

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
006-001-026-00	2712 NORTH BRANCH	08/27/21	\$313,000	WD	03-ARM'S LENGTH
006-001-033-50	2631 TOZER	10/18/21	\$166,000	WD	03-ARM'S LENGTH
006-002-021-00	2395 JOHNSON	12/02/20	\$210,000	WD	03-ARM'S LENGTH
006-002-021-00	2395 JOHNSON	03/29/22	\$265,000	WD	03-ARM'S LENGTH
006-002-022-00	6636 GLEANERS HALL	12/22/21	\$285,000	WD	03-ARM'S LENGTH
006-003-002-12	1774 CASTLE ROAD	04/02/21	\$180,000	WD	03-ARM'S LENGTH
006-003-004-00	1907 NORTH BRANCH	04/13/20	\$225,000	WD	03-ARM'S LENGTH
006-003-005-60	1689 NORTH BRANCH	08/13/20	\$345,000	WD	03-ARM'S LENGTH
006-003-009-00	1531 NORTH BRANCH	09/01/21	\$208,990	PTA	03-ARM'S LENGTH
006-010-011-00	6480 FALKENBURY	07/23/20	\$125,000	WD	03-ARM'S LENGTH
006-010-014-00	1661 BURNSIDE	12/02/21	\$179,400	WD	03-ARM'S LENGTH
006-010-039-01	6099 BOOTH	10/08/21	\$255,000	PTA	03-ARM'S LENGTH
006-011-011-00	2215 BURNSIDE	04/17/20	\$264,000	WD	03-ARM'S LENGTH
006-013-005-00	2734 BURNSIDE	10/27/21	\$127,500	WD	03-ARM'S LENGTH
006-013-008-20	2526 BURNSIDE	07/24/20	\$197,000	WD	03-ARM'S LENGTH
006-013-015-50	5582 FISH LAKE	06/18/21	\$243,000	WD	03-ARM'S LENGTH
006-014-004-41	5975 DEER MEADOW	03/09/22	\$360,000	WD	03-ARM'S LENGTH
006-650-010-00	2320 NORTH BRANCH RD	03/02/21	\$225,000	WD	03-ARM'S LENGTH
Totals:			\$4,173,890		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$313,000	\$101,000	32.27	\$294,861	\$65,573	\$247,427	\$202,016	1.225
\$166,000	\$47,200	28.43	\$136,069	\$34,857	\$131,143	\$87,554	1.498
\$210,000	\$72,000	34.29	\$243,301	\$19,050	\$190,950	\$197,578	0.966
\$265,000	\$97,400	36.75	\$243,301	\$19,050	\$245,950	\$197,578	1.245
\$285,000	\$92,000	32.28	\$328,520	\$53,685	\$231,315	\$242,145	0.955
\$180,000	\$49,400	27.44	\$192,784	\$37,678	\$142,322	\$136,657	1.041
\$225,000	\$97,800	43.47	\$256,819	\$53,848	\$171,152	\$178,829	0.957
\$345,000	\$144,700	41.94	\$374,575	\$83,446	\$261,554	\$256,501	1.020
\$208,990	\$73,000	34.93	\$206,974	\$45,558	\$163,432	\$142,217	1.149
\$125,000	\$39,400	31.52	\$118,124	\$15,000	\$110,000	\$90,858	1.211
\$179,400	\$43,400	24.19	\$187,350	\$15,000	\$164,400	\$151,850	1.083
\$255,000	\$76,200	29.88	\$223,273	\$74,951	\$180,049	\$130,680	1.378
\$256,000	\$101,600	39.69	\$289,266	\$35,580	\$220,420	\$223,512	0.986
\$127,500	\$39,100	30.67	\$143,899	\$21,431	\$106,069	\$107,901	0.983
\$197,000	\$94,600	48.02	\$245,408	\$13,650	\$183,350	\$204,192	0.898
\$243,000	\$90,600	37.28	\$238,170	\$29,050	\$213,950	\$184,247	1.161
\$360,000	\$12,000	3.33	\$377,104	\$22,000	\$338,000	\$312,867	1.080
\$225,000	\$78,500	34.89	\$207,677	\$23,380	\$201,620	\$162,376	1.242
\$4,165,890	\$1,349,900		\$4,307,475		\$3,503,103	\$3,209,559	
	Sale. Ratio =>	32.40				E.C.F. =>	1.091
	Std. Dev. =>	9.48				Ave. E.C.F. =>	1.115

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
1,550	\$159.63	4010	10.9343	C		\$50,240
1,215	\$107.94	4010	38.2412	MANUFACTURED		\$31,080
2,040	\$93.60	4010	14.8993	RANCH		\$19,050
2,040	\$120.56	4010	12.9378	RANCH		\$19,050
1,735	\$133.32	4010	16.0174	RANCH		\$35,000
1,264	\$112.60	4010	7.3995	RANCH		\$28,140
1,503	\$113.87	4010	15.8377	C		\$48,987
2,814	\$92.95	4010	9.5749	C		\$44,400
1,127	\$145.02	4010	3.3728	RANCH		\$40,950
960	\$114.58	4010	9.5231	D		\$15,000
1,379	\$119.22	4010	3.2801	RANCH		\$15,000
1,284	\$140.23	4010	26.2336	FARMHOUSE		\$50,000
2,016	\$109.34	4010	12.9280	COLONIAL		\$33,250
1,105	\$95.99	4010	13.2429	D		\$15,000
1,320	\$138.90	4010	21.7518	C		\$13,650
1,400	\$152.82	4010	4.5768	C		\$29,050
1,848	\$182.90	4010	3.5116	RANCH		\$22,000
1,652	\$122.05	4010	12.6237	COLONIAL		\$23,380
\$125.31			2.3988			
Std. Deviation=>		0.161508642				
Ave. Variance=>		13.1604		Coefficient of Var=>		
				11.79828508		

Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
No	//		NE 1/4 TWP RES	401
No	//		NE 1/4 TWP RES	401
No	//		NE 1/4 TWP RES	401
No	//		NE 1/4 TWP RES	401
No	//		NE 1/4 TWP RES	401
No	//		NE 1/4 TWP RES	401
No	//		NE 1/4 TWP RES	401
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No	//		NE 1/4 TWP RES	401
No	//		NE 1/4 TWP RES	401
No	//		NE 1/4 TWP RES	401
No	//		NE 1/4 TWP RES	401
No	//		NE 1/4 TWP RES	401
No	//		DEER MEADOW TRAIL	401
No	//		NE 1/4 TWP RES	401

Building Depr.	
	78
	61
	63
	63
	73
	79
	71
	71
	63
	68
	78
	64
	79
	67
	77
	73
	100
	58
