-00-00-0	401																				
1908-1909-2009-2009-2009-2009-2009-2009-2009	401																				
1100-225-000 100 12/14/15	401																				
11000-1500-0000 179 12 15 15 15 15 15 15 15	401																	+	00,00,00		
19.005-100-100-100-100-100-100-100-100-100-	401																				
1908-1909-1909-1909-1909-1909-1909-1909-	401																				
1909-1-1900-1-	401																				
1907-73-00000 70 R MONRICE 100 70 70 150 100	401 401																				
1.00273 1.00073 1.00073 1.00070 1.00	401																				
11-001-27-005-70-00-00-00-00-00-00-00-00-00-00-00-00-	401																				
100273-073-070 100273-073-073-073-073-073-073-073-073-073-0	401																				
1100274-007-00 12002740 120	401																				
1100724007200 120072400 1200724000 120072400 120072400 120072400 120072400 120072400	401																				
100294-0070-00 2075 N FFW MAE 80	401				,							+,	+,						,,		
110024-002-00 2 2174 RUDYCT 09/31/21 299.00 W0 0 5-ARMYS LENGTH 599.00 \$113,00 379.8 \$227.83 \$257.83 \$	401																				
110093-100-23-00 1929 N PPRESONDOR 11/2/12 532,50 W 0 3-AMN'S LENGTH 518,50 518,00 W 0 3-AMN'S LENGTH 518,50 539,00 529,00 W 0 3-AMN'S LENGTH 518,50 539,00 W 0 3-AMN'S LENGTH 518,50 M 0 3-AMN'S LENGTH 51	401	Rural Residential																	09/23/21		
11/09/14-10/95-00 1932 H HOPE RD 11/12/20 51/15/00 VD 03-AMNS E HENTH 51/15/00 58/13/00 58/1	401	Foxcroft Subdivision		\$32,963	BERM	17.6731	525	\$10			\$290,174	\$36,526		45.36		\$326,700	D 03-ARM'S LENGTH	\$326,700 WD		1929 N PINESBORO DR	10-033-100-253-00
11-00-94-20-05-00 10-01 11-00-11-00-05-00-00-00 10-01 11-00-05-00-00-00-00-00-00-00-00-00-00-00-	401											\$24,988					D 03-ARM'S LENGTH	\$145,000 WE			
11-01-13-0-27-0-50 737 PM-REISSA DR 0 4/27/20 \$737 00-00 W0 03-ABNY LERGTH \$17,000 \$53,800 49.29 \$167,505 \$18,665 \$18,	401	Rural Residential		\$23,627	RANCH	34.6203	rres	\$	13 1,920	\$220,910 0.	\$179,598	\$25,402	\$222,012	54.15	\$111,000	\$205,000	D 03-ARM'S LENGTH	\$205,000 WE	03/01/22	782 E SANFORD	.10-034-100-505-00
11009420-0500 1880 NEW	401	Rural Residential		\$7,316	RANCH	24.1582	rres	\$	18 992	\$81,390 0.	\$74,684	\$7,316	\$77,311	47.20	\$38,700	\$82,000	D 33-TO BE DETERMINED	\$82,000 WE	11/30/21	1961 N HOPE RD	10-034-200-160-00
10.094-00-09-00 1831 NURRELL ST 07/14/71 \$117,90 W0 03-AMS \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	401	Rural Residential		\$18,665	RANCH	28.4778	rres	\$10	74 1,512	\$173,070 0.	\$151,335	\$18,665	\$167,505	49.29	\$83,800	\$170,000	D 03-ARM'S LENGTH	\$170,000 WE	04/27/20	737 E MELISSA DR	10-034-200-225-00
11-00-550-00-50-00 13-0-1 E-SAMFORD 10-2-1 12-3/2 231,000 W0 12-3/2 231,000 W0 12-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3	401	Rural Residential		\$15,500	2 STORY	47.2545	rres	\$	87 5,616	\$316,027 0.	\$217,000	\$15,500	\$280,963	60.43	\$140,500	\$232,500	D 03-ARM'S LENGTH	\$232,500 WD	02/12/21	1880 N FIVE MILE RD	10-034-200-560-00
11:00:95:00:00:00:00 1997. HICKS RD 11/1/20 5118,00 09/11	401	Rural Residential		+0,00.	RANCH	14.6806						+0,00									
1.0082-0069-00 1797 N HICKS RD 110/270 231,000 W0 0 1-ARM SLENGTH \$23,000 \$125,300 \$2,000 \$2,	401	Rural Residential		\$19,490	RANCH	17.9398	rres	\$	39 2,016	\$142,480 1.	\$190,723	\$42,277	\$164,810	35.36	\$82,400	\$233,000	D 03-ARM'S LENGTH	\$233,000 WE	12/30/20	1364 E SANFORD RD	10-035-100-050-00
11-096-00-03-00 1879 N HICKS RD 09/571 337,000 WD 03-AMS SENGTH \$375,000 \$105,000 281 510,500 281 521,188 \$31,000 \$343,594 \$309,098 1.644 \$2,327 \$14.76 \$78,000 \$19.22 \$18.75 \$19.22 \$19.20 \$19	401	Rural Residential																7-00,000			
10-08-64-00-02-00 10-08 INCOM INCOM 10-08	401																				
110-095-00-091-00 1840 PM DAMADR 11/92/1 5140,000 WD 03-ARM/SEINCHT 510,000 5111.00 41.9 522,422 599.08 5210,692 519.09 111 1.824 511.51 res 4.835 RANCH 537,933 MRCH 537,93 MRCH	401																		,,		
114-003-00-00-00-0-0-0-0-0-0-0-0-0-0-0-0-0	401																				
11-040-050-090-00 180 n DIANA D R 02/05/21 \$110,00 W D -03-ARM/S LENGTH \$118,000 \$55.00 46.5 \$110,040 \$52.90 \$112,710 \$15.90 \$0.895 \$1.532 \$75.57 Avr \$2.5370 RANCH \$5.290 \$Averill Acres \$1.0459-050-070-00 180 n DIANA D R 04/25/21 \$150,00 W D -03-ARM/S LENGTH \$50.00 \$55.00 46.5 \$110,040 \$52.90 \$112,710 \$125.90 1.5 \$15.00 \$1.529 \$1.532 \$75.57 Avr \$2.5370 RANCH \$5.290 \$Averill Acres \$1.0459-050-070-00 180 n FRANCS ST \$0.275/21 \$15.00 W D -03-ARM/S LENGTH \$50.00 \$59.00 4.2 87 \$19.00 \$4.2 87 \$19.219 \$4.957 \$81.048 \$51.00 \$1.00	401																				
10-000-000-00-00 180 N DANAN DR 04/29/21 \$16,000 WD 03-ARMS LENGTH \$16,000 \$15	401																				
1104-1050-0270-00 186 N FRANCIS T 03/15/21 \$86,000 W0 03-ARM/SLENGTH \$56,000 \$39.10 4.2 87 \$78,219 \$4.957 \$81,043 \$86,05 0.90 923 \$87.80 Aurl 23.8829 RANCH \$4,955 \$91.005 \$91	401																				
10/580/000/00-20 02 101 FINCERING 10/58/00 2012 0 101 FINCERING 10/59/00 2 331 N SPRICERING 10/59/00 2 331	401											+-,	V/			+,		+,	,,		
10-599-000-017-00 231 N SPRUCERIDGE DR 90/18/70 5155,000 WD 03-ARMS SENSITH 515,000 \$85,700 \$19.4 \$171.305 \$27.909 \$137.091 \$137.091 \$137.091 \$10.905 \$10.005	401																				
10-591-000-030-0 211 EHICKORYRIDGE IN 09/08/2 516,00 W 0 33-TO BE DETERMINED 515,00 5123,40 74.79 5246,725 531,466 513,524 5275,269 0.485 3,226 541.39 1.84 57.409 8H-EVEL 531,466 Lincoln Est. No. 3 & 4	401																				
110-592-000-040-00 10.5 ELIVOOPRINGE DR 01/15/21 S315,000 WD 03-ARM'S LENGTH S315,000 5131,700 41.81 5263,359 529,187 5285,813 5299,635 0.954 1,848 5154,66	401 401																				
10-750-000-120-00 1919 N GREENMEADOW CT 08/04/20 515,000 WD 03-ARM'S LENGTH 515,000 WD 03-ARM'S LENGTH 515,000 WD 03-ARM'S LENGTH 515,000 WD 03-ARM'S LENGTH 513,000 592,600 39.4 518,515 530,593 520,407 519,916 1.032 1.371 590,26 750 12.729 RANCH 531,254 530,593 580,093 580,000 Meadows No. 1																					
10-750-000-140-00 1933 N GREENMEADOW CT 06/75/21 \$233,000 WD 03-ARM'S LENGTH \$233,000 \$92,600 39.74 \$185,151 \$30,593 \$202,407 \$179,302 1.129 1,883 \$107.49 750 3.0331 25TORY \$30,593 \$Sherwood Meadows No. 1 Totals: \$14,411,750 \$6,070,200 \$12,140,024 \$12,187,726 \$11,591,11 \$1.01.133 Sale, Rails: \$42,12 \$1.00 \$1.	401																		,,		
Totals: \$14,411,750 \$14,411,750 \$6,070,200 \$12,140,024 \$12,187,926 \$11,519,111 \$108.41 10.1133 Sale. Ratio => 42.12 E.C.F. => 1.058 Std. Deviation=> 0.512233808																					
Sale. Ratio => 42.12	. 1 401	SHERWOOD WEADOWS NO. 1		\$30,593					29 1,88:	,		\$3U,593	, .	39.74	,	, ,	U U3-ARIVI 3 LENGTH	1	, .,	1933 IN GREENMEADOW CI	10-750-000-140-00
						10.1133							\$12,140,024					14,411,750	iotais:		
				NC317C	27 (1000)	C								42.12 13.77							
Std. Dev. >> 13.77 Ave. E.C.F. >> 1.159 Ave. Variance> 32.0061 Coefficient of Var=> 27.61063176				1031/0	27.6106317	Loenicient of var=>	32.0061	Ave. variano	מט	Ave. E.C.F. => 1.				15./7	sta. Dev. =>						

RURAL RESIDENTIAL																		
Parcel Number	Street Address	Sale Date Sale Price Instr. Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale (Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$ E.C	.F. Floor Area	\$/Sq.Ft.	ECF Area [Dev. by Mean (%) Building Styl	le Use Code Land Value	Other Parcels in Sale	Land Table	Property Class Building	ing Depr.
	4242 N MERIDIAN RD	08/26/20 \$280,000 WD 03-ARM'S LENGTH	\$280,000	\$105,000	37.50	\$209,921	\$40,810	\$239,190	\$196,641 1.2		\$152.54	rres	121.6381 RANCH	\$40,810		Rural Residential	401	86
110-012-300-070-00	3620 N STARK RD	01/28/22 \$190,000 WD 03-ARM'S LENGTH	\$190,000	\$67,100	35.32	\$134,117	\$73,368	\$116,632	\$68,257 1.7		\$122.51	rres	170.8711 RANCH	\$63,958		Rural Residential	401	67
	3599 N DUBLIN RD	07/10/20 \$234,000 WD 33-TO BE DETERMINED	\$234,000	\$66,800	28.55	\$133,662	\$13,950	\$220,050	\$139,200 1.5		\$218.30	rres	158.0819 RANCH	\$13,950		Rural Residential	401	77
110-013-200-101-00	3364 N STARK RD	11/24/20 \$120,000 WD 03-ARM'S LENGTH	\$120,000	\$38,800	32.33	\$77,517	\$19,840	\$100,160	\$67,066 1.4		\$104.33	rres	149.3448 RANCH	\$17,900		Rural Residential	401	62
110-013-200-230-00	3322 N STARK RD	07/09/21 \$150,000 WD 03-ARM'S LENGTH	\$150,000	\$44,200	29.47	\$88,487	\$10,296	\$139,704	\$90,920 1.5		\$132.30	rres	153.6564 RANCH	\$10,296		Rural Residential	401	73
110-013-300-150-00	3044 N STARK RD	05/22/20 \$280,000 WD 03-ARM'S LENGTH	\$280,000	\$106,500	38.04	\$212,954	\$82,564	\$197,436	\$151,616 1.3		\$96.69	rres	130.2208 RANCH	\$73,660		Rural Residential	401	62
	3001 N STARK RD	06/23/20 \$336,850 WD 33-TO BE DETERMINED	\$336,850	\$169,000	50.17	\$337,958	\$32,575	\$304,275	\$355,097 0.8		\$134.16	rres	85.6880 RANCH	\$32,575		Rural Residential	401	97
110-016-200-030-00	3434 N MERIDIAN RD	06/29/21 \$187,000 WD 03-ARM'S LENGTH	\$187,000	\$62,600	33.48	\$125,230	\$11,935	\$175,065	\$131,738 1.3	29 1,024	\$170.96	rres	132.8884 RANCH	\$11,935		Rural Residential	401	77
110-021-200-300-00	168 E BOULIS DR	12/04/20 \$95,000 LC 03-ARM'S LENGTH	\$95,000	\$62,100	65.37	\$124,114	\$71,245	\$23,755	\$75,527 0.3	15 5,056	\$4.70	rres	31.4523 RANCH	\$66,511 1	10-021-200-110-00, 110-021-200-200-00, 110-021-200-210-00	Rural Residential	401	28
110-022-100-025-00	2992 N HOPE RD	04/26/21 \$275,000 WD 03-ARM'S LENGTH	\$275,000	\$123,900	45.05	\$247,689	\$139,632	\$135,368	\$125,648 1.0	77 1,400	\$96.69	rres	107.7362 RANCH	\$132,000 1	10-015-400-050-00, 110-022-200-199-00	Rural Residential	401	88
110-022-200-182-00	2901 N HOPE RD	10/07/20 \$17,500 WD 03-ARM'S LENGTH	\$17,500	\$7,200	41.14	\$14,425	\$10,175	\$7,325	\$6,071 1.2	06 720	\$10.17	rres	120.6471 RANCH	\$10,175		Rural Residential	401	14
110-022-300-023-00	2566 N FIVE MILE RD	02/25/21 \$431,000 WD 03-ARM'S LENGTH	\$431,000	\$159,000	36.89	\$318,025	\$160,652	\$270,348	\$182,992 1.4	77 1,639	\$164.95	rres	147.7377 RANCH	\$69,428 1	10-022-300-019-00	Rural Residential	401	82
110-022-300-245-00	737 E ALTMAN DR	04/09/20 \$43,000 WD 03-ARM'S LENGTH	\$43,000	\$17,600	40.93	\$35,107	\$15,437	\$27,563	\$28,100 0.9	81 980	\$28.13	rres	98.0890 RANCH	\$13,385		Rural Residential	401	35
110-022-300-265-00	679 E MONROE RD	01/29/21 \$180,600 WD 03-ARM'S LENGTH	\$180,600	\$68,100	37.71	\$136,279	\$38,577	\$142,023	\$113,607 1.2	50 1,360	\$104.43	rres	125.0126 RANCH	\$22,551		Rural Residential	401	65
110-022-300-272-00	747 E MONROE RD	06/22/20 \$299,900 WD 03-ARM'S LENGTH	\$299,900	\$144,200	48.08	\$288,490	\$16,910	\$282,990	\$315,791 0.8	96 2,820	\$100.35	rres	89.6132 2 STORY	\$16,910		Rural Residential	401	85
110-022-400-155-00	808 E BEAMISH RD	04/13/20 \$158,500 WD 03-ARM'S LENGTH	\$158,500	\$76,500	48.26	\$152,964	\$13,950	\$144,550	\$161,644 0.8	94 1,536	\$94.11	rres	89.4248 RANCH	\$13,950		Rural Residential	401	89
110-023-400-051-00	2743 N STARK RD	01/14/22 \$273,000 WD 03-ARM'S LENGTH	\$273,000	\$114,000	41.76	\$227,950	\$29,071	\$243,929	\$223,460 1.0	92 2,169	\$112.46	rres	109.1602 1-1/2 STORY	\$26,035		Rural Residential	401	79
110-023-400-090-00	1370 E BEAMISH RD	08/27/21 \$200,000 WD 03-ARM'S LENGTH	\$200,000	\$66,500	33.25	\$132,981	\$19,625	\$180,375	\$131,809 1.3	68 1,960	\$92.03	rres	136.8454 RANCH	\$14,679		Rural Residential	401	65
110-024-200-050-00	2994 N STARK RD	07/06/20 \$127,000 WD 03-ARM'S LENGTH	\$127,000	\$46,500	36.61	\$93,016	\$23,125	\$103,875	\$81,269 1.2	78 1,550	\$67.02	rres	127.8169 RANCH	\$23,125		Rural Residential	401	52
110-025-300-455-00	1673 E LETTS RD	12/16/20 \$265,000 WD 03-ARM'S LENGTH	\$265,000	\$117,700	44.42	\$235,473	\$48,381	\$216,619	\$217,549 0.9	96 1,633	\$132.65	rres	99.5726 RANCH	\$23,741		Rural Residential	401	95
110-025-300-500-00	1717 E LETTS RD	05/21/21 \$309,000 WD 03-ARM'S LENGTH	\$309,000	\$119,900	38.80	\$239,718	\$22,355	\$286,645	\$252,748 1.1	34 2,004	\$143.04	rres	113.4115 RANCH	\$22,355		Rural Residential	401	87
110-026-100-042-00	2463 N STARK RD	11/06/20 \$164,000 WD 03-ARM'S LENGTH	\$164,000	\$80,100	48.84	\$160,227	\$33,064	\$130,936	\$147,864 0.8	86 1,304	\$100.41	rres	88.5517 BI-LEVEL	\$17,705		Rural Residential	401	80
110-026-100-320-00	2305 N STARK RD	10/22/21 \$335,000 WD 03-ARM'S LENGTH	\$335,000	\$115,000	34.33	\$230,000	\$31,488	\$303,512	\$230,828 1.3	15 1,668	\$181.96	rres	131.4884 RANCH	\$31,488		Rural Residential	401	87
110-026-200-070-00	1081 E PRICE RD	03/25/21 \$305,000 WD 03-ARM'S LENGTH	\$305,000	\$121,500	39.84	\$243,062	\$35,238	\$269,762	\$241,656 1.1	16 2,434	\$110.83	rres	111.6307 RANCH	\$35,238		Rural Residential	401	81
110-027-200-002-00	740 E MONROE RD	09/17/21 \$286,000 WD 03-ARM'S LENGTH	\$286,000	\$112,600	39.37	\$225,119	\$21,305	\$264,695	\$236,993 1.1	17 2,243	\$118.01	rres	111.6889 RANCH	\$21,305		Rural Residential	401	97
110-027-200-015-00	524 E MONROE RD	09/01/21 \$409.000 WD 03-ARM'S LENGTH	\$409,000	\$181,300	44.33	\$362.617	\$54,422	\$354,578	\$358,366 0.9	89 2.899	\$122.31	rres	98.9429 2 STORY	\$39.891		Rural Residential	401	79
110-027-300-090-00	2040 N FIVE MILE RD	05/10/21 \$415,000 WD 03-ARM'S LENGTH	\$415,000	\$150,300	36.22	\$300,667	\$75,268	\$339,732	\$262,092 1.2	96 2,872	\$118.29	rres	129.6233 2 STORY	\$56,154		Rural Residential	401	75
110-027-300-375-00	1983 N HOPE RD	08/30/21 \$55,000 WD 03-ARM'S LENGTH	\$55,000	\$35,100	63.82	\$70,103	\$20,740	\$34,260	\$57,399 0.5	97 2,080	\$16.47	rres	59.6876 RANCH	\$9,765		Rural Residential	401	34
110-027-400-220-00	2151 E PRICE RD	01/28/21 \$75,000 WD 03-ARM'S LENGTH	\$75,000	\$82,000	109.33	\$163,992	\$11,672	\$63,328	\$177,116 0.3	58 1,930	\$32.81	rres	35.7550 1-1/2 STORY	\$11,672		Rural Residential	401	75
110-027-400-760-00	850 E PRICE RD	12/06/21 \$131,000 WD 03-ARM'S LENGTH	\$131,000	\$43,000	32.82	\$86,016	\$10,819	\$120,181	\$87,438 1.3	74 988	\$121.64	rres	137.4465 RANCH	\$10,819		Rural Residential	401	64
110-028-400-077-00	2075 N FIVE MILE RD	10/29/21 \$625,000 WD 03-ARM'S LENGTH	\$625,000	\$208,000	33.28	\$416,090	\$58,593	\$566,407	\$415,694 1.3	63 2,924	\$193.71	rres	136.2557 RANCH	\$55,300		Rural Residential	401	97
110-028-400-209-00	2174 N RUDY CT	09/23/21 \$299,900 WD 03-ARM'S LENGTH	\$299,900	\$113,900	37.98	\$227,800	\$42,063	\$257,837	\$215,973 1.1	94 2,114	\$121.97	rres	119.3838 1-1/2 STORY	\$42,063		Rural Residential	401	79
110-034-100-250-00	1932 N HOPE RD	11/12/20 \$145.000 WD 03-ARM'S LENGTH	\$145,000	\$39,100	26.97	\$78.126	\$24,988	\$120.012	\$61,788 1.9	42 1.012	\$118.59	rres	194.2307 RANCH	\$13.082		Rural Residential	401	52
110-034-100-505-00	782 E SANFORD	03/01/22 \$205,000 WD 03-ARM'S LENGTH	\$205,000	\$111,000	54.15	\$222,012	\$25,402	\$179,598	\$220,910 0.8		\$93.54	rres	81.2991 RANCH	\$23,627		Rural Residential	401	88
110-034-200-160-00	1961 N HOPE RD	11/30/21 \$82,000 WD 33-TO BE DETERMINED	\$82,000	\$38,700	47.20	\$77.311	\$7.316	\$74,684	\$81,390 0.9		\$75.29	rres	91.7612 RANCH	\$7.316		Rural Residential	401	57
	737 E MELISSA DR	04/27/20 \$170.000 WD 03-ARM'S LENGTH	\$170,000	\$83,800	49.29	\$167,505	\$18,665	\$151,335	\$173,070 0.8		\$100.09	rres	87.4416 RANCH	\$18,665		Rural Residential	401	86
110-034-200-560-00	1880 N FIVE MILE RD	02/12/21 \$232.500 WD 03-ARM'S LENGTH	\$232,500	\$140,500	60.43	\$280,963	\$15,500	\$217,000	\$316.027 0.6		\$38.64	rres	68.6649 2 STORY	\$15,500		Rural Residential	401	51
	1833 N BURRELL ST	07/14/21 \$117,500 WD 03-ARM'S LENGTH	\$117,500	\$40,200	34.21	\$80,412	\$8.897	\$108,603	\$83,157 1.3		\$122.85	rres	130.6000 RANCH	\$8,897		Rural Residential	401	83
	1364 E SANFORD RD	12/30/20 \$233,000 WD 03-ARM'S LENGTH	\$233,000	\$82,400	35.36	\$164,810	\$42,277	\$190,723	\$142,480 1.3		\$94.60	rres	133.8593 RANCH	\$19,490		Rural Residential	401	63
	1692 E LETTS RD	09/11/20 \$183,500 WD 03-ARM'S LENGTH	\$183,500	\$93,700	51.06	\$187,540	\$51,054	\$132,446	\$161,713 0.8		\$72.61	rres	81.9018 RANCH		10-036-200-030-00	Rural Residential	401	72
	1797 N HICKS RD	11/02/20 \$213.000 WD 03-ARM'S LENGTH	\$213,000	\$125,300	58.83	\$250,664	\$59,360	\$153,640	\$222,447 0.6		\$65.32	rres	69.0683 RANCH	\$59,360		Rural Residential	401	69
	1873 N HICKS RD	10/05/21 \$375.000 WD 03-ARM/S LENGTH	\$375,000	\$105,600	28.16	\$211,188	\$31,406	\$343,594	\$209.049 1.6		\$147.66	rres	164.3606 RANCH	\$20,920		Rural Residential	401	74
	1702 N HICKS RD	09/25/20 \$329.900 WD 03-ARM'S LENGTH	\$379,000	\$113,300	34.34	\$226,639	\$48,466	\$281,434	\$207,178 1.3		\$109.59	rres	135.8417 TRI-LEVEL	\$33,679		Rural Residential	401	75
	1676 N HICKS RD	11/08/21 \$270.000 WD 03-ARM'S LENGTH	\$270.000	\$111,200	41.19	\$222,422	\$59,308	\$210,692	\$189,667 1.1		\$115.51	rres	111.0850 RANCH	\$37,933		Rural Residential	401	77
110 030 400 301 00	2070 IV III CRUS RD	Totals: \$10,108,650		\$4,110,800	41.15	\$8,221,362	JJJ,308	\$8,426,866	\$7.617.045	1,024	\$106.26	iles	3,2201	237,233		narar nesactitiai	401	
		10(815. \$10,100,030		\$4,110,800 Sale, Ratio =>	40.67	30,221,302			\$7,617,045 E.C.F. => 1.1	nc c		0.33796788	3.2201					
				itd. Dev. =>	13.87				Ave. E.C.F. => 1.1		ve. Variance=>		efficient of Var=> 10	•				
				sta. Dev. =>	13.87				Ave. c.c.r. => 1.1	39 A	ve. variance=>	113.8518 CO	emcient or var=> 10	JU				

ECF Used in database: 0.890 72.08% Adjust by: 30.00%

DECI	DEN	ITIAI	CI	JBS-1

Parcel Number	Street Address	Sale Date	Sale Price Inst	r. Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area		Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class Buil	ding Depr.
110-024-200-070-00	1591 E BLACKWOOD CT	06/23/20	\$468,400 WD	03-ARM'S LENGTH	\$468,400	\$282,300	60.27	\$564,673	\$60,340	\$408,060	\$539,394	0.757	3,901	\$104.60	775	0.935	14.7968	RANCH	\$60,340 Bla	ckwood	401	93
110-016-200-195-00	3322 N BRINK DR	10/22/20	\$289,000 WD	03-ARM'S LENGTH	\$289,000	\$136,800	47.34	\$273,671	\$69,732	\$219,268	\$234,682	0.934	1,664	\$131.77	brink	0.869	2.9834	RANCH	\$42,382 Bri	nks / Antique Area	401	87
110-016-300-430-00	3136 N ANTIQUE CT	06/15/21	\$420,000 WD	03-ARM'S LENGTH	\$420,000	\$155,800	37.10	\$311,519	\$41,940	\$378,060	\$310,218	1.219	2,036	\$185.69	brink	0.869	31.4209	RANCH	\$41,940 Bri	nks / Antique Area	401	94
110-033-100-253-00	1929 N PINESBORO DR	01/31/22	\$326,700 WD	03-ARM'S LENGTH	\$326,700	\$148,200	45.36	\$296,437	\$36,526	\$290,174	\$295,353	0.982	2,774	\$104.60	525	0.880	7.7979	BERM	\$32,963 For	croft Subdivision	401	88
110-591-000-030-00	211 E HICKORYRIDGE DR	09/08/20	\$165,000 WD	33-TO BE DETERMINED	\$165,000	\$123,400	74.79	\$246,726	\$31,466	\$133,534	\$275,269	0.485	3,226	\$41.39	LE3-4	0.782	41.9380	BI-LEVEL	\$31,466 Lin	coln Est. No. 3 & 4	401	88
110-592-000-040-00	150 E HICKORYRIDGE DR	01/15/21	\$315,000 WD	03-ARM'S LENGTH	\$315,000	\$131,700	41.81	\$263,359	\$29,187	\$285,813	\$299,453	0.954	1,848	\$154.66	LE3-4	0.782	4.9967	RANCH	\$29,187 Lin	coln Est. No. 3 & 4	401	91
110-580-000-002-00	201 E PRICE RD	10/20/20	\$209,000 WD	03-ARM'S LENGTH	\$209,000	\$89,600	42.87	\$179,108	\$37,018	\$171,982	\$187,950	0.915	1,622	\$106.03	LE1-2	0.756	1.0558	RANCH	\$22,408 Lin	coln Estates No. 1	401	74
110-590-000-017-00	2331 N SPRUCERIDGE DR	04/16/20	\$165,000 WD	03-ARM'S LENGTH	\$165,000	\$85,700	51.94	\$171,305	\$27,909	\$137,091	\$189,677	0.723	1,075	\$127.53	LE1-2	0.756	18.1725	RANCH	\$27,909 Lin	coln Estates No. 2	401	87
110-750-000-120-00	1919 N GREENMEADOW CT	08/04/20	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$67,300	43.42	\$134,622	\$31,254	\$123,746	\$119,916	1.032	1,371	\$90.26	750	0.862	12.7451	RANCH	\$31,254 She	erwood Meadows No. 1	401	69
110-750-000-140-00	1933 N GREENMEADOW CT	06/25/21	\$233,000 WD	03-ARM'S LENGTH	\$233,000	\$92,600	39.74	\$185,151	\$30,593	\$202,407	\$179,302	1.129	1,883	\$107.49	750	0.862	22.4379	2 STORY	\$30,593 Shi	erwood Meadows No. 1	401	83
110-023-300-156-00	2599 N ODYSSEY LN	06/02/21	\$485,000 WD	03-ARM'S LENGTH	\$485,000	\$260,900	53.79	\$521,706	\$39,000	\$446,000	\$507,577	0.879	3,462	\$128.83	770	0.951	2.5800	RANCH	\$39,000 Sta	rgazer's subdivision	401	94
110-023-300-159-00	1035 E MONROE RD	03/26/21	\$240,000 WD	03-ARM'S LENGTH	\$240,000	\$131,500	54.79	\$262,966	\$56,957	\$183,043	\$216,624	0.845	1,800	\$101.69	770	0.951	5.9502	RANCH	\$44,940 Sta	rgazer's subdivision	401	87
		Totals:	\$3,471,100		\$3,471,100	\$1,705,800		\$3,411,243		\$2,979,178	\$3,355,414			\$115.38		0.855	1.6612					
						Sale. Ratio =>	49.14				E.C.F. =>	0.888		Std. Deviation=>	0.19303791							
						Std. Dev. =>	10.53				Ave. E.C.F. =>	0.904		Ave. Variance=>	13.9063		Coefficient of Var=>	15.37480113				

Average ECF Used in database: 0.855 94.16% Adjust by: 30.00%

			Current ECF	Updated ECF
	antq	Antique Estat	0.922	0.938
Sales	775	Blackwood	0.935	0.951
Sales	brink	Brinks Antiqu	0.869	0.884
	490	Dreamchaser	0.868	0.883
	525	Foxcroft Subi	0.880	0.895
	540	Heyward Esta	0.882	0.897
Sales	LE1-2	Lincoln Est. 1	0.756	0.769
Sales	LE3-4	Lincoln Est. 3	0.782	0.796
Sales	750	Sherwood M	0.862	0.877
Sales	770	Stargazers Su	0.951	0.968

	UBS-2

Parcel Number	Street Address	Sale Date	Sale Price Insti	 Terms of Sale 	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	From DB	Dev. by Mean (%)	Building Styl	e Use Code Land Value	Land Table	Property Class	Building I	epr.
110-400-500-020-00	1849 N DIANA DR	11/19/21	\$140,000 WD	03-ARM'S LENGTH	\$140,000	\$51,700	36.93	\$103,410	\$5,250	\$134,750	\$117,981	1.142	1,125	\$119.78	Avrl	0.865	5.3409	RANCH	\$5,250	Averill Acres	401		72
110-400-500-090-00	1850 N DIANA DR	02/05/21	\$118,000 WD	03-ARM'S LENGTH	\$118,000	\$55,000	46.61	\$110,040	\$5,290	\$112,710	\$125,901	0.895	1,532	\$73.57	Avrl	0.865	19.3502	RANCH	\$5,290	Averill Acres	401		69
110-400-500-090-00	1850 N DIANA DR	04/29/21	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$55,000	34.38	\$110,040	\$5,290	\$154,710	\$125,901	1.229	1,532	\$100.99	Avrl	0.865	14.0092	RANCH	\$5,290	Averill Acres	401		69
		Totals:	\$418,000		\$418,000	\$161,700		\$323,490		\$402,170	\$369,784			\$98.11		0.865	0.1144						_
						Sale. Ratio =>	38.68				E.C.F. =>	1.088	St	d. Deviation=>	0.17309162								
						Std. Dev. =>	6.45				Ave. E.C.F. =>	1.089	A	ve. Variance=>	12.9001		oefficient of Var=>	11.8488258	1				

Average ECF Used in database: 0.865 74.14% Adjust by: 30.00%

 avrl Averill Area
 Current ECF
 Updated ECF

 500 Golden Pond
 0.865
 0.392

 500 Golden Pond
 0.917
 0.988

 98S Old Oak Traik
 0.680
 0.733

 700 Pineridge
 0.828
 0.892

AG																					
Parcel Number	Street Address	Sale Date Sa	le Price Instr	. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$ E.C	C.F. Floor Area	s \$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code Land Value A	ppr. by Eq. Appr. Da	te Other Parcels in Sale	e Land Table	Building Depr.
050-011-100-015-00	1410 E SAIKO RD	05/27/21 \$2	224,000 WD	03-ARM'S LENGTH	\$224,000	\$74,000	33.04	\$205,748	\$39,000	\$185,000	\$180,268 1.0	26 1,138	\$162.57	4400	9.2699	TRI-LEVEL	\$39,000 No	//		4400 N/CENTRAL	64
050-011-300-060-00	1093 E CURTIS RD	12/15/20 \$2	235,000 WD	03-ARM'S LENGTH	\$235,000	\$63,100	26.85	\$210,388	\$32,000	\$203,000	\$192,852 1.0	53 2,208	\$91.94	4400	11.9071	1 STY	\$32,000 No) //		4400 N/CENTRAL	60
050-015-200-100-00	6312 N FIVE MILE RD	09/15/21 \$2	249,900 WD	03-ARM'S LENGTH	\$249,900	\$55,700	22.29	\$237,652	\$64,000	\$185,900	\$187,732 0.99	90 1,194	\$155.70	4400	5.6692	1-3/4 STY	\$64,000 No) / /		4400 N/CENTRAL	70
050-023-400-050-00	1313 E BAKER RD	09/17/21 \$2	234,000 WD	03-ARM'S LENGTH	\$234,000	\$72,600	31.03	\$217,620	\$20,213	\$213,787	\$213,413 1.0	02 1,590	\$134.46	4400	6.8202	1-1/4 STY	\$16,000 No	//		4400 N/CENTRAL	65
050-024-400-210-00	1773 E BAKER RD	07/31/20 \$3	310,000 WD	03-ARM'S LENGTH	\$310,000	\$132,500	42.74	\$371,425	\$20,500	\$289,500	\$379,378 0.76	63 1,480	\$195.61	4400	17.0460	1+STY	\$20,500 No) //		4400 N/CENTRAL	84
050-026-400-050-00	1278 E HULL RD	01/29/21 \$2	258,000 WD	03-ARM'S LENGTH	\$258,000	\$65,700	25.47	\$257,734	\$84,000	\$174,000	\$187,821 0.93	26 1,632	\$106.62	4400	0.7134	MANUFACTURED	\$84,000 No) //		4400 N/CENTRAL	73
050-035-400-560-00	1369 E CASSADAY DR	10/22/21 \$1	L72,000 WD	19-MULTI PARCEL ARM'S LENGTH	\$172,000	\$88,000	51.16	\$231,679	\$36,400	\$135,600	\$198,031 0.6	85 1,634	\$82.99	4400	24.8810	1 STY	\$36,400 No	//	050-035-400-551-00	4400 N/CENTRAL	84
		Totals: \$1,6	82,900		\$1,682,900	\$551,600		\$1,732,246		\$1,386,787	\$1,539,495		\$930		1.9924						
						Sale. Ratio =>	32.78				E.C.F. => 0.90	01	Std. Deviation=>	0.141716							
						Std. Dev. =>	10.31				Ave. E.C.F. => 0.93	21	Ave. Variance=>	10.9010	Coefficient of Var=>	11.8394855	3				

COMMERCIAL																							
Parcel Number	Street Address	Sale Date	Sale Price Inst	r. Terms of Sale	Adj. Sale \$	Asd. when Sold A	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$ E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value Ap	pr. by Eq. Appr. Dat	e Other Parcels in Sale	Land Table	Property Class Building	Depr.
110-033-100-443-00	344 E SAGINAW RD	10/29/20	\$126,000 WD	03-ARM'S LENGTH	\$126,000	\$41,700	33.10	\$136,837	\$32,568	\$93,432	\$110,454 0.846	2,112	\$44.24	2100	84.5887		STORES	\$32,568 No	//		2100 OCMR	201	0
081-024-300-330-00	319 W SAGINAW RD	08/27/21	\$40,000 WD	03-ARM'S LENGTH	\$40,000	\$18,600	46.50	\$50,936	\$5,400	\$34,600	\$57,632 0.600	1,200	\$28.83	2300	8.8501		OFFICE BUILDINGS	\$5,400 No	//	081-680-015-005-00	2301 - SANFORD COMM	201	0
081-025-100-070-00	55 W SAGINAW RD	03/26/21	\$55,000 WD	03-ARM'S LENGTH	\$55,000	\$21,800	39.64	\$53,358	\$9,000	\$46,000	\$57,758 0.796	2,810	\$16.37	2300	10.7562		STORES	\$9,000 No	//		2301 - SANFORD COMM	201	0
170-003-000-590-00	801 E RAILWAY ST	08/05/21	\$40,000 WD	03-ARM'S LENGTH	\$40,000	\$31,200	78.00	\$46,802	\$9,288	\$30,712	\$55,741 0.551	0	#DIV/0!	2300	13.7895		CAR WASH	\$9,288 No	//		2300 COLEMAN	201	0
170-003-000-610-00	716 BROWN ST	09/21/20	\$42,500 WD	03-ARM'S LENGTH	\$42,500	\$26,800	63.06	\$42,019	\$4,959	\$37,541	\$48,255 0.778	1,800	\$20.86	2300	8.9101		GAR SERVICE	\$4,959 No	11		2300 COLEMAN	201	0
170-003-000-615-00	885 E RAILWAY ST	06/30/20	\$227,200 WD	03-ARM'S LENGTH	\$227,200	\$128,200	56.43	\$246,630	\$13,520	\$213,680	\$303,529 0.704	3,479	\$61.42	2300	1.5119		MED OFC	\$13,520 No	1/		2300 COLEMAN	201	0
170-003-000-910-00	307 E RAILWAY ST	08/17/20	\$18,000 WD	03-ARM'S LENGTH	\$18,000	\$8,400	46.67	\$25,941	\$2,610	\$15,390	\$30,379 0.507	672	\$22.90	2300	18.2266		BARBER/BEAUTY	\$2,610 No	11		2300 COLEMAN	201	0
170-006-100-140-00	4980 N DICKENSON RD	10/26/20	\$350,000 WD	03-ARM'S LENGTH	\$350,000	\$138,000	39.43	\$234,316	\$20,280	\$329,720	\$339,740 0.971	14,400	\$22.90	2300	28.1640		IND ENG	\$20,280			2100 OCMR	201	0
170-006-200-025-00	207 E RAILWAY ST	12/04/20	\$55,000 WD	03-ARM'S LENGTH	\$55,000	\$24,700	44.91	\$81,855	\$2,160	\$52,840	\$103,770 0.509	2,712	\$19.48	2300	17.9662		STORES	\$2,160 No			2300 COLEMAN	201	0
170-006-200-080-00	219 E RAILWAY ST	07/06/20	\$50,000 WD	03-ARM'S LENGTH	\$50,000	\$34,500	69.00	\$60,660	\$2,700	\$47,300	\$75,469 0.627	2,115	\$22.36	2300	6.2118		BAR	\$2,700 Yes	5 //		2300 COLEMAN	201	0
		Totals:	\$1,003,700		\$1,003,700	\$473,900		\$979,354		\$901,215	\$1,182,726		#DIV/0!		7.3114								
						Sale. Ratio =>	47.22				E.C.F. => 0.762	s	td. Deviation=>	0.156318									
						Std. Dev. =>	14.46				Ave. E.C.F. => 0.689	А	ve. Variance=>	19.8975 C	Coefficient of Var=>	28.88438198	3						

Average ECF Used in database: 0.733 93.98% Adjust by: -20.00%

	Current ECF	Updated ECF
Com S Stark - Airport Rd	0.750	0.741
Com Sag-Wkrly Rd	0.750	0.741
Commercial Property on Meridian	0.700	0.692

INDUSTRIAL

Support grid with additional sales just outside the 2-year study period.

Parcel Number	Street Address	Sale Date	Sale Price Insti	r. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style Land Value	Other Parcels in Sale	Land Table
110-036-200-328-00	1928 N STARK RD	11/04/19	\$400,000 WD	WARRANTY DEED	\$400,000	\$303,400	75.85	\$487,016	\$67,500	\$332,500	\$566,914	0.587	21,234	\$15.66	3100	26.2018	IND LIGHT	3	200 STATE HWY
120-029-100-955-00	2941 VENTURE DR	11/19/20	\$220,000 MLC	03-ARM'S LENGTH	\$220,000	\$140,800	64.00	\$304,041	\$15,600	\$204,400	\$314,549	0.650	15,300	\$13.36	2100	19.8707	MISC COMM	\$15,600 N	lo
14-23-60-424	1850 BAY CITY RD	10/07/20	\$440,000 CD	03-ARM'S LENGTH	\$440,000	\$242,100	55.02	\$510,650	\$61,146	\$378,854	\$449,504	0.843	20,296	\$18.67	20004	84.2827		\$61,146 N	lo
14-23-70-070	1814 AUSTIN ST	06/29/21	\$240,000 WD	03-ARM'S LENGTH	\$240,000	\$151,100	62.96	\$337,266	\$10,080	\$229,920	\$327,186	0.703	4,860	\$47.31	30004	70.2720		\$10,080 M	lo
14-23-40-220	3240 SCHUETTE RD	03/16/20	\$850,000 WD	GS-ARMS LENGTH	\$850,000	\$383,500	45.12	\$762,952	\$163,252	\$686,748	\$689,310	0.996	30,000	\$22.89	30004	14.7473		3	0004 LIGHT INDUSTRIAL
170-006-100-140-00	4980 N DICKENSON RD	10/26/20	\$350,000 WD	03-ARM'S LENGTH	\$350,000	\$138,000	39.43	\$234,316	\$20,280	\$329,720	\$339,740	0.971	14,400	\$22.90	2300	12.1981	IND ENG	\$20,280	
		Totals:	\$2,500,000		\$2,500,000	\$1,358,900		\$2,636,241		\$2,162,142	\$2,687,202			\$140.78		227.5725			
						Sale. Ratio =>	54.36				E.C.F. =>	0.805	S	Std. Deviation=>	0.171158				
						Std. Dev. =>	13.37				Ave. E.C.F. =>	0.791	Α	Ave. Variance=>	37.9287	Coefficient of Var=>	47.92630179		

Average ECF Used in database: 0.759 95.73% Adjust by: 0.00%

	C FCF		
	Current ECF	Updated ECF	
Industrial Section 36	0.759	0.759	
	Weighting		
	Factor		
0.587	9	5.279	
0.650	3.5	2.274	
0.843	3.2	2.697	
0.703	3.2	2.249	
0.996	3.2	3.187	
0.971	3.2	3.106	
	25.3	18.792	
		0.743	Weighted Average

			2022	2023
		Name		
Subs-1	antq	Antique Estates	0.922	
Subs-2	Avrl	Averill Area	0.865	
Subs-1	775	Blackwood	0.935	
Subs-1	brink	Brinks Antique Area	0.869	
Subs-1	490	Dream Chaser	0.868	
AG	farm	Farm / Ag	0.892	
Subs-1	525	Foxcroft Subdivision	0.880	
Subs-2	500	Golden Pond	0.917	
Subs-1	540	Heyward Estates	0.882	
Subs-1	LE1-2	Lincoln Est. 1-2	0.756	
Subs-1	LE3-4	Lincoln Est. 3-4	0.782	
	985	Old Oak Trails	0.680	
Subs-2	700	Pineridge	0.828	
M&Bs	rres	Rural Residential	0.890	
Subs-1	750	Sherwood Meadows No. 1	0.862	
Subs-1	770	Stargazer's Subdivision	0.951	