

Residential

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
012-001-200-10	11670 E GLADWIN RD	02/02/24	\$340,000	03-ARM'S LENGTH	\$340,000	\$170,049	50.01	\$340,098
012-010-300-05	9421 E MANNSIDING RD	11/25/24	\$295,000	03-ARM'S LENGTH	\$295,000	\$123,666	41.92	\$247,332
012-021-400-02	8559 JEFFERSON ROAD	11/29/23	\$165,000	03-ARM'S LENGTH	\$165,000	\$101,346	61.42	\$202,691
012-027-400-08	9955 E BROWNS RD	08/13/24	\$220,000	03-ARM'S LENGTH	\$220,000	\$73,688	33.49	\$147,376
012-030-100-04	4245 S CORNWELL AVE	03/14/25	\$180,000	03-ARM'S LENGTH	\$180,000	\$90,572	50.32	\$181,144
012-032-300-06	7075 E ADAMS RD	07/27/23	\$100,000	03-ARM'S LENGTH	\$100,000	\$100,056	100.06	\$200,112
Totals:		#####			\$1,300,000	\$659,377		\$1,318,753
							Sale. Ratio =	50.72
							Std. Dev. =>	23.42

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	\$/Sq.Ft.	Dev. by Mean (%)	Land Value	Land Table	Property Class	Building Depr.
\$48,480	\$291,520	\$265,107	1.100	\$100.87	5.2166	\$34,405	RESIDENTIAL	401	48
\$96,618	\$198,382	\$137,013	1.448	\$154.99	40.0444	\$62,618	RESIDENTIAL	401	51
\$143,400	\$21,600	\$53,901	0.401	\$40.91	64.6729	\$143,400	RESIDENTIAL	401	55
\$20,575	\$199,425	\$115,274	1.730	\$197.84	68.2549	\$13,762	RESIDENTIAL	401	61
\$35,820	\$144,180	\$132,113	1.091	\$118.57	4.3876	\$21,745	RESIDENTIAL	401	55
\$11,816	\$88,184	\$171,178	0.515	\$59.38	53.2306	\$11,395	RESIDENTIAL	401	75
\$943,291		\$874,585		\$112.09	3.1093				
E.C.F. =>			1.079	Std. Devial					
Ave. E.C.F. =:			1.047	Ave. Variat		Coefficient of Var=>			

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 ECF used is 1.079