90-500-040-00 2030 N 50-500-090-00 790 E RI 92-000-044-00 2405 N 00-500-020-00 2166 E R	N BIRCHRIDGE DR E PRICE RD	09/22/22 09/20/22	\$387,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$387,000 \$250,000 \$13,621,525	\$156,300 \$88,300 \$5,762,300 Sale. Ratio =>	40.39 35.32 42.30	\$312,618 \$176,693 \$11,525,474	\$44,491 \$19,924	\$342,509 \$230,076 \$11,340,916	\$342,873 \$189,335 \$10,041,727 E.C.F. =>		1,924 1,720	\$178.02 \$133.77 \$125.26 Std. Deviation=>	700 0.53888322	16.6614 F 8.0811		\$37,484 \$12,136	Lincoln Est. No. 3 & 4 Pineridge	40:
50-500-090-00 790 E RI 92-000-044-00 2405 N	N BIRCHRIDGE DR E PRICE RD	09/22/22 09/20/22	\$387,000 WD \$250,000 WD		\$250,000	\$88,300		\$176,693		\$230,076	\$189,335			\$133.77		16.6614 F				
50-500-090-00 790 E RI 92-000-044-00 2405 N	N BIRCHRIDGE DR	09/22/22	\$387,000 WD																	
	RED KEG CT	03/13/22	,								40.40.070		4 00 4		LE3-4	4.9631 F	ANCH	\$37,484		403
90-500-040-00 2030 N		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	59.1104 F	RANCH	\$4,700	Red Keg Court	40
	N FANTASY LN	06/07/23	\$400,000 WD	03-ARM'S LENGTH	\$400,000	\$148,900	37.23	\$297,891	\$61,425	\$338,575	\$267,798	1.264	1,680	\$201.53	490	21.5723 F	RANCH	\$61,425	Dream Chaser	40
90-500-020-00 2010 N	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	14.3665 F	RANCH	\$49,668	Dream Chaser	40
36-300-025-00 1708 N		04/07/23	\$205,000 WD	03-ARM'S LENGTH	\$205,000	\$91,000	44.39	\$182,088	\$51,993	\$153,007	\$134,813		1,826	\$83.79	RRES	8.6385 F		\$32,376	Rural Residential	40
35-200-245-00 1033 E		06/26/23	\$230,000 WD	03-ARM'S LENGTH	\$230,000	\$87,400	38.00	\$174,775	\$24,072	\$205,928		1.319	1,492	\$138.02	RRES	27.0056		\$24,072	Rural Residential	40
35-100-020-00 1321E3		08/05/22		03-ARM'S LENGTH	\$200,000	\$84,000	42.15	\$167,947	\$49,775	\$350,242	\$132,778		1.180	\$167.42	RRES	8.2836 F		\$49.775	Rural Residential	40
35-100-020-00 1931 N		00/15/23	\$405.000 WD	03-ARM'S LENGTH	\$405.000	\$170,700	#DIV/0: 42.15	\$341,440	\$5,160	\$350.242	\$297.080		2.092	\$167.42	RRES	13.0381 1		\$5,100 \$54.758	Rural Residential	40
34-100-180-00 838 E RI 34-200-220-00 1931 N		06/15/23	,	33-TO BE DETERMINED	\$151,500	\$9,300	#DIV/0!	\$138,125	\$5,160	(\$5,160)	\$140,852	(0.267)	910	(\$5.67)	RRES	131.5668		\$5.160	Rural Residential Rural Residential	40
34-100-160-00 762 E RI		04/08/22 02/16/24	\$120,025 WD \$151.500 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$120,025 \$151,500	\$51,000 \$69,100	42.49 45.61	\$102,009 \$138.125	\$4,896 \$14,769	\$115,129 \$136,731	\$109,116 \$146,852	1.055 0.931	2,430	\$93.45 \$56.27	RRES	0.6541 F 11.7490 F		\$4,896 \$12,090	Rural Residential	40
33-100-510-00 456 ESA		01/04/24	\$113,000 WD	03-ARM'S LENGTH	\$113,000 \$120,025	\$50,300	44.51	\$100,553 \$102,009	\$12,142 \$4,896	\$100,858		1.202	1,045 1,232	\$96.51	RRES	15.3820 F		\$12,142	Rural Residential	40
33-100-100-00 425 ES/		08/01/22		03-ARM'S LENGTH	\$150,000	\$82,000	54.67	\$164,096	\$42,798	\$107,202		0.787	1,328	\$80.72	RRES	26.1995 F		\$31,189	Rural Residential	40
33-100-080-00 461 E SA		10/05/22	\$254,000 WD	03-ARM'S LENGTH	\$254,000	\$118,500	46.65	\$237,038	\$18,387	\$235,613	,	0.959	2,142	\$110.00	RRES	8.9526 F		\$18,387	Rural Residential	40
28-400-209-00 2174 N		09/30/22		03-ARM'S LENGTH	\$370,000	\$128,100	34.62	\$256,161	\$47,250	\$322,750		1.375	2,114	\$152.67	RRES	32.6408 1		\$47,250	Rural Residential	40
27-400-780-00 765 E PF		01/22/24		33-TO BE DETERMINED	\$45,000	\$30,600	68.00	\$61,180	\$17,160	\$27,840	\$41,765		780	\$35.69	RRES	38.1976 F		\$17,160	Rural Residential	40
27-400-760-00 850 E PF		07/14/23		03-ARM'S LENGTH	\$155,000	\$56,500	36.45	\$112,922	\$16,752	\$138,248		1.387	988	\$139.93	RRES	33.8656 F		\$16,752	Rural Residential	40
27-400-512-00 898 E PF		04/14/23	,	03-ARM'S LENGTH	\$185,000	\$100,500	54.32	\$201,075	\$49,359	\$135,641	, .	0.863	1,120	\$121.11	RRES	18.5814 F		\$49,359	Rural Residential	40
27-400-308-00 865 E PF		06/17/22		03-ARM'S LENGTH	\$240,000	\$76,400	31.83	\$152,884	\$24,607	\$215,393		1.494	1,772	\$121.55	RRES	44.5853 F		\$24,607	Rural Residential	40
27-400-251-00 2196 N		08/11/23		33-TO BE DETERMINED	\$170,000	\$78,800	46.35	\$157,656	\$43,621	\$126,379	\$118,171		1,032	\$122.46	RRES	2.0891 F		\$30,228	Rural Residential	40
27-400-206-00 2242 N		10/25/23		33-TO BE DETERMINED	\$405,000	\$167,300	41.31	\$334,628	\$176,831	\$228,169	\$163,520	1.395	1,155	\$197.55	RRES	34.6789 F		\$98,504	Rural Residential	40
27-400-180-00 945 E PF		07/14/22		33-TO BE DETERMINED	\$0	\$56,900	#DIV/0!	\$113,763	\$46,073	(\$46,073)	,	(0.606)	1,388	(\$33.19)	RRES	165.4344 F		\$29,234	Rural Residential	4
27-300-130-00 578 E PF		05/31/23	,	03-ARM'S LENGTH	\$290,000	\$126,200	43.52	\$252,432	\$37,049	\$252,951	\$223,195	1.133	2,488	\$101.67	RRES	8.4751 1		\$30,948	Rural Residential	4
27-300-030-00 2206 N		11/04/22		03-ARM'S LENGTH	\$225,000	\$118,200	52.53	\$236,383	\$22,755	\$202,245		0.843	1,881	\$107.52	RRES	20.5991 2		\$19,143	Rural Residential	4
27-200-014-00 544 E M	MONROE RD	10/26/23	\$640,000 WD	03-ARM'S LENGTH	\$640,000	\$249,000	38.91	\$497,964	\$72,776	\$567,224	\$440,609	1.287	2,362	\$240.15	RRES	23.8795 F	AISED RANCH	\$57,582	Rural Residential	4
27-200-009-00 588 E M	MONROE RD	04/28/23	\$417,000 WD	03-ARM'S LENGTH	\$417,000	\$147,000	35.25	\$294,077	\$69,608	\$347,392	\$232,610	1.493	2,520	\$137.85	RRES	44.4882 1	-1/2 STORY	\$57,582	Rural Residential	4
27-100-521-00 2314 N	N HOPE RD	12/12/23	\$135,000 WD	03-ARM'S LENGTH	\$135,000	\$59,600	44.15	\$119,150	\$33,172	\$101,828	\$89,096	1.143	1,162	\$87.63	RRES	9.4329 F	RANCH	\$33,172	Rural Residential	41
26-300-641-00 1292 E F	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	70.5327 F	RANCH	\$29,440	Rural Residential	41
26-100-300-00 2297 N	N STARK RD	09/08/23	\$327,000 WD	03-ARM'S LENGTH	\$327,000	\$138,300	42.29	\$276,640	\$26,112	\$300,888	\$259,615	1.159	1,876	\$160.39	RRES	11.0412 F	RANCH	\$26,112	Rural Residential	41
25-300-500-00 1717 E l	E LETTS RD	05/23/23	\$401,000 WD	03-ARM'S LENGTH	\$401,000	\$157,200	39.20	\$314,399	\$34,060	\$366,940	\$290,507	1.263	2,004	\$183.10	RRES	21.4535 F	RANCH	\$34,060	Rural Residential	40
24-200-140-00 1516 E B	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	1.1454 F	RANCH	\$54,460	Blackwood	40
24-200-070-00 1591 E B		06/01/23		03-ARM'S LENGTH	\$636,000	\$327,500	51.49	\$655,084	\$64,515	\$571,485	\$620,998		3,901	\$146.50	775	12.8299 F		\$64,515	Blackwood	40
23-400-012-00 1345 E f		10/31/23	,	33-TO BE DETERMINED	\$350,000	\$107,400	30.69	\$214,808	\$50,554	\$299,446		1.531	5,250	\$57.04	RRES	48.2808 F		\$29.880	Rural Residential	40
23-300-050-00 2700 N		10/06/22	,	03-ARM'S LENGTH	\$839,000	\$364,900	43,49	\$729,898	\$35,400	\$803,600		1.100	3,121	\$257.48	770	5.1829 F		\$35,400	Stargazer's subdivision	40
21-200-240-00 248 E BV		05/25/22		03-ARM'S LENGTH	\$25,000	\$20,200	40.92	\$40,472	\$38,977	\$265.023	\$235,812		1,848	\$143.41	RRES	74.5359 F		\$24.740	Rural Residential	41
16-300-210-00 3100 N a 21-200-240-00 248 EBG		04/14/23		33-TO BE DETERMINED	\$745,000	\$254,600	80.80	\$509,185	\$225,688 \$13,666	\$519,312 \$11,334	\$293,779	0.303	1,632	\$193.20 \$6.94	RRES	71.9127 2 74.5359 F		\$80,000 \$12,616	Rural Residential	4
		04/14/23	\$745,000 WD	03-ARM'S LENGTH	\$745,000	\$212,700	34.17	\$509.185	\$225,688	\$519.312	\$293,779	1.768	2,513	\$171.33	RRES	71.9127 2		\$80.000	Rural Residential	41
15-300-170-00 636 E G 16-200-250-00 3264 N		10/07/22	\$155,000 WD \$495,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$155,000	\$81,300	52.45 42.97	\$162,551	\$64,437	\$124,218		1.036	2,513	\$110.91 \$171.33	brink	13.8867 F		\$24,510	Rural Residential	
13-300-059-00 3196 N		04/07/23		33-TO BE DETERMINED	\$836,000	\$361,700	43.27 52.45	\$723,327 \$162.551	\$117,683	\$124,218		0.910	1,120	\$233.07 \$110.91	RRES	9.5959 F	IAISED RANCH	\$101,876	Rural Residential	4
13-300-059-00 3196 N		06/27/22 12/15/23		03-ARM'S LENGTH	\$853,000 \$836,000	\$319,900 \$361,700	37.50 43.27	\$639,736 \$723.327	\$110,447 \$117.683	\$742,553 \$718.317	\$594,707 \$627.610	1.249	3,082	\$240.93	RRES		AISED RANCH	\$95,163 \$101.876	Rural Residential	4
12-300-070-00 3620 N		11/22/23		33-TO BE DETERMINED	\$225,000	\$82,300	36.58	\$164,666	\$89,475	\$135,525		1.739	952	\$142.36	RRES	69.0758 F		\$78,583	Rural Residential	41
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		Sale Date	Sale Price Instr.		Adj. Sale \$							E.C.F. F		\$/Sq.Ft.					Land Table	Property Clas
02-200-000-00 1232 E E	E BOMBAY RD	11/14/23	\$110,000 WD	33-TO BE DETERMINED	\$110,000	\$84,000	76.36		\$168,101	\$168,101 \$143,042		\$168,101 \$143,042 <b>(\$33,042)</b> \$35,799	\$168,101 \$143,042 (\$33,042) \$35,799 (0.923)	\$168,101 \$143,042 (\$33,042) \$35,799 (0.923) 1,170	\$168,101 \$143,042 (\$33,042) \$35,799 (0.923) 1,170 (\$28.24)	\$168,101 \$143,042 (\$33,042) \$35,799 (0.923) 1,170 (\$28.24) RRES	\$168,101 \$143,042 (\$33,042) \$35,799 (0.923) 1,170 (\$28.24) RRES 197.1566 F	\$168,101 \$143,042 (\$33,042) \$35,799 (0.923) 1,170 (\$28.24) RRES 197.1566 RANCH	\$168,101 \$143,042 (\$33,042) \$35,799 (0.923) 1,170 (\$28.24) RRES 197.1566 RANCH \$127,507 110-002-200-010-00	\$168,101 \$143,042 (\$33,042) \$35,799 (0.923) 1,170 (\$28.24) RRES 197.1566 RANCH \$127,507 110-002-200-010-00 Rural Residential

Parcel Number   Street Address   Sale Pite   Sale Pite   Inst.   Terms of Sale   Adj. Sale   Sur. A print   Sale   Adj. Sale   Sur. A print   Sale   Adj. Sale   Sur. A print   Sur. A pr	\$78,583 Rural Residential	Property Class
110-013-300-059-00 3196 N STARK RD		
110-013-300-059-00 3196 N STARK RD 12/15/23 \$836,000 WD 33-TO BE DETERMINED \$836,000 \$361,700 43.27 \$723,327 \$117,683 \$718,317 \$627,610 1.145 3,082 \$233.07 RRES 3.2115 RAISED RANCH 110-015-300-170-00 636 E GOLDEN POND RD 04/07/23 \$155,000 WD 03-ARM'S LENGTH \$155,000 \$816,000 \$248,600 34.17 \$509,185 \$225,688 \$193,20 \$124,218 \$136,548 \$191,120 \$110.91 RRES 26.6941 RANCH 110-015-300-170-00 3100 NANTQUE CT 04/14,23 \$745,000 WD 03-ARM'S LENGTH \$375,000 \$254,600 34.17 \$509,185 \$225,688 \$519,320 \$250,000 WD 03-RMS LENGTH \$304,000 \$254,600 \$40,472 \$13,666 \$11,334 \$373,80 \$0.303 1,632 \$6.94 RRES 59.1052 \$10.000 RRES 59.1052 \$10.0000 RRES 59.1052 \$10.00000 RRES 59.1052 \$10.00000 RRES 59.1052 \$10.00000 RRES 59.1052 \$1	ACC 400 December 1	401
110-015-300-170-00 636 E GOLDEN POND RD 04/07/23 \$155,000 WD 03-ARM'S LENGTH \$155,000 \$81,300 \$24.5 \$162,551 \$30,782 \$124,218 \$136,548 0.910 1,120 \$110.91 RRES 26.6941 RANCH 110-021-300-210-00 3100 NATIQUE CT 04/14/23 \$745,000 WD 03-ARM'S LENGTH \$745,000 \$254,600 34.17 \$509,185 \$225,688 \$519,312 \$293,779 1.68 2,688 \$193.20 RRES 59.1052 25TORY 110-021-200-2400-00 248 E BOULIS DR 07/28/23 \$25,000 WD 33-TO BE DETERMINED \$25,000 \$20,200 80.80 \$40,472 \$13,666 \$11,334 \$37,380 0.303 1,632 \$6.94 RRES 87.344 RANCH 110-022-300-90-00 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 \$265,003 \$323,812 1.124 1,848 \$143.41 RRES 5.2770 RANCH 110-022-300-900-00 270 N FIVE MILE RD 05/23/23 \$305,000 ML 03-ARM'S LENGTH \$304,000 \$107,400 30.69 \$214,808 \$50,554 \$299,446 \$195,540 1.531 5,250 \$57.04 RRES 35.4734 RANCH 110-025-300-500-00 1717 E LETTS RD 05/23/23 \$401,000 WD 03-ARM'S LENGTH \$401,000 \$157,200 39.20 \$314,399 \$34,660 \$366,940 \$299,007 1.263 2,004 \$183.10 RRES 8.6461 RANCH 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 \$24,422 \$139,393 1.754 780 \$31.46 RRES 57.7263 RANCH 110-027-100-521-00 2314 N HOPE RD 12/12/23 \$135,000 WD 03-ARM'S LENGTH \$435,000 \$59,600 44.15 \$119,150 \$33,172 \$101,828 \$89,096 1.143 1,162 \$87.63 RRES 3.3745 RANCH 110-027-200-014-00 544 E MONROE RD 12/12/23 \$135,000 WD 03-ARM'S LENGTH \$435,000 \$147,000 \$147,000 \$3.525 \$29,407 \$96,608 \$347,392 \$232,610 1.493 2,520 \$137.85 RRES 31.6080 1-10-027-300-030-00 206 N FIVE MILE RD 11/04/22 \$25,000 WD 03-ARM'S LENGTH \$440,000 \$147,000 \$147,000 \$3.525 \$236,383 \$22,755 \$202,45 \$240,01 0.843 1,881 \$107.52 RRES 31.4065 25TORY	\$95,163 Rural Residential	401
110-016-300-210-00 3100 NANTIQUE CT 04/14/23 \$745,000 WD 03-ARM'S LENGTH \$745,000 \$254,600 34.17 \$509,185 \$225,688 \$519,312 \$293,779 1.768 2,688 \$193.20 RRES 59.1052 2STORY  110-021-200-240-00 248 E BOULIS DR 07/28/23 \$25,000 WD 03-ARM'S LENGTH \$304,000 \$124,400 40.92 \$248,850 \$38,977 \$265,003 \$235,812 41.24 1.848 \$143.41 RRES 87.3474 RANCH 110-023-400-012-00 1345 E MONNOE RD 10/31/23 \$350,000 ML 33-TO BE DETERMINED \$350,000 \$107,400 30.69 \$214,808 \$50,554 \$299,446 \$195,544 1.531 5,250 \$57.04 RRES 35.4774 RANCH 110-023-400-012-00 1345 E MONNOE RD 05/28/23 \$401,000 WD 03-ARM'S LENGTH \$401,000 \$157,200 39.20 \$314,399 \$34,060 \$366,940 \$290,507 1.263 2,004 \$183.10 RRES 8.6461 RANCH 110-026-300-500-00 1717 E LETTS RD 05/28/23 \$401,000 WD 03-ARM'S LENGTH \$401,000 \$157,200 39.20 \$314,399 \$34,060 \$366,940 \$290,507 1.263 2,004 \$183.10 RRES 8.6461 RANCH 110-026-300-604-00 1292 E HARRY LN 06/09/22 \$65,000 WD 03-ARM'S LENGTH \$65,000 \$25,100 38.62 \$50,253 \$40,458 \$249,452 \$13,939 \$1.760 \$81,000 \$11,000 \$11,000 \$11,000 \$10,000 \$11,000 \$10,000 \$	\$101,876 Rural Residential	401
110-021-200-240-00 248 EBOULIS DR 07/28/23 \$25,000 WD 33-TO BE DETERMINED \$25,000 \$20,000 \$80.80 \$40,472 \$13,666 \$11,334 \$37,380 \$0.303 \$1,632 \$6.94 RRES 87.343 RANCH 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 \$88,977 \$265,023 \$235,812 \$1.124 1,848 \$143.41 RRES 5.2770 RANCH 110-022-300-090-00 2700 N FIVE MILE RD 05/25/22 \$350,000 MC 33-TO BE DETERMINED \$350,000 \$107,400 30.69 \$214,808 \$60,554 \$299,446 \$195,540 \$11.54 1,548 \$143.41 RRES 5.2770 RANCH 110-025-300-500-00 1717 ELETTS RD 05/23/23 \$401,000 WD 03-ARM'S LENGTH \$401,000 \$157,200 39.20 \$314,399 \$34,060 \$366,940 \$290,507 \$1.683 2,004 \$183.10 RRES 8.6461 RANCH 110-025-100-300-00 2297 N STARK RD 09/08/23 \$27,000 WD 03-ARM'S LENGTH \$327,000 \$158,300 42.99 \$276,640 \$26,112 \$300,888 \$255,615 1.159 1,876 \$160.39 RRES 1.7662 RANCH 110-027-100-521-00 2314 N HOPE RD 12/12/23 \$135,000 WD 03-ARM'S LENGTH \$135,000 \$59,600 44.15 \$119,150 \$33,172 \$101,828 \$89,096 1.143 1,62 \$87.63 RRES 3.3745 RANCH 110-027-200-001-00 588 E MONROE RD 04/28/23 \$410,000 WD 03-ARM'S LENGTH \$417,000 \$147,000 \$3.55 \$294,077 \$96,608 \$347,392 \$232,010 1.493 2,520 \$137.85 RRES 31.608 1.172 STORY 110-027-200-003-00 0200 FIVE MILE RD 11/04/27 \$225,000 WD 03-ARM'S LENGTH \$425,000 \$118,200 \$249,000 38.91 \$497,964 \$72,776 \$567,224 \$240,00 1.881 \$10.083	\$24,510 Rural Residential	401
110-022-300-090-0	\$80,000 Rural Residential	401
110-023-400-012-00 1345 E MONROE RD 10/31/23 \$350,000 MLC 33-TO BE DETERMINED \$350,000 \$107,400 30.69 \$214,808 \$50,554 \$299,446 \$195,540 1.531 5,250 \$57.04 RRES 35.4734 RANCH 110-025-300-500-00 1717 E LETTS RD 05/23/23 \$401,000 WD 03-ARM'S LENGTH \$401,000 \$157,200 39.20 \$314,399 \$43,600 \$366,940 \$290,507 1.263 2.004 \$183.10 RRES 8.6461 RANCH 110-026-100-030-04-00 1292 E HARRY LN 06/09/22 \$65,000 WD 03-ARM'S LENGTH \$327,000 \$138,300 42.29 \$276,640 \$26,112 \$300,888 \$25,652 \$1.59 1,876 \$160.39 RRES 1.7662 RANCH 110-027-100-521-00 2314 N HOPE RD 12/12/23 \$135,000 WD 03-ARM'S LENGTH \$135,000 \$59,600 44.15 \$119,150 \$33,172 \$101,828 \$89,096 1.143 1,162 \$87.63 RRES 3.3745 RANCH 110-027-200-009-00 588 E MONROE RD 04/28/23 \$410,000 WD 03-ARM'S LENGTH \$135,000 \$59,600 44.15 \$119,150 \$33,172 \$101,828 \$89,096 1.43 1,162 \$87.63 RRES 3.3745 RANCH 110-027-200-009-00 588 E MONROE RD 10/28/23 \$440,000 WD 03-ARM'S LENGTH \$417,000 \$147,000 \$5.25 \$294,007 \$69,608 \$347,392 \$225,00  1.493 2,520 \$137.85 RRES 31.6808 1-112 STORY 110-027-200-009-00 588 E MONROE RD 10/26/23 \$640,000 WD 03-ARM'S LENGTH \$425,000 \$118,200 \$249,000 38.91 \$497,964 \$72,776 \$657,224 \$440,60 91.87 2,362 \$240,15 RRES 33.4065 \$25TORY	\$12,616 Rural Residential	401
110-025-300-500-00	\$24,740 Rural Residential	401
110-026-100-300-00 2297 N STARK RD 09/08/23 \$327,000 WD 03-ARM'S LENGTH \$327,000 \$138,300 42.29 \$276,640 \$26,112 \$300,888 \$259,615 1.159 1,876 \$160.39 RRES 1.7662 RANCH 110-026-300-641-00 1292 E HARRYLN 06/09/22 \$55,000 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 57.7253 RANCH 110-027-100-521-00 2314 N HOPE RD 12/12/23 \$135,000 WD 03-ARM'S LENGTH \$135,000 \$59,600 44.15 \$119,150 \$33,172 \$101,828 \$89,096 1.143 1,162 \$87.63 RRES 3.3745 RANCH 110-027-200-0090-00 588 E MONROE RD 04/28/23 \$417,000 WD 03-ARM'S LENGTH \$147,000 \$147,000 35.25 \$294,077 \$69,608 \$347,392 \$232,610 1.493 2,520 \$137.85 RRES 31.6808 1-1/2S TORY 110-027-200-014-00 544 E MONROE RD 11/04/22 \$25,000 WD 03-ARM'S LENGTH \$400,000 \$249,000 38.91 \$497,964 \$72,776 \$567,224 \$440,009 1.287 2,362 \$240.15 RRES 11.0721 RANCH 110-027-300-030-00 2206 N FIVE MILE RD 11/04/22 \$25,000 WD 03-ARM'S LENGTH \$25,000 \$118,200 \$52.53 \$236,383 \$22,755 \$202,245 \$240.031 0.843 1,881 \$107.52 RRES 33.4065 25TORY	\$29,880 Rural Residential	401
110-026-300-641-00	\$34,060 Rural Residential	401
110-027-100-521-00 2314 N HOPE RD 12/12/23 \$135,00 WD 03-ARM'S LENGTH \$135,000 \$59,600 44.15 \$119,150 \$33,172 \$101,828 \$89,096 1.143 1,162 \$87.63 RRS 3.3745 RANCH 110-027-200-009-00 588 E MONROE RD 04/28/23 \$417,00 WD 03-ARM'S LENGTH \$417,000 \$147,000 35.25 \$294,077 \$89,608 \$347,392 \$232,610 1.493 2,520 \$137.85 RRES 31.6808 1-1/2 STORY 110-027-200-014-00 544 E MONROE RD 10/28/23 \$840,000 WD 03-ARM'S LENGTH \$425,000 \$118,200 \$249,000 \$38.91 \$497,964 \$72,776 \$567,224 \$240,031 1.89 2,520 \$240,015 RRES 11.0721 RAISE RANCH 110-027-300-030-00 200 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 1.083 1.81 \$107.52 RRES 33.4065 2 STORY	\$26,112 Rural Residential	401
110-027-200-009-00 58 E MONROERD 04/28/23 \$417,000 WD 03-ARM'S LENGTH \$417,000 \$147,000 35.25 \$294,077 \$69,608 \$347,392 \$232,610 1.493 2,520 \$137.85 RES 31.6808 1-1/2 STORY  110-027-200-014-00 544 E MONROERD 10/26/23 \$640,000 WD 03-ARM'S LENGTH \$640,000 \$249,000 38.91 \$497,964 \$72,776 \$567,224 \$440,609 1.287 2,362 \$240.15 RRES 11.0721 RAISED RANCH 110-027-300-030-00 206 N FIVE MILE RD 11/04/22 \$225,000 WD 03-ARM'S LENGTH \$225,000 \$118,200 \$52.53 \$236,383 \$227,75 \$202,245 \$240,031 0.83 1,881 \$107.52 RRES 33.4065 2 STORY	\$29,440 Rural Residential	401
110-027-200-014-00 544 EMONROERD 10/26/23 \$640,000 WD 03-ARM'S LENGTH \$640,000 \$249,000 38.91 \$497,964 \$72,776 \$567,224 \$440,609 1.287 2,362 \$240.15 RRES 11.0721 RAISED RANCH 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 33.4065 2 STORY	\$33,172 Rural Residential	401
$110-027-300-030-00 \\ 226 \text{N FIVE MILE RD} \\ 11/04/22 \\ 225,000 \\ \text{W} \\ 225,000 \\ \text{W} \\ 205,000 \\ \text{W} \\ 205,000 \\ \text{W} \\ 205,000 \\ \text{S1B},200 \\ 255,000 \\ \text{S1B},200 \\ 255,000 \\ 236,383 \\ 22,755 \\ 206,285 \\ 220,245 \\ \text{S20},245 \\ \text{S20},031 \\ \text{0.83} \\ \text{1.81} \\ \text{S1D},52 \\ \text{RES} \\ \text{33.4065} \\ \text{25TORY} \\ \text{1.81} \\ 1$	\$57,582 Rural Residential	401
	\$57,582 Rural Residential	401
110-027-300-130-00 578 E PRICE RD 05/31/23 \$290,000 WD 03-ARM'S LENGTH \$290,000 \$126,200 43.52 \$252,432 \$37,049 \$252,951 \$232,195 1.133 2,488 \$101.67 RRES 4.3323 1-1/2 STORY	\$19,143 Rural Residential	401
	\$30,948 Rural Residential	401
110-027-400-206-00 2242 N HOPE RD 10/25/23 \$405,000 WD 33-TO BE DETERMINED \$405,000 \$167,300 41.31 \$334,628 \$176,831 \$228,169 \$163,520 1.395 1,155 \$197.55 RRES 21.8715 RANCH	\$98,504 Rural Residential	401
110-027-400-251-00 2196 N HOPE RD 08/11/23 \$170,000 WD 33-TO BE DETERMINED \$170,000 \$78,800 46.35 \$157,656 \$43,621 \$126,379 \$118,171 1.069 1,032 \$122.46 RRES 10.7183 RANCH	\$30,228 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 31.7778 RANCH	\$24,607 Rural Residential	401
110-027-400-512-00 898 F PRICE RD 04/14/23 \$185,000 WD 03-ARM'S LENGTH \$185,000 \$100,500 \$4.32 \$201,075 \$49,359 \$135,641 \$157,219 0.863 1,120 \$121.11 RRES 31.3888 RANCH	\$49,359 Rural Residential	401
110-027-400-760-00 850 E PRICE RD 07/14/23 \$155,000 WD 03-ARM'S LENGTH \$155,000 \$56,500 36.45 \$112,922 \$16,752 \$138,248 \$99,658 1.387 988 \$139.93 RRES 21.0582 RANCH	\$16,752 Rural Residential	401
110-027-400-780-00 765 E PRICE RD 01/22/24 \$45,000 WD 33-TO BE DETERMINED \$45,000 \$30,600 68.00 \$61,180 \$17,160 \$27,840 \$41,765 0.667 780 \$35.69 RRES 51.0051 RANCH	\$17,160 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 19.8333 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 21.7600 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 39.0069 RANCH	\$31,189 Rural Residential	401
110-033-100-510-00 456 E SAGINAW RD 01/04/24 \$113,000 WD 03-ARM'S LENGTH \$113,000 \$50,300 44.51 \$100,553 \$12,142 \$100,858 \$83,881 1.202 1,045 \$96.51 RRES 2.5746 RANCH	\$12,142 Rural Residential	401
110-034-100-160-00 762 F 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 12.1533 RANCH	\$4,896 Rural Residential	401
110-034-100-180-00 838 F RED KEG CT 02/16/24 \$151,500 WD 03-ARM'S LENGTH \$151,500 \$69,100 45.61 \$138,125 \$14,769 \$136,731 \$146,852 0.931 2,430 \$56.27 RRES 24.5564 RANCH	\$12,090 Rural Residential	401
110-035-100-020-00 1321E 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 0.2307 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 4.5238 RANCH	\$49,775 Rural Residential	401
110-035-200-245-00 1049 E SANFORD RD 06/26/23 \$230,000 WD 03-ARM'S LENGTH \$230,000 \$87,400 38.00 \$174,775 \$24,072 \$205,928 \$156,169 1.319 1.492 \$138.02 RRES 14.1981 RANCH	\$24,072 Rural Residential	401
110-036-300-025-00 1708 N STARK RD 04/07/23 \$205,000 WD 03-ARM'S LENGTH \$205,000 \$91,000 44.39 \$182,088 \$51,993 \$153,007 \$134,813 1.135 1,826 \$83.79 RRES 4.1689 RANCH	\$32,376 Rural Residential	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 14.0247 RANCH	\$42,382	401
Totals: \$9,886,525 \$9,886,525 \$4,027,300 \$8,054,927 \$8,159,656 \$6,806,245 \$127.07 2.2206		
Sale. Ratio => 40.74 E.C.F. ⇒ 1.199 Std. Deviation=> 0.31248507		
Std. Dev. => 9.99 Ave. E.C.F. => 1.177 Ave. Variance=> 22.9522 Coefficient of Var=> 19.50654492		

ECF Used in database: 1.054 94.67% Adjust by: 170.00%

 
 Current ECF
 Updated ECF

 1.054
 1.149
 RES

Subs-1	
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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	rom DB	Dev. by Mean (%) Building Style	Land Value Land Table	Property Class
110-024-200-070-00 1591 E BLACKWOOD CT	06/01/23	\$636,000 WD	03-ARM'S LENGTH	\$636,000	\$327,500	51.49	\$655,084	\$64,515	\$571,485	\$620,998 0.920	3,901	\$146.50	775	1.006	12.0476 RANCH	\$64,515 Blackwood	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	1.006	1.9277 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	0.935	0.4350 RANCH	\$42,382 Rural Residential	401
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	0.934	13.5842 RANCH	\$49,668 Dream Chaser	401
110-490-500-040-00 2030 N FANTASY LN	06/07/23	\$400,000 WD	03-ARM'S LENGTH	\$400,000	\$148,900	37.23	\$297,891	\$61,425	\$338,575	\$267,798 1.264	1,680	\$201.53	490	0.934	22.3546 RANCH	\$61,425 Dream Chaser	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	0.842	4.1807 RANCH	\$37,484 Lincoln Est. No. 3 & 4	401
110-023-300-166-00 2606 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	1.024	5.9652 RANCH	\$35,400 Stargazer's subdivision	401
	Totals:	\$3,792,000		\$3,792,000	\$1,686,700		\$3,373,671		\$3,396,371	\$3,287,939		\$187.28		0.954	0.7766		
					Sale. Ratio =>	44.48				E.C.F. => 1.033	S	Std. Deviation=>	0.1215436				
					Std. Dev. =>	4.75				Ave. E.C.F. => 1.041	A	Ave. Variance=>	8.6421		Coefficient of Var=> 8.30381345	4	

ECF Used in database: 0.954 91.74% Adjust by: 75.00% 1.013

Current ECF	Updated ECF
0.992	1.053

		Current ECF	Opuateu EGF
	antq Antique Estat	0.992	1.053
Sales	775 Blackwood	1.006	1.068
Sales	brink Brinks Antique	0.935	0.993
Sales	490 Dreamchaser	0.934	0.992
	525 Foxcroft Subd	0.946	1.005
	540 Heyward Esta	0.949	1.007
	LE1-2 Lincoln Est. 1	0.813	0.864
Sales	LE3-4 Lincoln Est. 3	0.842	0.894
Sales	750 Sherwood Me	0.927	0.985
Sales	770 Stargazers Su	1.024	1.087

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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 (%)	<b>Building Style</b>	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	1.015	21.2245	RANCH	\$12,136	Pineridge	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	1.060	21.2245	RANCH	\$4,700	Red Keg Court	401
		Totals:	\$328,000		\$328,000	\$110,800		\$221,786		\$299,727	\$231,813			\$122.69		1.037	13.4459				
					:	Sale. Ratio =>	33.78				E.C.F. =>	1.293	Std	f. Deviation=>	0.3001596						
						Std. Dev. =>	4.58				Ave. E.C.F. =>	1.427	Ave	e. Variance=>	21.2245	(	Coefficient of Var=>	14.8690525			

ECF Used in database: 1.037 75.35% Adjust by: 40.00% 1.140

		Current ECF	Updated ECF
Sales	avrl Averill Area	1.060	1.165
	500 Golden Pond	1.124	1.235
	985 Old Oak Trails	0.834	0.916
Sales	700 Pineridge	1.015	1.115

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Parcel Number	Street Address	Sale Date	Sale Price Inst	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	Property Class
050-003-400-000-00	7261 N MIDDLE RD	11/01/23	\$325,000 WD	03-ARM'S LENGTH	\$325,000	\$124,600	38.34	\$304,102	\$132,000	\$193,000	\$176,572	1.093	1,778	\$108.55	4400	1.4497 1 STY	\$132,000	401
050-011-200-060-00	6982 N MIDDLE RD	03/24/23	\$120,000 WD	03-ARM'S LENGTH	\$120,000	\$43,400	36.17	\$129,595	\$23,544	\$96,456	\$107,557	0.897	1,588	\$60.74	4400	18.1751 1 STY	\$21,744	401
050-011-400-170-00	1263 E CURTIS RD	08/21/23	\$365,000 WD	03-ARM'S LENGTH	\$365,000	\$173,100	47.42	\$366,178	\$21,800	\$343,200	\$349,268	0.983	2,054	\$167.09	4400	9.5915 2 STY	\$21,800	401
050-015-300-200-00	605 E SHEARER RD	04/28/23	\$129,000 WD	03-ARM'S LENGTH	\$129,000	\$42,700	33.10	\$110,054	\$23,560	\$105,440	\$88,369	1.193	1,137	\$92.74	4400	11.4642 1-1/4 STY	\$23,560	401
050-021-200-030-00	212 E SHEARER RD	03/24/23	\$122,000 WD	03-ARM'S LENGTH	\$122,000	\$64,300	52.70	\$139,071	\$23,023	\$98,977	\$117,696	0.841	1,320	\$74.98	4400	23.7585 1+STY	\$21,800	401
050-026-400-110-00	1363 E SHAFFER RD	03/22/23	\$353,505 WD	03-ARM'S LENGTH	\$353,505	\$152,200	43.05	\$348,062	\$41,053	\$312,452	\$311,368	1.003	2,780	\$112.39	4400	7.5061 1 STY	\$41,053	401
050-027-300-080-00	5160 N FIVE MILE RD	08/08/22	\$255,000 WD	03-ARM'S LENGTH	\$255,000	\$107,300	42.08	\$229,806	\$21,800	\$233,200	\$210,959	1.105	1,296	\$179.94	4400	2.6884 TRI-LEVEL	\$21,800	401
050-028-100-115-00	302 E BAKER RD	12/06/22	\$92,000 WD	33-TO BE DETERMINED	\$92,000	\$54,900	59.67	\$107,753	\$12,126	\$79,874	\$96,985	0.824	1,644	\$48.59	4400	25.4969 1-1/2 STY	\$12,126	401
050-033-200-095-00	4758 N MERIDIAN RD	11/01/22	\$240,000 WD	03-ARM'S LENGTH	\$240,000	\$108,200	45.08	\$236,824	\$50,325	\$189,675	\$189,147	1.003	1,980	\$95.80	4400	7.5751 1 STY	\$50,325	401
050-034-200-326-00	4711 N HOPE RD	04/08/22	\$900,000 WD	03-ARM'S LENGTH	\$900,000	\$337,700	37.52	\$968,065	\$468,386	\$431,614	\$511,773	0.843	2,230	\$193.55	1400	23.5172 1 STY	\$468,386	101
050-034-400-130-00	4550 N HOPE RD	11/21/22	\$535,000 WD	03-ARM'S LENGTH	\$535,000	\$253,400	47.36	\$643,715	\$44,000	\$491,000	\$618,887	0.793	2,765	\$177.58	4400	28.5183 2 STY	\$44,000	401
110-012-300-070-00	3620 N STARK RD	11/22/23	\$225,000 WD	33-TO BE DETERMINED	\$225,000	\$80,200	35.64	\$181,701	\$88,553	\$136,447	\$101,896	1.339	952	\$143.33	4100	26.0535 1 STY	\$83,383	401
110-013-300-059-00	3196 N STARK RD	06/27/22	\$853,000 WD	03-ARM'S LENGTH	\$853,000	\$297,900	34.92	\$744,658	\$140,230	\$712,770	\$660,864	1.079	3,082	\$231.27	4100	0.0000 1 STY	\$140,230	401
110-013-300-059-00	3196 N STARK RD	12/15/23	\$836,000 WD	33-TO BE DETERMINED	\$836,000	\$345,500	41.33	\$744,658	\$140,230	\$695,770	\$660,864	1.053	3,082	\$225.75	4100	2.5724 1 STY	\$140,230	401
110-016-200-250-00	3264 N BRINK DR	10/07/22	\$495,000 WD	03-ARM'S LENGTH	\$495,000	\$197,100	39.82	\$549,947	\$51,944	\$443,056	\$544,266	0.814	2,530	\$175.12	4100	26.4498 1 STY	\$51,944	401
110-022-300-090-00	2700 N FIVE MILE RD	05/25/22	\$304,000 WD	03-ARM'S LENGTH	\$304,000	\$115,300	37.93	\$307,985	\$38,200	\$265,800	\$294,847	0.901	1,866	\$142.44	4100	17.7057 1 STY	\$38,200	401
110-025-300-500-00	1717 E LETTS RD	05/23/23	\$401,000 WD	03-ARM'S LENGTH	\$401,000	\$149,700	37.33	\$356,788	\$44,163	\$356,837	\$341,667	1.044	2,004	\$178.06	4100	3.4141 1STY	\$42,050	401
110-027-100-521-00	2314 N HOPE RD	12/12/23	\$135,000 WD	03-ARM'S LENGTH	\$135,000	\$57,600	42.67	\$123,049	\$41,500	\$93,500	\$89,198	1.048	1,162	\$80.46	4100	3.0314 1-3/4 STY	\$41,500	401
110-027-200-009-00	588 E MONROE RD	04/28/23	\$417,000 WD	03-ARM'S LENGTH	\$417,000	\$140,900	33.79	\$353,497	\$63,003	\$353,997	\$317,480	1.115	2,520	\$140.48	4100	3.6480 1-1/2 STY	\$53,586	401
110-027-200-014-00	544 E MONROE RD	10/26/23	\$640,000 WD	03-ARM'S LENGTH	\$640,000	\$237,300	37.08	\$555,216	\$53,586	\$586,414	\$548,482	1.069	3,926	\$149.37	4100	0.9383 2 STY	\$53,586	401
110-027-300-130-00	578 E PRICE RD	05/31/23	\$290,000 WD	03-ARM'S LENGTH	\$290,000	\$120,600	41.59	\$275,657	\$38,970	\$251,030	\$258,674	0.970	2,696	\$93.11	4100	10.8094 1-1/2 STY	\$38,970	401
110-027-400-308-00	865 E PRICE RD	06/17/22	\$240,000 WD	03-ARM'S LENGTH	\$240,000	\$71,500	29.79	\$216,601	\$38,200	\$201,800	\$194,974	1.035	1,996	\$101.10	4100	4.3531 1STY	\$38,200	401
110-027-400-512-00	898 E PRICE RD	04/14/23	\$185,000 WD	03-ARM'S LENGTH	\$185,000	\$96,600	52.22	\$201,342	\$51,384	\$133,616	\$163,889	0.815	1,120	\$119.30	4100	26.3256 1 STY	\$51,384	401
110-028-400-209-00	2174 N RUDY CT	09/30/22	\$370,000 WD	03-ARM'S LENGTH	\$370,000	\$119,700	32.35	\$340,233	\$53,235	\$316,765	\$313,659	1.010	3,220	\$98.37	4100	6.8639 1-1/2 STY	\$53,235	401
110-033-100-100-00	425 E SAGINAW RD	08/01/22	\$150,000 WD	03-ARM'S LENGTH	\$150,000	\$76,800	51.20	\$187,377	\$50,152	\$99,848	\$149,973	0.666	1,218	\$81.98	4100	41.2767 1 STY	\$50,152	401
110-035-100-020-00	1321 E SANFORD RD	02/22/23	\$405,000 WD	03-ARM'S LENGTH	\$405,000	\$143,900	35.53	\$443,192	\$65,757	\$339,243	\$412,497	0.822	2,599	\$130.53	4100	25.6129 1-3/4 STY	\$52,559	401
110-035-200-194-00	1033 E SANFORD RD	08/05/22	\$200,000 WD	03-ARM'S LENGTH	\$200,000	\$79,400	39.70	\$192,973	\$54,119	\$145,881	\$151,929	0.960	1,770	\$82.42	4100	11.8348 1 STY	\$54,119	401
110-036-300-025-00	1708 N STARK RD	04/07/23	\$205,000 WD	03-ARM'S LENGTH	\$205,000	\$92,200	44.98	\$232,756	\$44,659	\$160,341	\$205,570	0.780	1,827	\$87.76	4100	29.8561 1 STY	\$38,750	401
		Totals:	\$9,787,505		\$9,787,505	\$3,884,000		\$9,590,855		\$7,868,003	\$8,189,309			\$127.60		5.7635		
						Sale. Ratio =>	39.68				E.C.F. =>	0.961	S	td. Deviation=>	0.14			
						Std. Dev. =>	7.83				Ave. E.C.F. =>	0.903	A	ve. Variance=>	17.5412 C	oefficient of Var=> 19.4220	8818	

Use: 0.921

Co	mı	mei	rcıa	ι

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 (%)	<b>Building Style</b>	Use Code	Land Value Other Parcels in Sa	e Property Class
110-033-100-442-00	330 E SAGINAW RD	10/30/23	\$249,000 MLC	03-ARM'S LENGTH	\$249,000	\$136,400	54.78	\$246,787	\$28,072	\$220,928	\$284,045	0.778	4,873	\$45.34	2100	3.0022		MEDICAL	\$28,072	201
120-029-100-887-00	2936 VENTURE DR	02/17/23	\$375,000 WD	03-ARM'S LENGTH	\$375,000	\$139,700	37.25	\$361,939	\$59,566	\$315,434	\$392,692	0.803	16,000	\$19.71	2100	0.4553		GAR SERVICE	\$22,446	201
120-032-400-290-00	1256 S POSEYVILLE RD	11/09/23	\$350,000 WD	03-ARM'S LENGTH	\$350,000	\$173,800	49.66	\$292,424	\$47,916	\$302,084	\$303,263	0.996	5,956	\$50.72	2100	18.8297	1 STY	MARKET CONV	\$47,916	201
100-036-100-010-00	1556 S MERIDIAN RD	03/21/22	\$110,000 WD	03-ARM'S LENGTH	\$110,000	\$20,100	18.27	\$110,957	\$18,810	\$91,190	\$129,420	0.705	4,480	\$20.35	2203	10.3208		GAR SERVICE	\$18,810	201
100-036-100-010-00	1556 S MERIDIAN RD	03/21/22	\$110,000 WD	03-ARM'S LENGTH	\$110,000	\$20,100	18.27	\$110,957	\$18,810	\$91,190	\$129,420	0.705	4,480	\$20.35	2203	10.3208		GAR SERVICE	\$18,810	201
081-024-300-330-00	319 W SAGINAW RD	08/31/23	\$55,000 WD	33-TO BE DETERMINED	\$55,000	\$31,900	58.00	\$45,394	\$5,400	\$49,600	\$59,604	0.832	1,200	\$41.33	2300	2.4352		OFFICE BUILDINGS	\$5,400 081-680-015-005-00	201
081-024-300-470-00	278 W SAGINAW RD	10/11/22	\$371,100 WD	33-TO BE DETERMINED	\$371,100	\$108,900	29.35	\$280,579	\$33,112	\$337,988	\$346,108	0.977	6,351	\$53.22	2300	16.8727		MARKET CONV	\$13,630	201
060-016-200-295-00	2711 S POSEYVILLE RD	08/25/23	\$80,000 WD	33-TO BE DETERMINED	\$80,000	\$27,800	34.75	\$73,236	\$11,580	\$68,420	\$74,195	0.922	3,850	\$17.77	2400	11.4352		GAR SERVICE	\$11,580	201
080-280-001-020-00	3770 N BAILEY RD	06/22/23	\$200,000 MLC	33-TO BE DETERMINED	\$200,000	\$130,200	65.10	\$287,119	\$26,630	\$173,370	\$313,465	0.553	7,914	\$21.91	2400	25.4736		RESTAURANTS	\$18,496	201
		Totals:	\$1,900,100		\$1,900,100	\$788,900		\$1,809,392		\$1,650,204	\$2,032,212			\$32.30		0.4210				
						Sale. Ratio =>	41.52				E.C.F. =>	0.812	Sto	d. Deviation=>	0.14					
						Std. Dev. =>	17.16				Ave. E.C.F. =>	0.808	Av	e. Variance=>	11.0162	Coefficient of Var=>	13.63702049			

Adjust by: 30.00% 0.748 Average ECF Used in database: 0.723 88.27%

 
 Current ECF
 Updated ECF

 an
 0.723
 0.748

 dd
 0.723
 0.748

 dd
 0.723
 0.748

 dd
 0.723
 0.748
 0.723 0.723 0.723 Commercial Property on Meridian Com Sag-Wkrly Rd Com S Stark - Airport Rd

Industrial																					
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 (%)	<b>Building Style</b>	Use Code	Land Value	Other Parcels in Sale	Property Class
120-029-100-885-00	2968 VENTURE DR	01/10/24	\$500,000 WD	33-TO BE DETERMINED	\$500,000	\$136,600	27.32	\$304,499	\$47,553	\$452,447	\$333,696	1.356	13,572	\$33.34	2100	42.1207		MISC COMM	\$47,553		201
120-029-100-887-00	2936 VENTURE DR	02/17/23	\$375,000 WD	03-ARM'S LENGTH	\$375,000	\$139,700	37.25	\$361,939	\$59,566	\$315,434	\$392,692	0.803	16,000	\$19.71	2100	13.1398		GAR SERVICE	\$22,446		201
120-032-400-290-00	1256 S POSEYVILLE RD	11/09/23	\$350,000 WD	03-ARM'S LENGTH	\$350,000	\$173,800	49.66	\$292,424	\$47,916	\$302,084	\$303,263	0.996	5,956	\$50.72	2100	6.1453	1 STY	MARKET CONV	\$47,916		201
060-016-200-295-00	2711 S POSEYVILLE RD	08/25/23	\$80,000 WD	33-TO BE DETERMINED	\$80,000	\$27,800	34.75	\$73,236	\$11,580	\$68,420	\$74,195	0.922	3,850	\$17.77	2400	1.2493		GAR SERVICE	\$11,580		201
130-003-300-051-00	7120 N JEFFERSON RD	05/26/22	\$185,623 CD	03-ARM'S LENGTH	\$185,623	\$71,000	38.25	\$167,802	\$40,000	\$145,623	\$139,522	1.044	192	\$758.45	3400	10.9071		UTILITY	\$40,000		301
030-016-200-410-00	4993 W ISABELLA RD	07/05/23	\$475,000 WD	33-TO BE DETERMINED	\$475,000	\$173,100	36.44	\$338,878	\$32,942	\$442,058	\$429,685	1.029	8,640	\$51.16	2201	9.4136		STORE RETAIL	\$32,942		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	20.4260		BANK BRANCH	\$29,760	170-003-000-980-00, 17	201
170-003-100-430-00	403 E WASHINGTON ST	04/19/23	\$111,000 WD	03-ARM'S LENGTH	\$111,000	\$41,000	36.94	\$125,987	\$8,160	\$102,840	\$164,793	0.624	2,800	\$36.73	2300	31.0603		LAUNDROMAT	\$8,160		201
170-006-200-170-00	115 N FOURTH ST	09/01/23	\$150,000 WD	03-ARM'S LENGTH	\$150,000	\$30,500	20.33	\$118,479	\$1,428	\$148,572	\$163,708	0.908	1,890	\$78.61	2300	2.7114		RESTAURANTS	\$1,428		201
		Totals:	\$2,566,623		\$2,566,623	\$999,300		\$2,138,605		\$2,275,858	\$2,410,072			\$127.07		2.7114					
					Sale. Ratio =>		38.93				E.C.F. =>	0.944	St	td. Deviation=>	0.21						
					Std. Dev. =>		11.64				Ave. E.C.F. => 0.935		A	ve. Variance=>	15.2415 Coefficient of Var=>		16.30702468				

Average ECF Used in database: 0.842 87.85% Adjust by: 40.00% 0.883

 Current ECF
 Updated ECF

 Industrial Section 36
 0.842
 0.883