

300 ECF 0.768

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.		
09-008-017-90	3292 M-40	11/02/20	\$362,500	WD	03-ARM'S LENGT	\$362,500	\$111,300	30.70	\$352,041	\$87,205	\$275,295	\$304,839	0.903		
09-017-015-00	4510 132ND	06/30/20	\$732,000	WD	03-ARM'S LENGT	\$732,000	\$362,800	49.56	\$713,390	\$341,328	\$390,672	\$465,456	0.839		
09-017-022-00	3070 M-40	09/19/18	\$285,000	WD	03-ARM'S LENGT	\$285,000	\$88,500	31.05	\$297,372	\$99,376	\$185,624	\$214,578	0.865		
09-070-001-00	3588 GREEN POINTE	09/09/19	\$137,500	WD	03-ARM'S LENGT	\$137,500	\$63,300	46.04	\$140,781	\$33,010	\$104,490	\$124,492	0.839		
09-550-014-00	4671 E WASHINGTON	09/16/20	\$3,350,000	WD	19-MULTI PARCE	\$3,350,000	\$2,031,300	60.64	\$3,471,953	\$954,732	\$2,395,268	\$3,255,632	0.736		
Totals:			\$4,867,000			\$4,867,000	\$2,657,200		\$4,975,537		\$3,351,349	\$4,364,996			
								Sale. Ratio =>	54.60					E.C.F. =>	0.768
								Std. Dev. =>	12.80					Ave. E.C.F. =>	0.837

NOT USED: SALE PRICE INCLUDES PERSONAL PROPERTY

09-008-012-00	3392 M 40 HWY	09/15/21	\$1,000,000	WD	03-ARM'S LENGT	\$1,000,000	\$416,400	41.64	\$859,481	\$133,543	\$866,457	\$852,040	1.017
09-017-025-00	3064 LINCOLN RD	09/20/18	\$131,000	WD	03-ARM'S LENGT	\$131,000	\$40,600	30.99	\$113,246	\$69,872	\$61,128	\$47,664	1.282

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
8,516	\$32.33	300	6.6576			\$51,977	No	/ /	
35,153	\$11.11	300	0.2823			\$279,541	No	/ /	09-008-029-10
10,800	\$17.19	200	2.8556		WHS STC	\$69,620	No	/ /	
2,640	\$39.58	200	0.2823			\$21,043	No	/ /	
156,082	\$15.35	300	10.0778			\$234,634	No	/ /	09-100-026-00, 09-100-027-00, 09-550-063-00, 09-550-016-00
\$23.11			6.8731						
Std. Deviation=>		0.062088621							
Ave. Variance=>		4.0311	Coefficient of Var=>	4.818997795					

36,798	\$23.55	200	18.0412			\$86,588	No	/ /	
1,920	\$31.84	200	44.5975			\$69,872	No	/ /	

Land Table	Property Class	Building Depr.
3000 INDUSTRIAL	301	0
3000 INDUSTRIAL	301	0
2000 COMMERCIAL	201	0
2000 COMMERCIAL	201	0
3000 INDUSTRIAL	301	0

2000 COMMERCIAL	201	0
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2000 COMMERCIAL	201	0
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