

420 ECF 0.967

COMBINED TOWNSHIPS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
18-405-008-00	3619 M-40 HWY	10/29/19	\$194,900	WD	03-ARM'S LENGTH	\$194,900	\$82,800
09-006-007-10	3532 LINCOLN	08/04/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$87,200
09-006-030-00	3575 LINCOLN	04/23/19	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$69,500
09-100-002-00	3441 M-40 HWY	12/15/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$54,900
09-100-009-00	3463 LINCOLN	12/27/19	\$114,650	WD	03-ARM'S LENGTH	\$114,650	\$54,100
09-100-014-00	3473 LINCOLN	04/22/19	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$64,700
09-650-006-00	3531 LINCOLN	11/12/19	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$77,800
09-650-031-00	3549 LINCOLN	02/10/21	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$69,400
18-405-012-00	3633 LINCOLN ROAD	01/06/21	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$83,700
Totals:			\$1,430,550			\$1,430,550	\$644,100
							Sale. Ratio =>
							Std. Dev. =>

OUT OF STUDY RANGE

18-250-004-00	3651 M-40 HWY	06/09/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$79,700
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LAND CONTRACT - OUTLIER

09-006-020-00	3561 M-40	07/19/19	\$110,000	LC	03-ARM'S LENGTH	\$110,000	\$68,400
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Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
42.48	\$186,377	\$33,800	\$161,100	\$146,007	1.103	1,490	\$108.12	420
45.89	\$196,050	\$40,799	\$149,201	\$157,455	0.948	1,908	\$78.20	420
43.44	\$170,034	\$37,884	\$122,116	\$134,026	0.911	1,165	\$104.82	420
37.86	\$130,558	\$35,215	\$109,785	\$96,697	1.135	650	\$168.90	420
47.19	\$122,182	\$29,476	\$85,174	\$94,022	0.906	1,016	\$83.83	420
48.65	\$144,863	\$39,240	\$93,760	\$107,123	0.875	1,306	\$71.79	420
46.31	\$173,761	\$31,030	\$136,970	\$144,758	0.946	1,484	\$92.30	420
59.06	\$144,711	\$22,318	\$95,182	\$124,131	0.767	1,370	\$69.48	420
40.34	\$202,015	\$35,297	\$172,203	\$159,539	1.079	1,305	\$131.96	420
\$1,470,551		\$1,125,491		\$1,163,757		\$101.04		
45.02				E.C.F. =>	0.967		Std. Deviation=>	0.120219944
6.08				Ave. E.C.F. =>	0.963		Ave. Variance=>	#REF!

35.42	\$180,247	\$40,820	\$184,180	\$133,423	1.380	1,220	\$150.97	420
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62.18	\$147,407	\$37,367	\$72,633	\$111,602	0.651	1,771	\$41.01	420
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Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
13.9934	1 STORY		\$30,559	No	//		4200 RES M-40
#REF!	1 1/2 STORY		\$30,344	No	//		4200 RES ON M-40
#REF!	1 1/4 STORY		\$33,127	No	//		4200 RES ON M-40
#REF!	1 STORY		\$30,184	No	//		4200 RES ON M-40
#REF!	1 STORY		\$28,473	No	//		4200 RES ON M-40
#REF!	1 1/4 STORY		\$33,174	No	//		4200 RES ON M-40
#REF!	1 1/4 STORY		\$29,032	No	//		4200 RES ON M-40
#REF!	1 1/2 STORY		\$21,444	No	//		4200 RES ON M-40
11.5941	1 STORY		\$32,752	No	//		4200 RES M-40

0.3678

Coefficient of Var=> #REF!

41.6982	1 1/2 STORY		\$37,968	No	//		4200 RES M-40
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#REF!	1 1/2 STORY		\$35,355	No	//		4200 RES ON M-40
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Property Class	Building Depr.
401	68
401	69
401	70
401	79
401	68
401	63
401	63
401	67
401	75

401	70
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401	62
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