

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.
04-003-007-42	9873 VANS LN	06/04/20	\$130,500	WD	03-ARM'S LENGTH	\$130,500	\$64,300	49.27	\$158,886	\$26,137	\$104,363	\$89,695	1.164
04-005-005-04	7067 E M 113	06/25/21	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$60,800	39.48	\$145,186	\$38,654	\$115,346	\$71,981	1.602
04-011-026-10	10150 M 186	12/03/21	\$125,000	AFF	03-ARM'S LENGTH	\$125,000	\$50,900	40.72	\$124,125	\$31,702	\$93,298	\$62,448	1.494
04-007-008-10	6389 E SPARLING RD	11/03/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$43,900	26.61	\$114,769	\$24,477	\$140,523	\$61,008	2.303
04-033-029-00	11877 UNION ST	05/28/21	\$85,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$85,000	\$73,000	85.88	\$185,984	\$21,048	\$63,952	\$109,948	0.582
04-038-001-00	7607 ANTHONY ST	08/28/20	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$38,200	48.35	\$95,238	\$15,315	\$63,685	\$54,002	1.179
04-038-001-00	7607 ANTHONY ST	03/18/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$38,200	31.83	\$95,238	\$15,315	\$104,685	\$54,002	1.939
41-050-005-10	530 MERRITT ST	08/13/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$24,600	44.73	\$62,048	\$15,000	\$40,000	\$31,789	1.258
Totals:			\$913,500			\$913,500	\$393,900		\$981,474		\$725,852	\$534,874	
								Sale. Ratio =>	43.12			E.C.F. =>	1.357
								Std. Dev. =>	17.95			Ave. E.C.F. =>	1.440

Used 1.357 ECF Township wide