

300 ECF 0.800

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
09-008-012-00	3392 M 40 HWY	09/15/21	\$1,000,000	WD	03-ARM'S LENGT	\$1,000,000	\$416,400	41.64	\$859,481	\$133,543	\$866,457	\$852,040	1.017
09-008-017-90	3292 M-40	11/02/20	\$362,500	WD	03-ARM'S LENGT	\$362,500	\$111,300	30.70	\$352,041	\$87,205	\$275,295	\$344,839	0.798
09-017-015-00	4510 132ND	06/30/20	\$732,000	WD	03-ARM'S LENGT	\$732,000	\$362,800	49.56	\$713,390	\$341,328	\$390,672	\$484,456	0.806
09-017-022-00	3070 M-40	09/19/18	\$285,000	WD	03-ARM'S LENGT	\$285,000	\$88,500	31.05	\$297,372	\$99,376	\$185,624	\$217,578	0.853
09-017-025-00	3064 LINCOLN RD	09/20/18	\$131,000	WD	03-ARM'S LENGT	\$131,000	\$40,600	30.99	\$113,246	\$69,872	\$61,128	\$47,664	1.282
09-070-001-00	3588 GREEN POINTE	09/09/19	\$137,500	WD	03-ARM'S LENGT	\$137,500	\$63,300	46.04	\$140,781	\$33,010	\$104,490	\$126,492	0.826
09-550-014-00	4671 E WASHINGTON	09/16/20	\$3,350,000	WD	19-MULTI PARCE	\$3,350,000	\$2,031,300	60.64	\$3,471,953	\$954,732	\$2,395,268	\$3,277,632	0.731
Totals:			\$5,998,000			\$5,998,000	\$3,114,200	51.92	\$5,948,264		\$4,278,934	\$5,350,699	0.800
								Std. Dev. =>					E.C.F. =>
								11.46					0.902
													Ave. 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
36,798	\$23.55	200	11.4901			\$86,588	No	//	
8,516	\$32.33	300	10.3690			\$51,977	No	//	
35,153	\$11.11	300	9.5606			\$279,541	No	//	09-008-029-10
10,800	\$17.19	200	4.8883		WHS STG	\$69,620	No	//	
1,920	\$31.84	200	38.0464			\$69,872	No	//	
2,640	\$39.58	200	7.5959			\$21,043	No	//	
156,082	\$15.35	300	17.1228			\$234,634	No	//	09-100-026-00, 09-100-027-00, 09-550-063-00, 09-550-016-00
			\$24.42						
			0.189440178						
			14.1533						
			Coefficient of Var=>						15.69064802