

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
110-004-300-020-00	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	1.216	1,568	\$152.54	rres	5.7187	RANCH		\$40,810		Rural Residential	401	86
110-012-300-070-00	3630 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	1.709	952	\$122.51	rres	5.94517	RANCH		\$63,958		Rural Residential	401	67
110-012-400-120-00	3599 N DUBUN 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	1.581	1,008	\$218.30	rres	42.1625	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	1.493	960	\$104.33	rres	33.4254	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	1.537	1,056	\$132.30	rres	37.7369	RANCH		\$10,296		Rural Residential	401	73
110-013-300-081-00	3146 N STARK RD	06/17/21	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$24,000	16.67	\$48,036	\$15,520	\$128,480	\$37,809	3.398	912	\$140.88	rres	223.8911	RANCH		\$15,520		Rural Residential	401	35
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	1.302	2,042	\$96.69	rres	14.3014	RANCH		\$73,660		Rural Residential	401	62
110-014-400-260-00	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	0.857	2,268	\$134.16	rres	30.2315	RANCH		\$32,575		Rural Residential	401	97
110-014-400-270-00	3033 N STARK RD	02/19/21	\$184,000	WD	33-TO BE DETERMINED	\$184,000	\$28,800	15.65	\$57,674	\$13,811	\$170,189	\$51,003	1.337	1,228	\$138.59	rres	217.7617	RANCH		\$13,811		Rural Residential	401	45
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	\$127,230	\$11,936	\$175,065	\$131,738	1.329	1,024	\$170.96	rres	16.9690	RANCH		\$11,936		Rural Residential	401	77
110-016-200-195-00	3322 N BRINK RD	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	22.4876	RANCH		\$42,382		Brinks / 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	5.9499	RANCH		\$41,940		Rural Residential	401	94
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	0.135	5,056	\$4.70	rres	84.4672	RANCH		\$66,511	110-021-200-110-00, 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	1.077	1,400	\$96.69	rres	8.1833	RANCH		\$132,000	110-015-400-050-00, 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	1.206	720	\$10.17	rres	4.7276	RANCH		\$10,175		Rural Residential	401	14
110-022-300-023-00	2566 N FIVE MILE RD	01/25/21	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$159,000	36.89	\$318,025	\$160,052	\$270,348	\$182,992	1.477	1,639	\$164.95	rres	31.8183	RANCH		\$69,428	110-022-300-019-00	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	0.981	980	\$28.13	rres	17.8305	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	1.250	1,360	\$104.43	rres	9.0931	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	0.896	2,820	\$100.35	rres	26.3063	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	0.894	1,536	\$94.11	rres	26.4946	RANCH		\$13,950		Rural Residential	401	89
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	28.0510	RANCH		\$39,000		Stargazer's subdivision	401	94
110-023-300-159-00	1035 E MONROE RD	02/26/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$131,500	54.79	\$262,966	\$56,957	\$383,043	\$216,624	0.845	1,800	\$101.69	770	31.4212	RANCH		\$44,940		Stargazer's subdivision	401	87
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	1.092	2,169	\$112.46	rres	6.7592	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	1.368	1,960	\$92.03	rres	20.9260	RANCH		\$16,679		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	1.278	1,550	\$67.02	rres	11.8975	RANCH		\$23,125		Rural Residential	401	52
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	40.2678	RANCH		\$60,340		Blackwood	401	93
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	0.996	1,633	\$132.65	rres	16.3469	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	1.134	2,004	\$143.04	rres	2.5079	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	0.886	1,304	\$100.41	rres	27.3678	81-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	1.315	1,668	\$181.96	rres	15.5690	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	1.116	2,434	\$110.83	rres	4.2888	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	1.117	2,243	\$118.01	rres	4.2305	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	0.989	2,899	\$122.31	rres	16.9765	2 STORY		\$59,891		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	1.296	2,672	\$116.29	rres	13.7028	2 STORY		\$66,154		Rural Residential	401	75
110-027-300-375-00	1985 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	0.957	2,080	\$16.47	rres	56.2319	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	0.358	1,930	\$32.81	rres	80.1644	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	1.374	988	\$121.64	rres	21.5271	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	1.363	2,924	\$193.71	rres	20.3363	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	1.194	2,114	\$121.97	rres	3.4643	1-1/2 STORY		\$42,063		Rural Residential	401	79
110-031-100-253-00	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	\$296,353	0.982	2,774	\$104.60	S25	17.6731	BERM		\$32,963		Foxcroft Subdivision	401	88
110-031-100-250-00	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	1.942	1,012	\$118.59	rres	78.3113	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	0.813	1,920	\$93.54	rres	34.6203	RANCH		\$23,627		Rural Residential	401	88
110-034-200-160-00	1961 N HOPE RD	11/30/21	\$38,000	WD	33-TO BE DETERMINED	\$82,000	\$38,700	47.20	\$77,311	\$7,316	\$74,684	\$81,390	0.918	992	\$75.29	rres	24.1582	RANCH		\$7,316		Rural Residential	401	57
110-034-200-225-00	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	0.874	1,512	\$100.09	rres	28.4778	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	0.687	5,616	\$38.64	rres	47.2545	2 STORY		\$15,500		Rural Residential	401	51
110-034-200-690-00	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	1.306	884	\$122.85	rres	14.6806	RANCH		\$8,897		Rural Residential	401	83
110-035-100-050-00	136 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												

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110-004-300-020-00	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	1.216	1,568	\$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	1.709	952	\$122.51	rres	170.8711	RANCH		\$63,958		Rural Residential	401	67
110-012-400-120-00	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	1.581	1,008	\$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	1.493	960	\$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	1.537	1,056	\$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	1.302	2,042	\$96.69	rres	130.2208	RANCH		\$73,660		Rural Residential	401	62
110-014-400-260-00	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	0.857	2,268	\$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	1.329	1,024	\$170.96	rres	132.8884	RANCH		\$11,935		Rural Residential	401	77
110-021-200-300-00	168 E AQUILUS 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	0.315	5,056	\$4.70	rres	31.4523	RANCH		\$66,511	110-021-200-110-00, 110-021-200-200-00, 110-021-200-210-00	Rural Residential	401	78
110-022-100-025-00	2992 N HOPE RD	04/26/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$113,900	41.06	\$247,680	\$19,632	\$138,368	\$125,648	1.077	1,400	\$96.69	rres	107.7362	RANCH		\$132,000	110-015-400-050-00, 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	1.206	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	1.477	1,639	\$164.95	rres	147.7377	RANCH		\$69,428	110-022-300-019-00	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	0.981	980	\$28.13	rres	98.0890	RANCH		\$13,385		Rural Residential	401	35
110-022-300-265-00	679 E MONROE DR	01/29/21	\$180,600	WD	03-ARM'S LENGTH	\$180,600	\$68,100	37.71	\$136,279	\$32,577	\$142,023	\$113,607	1.250	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	0.896	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	0.894	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	1.092	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	1.368	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	1.278	1,550	\$67.02	rres	127.8169	RANCH		\$23,125		Rural Residential	401	52
110-025-300-455-00	1673 E LETTIS 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	0.996	1,633	\$132.65	rres	99.5726	RANCH		\$23,741		Rural Residential	401	95
110-025-300-500-00	1717 E LETTIS 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	1.134	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	0.886	1,304	\$100.41	rres	88.5517	8-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	1.315	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	1.116	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	1.117	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	0.989	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	\$75,768	\$339,732	\$262,092	1.296	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	0.597	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	0.358	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	1.374	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	1.363	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	\$155,973	1.194	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	1.942	1,012	\$118.59	rres	194.2307	RANCH		\$13,082		Rural Residential	401	52
110-034-100-505-00	782 E SANFORD	03/03/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$111,000	54.15	\$222,012	\$25,402	\$178,598	\$220,930	0.813	1,920	\$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	\$7,216	\$74,684	\$81,390	0.918	992	\$75.29	rres	91.7612	RANCH		\$7,316		Rural Residential	401	57
110-034-200-225-00	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	0.874	1,512	\$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	0.687	5,616	\$38.64	rres	68.6649	2 STORY		\$15,500		Rural Residential	401	51
110-034-200-690-00	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	1.306	884	\$122.85	rres	130.6000	RANCH		\$8,897		Rural Residential	401	83
110-035-100-050-00	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	1.339	2,016	\$94.60	rres	133.8593	RANCH		\$19,490		Rural Residential	401	63
110-036-200-050-00	1692 E LETTIS 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	0.819	1,824	\$72.61	rres	81.9018	RANCH		\$14,960	110-036-200-030-00	Rural Residential	401	72
110-036-200-690-00	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	0.691	2,352	\$65.32	rres	69.0683	RANCH		\$59,360		Rural Residential	401	69
110-036-200-830-00	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	1.644	2,327	\$147.66	rres	164.3606	RANCH		\$20,920		Rural Residential	401	74
110-036-400-402-00	1702 N HICKS RD	09/25/20	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$113,300	34.34	\$226,639	\$48,466	\$281,434	\$207,178	1.358	2,568	\$109.59	rres	135.8417	TRI-LEVEL		\$33,679		Rural Residential	401	75
110-036-400-501-00	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	1.111	1,824	\$115.51	rres	111.0850	RANCH		\$37,933		Rural Residential	401	77
Totals:						\$10,108,650	\$4,110,800		\$8,221,462		\$8,426,866	\$7,617,045			\$106.26		3.2201							

Sale, Ratio =>	40.67	E.C.F. =>	1.106	Std. Deviation=>	0.337967882
Std. Dev. =>	13.87	Ave. E.C.F. =>	1.139	Ave. Variance=>	113.8518
					Coefficient of Var=>
					100
ECF Used in database:					0.890 72.08% Adjust by: 30.00%

Current ECF Updated ECF  
RES 0.890 0.965

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	Cost Adj.	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building 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	Blackwood	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	Brinks / 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	Brinks / 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	Foxcroft 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	Lincoln 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	Lincoln 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	Lincoln 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	Lincoln 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	Sherwood 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	Sherwood 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	Stargazer'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	Stargazer'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 Subr	0.880	0.895
	540 Heyward Estz	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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	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 Style	Use Code	Land Value	Land Table	Property Class	Building Depr.
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	Std. Deviation=>	0.17309162							
								Std. Dev. =>	6.45					Ave. E.C.F. =>	1.089	Ave. Variance=>	12.9001	Coefficient of Var=>	11.84882581					

Average ECF Used in database: 0.86574.14%Adjust by: 30.00%

	Current ECF	Updated ECF
avrl Averill Area	0.865	0.932
500 Golden Pond	0.917	0.988
985 Old Oak Trail	0.680	0.733
700 Pineridge	0.828	0.892

Use: 0.921

2300: Sanford Village & Coleman: Use 0.671

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	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	/ /		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	/ /		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	/ /		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	No	/ /		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	/ /		2300 COLEMAN	201	0
Totals:			\$1,003,700			\$1,003,700	\$473,900		\$979,354		\$901,215	\$1,182,726			#DIV/0!												
							Sale. Ratio =>	47.22				E.C.F. =>	0.762			Std. Deviation=>	0.156318										
							Std. Dev. =>	14.46				Ave. E.C.F. =>	0.689			Ave. Variance=>	19.8975		Coefficient of Var=>	28.88438198							

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-Wikly Rd	0.750	0.741
Commercial Property on Meridian	0.700	0.692

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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	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		3200 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	No	
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	No	
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	No	
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			30004 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			Std. Deviation=>	0.171158				
							Std. Dev. =>		13.37			Ave. E.C.F. =>	0.791			Ave. Variance=>	37.9287	Coefficient of Var=>	47.92630179		

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

	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