

RAW DATA

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 Style	Land Value	Parcels	Land Table	Property Class	Building Depr.
110-490-500-020-00	2010 N FANTASY LN	04/04/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$190,900	48.33	\$381,783	\$70,901	\$324,099	\$358,159	0.905	2,515	\$128.87	490	23.7233	RANCH	\$49,688		Dream Chaser	401	80
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	9.4898	BERM	\$32,963		Foxcroft Subdivit	401	88
110-700-500-020-00	2166 E PRICE RD	09/20/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,300	35.32	\$176,693	\$19,924	\$230,076	\$189,335	1.215	1,720	\$133.77	700	15.5161	RANCH	\$12,136		Pineridge	401	67
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	6.8842	2 STORY	\$30,593		Sherwood Meadr	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	25.2720	RANCH	\$39,000		Stargazer's subd	401	94
110-023-300-166-00	2606 N ODYSSEY LN	10/06/22	\$839,000	WD	03-ARM'S LENGTH	\$839,000	\$364,900	43.49	\$729,898	\$35,400	\$803,600	\$730,282	1.100	3,121	\$257.48	770	3.1007	RANCH	\$35,400		Stargazer's subd	401	89
110-024-200-140-00	1516 E BLACKWOOD CT	10/31/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$285,500	44.61	\$570,940	\$54,460	\$585,540	\$552,385	1.060	2,577	\$227.22	775	24.5978	RANCH	\$54,460		Blackwood	401	93
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		225.5970	RANCH	\$5,250		Averitt Acres	401	72
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	216.9287	RANCH	\$5,290		Averitt Acres	401	69
110-550-500-090-00	790 E RED KEG CT	09/15/22	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$22,500	28.85	\$45,093	\$8,349	\$69,651	\$42,479	1.640	624	\$111.62	Avrl	39.1069	RANCH	\$4,700		Red Keg Court	401	56
110-016-200-250-00	3264 N BRINK DR	10/07/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$212,700	42.97	\$425,457	\$64,437	\$430,563	\$415,443	1.036	2,513	\$171.33	brink	103.6395	RANCH	\$42,382			401	86
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	121.8693	RANCH	\$41,940			401	94
110-592-000-044-00	2405 N BIRCHRIDGE DR	09/22/22	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$156,300	40.39	\$312,618	\$44,491	\$342,509	\$342,873	0.999	1,924	\$178.02	LE3-4	32.9947	RANCH	\$37,484		Lincoln Est. No. 5	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			401	67
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
110-013-300-059-00	3196 N STARK RD	06/27/22	\$853,000	WD	03-ARM'S LENGTH	\$853,000	\$319,900	37.50	\$639,736	\$110,447	\$742,553	\$594,707	1.249	3,082	\$240.93	RRES	124,8604	RAISED RANCH	\$95,163			401	80
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	339.8106	RANCH	\$15,520		Rural Residential	401	35
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
110-022-100-025-00	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	107.7362	RANCH	\$132,000	110-015	Rural Residential	401	88
110-022-300-090-00	2700 N FIVE MILE RD	05/25/22	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$124,400	40.92	\$248,850	\$38,977	\$265,023	\$235,812	1.124	1,848	\$143.41	RRES	112.3872	RANCH	\$24,740		Rural Residential	401	81
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
110-025-300-500-00	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	113.4115	RANCH	\$22,355		Rural Residential	401	87
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
110-026-300-641-00	1292 E HARRY LN	06/09/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$25,100	38.62	\$50,253	\$40,458	\$24,542	\$13,993	1.754	780	\$31.46	RRES	175.3895	RANCH	\$29,440		Rural Residential	401	28
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
110-027-300-030-00	2206 N FIVE MILE RD	11/04/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$118,200	52.53	\$236,383	\$22,755	\$202,245	\$240,031	0.843	1,881	\$107.52	RRES	84.2577	2 STORY	\$19,143		Rural Residential	401	82
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	2,872	\$118.29	RRES	129.6233	2 STORY	\$56,154		Rural Residential	401	75
110-027-400-180-00	945 E PRICE RD	07/14/22	\$0	MLC	33-TO BE DETERMINED	\$0	\$56,900	#DIV/0!	\$113,763	\$46,073	(\$46,073)	\$76,056	(0.606)	1,388	(\$33.19)	RRES	60.5776	RANCH	\$29,234		Rural Residential	401	38
110-027-400-308-00	865 E PRICE RD	06/17/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$76,400	31.83	\$152,884	\$24,607	\$215,393	\$144,131	1.494	1,772	\$121.55	RRES	149.4421	RANCH	\$24,607		Rural Residential	401	61
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			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	119.3838	1-1/2 STORY	\$42,063		Rural Residential	401	79
110-028-400-209-00	2174 N RUDY CT	09/30/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$128,100	34.62	\$256,161	\$47,250	\$322,750	\$234,731	1.375	2,114	\$152.67	RRES	137.4976	1-1/2 STORY	\$47,250		Rural Residential	401	78
110-033-100-080-00	461 E SAGINAW RD	10/05/22	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$118,500	46.65	\$237,038	\$18,387	\$235,613	\$245,675	0.959	2,142	\$110.00	RRES	95.9042	RANCH	\$18,387		Rural Residential	401	72
110-033-100-100-00	425 E SAGINAW RD	08/01/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,000	54.67	\$164,096	\$42,798	\$107,202	\$136,290	0.787	1,328	\$80.72	RRES	78.6573	RANCH	\$31,189		Rural Residential	401	66
110-034-100-160-00	762 E RED KEG CT	04/08/22	\$120,025	WD	03-ARM'S LENGTH	\$120,025	\$51,000	42.49	\$102,009	\$4,896	\$115,129	\$109,116	1.055	1,232	\$93.45	RRES	105.5109	RANCH	\$4,896		Rural Residential	401	74
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	81.2991	RANCH	\$23,627		Rural Residential	401	88
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
110-035-100-020-00	1321 E SANFORD RD	02/22/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$170,700	42.15	\$341,440	\$54,758	\$350,242	\$297,080	1.179	2,092	\$167.42	RRES	117.8949	1-1/2 STORY	\$54,758		Rural Residential	401	85
110-035-200-194-00	1033 E SANFORD RD	08/05/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,000	42.00	\$167,947	\$49,775	\$150,225	\$132,778	1.131	1,180	\$127.31	RRES	113.1404	RANCH	\$49,775		Rural Residential	401	60
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
110-036-400-501-00	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:			\$13,231,125			\$13,231,125	\$5,354,800		\$10,709,856		\$11,532,610	\$10,200,245			\$131.07		7.4933						
							Sale. Ratio =>	40.47			E.C.F. =>	1.131			Std. Deviation=>	0.491516202							
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	1.206			Ave. Variance=>	109.5635	Coefficient of Var=>	90.88231945					

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 Style	Land Value	er Parcels in \$	Land Table	Property Class
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
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
110-013-300-059-00	3196 N STARK RD	06/27/22	\$853,000	WD	03-ARM'S LENGTH	\$853,000	\$319,900	37.50	\$639,736	\$110,447	\$742,553	\$594,707	1.249	3,082	\$240.93	RRES	124.8604	RAISED RANCH	\$95,163		Rural Residential	401
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	339.8106	RANCH	\$15,520		Rural Residential	401
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
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	107.7362	RANCH	\$132,000	110-015-400-4	Rural Residential	401
110-022-300-090-00	2700 N FIVE MILE RD	05/25/22	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$124,400	40.92	\$248,850	\$38,977	\$265,023	\$235,812	1.124	1,848	\$143.41	RRES	112.3872	RANCH	\$24,740		Rural Residential	401
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
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
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
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
110-026-300-641-00	1292 E HARRY LN	06/09/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$25,100	38.62	\$50,253	\$40,458	\$24,542	\$13,993	1.754	780	\$31.46	RRES	175.3895	RANCH	\$29,440		Rural Residential	401
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
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
110-027-300-030-00	2206 N FIVE MILE RD	11/04/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$118,200	52.53	\$236,383	\$22,755	\$202,245	\$240,031	0.843	1,881	\$107.52	RRES	84.2577	2 STORY	\$19,143		Rural Residential	401
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	\$262,082	1.296	2,872	\$118.29	RRES	129.6233	2 STORY	\$56,154		Rural Residential	401
110-027-400-308-00	865 E PRICE RD	06/17/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$76,400	31.83	\$152,884	\$24,607	\$215,393	\$144,131	1.494	1,772	\$121.55	RRES	149.4421	RANCH	\$24,607		Rural Residential	401
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
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
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	119.3838	1-1/2 STORY	\$42,063		Rural Residential	401
110-028-400-209-00	2174 N RUDY CT	09/30/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$128,100	34.62	\$256,161	\$47,250	\$322,750	\$234,731	1.375	2,114	\$152.67	RRES	137.4976	1-1/2 STORY	\$47,250		Rural Residential	401
110-033-100-080-00	461 E SAGINAW RD	10/05/22	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$118,500	46.65	\$237,038	\$18,387	\$235,613	\$245,675	0.959	2,142	\$110.00	RRES	95.9042	RANCH	\$18,387		Rural Residential	401
110-033-100-100-00	425 E SAGINAW RD	08/01/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$82,000	54.67	\$164,096	\$42,798	\$107,202	\$136,290	0.787	1,328	\$80.72	RRES	78.6573	RANCH	\$31,189		Rural Residential	401
110-034-100-160-00	762 E RED KEG CT	04/08/22	\$120,025	WD	03-ARM'S LENGTH	\$120,025	\$51,000	42.49	\$102,009	\$4,896	\$115,129	\$109,116	1.055	1,232	\$93.45	RRES	105.5109	RANCH	\$4,896		Rural Residential	401
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	81.2991	RANCH	\$23,627		Rural Residential	401
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
110-035-100-020-00	1321 E SANFORD RD	02/22/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$170,700	42.15	\$341,440	\$54,758	\$350,242	\$297,080	1.179	2,092	\$167.42	RRES	117.8949	1-1/2 STORY	\$54,758		Rural Residential	401
110-035-200-194-00	1033 E SANFORD RD	08/05/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$84,000	42.00	\$167,947	\$49,775	\$150,225	\$132,778	1.131	1,180	\$127.31	RRES	113.1404	RANCH	\$49,775		Rural Residential	401
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
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
Totals:			\$8,382,425			\$8,382,425	\$3,212,600		\$6,425,348		\$7,186,544	\$5,956,902			\$128.16		9.7409					
							Sale. Ratio =>	38.33				E.C.F. =>	1.206		Std. Deviation=>	0.464902738						
							Std. Dev. =>	7.88				Ave. E.C.F. =>	1.304		Ave. Variance=>	130.3832	Coefficient of Var=>	100				

ECF Used in database: 0.965 74.98% Adjust by: 37.00%

	Current ECF	Updated ECF
RES	0.965	1.054

Subs-1

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	From DB	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
110-490-500-020-00	2010 N FANTASY LN	04/04/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$190,900	48.33	\$381,783	\$70,901	\$324,099	\$358,159	0.905	2,515	\$128.87	490	0.883	12.9470	RANCH	\$49,668	Dream Chaser	401
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	0.895	5.1909	BERM	\$32,963	Foxcroft Subdivision	401
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	0.877	9.4490	2 STORY	\$30,593	Sherwood Meadows No. 1	401
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	0.968	15.5689	RANCH	\$39,000	Stargazer's subdivision	401
110-023-300-166-00	2606 N ODYSSEY LN	10/06/22	\$839,000	WD	03-ARM'S LENGTH	\$839,000	\$364,900	43.49	\$729,898	\$35,400	\$803,600	\$730,282	1.100	3,121	\$257.48	770	0.968	6.6024	RANCH	\$35,400	Stargazer's subdivision	401
110-024-200-140-00	1516 E BLACKWOOD CT	10/31/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$285,500	44.61	\$570,940	\$54,460	\$585,540	\$552,385	1.060	2,577	\$227.22	775	0.951	2.5649	RANCH	\$54,460	Blackwood	401
110-016-200-250-00	3264 N BRINK DR	10/07/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$212,700	42.97	\$425,457	\$64,437	\$430,563	\$415,443	1.036	2,513	\$171.33	brink	0.884	0.2022	RANCH	\$42,382	Rural Residential	401
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	0.884	18.4320	RANCH	\$41,940	Rural Residential	401
110-592-000-044-00	2405 N BIRCHRIDGE DR	09/22/22	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$156,300	40.39	\$312,618	\$44,491	\$342,509	\$342,873	0.999	1,924	\$178.02	LE3-4	0.796	3.5436	RANCH	\$37,484	Lincoln Est. No. 3 & 4	401
Totals:			\$4,220,700			\$4,220,700	\$1,867,800		\$3,735,509		\$3,802,952	\$3,691,592			\$165.50		0.901	0.4207				
							Sale. Ratio ==>	44.25				E.C.F. ==>	1.030		Std. Deviation==>	0.1077471						
							Std. Dev. ==>	4.96				Ave. E.C.F. ==>	1.034		Ave. Variance==>	8.2779		Coefficient of Var==>	8.00280297			

ECF Used in database: 0.901 85.62% Adjust by: 40.00%

		Current ECF	Updated ECF
	antq Antique Estat	0.938	0.992
Sales	775 Blackwood	0.951	1.006
Sales	brink Brinks Antiqu	0.884	0.935
Sales	490 Dreamchaser	0.883	0.934
Sales	525 Foxcroft Subd	0.895	0.946
	540 Heyward Esta	0.897	0.949
	LE1-2 Lincoln Est. 1	0.769	0.813
Sales	LE3-4 Lincoln Est. 3	0.796	0.842
Sales	750 Sherwood Me	0.877	0.927
Sales	770 Stargazers Su	0.968	1.024

Subs-2

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	Area Fld	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
110-700-500-020-00	2166 E PRICE RD	09/20/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$88,300	35.32	\$176,693	\$19,924	\$230,076	\$189,335	1.215	1,720	\$133.77	700	0.892	9.1270	RANCH	\$12,136	Pineridge	401
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	0.932	16.4317	RANCH	\$5,250	Averill Acres	401
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	0.932	7.7634	RANCH	\$5,290	Averill Acres	401
110-550-500-090-00	790 E RED KEG CT	09/15/22	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$22,500	28.85	\$45,093	\$8,349	\$69,651	\$42,479	1.640	624	\$111.62	Avrl	0.932	33.3220	RANCH	\$4,700	Red Keg Court	401
Totals:			\$628,000			\$628,000	\$217,500		\$435,236		\$589,187	\$475,695			\$116.54		0.922	6.7872				
								Sale. Ratio =>	34.63					E.C.F. =>	1.239	Std. Deviatn	0.2253832					
								Std. Dev. =>	3.51					Ave. E.C.F. =>	1.306	Ave. Varianc	16.6610	Coefficient of Var=>	12.75286516			

ECF Used in database: 0.922 65.66% Adjust by: 40.00%

		Current ECF	Updated ECF
Sales	avrl Averill Area	0.932	1.060
	500 Golden Pond	0.988	1.124
	985 Old Oak Trails	0.733	0.834
	700 Pineridge	0.892	1.015

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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 v. by Mean	Building Style	Land Valuer	Parcels in	Land Table	Property Classification	Building Dep
080-008-3C	3044 N ELE	10/20/21	\$155,000	WD	03-ARM'S L	\$155,000	\$73,000	47.10	\$120,169	\$36,925	\$118,075	\$92,906	1.271	1,976	\$59.75	4300	34.5831	MANUFACTURED	\$36,925		4300 W/NV	401	36
080-013-1C	102 W BEA	08/02/21	\$211,000	WD	19-MULTI P	\$211,000	\$91,800	43.51	\$190,705	\$62,475	\$148,525	\$151,572	0.980	1,459	\$101.80	4300	5.4823	1 STY	\$60,789	080-013-1C	4300 W/NV	401	65
080-013-1C	170 W BEA	10/08/21	\$207,000	WD	03-ARM'S L	\$207,000	\$74,700	36.09	\$240,173	\$47,848	\$159,152	\$227,335	0.700	1,848	\$86.12	4300	22.4995	1-3/4 STY	\$47,848		4300 W/NV	401	73
080-014-1C	2847 N WE	09/30/21	\$165,000	WD	03-ARM'S L	\$165,000	\$59,800	36.24	\$160,969	\$55,260	\$109,740	\$117,979	0.930	1,404	\$78.16	4300	0.5093	MANUFACTURED	\$50,952		4300 W/NV	401	52
080-017-3C	2496 N ELE	08/01/22	\$135,000	WD	03-ARM'S L	\$135,000	\$46,300	34.30	\$104,033	\$21,500	\$113,500	\$97,557	1.163	1,092	\$103.94	4300	23.8352	1 STY	\$21,500		4300 W/NV	401	59
080-023-2C	2476 N EIG	08/19/22	\$225,000	WD	03-ARM'S L	\$225,000	\$79,500	35.33	\$184,577	\$45,992	\$179,008	\$163,812	1.093	1,791	\$99.95	4300	16.7691	2 STY	\$45,992		4300 W/NV	401	63
080-027-2C	1333 W NIE	05/27/21	\$589,000	WD	03-ARM'S L	\$589,000	\$184,800	31.38	\$497,961	\$73,967	\$515,133	\$498,852	1.032	3,004	\$171.45	4300	10.7364	2 STY	\$40,747		4300 W/NV	401	76
080-027-2C	1433 W NIE	06/18/21	\$400,000	WD	03-ARM'S L	\$400,000	\$124,100	31.03	\$354,130	\$65,877	\$334,123	\$340,725	0.981	1,706	\$195.85	4300	5.5551	1 STY	\$41,192		4300 W/NV	401	76
080-032-2C	2400 W HU	03/04/22	\$207,100	WD	03-ARM'S L	\$207,100	\$85,600	41.33	\$254,674	\$39,667	\$167,433	\$254,145	0.659	1,800	\$93.02	4300	26.6266	1 STY	\$39,667		4300 W/NV	401	72
080-033-4C	1087 N NIN	07/02/21	\$137,800	WD	03-ARM'S L	\$137,800	\$70,000	50.80	\$163,873	\$57,896	\$79,904	\$124,306	0.643	1,352	\$59.10	4300	28.2272	1 STY	\$52,520		4300 W/NV	401	65
080-034-1C	1171 W WA	03/08/22	\$220,000	WD	03-ARM'S L	\$220,000	\$95,900	43.59	\$223,739	\$72,779	\$147,221	\$177,404	0.830	1,291	\$114.04	4300	9.5211	1 STY	\$71,144		4300 W/NV	401	59
080-036-1C	235 W WAC	10/08/21	\$271,000	WD	03-ARM'S L	\$271,000	\$80,800	29.82	\$254,608	\$31,701	\$239,299	\$263,483	0.908	2,176	\$109.97	4300	1.6861	BI-LEVEL	\$29,500		4300 W/NV	401	71
050-011-1C	1410 E SAI	05/27/21	\$224,000	WD	03-ARM'S L	\$224,000	\$74,000	33.04	\$216,218	\$41,000	\$183,000	\$189,425	0.966	1,138	\$160.81	4400	4.1009	TRI-LEVEL	\$41,000		4400 N/CE	401	63
050-011-2C	6982 N MIC	03/24/23	\$120,000	WD	03-ARM'S L	\$120,000	\$43,400	36.17	\$120,014	\$19,790	\$100,210	\$108,350	0.925	1,588	\$63.10	4400	0.0203	1 STY	\$17,940		4400 N/CE	401	45
050-012-3C	1749 E CUJ	12/19/22	\$168,000	WD	03-ARM'S L	\$168,000	\$46,600	27.74	\$178,459	\$14,940	\$153,060	\$175,074	0.874	1,456	\$105.12	4400	5.0814	MANUFACTURED	\$14,940		4400 N/CE	401	63
050-015-2C	6312 N FIV	09/15/21	\$249,900	WD	03-ARM'S L	\$249,900	\$55,700	22.29	\$250,945	\$68,000	\$181,900	\$197,778	0.920	1,194	\$152.35	4400	0.5357	1-3/4 STY	\$68,000		4400 N/CE	401	69
050-021-2C	212 E SHEP	03/24/23	\$122,000	WD	03-ARM'S L	\$122,000	\$64,300	52.70	\$128,920	\$19,257	\$102,743	\$118,555	0.867	1,320	\$77.84	4400	5.8443	1+STY	\$18,000		4400 N/CE	401	45
050-023-4C	1313 E BAK	09/17/21	\$234,000	WD	03-ARM'S L	\$234,000	\$72,600	31.03	\$230,149	\$22,449	\$211,551	\$224,541	0.942	1,590	\$133.05	4400	1.7077	1-1/4 STY	\$18,000		4400 N/CE	401	64
050-024-3C	5530 N STA	08/12/22	\$176,000	WD	03-ARM'S L	\$176,000	\$83,500	47.44	\$149,605	\$25,897	\$150,103	\$132,450	1.133	1,800	\$83.39	4400	20.8210	MANUFACTURED	\$19,600		4400 N/CE	401	61
050-026-4C	1363 E SHA	03/22/23	\$353,505	WD	03-ARM'S L	\$353,505	\$152,200	43.05	\$331,612	\$37,533	\$315,972	\$317,923	0.994	2,780	\$113.66	4400	6.8789	1 STY	\$37,533		4400 N/CE	401	74
050-027-3C	5160 N FIV	08/08/22	\$255,000	WD	03-ARM'S L	\$255,000	\$107,300	42.08	\$217,440	\$18,000	\$237,000	\$215,611	1.099	1,296	\$182.87	4400	17.4129	TRI-LEVEL	\$18,000		4400 N/CE	401	69
050-033-2C	4758 N MEI	11/01/22	\$240,000	WD	03-ARM'S L	\$240,000	\$108,200	45.08	\$228,269	\$49,800	\$190,200	\$192,939	0.986	1,980	\$96.06	4400	6.0728	1 STY	\$49,800		4400 N/CE	401	80
050-034-4C	4550 N HO	11/21/22	\$535,000	WD	03-ARM'S L	\$535,000	\$253,400	47.36	\$625,662	\$41,000	\$494,000	\$630,319	0.784	2,765	\$178.66	4400	14.1344	2 STY	\$41,000		4400 N/CE	401	67
050-035-4C	1369 E CAS	10/22/21	\$172,000	WD	19-MULTI P	\$172,000	\$88,000	51.16	\$219,579	\$36,400	\$135,600	\$198,031	0.685	1,634	\$82.99	4400	24.0334	1 STY	\$36,400	050-035-4C	4400 N/CE	401	84
Totals:			\$5,772,305			\$5,772,305	\$2,215,500			\$5,646,483		\$4,766,352	\$5,211,072			\$119.18		1.7188					
								Sale. Ratio =>	38.38				E.C.F. =>	0.915		Std. Deviat	0.161						
								Std. Dev. =>	8.24				Ave. E.C.F. =>	0.932		Ave. Variat	12.1948	Coefficien	13.08667749				

Use: 0.921

Commercial

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
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	\$44,186	\$5,400	\$34,600	\$57,632	0.600	1,200	\$28.83	2300	19.8656		OFFICE BUILDINGS	\$5,400	No	/ /	081-680-015-005-00	2301 - SANFORD COMM	201
081-024-400-345-00	261 W SAGINAW RD	11/07/22	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$20,900	33.44	\$38,857	\$12,759	\$49,741	\$36,147	1.376	528	\$94.21	2300	57.7061		OFFICE BUILDINGS	\$12,759	No	/ /		2301 - SANFORD COMM	201
170-003-000-295-00	408 E RAILWAY ST	08/29/22	\$62,250	WD	03-ARM'S LENGTH	\$62,250	\$40,000	64.26	\$86,426	\$11,434	\$50,816	\$103,867	0.489	3,202	\$15.87	2300	30.9781		MARKET CONV	\$11,434	No	/ /		2300 COLEMAN	201
170-003-000-900-00	375 E RAILWAY ST	05/12/22	\$340,000	CD	03-ARM'S LENGTH	\$340,000	\$205,800	60.53	\$355,361	\$41,620	\$298,380	\$408,517	0.730	3,072	\$97.13	2300	6.8624		BANK BRANCH	\$29,760	Yes	03/24/23	170-003-000-980-00, 171 2300 COLEMAN		201

Totals:	\$504,750		\$504,750	\$285,300		\$524,830		\$433,537	\$606,162				0.715			0.40									
				Sale. Ratio =>		56.52			E.C.F. =>				0.799		Std. Deviation=>	28.8530		Coefficient of Var=>	36.1104377						
				Std. Dev. =>		14.08			Ave. E.C.F. =>						Ave. Variance=>										

Average ECF Used in database: 0.730 90.54% Adjust by: -10.00%

	Current ECF	Updated ECF
Com S Stark - Airport Rd	0.730	0.723
Com Sag-Werly Rd	0.730	0.723
Commercial Property on Meridian	0.730	0.723

Industrial

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	Use Code	Land Value	Land Table	Property Class
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	9.6270		GAR SERVICE	\$4,959	2300 COLEMAN	201
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	9.6270		IND ENG	\$20,280	2100 OCMR	201
Totals:			\$392,500			\$392,500	\$164,800		\$276,335		\$367,261	\$387,995			\$44		7.2324					
								Sale. Ratio =>	41.99					E.C.F. =>	0.947	Std. Deviation=>		0.136				
								Std. Dev. =>	16.71					Ave. E.C.F. =>	0.874	Ave. Variance=>		9.6270	Coefficient of Var=>		11.01187394	

Average ECF Used in database: 0.743 72.60% Adjust by: 48.50%

	Current ECF	Updated ECF
Industrial Section 36	0.743	0.842