

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
014-004-017-00	3852 N LAPEER	03/29/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000
014-005-008-20	3661 N LAPEER	12/17/21	\$399,900	WD	03-ARM'S LENGTH	\$399,900
014-009-018-00	3340 N LAPEER	02/04/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000
014-020-003-00	2487 N LAPEER	06/29/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000
014-021-015-00	2370 N LAPEER	03/22/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000
Totals:			\$1,394,900			\$1,394,900

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$57,200	40.86	\$147,549	\$19,718	\$120,282	\$121,373	0.991
\$153,300	38.33	\$385,207	\$77,514	\$322,386	\$292,149	1.103
\$152,000	38.97	\$389,595	\$200,000	\$190,000	\$180,017	1.055
\$52,800	27.08	\$194,333	\$26,814	\$168,186	\$159,056	1.057
\$98,700	36.56	\$294,900	\$81,153	\$188,847	\$202,949	0.931
\$514,000		\$1,411,584		\$989,701	\$955,544	
Sale. Ratio =>	36.85				E.C.F. =>	1.036
Std. Dev. =>	5.41				Ave. E.C.F. =>	1.028

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
884	\$136.07	LAP45	3.6566	RANCH		\$19,718
2,461	\$131.00	LAP45	7.5923	RANCH		\$69,360
2,102	\$90.39	LAP45	2.7880	RANCH		\$200,000
1,232	\$136.51	LAP45	2.9824	RANCH		\$25,000
1,624	\$116.29	LAP45	9.7061	RANCH		\$71,750
\$122.05			0.8170			
Std. Deviation=>		0.067433244				
Ave. Variance=>		5.3451	Coefficient of Var=>		5.201639863	

Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
No	//		METES & BOUNDS N DALI	401
No	//		METES & BOUNDS	401
No	//		METES & BOUNDS N DALI	401
No	//		METES & BOUNDS	401
No	//		METES & BOUNDS N DALI	401

Building Depr.

73

81

48

66

67
