

420 ECF 0.967 COMBINED TWP

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	s of c	Asd. when	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
09-100-014-00	3473 LINCOLN	04/22/19	\$133,000	WD	03-ARI	\$64,700	48.65	\$144,863	\$39,240	\$93,760	\$107,123	0.875	1,306	\$71.79
09-006-030-00	3575 LINCOLN	04/23/19	\$160,000	WD	03-ARI	\$69,500	43.44	\$170,034	\$37,884	\$122,116	\$134,026	0.911	1,165	\$104.82
09-650-006-00	3531 LINCOLN	11/12/19	\$168,000	WD	03-ARI	\$77,800	46.31	\$173,761	\$31,030	\$136,970	\$144,758	0.946	1,484	\$92.30
09-100-009-00	3463 LINCOLN	12/27/19	\$114,650	WD	03-ARI	\$54,100	47.19	\$122,182	\$29,476	\$85,174	\$94,022	0.906	1,016	\$83.83
18-405-008-00	3619 M-40 HWY	10/29/19	\$194,900	WD	03-ARI	\$82,800	42.48	\$186,377	\$33,800	\$161,100	\$146,007	1.103	1,490	\$108.12
18-405-012-00	3633 LINCOLN ROA	01/06/21	\$207,500	WD	03-ARI	\$83,700	40.34	\$202,015	\$35,297	\$172,203	\$159,539	1.079	1,305	\$131.96
09-006-007-10	3532 LINCOLN	08/04/20	\$190,000	WD	03-ARI	\$87,200	45.89	\$196,050	\$40,799	\$149,201	\$157,455	0.948	1,908	\$78.20
09-100-002-00	3441 M-40 HWY	12/15/20	\$145,000	WD	03-ARI	\$54,900	37.86	\$130,558	\$35,215	\$109,785	\$96,697	1.135	650	\$168.90
09-650-031-00	3549 LINCOLN	02/10/21	\$117,500	WD	03-ARI	\$69,400	59.06	\$144,711	\$22,318	\$95,182	\$124,131	0.767	1,370	\$69.48
Totals:			\$1,430,550			\$644,100		\$1,470,551		\$1,125,491	\$1,163,757			\$101.04
							Sale. Ratio =>	45.02				E.C.F. =>	0.967	Std. Deviation=>
							Std. Dev. =>	6.08				Ave. E.C.F. =>	0.963	Ave. Variance=>

LAND CONTRACT - OUTLIER

09-006-020-00	3561 M-40	07/19/19	\$110,000	LC	03-ARI	\$68,400	62.18	\$147,407	\$37,367	\$72,633	\$111,602	0.651	1,771	\$41.01
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ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
420	8.8182	1 1/4 STORY		\$33,174	No	/ /		4200 RES ON M-40	401	63
420	5.2306	1 1/4 STORY		\$33,127	No	/ /		4200 RES ON M-40	401	70
420	1.7237	1 1/4 STORY		\$29,032	No	/ /		4200 RES ON M-40	401	63
420	5.7548	1 STORY		\$28,473	No	/ /		4200 RES ON M-40	401	68
420	8.4351									
420	10.8345									
420	1.5863	1 1/2 STORY		\$30,344	No	/ /		4200 RES ON M-40	401	69
420	17.1914	1 STORY		\$30,184	No	/ /		4200 RES ON M-40	401	79
420	19.6652	1 1/2 STORY		\$21,444	No	/ /		4200 RES ON M-40	401	67

0.3678										
0.120219944										
8.8044	Coefficient of Var=>		9.138539132							

420	65.0819	1 1/2 STORY		\$35,355	No	/ /		4200 RES ON M-40	401	62
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