

Parcel Number	Street Address	Sale Date
006-019-005-00	521 W BARNES LAKE	09/23/21
006-019-037-00	760 MOFF	10/09/20
006-019-041-00	582 LOU ALICE	10/18/21
006-019-046-00	5035 SKELTON	07/24/20
006-020-005-01	441 W BARNES LAKE ROAD	08/07/20
006-020-005-10	395 W BARNES LAKE	08/13/20
006-020-069-00	113 SOUTH LAKE	08/02/21
006-020-093-00	130 WILLOW	06/29/20
006-020-106-00	189 KINGS LANDING	08/17/21
006-020-133-00	125 WILLOW	05/27/21
006-020-168-00	159 SOUTH LAKE	12/21/21
006-020-180-06	241 SOUTH LAKE	10/13/21
006-030-018-00	4790 LONSBERRY	07/16/21
006-030-032-00	930 COLUMBIAVILLE	11/30/21
006-031-009-00	4185 SKELTON	04/21/21
006-031-010-00	4235 SKELTON	12/02/20
006-031-011-00	4165 SKELTON	04/13/20
006-031-024-00	4044 SKELTON	12/01/20
006-031-028-00	500 W NORWAY LAKE	01/28/22
006-031-029-00	510 W NORWAY LAKE	04/28/21
006-032-015-00	141 COLUMBIAVILLE	08/31/21
006-033-034-00	445 KUWE	10/09/20
006-033-036-00	496 KUWE	10/08/21

Totals:

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$38,200
\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$140,900
\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$58,300
\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$123,100
\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$71,700
\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$63,400
\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$59,900
\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$20,700
\$105,000	WD	03-ARM'S LENGTH	\$95,000	\$20,200
\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$40,000
\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$40,300
\$219,000	PTA	03-ARM'S LENGTH	\$219,000	\$78,000
\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$111,200
\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$70,200
\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$148,400
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$114,800
\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$121,100
\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$68,900
\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$67,600
\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$94,600
\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$110,800
\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$122,800
\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$167,000
\$5,023,500			\$5,013,500	\$1,952,100
				Sale. Ratio =>
				Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
22.60	\$156,977	\$10,050	\$158,950	\$123,261	1.290	1,058
43.35	\$335,302	\$58,990	\$266,010	\$231,805	1.148	2,364
37.02	\$171,775	\$15,520	\$141,980	\$131,086	1.083	1,120
48.27	\$293,410	\$56,486	\$198,514	\$198,762	0.999	1,540
42.43	\$183,379	\$41,582	\$127,418	\$118,957	1.071	2,000
43.72	\$164,111	\$15,000	\$130,000	\$125,093	1.039	936
35.24	\$141,016	\$9,412	\$160,588	\$110,406	1.455	1,748
34.50	\$51,497	\$6,489	\$53,511	\$37,758	1.417	584
21.26	\$73,750	\$8,574	\$86,426	\$54,951	1.573	625
32.00	\$93,227	\$8,580	\$116,420	\$71,013	1.639	854
35.66	\$97,750	\$17,745	\$95,255	\$80,732	1.180	1,232
35.62	\$197,360	\$15,120	\$203,880	\$152,886	1.334	1,344
26.60	\$396,555	\$50,050	\$367,950	\$290,692	1.266	2,703
41.29	\$175,718	\$26,557	\$143,443	\$125,135	1.146	1,584
46.38	\$353,786	\$84,029	\$235,971	\$226,306	1.043	1,746
38.27	\$302,199	\$77,319	\$222,681	\$188,658	1.180	1,238
46.76	\$289,281	\$62,004	\$196,996	\$190,669	1.033	1,321
40.53	\$196,851	\$17,964	\$152,036	\$150,073	1.013	1,056
30.87	\$161,895	\$11,019	\$207,981	\$126,574	1.643	1,150
39.42	\$225,796	\$9,517	\$230,483	\$181,442	1.270	1,744
48.17	\$253,817	\$44,667	\$185,333	\$175,461	1.056	1,818
39.61	\$347,728	\$62,714	\$247,286	\$239,106	1.034	1,866
44.53	\$406,497	\$63,760	\$311,240	\$287,531	1.082	2,104
	\$5,069,677		\$4,240,352	\$3,618,357		
38.94				E.C.F. =>	1.172	
7.59				Ave. E.C.F. =>	1.217	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
\$150.24	4040	7.2392	CAPE COD		\$10,050	No
\$112.53	4040	6.9592	C		\$49,707	No
\$126.77	4040	13.4047	D		\$15,520	No
\$128.91	4040	21.8396	RANCH		\$49,333	No
\$63.71	4040	14.6025	FARMHOUSE		\$38,468	No
\$138.89	4040	17.7923	C		\$15,000	No
\$91.87	4040	23.7373	CD		\$9,412	No
\$91.63	4040	20.0046	D		\$6,489	No
\$138.28	4040	35.5624	D		\$5,000	No
\$136.32	4040	42.2279	D		\$8,379	No
\$77.32	4040	3.7252	MANUFACTURED		\$17,745	No
\$151.70	4040	11.6394	CAPE COD		\$15,120	No
\$136.13	4040	4.8623	TRILEVEL		\$50,050	No
\$90.56	4040	7.0844	RANCH		\$18,425	No
\$135.15	4040	17.4442	CD		\$73,400	No
\$179.87	4040	3.6805	CAPE COD		\$58,733	No
\$149.13	4040	18.3964	RANCH		\$50,300	No
\$143.97	4040	20.4069	RANCH		\$17,500	No
\$180.85	4040	42.6010	CD		\$10,665	No
\$132.16	4040	5.3135	CD		\$9,165	No
\$101.94	4040	16.0888	RANCH		\$44,667	No
\$132.52	4040	18.2937	COLONIAL		\$50,010	No
\$147.93	4040	13.4692	COLONIAL		\$35,925	No

\$127.75

4.5249

Std. Deviation=> 0.20463621

Ave. Variance=> 16.7989 Coefficient of Var=> 13.80185507

Apr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
//		SW 1/4 TWP RES	401	78
//		SW 1/4 TWP RES	401	68
//		SW 1/4 TWP RES	401	68
//		SW 1/4 TWP RES	401	65
//		SW 1/4 TWP RES	401	53
//		SW 1/4 TWP RES	401	67
//		SW 1/4 TWP RES	401	56
//		SW 1/4 TWP RES	401	45
//	006-020-154-00	SW 1/4 TWP RES	401	63
//		SW 1/4 TWP RES	401	61
//		SW 1/4 TWP RES	401	47
//		SW 1/4 TWP RES	401	86
//		SW 1/4 TWP RES	401	78
//		SW 1/4 TWP RES	401	55
//		SW 1/4 TWP RES	401	81
//		SW 1/4 TWP RES	401	83
//		SW 1/4 TWP RES	401	73
//		SW 1/4 TWP RES	401	58
//		SW 1/4 TWP RES	401	55
//		SW 1/4 TWP RES	401	68
//		SW 1/4 TWP RES	401	67
//		SW 1/4 TWP RES	401	76
//		SW 1/4 TWP RES	401	74