

200 ECF 0.858

COMBINED TOWNSHIPS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard
09-017-022-00	3070 MI-40	09/19/18	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$88,500	31.05	\$489,536	\$104,222
09-070-001-00	3588 GREEN POINTE	09/09/19	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$63,300	46.04	\$139,757	\$31,986
09-070-002-00	3588 GREEN POINTE	06/14/18	\$520,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$520,000	\$160,200	30.81	\$461,103	\$94,493
09-550-012-00	4679 WASHINGTON	07/24/18	\$30,000	OTH	03-ARM'S LENGTH	\$30,000	\$18,600	62.00	\$32,982	\$6,530
18-031-026-00	3616 LINCOLN	11/25/20	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$143,000	60.85	\$242,075	\$89,453
18-120-008-00	3610 DIAMOND DR	07/31/20	\$625,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$625,000	\$228,500	36.56	\$509,445	\$175,971
Totals:						\$1,832,500	\$702,100		\$1,874,898	
							Sale. Ratio =>	38.31		
							Std. Dev. =>	14.19		

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
17-022-00	\$180,778	\$241,179	0.750	22,800	\$7.93	10.8858	WHS STG		\$74,940	No	//
	\$105,514	\$126,492	0.834	2,640	\$39.97	2.4261			\$20,019	No	//
	\$425,507	\$427,616	0.995	9,280	\$45.85	8.1242			\$57,696	No	//
550-012-00	\$23,470	\$31,047	0.756	540	\$43.46	75.5952			\$6,350	No	//
	\$145,547	\$177,056	0.822	2,982	\$48.81	82.2041			\$68,990	No	//
	\$449,029	\$451,862	0.994	4,458	\$100.72	13.5313			\$141,566	No	//
\$1,329,845	\$1,455,252				\$47.79	5.5407					
E.C.F. =>		0.914	Std. Deviation=>		0.110674222						
Ave. E.C.F. =>		0.858	Ave. Variance=>		32.1278		Coefficient of Var=> 37.42674819				

Other Parcels in Sale				Land Table	Property Class	Building Depr.
17-022-00				2000 COMMERCIAL	201	0
				2000 COMMERCIAL	201	0
				2000 COMMERCIAL	201	0
550-012-00				2000 COMMERCIAL	201	0
				2000 COMMERCIAL	201	0
				2000 COMMERCIAL	201	0
				18-120-007-00, 18-120-009-00, 18-120-008-00	201	0

