

200 ECF 0.876 USED

COMBINED TOWNSHIPS

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
09-017-022-00	3070 M-40	09/19/18	\$285,000	WD	03-ARMY'S LENGTH	\$285,000	\$88,500	31.05	\$489,536	\$122,022	\$162,978
09-070-001-00	3588 GREEN POINTE	09/09/19	\$137,500	WD	03-ARMY'S LENGTH	\$137,500	\$63,300	46.04	\$139,757	\$31,986	\$105,514
18-031-026-00	3616 LINCOLN	11/25/20	\$235,000	WD	19-MULTI PARCEL ARMY'S LENGTH	\$235,000	\$100,000	42.55	\$212,248	\$53,805	\$181,195
18-120-008-00	3610 DIAMOND DR	07/31/20	\$625,000	WD	19-MULTI PARCEL ARMY'S LENGTH	\$625,000	\$228,500	36.56	\$509,445	\$175,971	\$449,029
09-070-002-00	3588 GREEN POINTE	06/14/18	\$520,000	WD	19-MULTI PARCEL ARMY'S LENGTH	\$520,000	\$160,200	30.81	\$396,894	\$86,187	\$433,813
09-550-012-00	4679 WASHINGTON	07/24/18	\$30,000	OTH	03-ARMY'S LENGTH	\$30,000	\$18,600	62.00	\$32,982	\$6,530	\$23,470
Totals:						\$1,832,500	\$1,832,500	\$659,100	35.97	\$1,780,862	\$1,355,999
									Sale. Ratio =>		
									Std. Dev. =>		
									11.75		

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
\$431,354	0.378	22,800	\$7.15	200	49.8338		WHS STG	\$74,940	No	/ /	
\$126,492	0.834	2,640	\$39.97	200	4.2009			\$20,019	No	/ /	18-576-008-10, 18-576-008-00
\$177,056	1.023	2,982	\$60.76	200	102.3379			\$44,158	No	/ /	18-120-007-00, 18-120-009-00, 18-1-
\$451,862	0.994	4,458	\$100.72	200	99.3731			\$141,566	No	/ /	09-070-003-00, 09-070-004-00
\$341,061	1.272	7,280	\$59.59	200	39.5784			\$86,187	No	/ /	
\$31,047	0.756	540	\$43.46	200	12.0214			\$6,350	No	/ /	
\$1,558,872								\$51.94		0.6307	
E.C.F. =>		0.870		Std. Deviation=>		0.302223153					
Ave. E.C.F. =>		0.876		Ave. Variance=>		51.2242		Coefficient of Var=>		58.46406618	