

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
100-001-100-045-00	825 N O'DONNELL RD	06/30/21	\$110,000	WD
100-015-200-020-01	51 S ROSS RD	09/24/21	\$147,900	WD
100-015-200-020-01	51 S ROSS RD	02/10/23	\$167,000	WD
100-016-400-015-10	420 S ROSS RD	08/26/22	\$155,000	WD
101-002-300-050-00	590 N BEAN HILL RD	08/26/22	\$200,000	WD
101-003-100-005-00	1010 W TRASK LAKE RD	03/22/22	\$157,500	CD
101-003-200-050-00	1500 W TRASK LAKE RD	06/14/21	\$105,000	WD
101-006-200-050-00	820 N O'DONNELL RD	12/09/22	\$275,000	WD
101-006-300-015-00	710 N O'DONNELL RD	10/20/21	\$94,000	WD
101-006-300-040-00	2882 W DONALDSON RD	06/16/21	\$138,000	WD
101-010-400-020-00	1224 W M-72	04/04/22	\$100,000	WD
101-010-400-025-00	37 N BEAN HILL RD	09/24/21	\$96,000	WD
101-011-300-005-00	874 W M-72	01/20/22	\$109,900	WD
101-013-100-003-00	11 W M-72	10/13/21	\$155,705	WD
101-013-100-015-00	115 W M-72	09/21/21	\$289,000	WD
101-015-100-005-00	1123 W M-72	08/05/22	\$198,000	WD
101-015-200-015-75	1397 W M-72	10/08/21	\$350,000	WD
101-015-300-010-00	1770 HEPTING TRL	04/04/22	\$399,900	WD
101-019-100-100-01	640 S STOUT RD	05/12/21	\$240,000	LC
101-019-200-045-01	2875 W DEWAR RD	06/24/22	\$150,000	WD
101-034-400-040-00	1999 S BEAN HILL RD	08/29/22	\$254,900	WD
101-036-300-016-00	429 W CONDON RD	12/30/22	\$127,122	WD
102-120-000-001-00	958 JEWELL DR	10/14/21	\$50,000	WD
102-120-000-018-00	907 N EDGEWOOD DR	08/30/21	\$92,000	MLC
102-120-000-042-00	915 N MILLEN DR	10/14/22	\$60,901	WD
102-180-000-009-00	1277 W BURGER DR	12/16/21	\$25,000	WD
102-240-000-002-00	5271 W ANN ARBOR TRL	12/23/21	\$20,000	WD
102-260-000-020-00	5610 W DEER TRL	09/21/22	\$18,000	WD
102-280-000-046-00	1810 N JEWELL LAKE DR	07/30/21	\$70,000	WD
102-280-000-047-00	1806 N JEWELL LAKE DR	09/10/21	\$100,000	WD
<b>Totals:</b>			<b>\$4,455,828</b>	

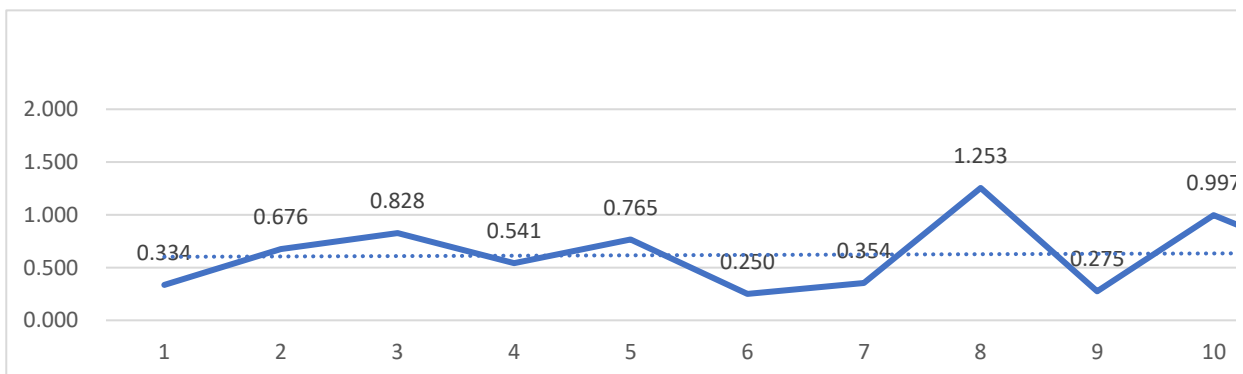
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*Column1*

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Mean	0.65367668	Range	1.221569437
Standard Error	0.063204119	Minimum	0.250470917
Median	0.561428061	Maximum	1.472040354
Mode	#N/A	Sum	19.61030041
Standard Deviation	0.346183216	Count	30
Sample Variance	0.119842819		
Kurtosis	0.068099466		
Skewness	0.905047945		

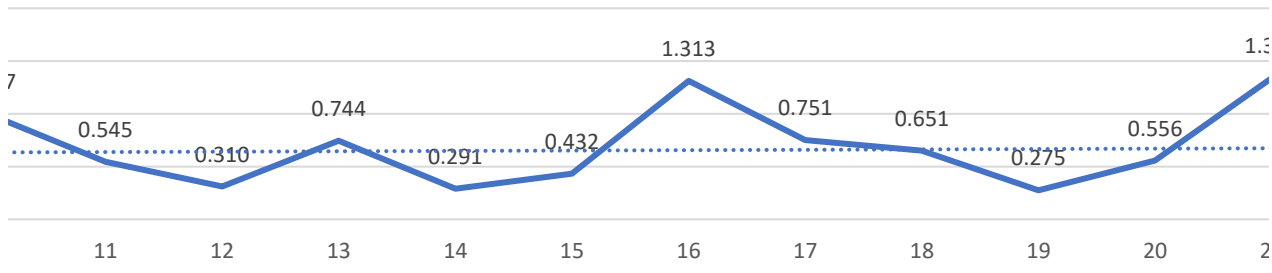
Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$110,000	\$59,400	54.00	\$151,543
03-ARM'S LENGTH	\$147,900	\$47,400	32.05	\$139,512
03-ARM'S LENGTH	\$167,000	\$54,600	32.69	\$139,512
03-ARM'S LENGTH	\$140,200	\$31,000	22.11	\$145,875
03-ARM'S LENGTH	\$200,000	\$67,400	33.70	\$180,553
03-ARM'S LENGTH	\$157,500	\$112,000	71.11	\$272,333
03-ARM'S LENGTH	\$86,200	\$42,400	49.19	\$128,833
03-ARM'S LENGTH	\$275,000	\$0	0.00	\$163,880
03-ARM'S LENGTH	\$94,000	\$55,300	58.83	\$138,778
03-ARM'S LENGTH	\$138,000	\$37,000	26.81	\$91,320
03-ARM'S LENGTH	\$97,200	\$37,100	38.17	\$103,012
03-ARM'S LENGTH	\$85,200	\$42,300	49.65	\$122,466
03-ARM'S LENGTH	\$109,900	\$39,400	35.85	\$96,189
03-ARM'S LENGTH	\$155,705	\$107,900	69.30	\$263,062
03-ARM'S LENGTH	\$230,000	\$95,800	41.65	\$297,262
03-ARM'S LENGTH	\$188,000	\$46,900	24.95	\$139,356
19-MULTI PARCEL ARM'S LENGTH	\$329,400	\$158,800	48.21	\$307,831
03-ARM'S LENGTH	\$399,900	\$119,800	29.96	\$387,187
03-ARM'S LENGTH	\$240,000	\$0	0.00	\$353,080
03-ARM'S LENGTH	\$150,000	\$55,400	36.93	\$154,719
03-ARM'S LENGTH	\$254,900	\$59,900	23.50	\$152,234
03-ARM'S LENGTH	\$127,122	\$35,400	27.85	\$96,608
19-MULTI PARCEL ARM'S LENGTH	\$50,000	\$25,200	50.40	\$56,473
19-MULTI PARCEL ARM'S LENGTH	\$92,000	\$19,100	20.76	\$41,052
19-MULTI PARCEL ARM'S LENGTH	\$60,901	\$20,900	34.32	\$46,846
03-ARM'S LENGTH	\$25,000	\$9,900	39.60	\$26,445
19-MULTI PARCEL ARM'S LENGTH	\$20,000	\$10,900	54.50	\$25,306
03-ARM'S LENGTH	\$18,000	\$14,500	80.56	\$25,039
03-ARM'S LENGTH	\$42,800	\$18,600	43.46	\$76,562
03-ARM'S LENGTH	\$100,000	\$33,200	33.20	\$86,327
	<b>\$4,291,828</b>	<b>\$1,457,500</b>		<b>\$4,409,195</b>
		<b>Sale. Ratio =&gt;</b>	<b>33.96</b>	
		<b>Std. Dev. =&gt;</b>	<b>18.22</b>	



Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$59,631	\$50,369	\$150,675	0.334	1,296	\$38.86	401
\$62,458	\$85,442	\$126,318	0.676	894	\$95.57	401
\$62,458	\$104,542	\$126,318	0.828	894	\$116.94	401
\$96,000	\$44,200	\$81,762	0.541	384	\$115.10	401
\$103,847	\$96,153	\$125,748	0.765	1,120	\$85.85	401
\$77,500	\$80,000	\$319,398	0.250	2,364	\$33.84	401
\$27,195	\$59,005	\$166,620	0.354	1,020	\$57.85	401
\$58,479	\$216,521	\$172,789	1.253	1,260	\$171.84	401
\$57,262	\$36,738	\$133,633	0.275	1,344	\$27.33	401
\$17,655	\$120,345	\$120,762	0.997	1,350	\$89.14	401
\$48,161	\$49,039	\$89,920	0.545	936	\$52.39	401
\$46,678	\$38,522	\$124,243	0.310	1,440	\$26.75	401
\$33,934	\$75,966	\$102,057	0.744	1,015	\$74.84	401
\$57,693	\$98,012	\$336,671	0.291	3,087	\$31.75	401
\$67,190	\$162,810	\$377,167	0.432	2,520	\$64.61	401
\$97,138	\$90,862	\$69,210	1.313	952	\$95.44	401
\$205,652	\$123,748	\$164,805	0.751	1,556	\$79.53	401
\$199,738	\$200,162	\$307,293	0.651	2,360	\$84.81	401
\$147,463	\$92,537	\$337,077	0.275	3,000	\$30.85	401
\$101,442	\$48,558	\$87,339	0.556	1,472	\$32.99	401
\$66,244	\$188,656	\$140,967	1.338	1,365	\$138.21	401
\$31,500	\$95,622	\$106,734	0.896	864	\$110.67	401
\$4,185	\$45,815	\$85,718	0.534	820	\$55.87	401
\$5,000	\$87,000	\$59,102	1.472	770	\$112.99	401
\$7,566	\$53,335	\$64,674	0.825	784	\$68.03	401
\$6,000	\$19,000	\$33,516	0.567	704	\$26.99	401
\$6,600	\$13,400	\$30,666	0.437	960	\$13.96	401
\$10,000	\$8,000	\$24,654	0.324	576	\$13.89	401
\$6,577	\$36,223	\$114,730	0.316	740	\$48.95	401
\$30,720	\$69,280	\$91,159	0.760	1,186	\$58.41	401
	<b>\$2,489,862</b>	<b>\$4,271,725</b>			<b>\$68.48</b>	
		<b>E.C.F. =&gt;</b>	<b>0.583</b>		<b>Std. Deviation=&gt;</b>	<b>0.346183216</b>
		<b>Ave. E.C.F. =&gt;</b>	<b>0.654</b>		<b>Ave. Variance=&gt;</b>	<b>27.4632</b>

USE .650

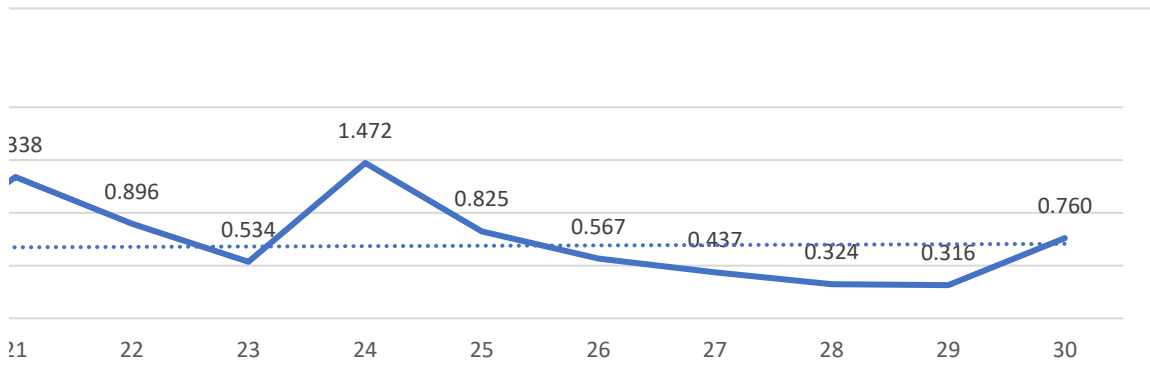
2024 100 401 ECF



Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
31.9389	RANCH		\$52,028	No	//
2.2727	RANCH		\$58,200	No	//
17.3933	RANCH		\$58,200	No	//
11.3085	RANCH		\$96,000	No	//
11.0974	RANCH		\$96,000	No	//
40.3206	RANCH		\$76,500	No	//
29.9547	RANCH		\$15,000	No	//
59.9422	RANCH		\$56,934	No	//
37.8759	RANCH		\$55,526	No	//
34.2868	RANCH		\$14,000	No	//
10.8312	RANCH		\$46,000	No	//
34.3622	RANCH		\$46,176	No	//
9.0669	RANCH		\$23,101	No	//
36.2555	RANCH		\$44,198	No	//
22.2011	RANCH		\$66,098	No	//
65.9171	RANCH		\$91,554	No	//
9.7199	RANCH	BLD ON QFP	\$185,377	No	//
0.2306	RANCH		\$120,400	No	//
37.9149	RANCH		\$140,380	No	//
9.7707	RANCH		\$96,000	No	//
68.4620	RANCH		\$60,000	No	//
24.2210	RANCH		\$31,500	No	//
11.9192	RANCH		\$3,300	No	//
81.8364	RANCH		\$5,000	No	//
17.1001	RANCH		\$4,500	No	//
8.6790	RANCH		\$6,000	No	//
21.6705	RANCH		\$6,600	No	//
32.9187	RANCH		\$10,000	No	//
33.7951	RANCH		\$6,000	No	//
10.6314	RANCH		\$24,000	No	//

**7.0806**

**Coefficient of Var=> 42.01335953**



Other Parcels in Sale	Land Table	Property Class
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
101-015-200-014-00, 101-015-300-005-00, 101-015-200-015-00	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
102-120-000-002-02	RESIDENTIAL 401	401
102-120-000-020-00	RESIDENTIAL 401	401
102-120-000-044-00	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
102-240-000-004-00	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401
	RESIDENTIAL 401	401

Building Depr.	NOTES	Access
74		
87		
87		
90		
86		
85		
82		
89		
67		
62		
62		
62		
57		
67		
80		
47		
69		
87		
65		
100		
57		
67		
70		
51		
57		
45		
36		
36		
65		
51		

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