

200 ECF 0.801

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj.		Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
								Sale							
09-070-001-00	3588 GREEN POINTE	09/09/19	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$63,300	46.04		\$139,757	\$31,986	\$105,514	\$126,492	0.834	2,640
06-030-024-20	3904 BLUE STAR HWY	12/29/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$99,900	24.98		\$432,138		\$180,551	\$241,520	0.748	
06-250-201-00	4279 BLUE STAR HWY	09/04/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$39,600	41.68		\$122,148		\$88,778	\$127,028	0.699	
16-033-025-00	2498 30TH ST	07/28/20	\$450,000	LC	03-ARM'S LENGTH	\$446,000	\$133,300	29.89		\$388,946		\$269,329	\$368,548	0.731	
14-007-007-00	60TH ST	05/18/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$98,700	34.63		\$252,958		\$85,930	\$100,993	0.851	
53-02-15-400-005	1991 M-40	03/28/22	\$3,000,000	WD	03-ARM'S LENGTH	\$3,000,000	\$604,900	20.16		\$261,752		\$533,455	\$694,493	0.768	
18-120-008-00	3610 DIAMOND DR	07/31/20	\$625,000	WD	19-MULTI PARCEL ARM	\$625,000	\$228,500	36.56		\$509,445	\$192,191	\$432,809	\$451,862	0.958	4,458
18-120-007-00					20-MULTI PARCEL SALE REF										
18-120-009-00					20-MULTI PARCEL SALE REF										
18-120-010-00					20-MULTI PARCEL SALE REF										
18-576-008-00	3620 LINCOLN RD	11/25/20	\$235,000	WD	19-MULTI PARCEL ARM	\$235,000	\$143,000	60.85		\$259,680	\$88,743	\$146,257	\$195,134	0.750	2,982
18-576-008-10					20-MULTI PARCEL SALE REF										
18-031-026-00					20-MULTI PARCEL SALE REF										
09-008-012-00	3392 M 40 HWY	09/15/21	\$1,000,000	WD	03-ARM'S LENGTH	\$910,000	\$416,400	45.76		\$858,823	\$169,425	\$740,575	\$847,974	0.873	36,798
Totals:			\$6,227,500			\$6,133,500	\$1,827,600			\$3,225,647		\$2,583,198	\$3,154,043		
								Sale. Ratio =>	29.80			E.C.F. =>	0.819		
								Std. Dev. =>	12.39			Ave. E.C.F. =>	0.801		