

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
110-010-300-001-01	535 E HEIL RD	08/21/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$64,500	46.07	\$136,455	\$22,821	\$117,179
110-010-400-006-10	1001 HEIL RD	09/16/22	\$66,281	WD	03-ARM'S LENGTH	\$66,281	\$34,900	52.65	\$69,011	\$10,685	\$55,596
110-016-401-002-00	440 E SUN OIL RD	09/02/21	\$59,900	LC	03-ARM'S LENGTH	\$59,900	\$31,500	52.59	\$58,174	\$25,878	\$34,022
110-022-400-006-00	1440 WIEMAN RD	06/05/20	\$59,900	WD	03-ARM'S LENGTH	\$49,900	\$21,500	43.09	\$59,531	\$29,360	\$20,540
110-033-401-001-00	2300 S MARTIN	08/05/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$133,600	45.29	\$292,484	\$75,000	\$220,000
110-035-302-001-00	2371 S WIEMAN RD	04/23/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$147,200	58.88	\$251,674	\$118,382	\$131,618
110-035-303-001-02	2425 S WIEMAN RD	04/14/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$31,000	62.00	\$58,475	\$34,762	\$15,238
Totals:			\$921,081			\$911,081	\$464,200		\$925,804		\$594,193
								Sale. Ratio =>	50.95		
								Std. Dev. =>	7.14		

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
\$146,059	0.802	1,248	\$93.89	4000	9.5377	1+ STORY	\$15,000		SECTION LOTS AND ACREAGE	401
\$74,969	0.742	720	\$77.22	4000	3.4691	1+ STORY	\$4,530		SECTION LOTS AND ACREAGE	401
\$41,512	0.820	952	\$35.74	4000	11.2685		\$25,877		SECTION LOTS AND ACREAGE	401
\$38,780	0.530	270	\$76.07	4000	17.7243	1+ STORY	\$19,860		SECTION LOTS AND ACREAGE	401
\$279,542	0.787	1,630	\$134.97	4000	8.0106	1+ STORY	\$75,000		SECTION LOTS AND ACREAGE	401
\$171,326	0.768	1,400	\$94.01	4000	6.1335	1+ STORY	\$100,000		SECTION LOTS AND ACREAGE	401
\$30,479	0.500	896	\$17.01	4000	20.6951	RANCH	\$15,000		SECTION LOTS AND ACREAGE	401
\$782,668			\$75.56		5.2294					
E.C.F. =>	0.759		Std. Deviation=>	0.133803615						
Ave. E.C.F. =>	0.707		Ave. Variance=>	10.9769	Coefficient of Var=>	15.52841671				

Used .707

.778 in 2022

Unit: 110 - HAY TOWNSHIP

4000 SECTION LOTS AND ACREAGE

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%
	0.707	0.707	0.707	0.707	0.707	0.707
RANCH	0.707	0.707	0.707	0.707	0.707	0.707
1+ STORY	0.707	0.707	0.707	0.707	0.707	0.707

Comments: FMR 1