

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard
110-009-200-005-01	27 E M-61	05/16/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$63,600	55.30	\$124,913	\$36,651
110-240-000-026-00	35 E M-61	02/09/22	\$121,000	PTA	03-ARM'S LENGTH	\$121,000	\$53,600	44.30	\$105,905	\$20,689

Totals:		\$236,000		\$236,000	\$117,200		\$230,818
				Sale. Ratio =>	49.66		
				Std. Dev. =>	7.78		

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
\$78,349	\$133,125	0.589	2,552	\$30.70	2000	10.9490		\$26,000		2000 COMMERCIAL
\$100,311	\$124,222	0.808	1,536	\$65.31	2000	10.9490		\$14,400		2000 COMMERCIAL

\$178,660	\$257,347			\$48.00		0.3788				
	E.C.F. =>	0.694		Std. Deviation=>	0.154843					
	Ave. E.C.F. =>	0.698		Ave. Variance=>	10.9490	Coefficient of Var=>	15.68568528			

Used .690
.663 in 2024

There were no Industrial Sales.
Commercial and Industrial were combined for the ECF Analysis