

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.		
04-001-006-05	11595 FOUR SEASONS DR	07/01/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$81,500	24.33	\$444,846	\$118,045	\$216,955	\$334,152	0.649		
04-001-009-00	6801 FIFE LAKE RD	05/29/20	\$622,500	WD	03-ARM'S LENGTH	\$622,500	\$274,700	44.13	\$695,819	\$146,974	\$475,526	\$653,387	0.728		
40-041-739-021-C	206 ELM ST	05/17/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$39,400	20.52	\$188,721	\$9,576	\$182,424	\$215,837	0.845		
41-040-092-00	7499 US 131	08/05/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$88,500	32.78	\$264,423	\$243,858	\$26,142	\$24,482	1.068		
40-041-160-001-4	112 CO RD 612 NE	09/08/20	\$270,000	MLC	03-ARM'S LENGTH	\$270,000	\$103,400	38.30	\$260,686	\$45,400	\$224,600	\$259,381	0.866		
40-041-640-022-1	304 ELM ST	01/21/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$39,300	32.75	\$116,103	\$17,198	\$102,802	\$119,163	0.863		
40-041-020-025-3	898 S CEDAR ST	03/17/22	\$165,000	CD	03-ARM'S LENGTH	\$165,000	\$74,700	45.27	\$160,939	\$39,116	\$125,884	\$146,775	0.858		
<b>Totals:</b>			<b>\$1,419,500</b>			<b>\$1,419,500</b>	<b>\$484,100</b>		<b>\$1,593,809</b>		<b>\$901,047</b>	<b>\$1,227,859</b>			
								<b>Sale. Ratio =&gt;</b>	<b>34.10</b>					<b>E.C.F. =&gt;</b>	<b>0.734</b>
								<b>Std. Dev. =&gt;</b>	<b>10.47</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.839</b>

Used 0.840 ECF