

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
014-210-017-00	39 CHEROKEE	07/31/20	\$260,000	WD	03-ARM'S LENGTH
014-300-015-00	2832 WATCHHILL	06/01/21	\$220,000	WD	03-ARM'S LENGTH
014-300-017-00	2809 N LAPEER	10/30/20	\$170,000	WD	03-ARM'S LENGTH
Totals:			\$650,000		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$260,000	\$91,900	35.35	\$286,991	\$26,100	\$233,900
\$220,000	\$74,300	33.77	\$172,972	\$18,381	\$201,619
\$170,000	\$76,700	45.12	\$193,604	\$20,551	\$149,449
\$650,000	\$242,900		\$653,567		\$584,968
	Sale. Ratio =>	37.37			
	Std. Dev. =>	6.15			

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$261,676	0.894	1,756	\$133.20	00012	12.4534	RANCH
\$155,056	1.300	1,176	\$171.44	00012	28.1909	RANCH
\$173,574	0.861	1,526	\$97.94	00012	15.7376	C
\$590,306			\$134.19		2.7430	
E.C.F. =>	0.991		Std. Deviation=>	0.244692248		
Ave. E.C.F. =>	1.018		Ave. Variance=>	18.7940	Coefficient of Var=>	18.45462656

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
	\$26,100	No	/ /	
	\$13,000	No	/ /	
	\$20,407	No	/ /	

Land Table	Property Class	Building Depr.
INDIAN RIDGE	401	67
MAPLE GLENN	401	66
MAPLE GLENN	401	62
