

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	
110-120-000-036-00	1436 BIRMA TRAIL	09/21/20	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$3,300	41.25	\$8,165	\$7,299	
110-150-000-018-00	2402 ANDYS LANE	04/07/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$10,700	42.80	\$20,470	\$6,200	
110-152-000-001-02	2502 BETTY LANE	07/20/22	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$24,400	53.04	\$47,704	\$4,882	
110-350-000-006-00	2162 S HILLSIDE DR	01/24/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$12,300	49.20	\$24,706	\$8,885	
110-375-000-252-10	2381 S WHITNEY BEACH RD	09/02/22	\$99,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$99,000	\$55,200	55.76	\$109,638	\$27,240	
110-375-000-337-00	2050 S WHITNEY BEACH RD	08/17/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$26,800	38.29	\$57,726	\$12,601	
<b>Totals:</b>			<b>\$273,000</b>			<b>\$273,000</b>	<b>\$132,700</b>		<b>\$268,409</b>		
								<b>Sale. Ratio =&gt;</b>	<b>48.61</b>		
								<b>Std. Dev. =&gt;</b>	<b>6.99</b>		

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	Property Class
\$701	\$1,443	0.486	0	#DIV/0!	4200	13.9179	RANCH	\$4,299		OFF WATER TITTABAWASSEE	401
\$18,800	\$23,783	0.790	576	\$32.64	4200	16.5609	1+ STORY	\$4,200		OFF WATER TITTABAWASSEE	401
\$41,118	\$71,370	0.576	1,125	\$36.55	4200	4.8736	RANCH	\$4,882		OFF WATER TITTABAWASSEE	401
\$16,115	\$26,368	0.611	774	\$20.82	4200	1.3711	1+ STORY	\$3,600		OFF WATER TITTABAWASSEE	401
\$71,760	\$137,330	0.523	2,951	\$24.32	4200	10.2323	RANCH	\$19,740	110-375-000-255-00	OFF WATER TITTABAWASSEE	401
\$57,399	\$75,208	0.763	1,344	\$42.71	4200	13.8340	RANCH	\$12,600		OFF WATER TITTABAWASSEE	401
<b>\$205,893</b>	<b>\$335,503</b>			<b>#DIV/0!</b>		<b>1.1176</b>					
	<b>E.C.F. =&gt;</b>	<b>0.614</b>		<b>Std. Deviation=</b>	<b>0.12567283</b>						
	<b>Ave. E.C.F. =&gt;</b>	<b>0.625</b>		<b>Ave. Variance=</b>	<b>10.1316</b>	<b>Coefficient of Var=&gt;</b>	<b>16.21422931</b>				

Used .614

.600 in 2022

Unit: 110 - HAY TOWNSHIP

4200 OFF WATER TITTABAWASSEE

Factors (E.C.F.'s)

0.614

0.614

0.614

0.614

0.614

Comments

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
	0.614	0.614	0.614	0.614	0.614	0.614
RANCH	0.614	0.614	0.614	0.614	0.614	0.614
1+ STORY	0.614	0.614	0.614	0.614	0.614	0.614

Set Field Options...