

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.
04-016-003-30	8095 E M 113	11/29/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$45,100	56.38	\$130,616	\$26,751	\$53,249	\$76,315	0.698
04-011-026-20	7687 LAKE RD	06/05/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$108,600	48.27	\$309,505	\$65,702	\$159,298	\$179,135	0.889
04-019-003-40	6064 GLEANER HALL RD	06/30/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$98,400	39.36	\$293,885	\$25,058	\$224,942	\$197,522	1.139
04-020-004-00	9019 HODGE RD	07/10/20	\$206,400	WD	03-ARM'S LENGTH	\$206,400	\$83,500	40.46	\$236,328	\$47,144	\$159,256	\$139,004	1.146
04-005-002-03	6209 HODGE RD	10/19/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$36,400	38.72	\$106,147	\$25,063	\$68,937	\$59,577	1.157
04-019-010-21	9744 HODGE RD	10/14/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$124,400	37.70	\$371,376	\$32,962	\$297,038	\$248,651	1.195
04-016-002-00	8340 E SPARLING RD	05/28/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$163,600	38.05	\$445,139	\$111,280	\$318,720	\$254,135	1.254
04-004-007-10	6770 FORREST RD	09/30/21	\$714,000	WD	03-ARM'S LENGTH	\$714,000	\$216,300	30.29	\$587,158	\$149,595	\$564,405	\$378,029	1.493
Totals:			\$2,329,400			\$2,329,400	\$876,300		\$2,480,154		\$1,845,845	\$1,532,367	
								Sale. Ratio =>	37.62			E.C.F. =>	1.205
								Std. Dev. =>	7.85			Ave. E.C.F. =>	1.121

Used 1.12 and this was for parcels greater than 5 acres.

Combined Bldg