

Used 1.10 Combined buildings

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.
04-026-002-10	10285 RAMSAY RD	11/29/21	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$65,300	52.28	\$153,664	\$82,962	\$41,938	\$64,158	0.654
04-080-009-00	11485 UNION ST	11/25/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$31,100	56.55	\$77,836	\$4,336	\$50,664	\$66,697	0.760
04-033-001-10	11122 UNION ST	06/05/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$23,100	25.67	\$104,744	\$53,762	\$36,238	\$46,263	0.783
04-034-025-11	11664 REVORD RD	08/05/21	\$82,000	AFF	03-ARM'S LENGTH	\$82,000	\$36,800	44.88	\$87,717	\$33,000	\$49,000	\$49,652	0.987
04-034-034-05	9650 ELLIOTT RD	10/18/21	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$85,600	36.82	\$245,654	\$26,266	\$206,234	\$199,082	1.036
04-034-019-00	11690 MEDRAK LN	12/02/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$115,400	41.96	\$288,214	\$28,450	\$246,550	\$234,349	1.052
04-033-027-30	11756 HARRINGTON DR	06/29/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$59,700	38.52	\$149,143	\$9,481	\$145,519	\$126,735	1.148
04-033-031-02	11769 UNION ST	06/07/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$109,700	37.83	\$273,770	\$31,183	\$258,817	\$220,133	1.176
04-034-028-01	9764 E ELLIOTT RD	09/10/21	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$93,400	38.92	\$228,172	\$83,119	\$156,881	\$131,627	1.192
04-034-019-10	11628 MEDRAK LN	07/23/20	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$65,400	35.74	\$169,599	\$23,178	\$159,822	\$131,402	1.216
04-036-012-00	11765 E COUNTY LINE RD	10/08/20	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$55,100	36.25	\$135,167	\$13,018	\$138,982	\$110,843	1.254
04-080-005-00	11380 PHILIPS ST	06/10/20	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$42,800	32.42	\$105,155	\$4,285	\$127,715	\$91,534	1.395
Totals:			\$2,011,400			\$2,011,400	\$783,400		\$2,018,835		\$1,618,360	\$1,472,475	
								Sale. Ratio =>	38.95			E.C.F. =>	1.099
								Std. Dev. =>	8.34			Ave. E.C.F. =>	1.054