

2022 Sumpter Township Residential ECF Analysis

ECF #	ECF Name	2021 ECF	2021 SEV	Parcel Count	Sales Sample	% of Sample	AVG TCV	Proper Land TCV	Recom ECF	2022 SEV	REDUCTION / INCREASE	2022 ECF	COMMENTS
01	OLDER PLATS AND <1 ACRE	1.115	\$ 23,137,800	332	20	6.0%	\$ 139,400	\$ 31,370	1.186	\$ 25,224,300	9.02%	1.185	
02	VAN BUREN SCHOOL DISTRICT 0% GOOD TO 60% GOOD 61% GOOD TO 100% GOOD	1.200 1.000	\$ 172,321,200	1861	85 40 45	4.6%	\$ 185,200	\$ 41,670	1.140 0.909	\$ 177,596,000	3.06%	1.175 0.975	
03	NEWER PLATS WITH LARGER PARCELS	0.860	\$ 4,677,300	47	3	6.4%	\$ 199,000	\$ 44,780	0.880	\$ 5,557,300	18.81%	0.880	LIMITED SALES. NECESSARY TO EXTEND SALES PERIOD. INCREASE WARRANTED BASED ON SALES.
05	OLDER PLATS AND >1 ACRE	1.000	\$ 7,227,500	80	5	6.3%	\$ 180,700	\$ 40,660	1.227	\$ 8,773,700	21.39%	1.220	SALES SUPPORT INCREASE. INCLUDING SALES AFTER SALES PERIOD LENDS FURTHER SUPPORT. LIMITED LAST YEAR CAUSED INCREASE TO BE LOW IN 2021
06	HURON SCHOOL DISTRICT 0% GOOD TO 60% GOOD 61% GOOD TO 100% GOOD	1.470 0.860	\$ 34,060,600	336	16 2 14	4.8%	\$ 202,700	\$ 45,610	1.377 0.857	\$ 35,626,900	4.60%	1.470 0.860	
07	LINCOLN SCHOOL DISTRICT 0% GOOD TO 60% GOOD 61% GOOD TO 100% GOOD	1.195 0.835	\$ 70,656,700	879	31 11 20	3.5%	\$ 160,800	\$ 36,180	1.108 0.867	\$ 74,313,500	5.18%	1.195 0.835	
08	AIRPORT SCHOOL DISTRICT 0% GOOD TO 60% GOOD 61% GOOD TO 100% GOOD	1.565 0.825	\$ 31,228,300	416	14 5 9	3.4%	\$ 150,100	\$ 33,770	1.630 0.902	\$ 33,526,300	7.36%	1.585 0.875	ABOUT 5 % INCREASE ABOUT 10% INCREASE
Total			\$ 343,309,400	3951	174	4.4%				\$ 360,618,000 \$ (4,053,205)	5.04%		

Ratio on 2793

48.00% 1.041666667

\$ -

2021 RES SEV \$ 343,332,200
RATIO 48.00%
PROJECTED TCV \$ 715,275,417
2022 SEV AT 49.85% \$ 356,564,795

OLDER PLATS AND <1 ACRE

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	% LAND	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	Building Depr.
81 010 01 0010 000	17481 SUMPTER	08/27/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$70,700	37.23	\$165,294	\$38,153	\$151,747	20%	\$114,028	1.331	1,595	\$95.14	01	13.9139	1.00 STORY	\$32,000		OLDER PLATS AND <1 ACRE	401	53
81 010 01 0011 004	45247 BEMIS	08/14/20	\$176,000	PTA	03-ARM'S LENGTH	\$176,000	\$56,500	32.10	\$135,933	\$40,000	\$136,000	23%	\$86,039	1.581	1,266	\$107.42	01	38.9036	1.5 STORY	\$40,000		OLDER PLATS AND <1 ACRE	401	53
81 010 02 0038 000	18138 MORTON	07/01/19	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$41,800	29.86	\$133,082	\$35,933	\$104,067	26%	\$87,129	1.194	912	\$114.11	01	0.2749	1.00 STORY	\$32,233		OLDER PLATS AND <1 ACRE	401	58
81 010 02 0042 000	45105 PARIS	04/09/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,100	36.07	\$130,126	\$33,022	\$116,978	22%	\$87,089	1.343	912	\$128.27	01	15.1554	1.00 STORY	\$32,000		OLDER PLATS AND <1 ACRE	401	58
81 018 01 0010 000	48665 BEMIS	10/15/19	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$45,500	49.46	\$132,122	\$28,000	\$64,000	30%	\$93,383	0.685	1,038	\$61.66	01	50.6300	1.00 STORY	\$28,000		OLDER PLATS AND <1 ACRE	401	58
81 018 01 0012 000	48637 BEMIS	01/27/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$87,900	36.63	\$206,429	\$28,000	\$212,000	12%	\$160,026	1.325	2,372	\$89.38	01	13.3134	2.00 STORY	\$28,000		OLDER PLATS AND <1 ACRE	401	58
81 018 02 0026 000	48616 SULLY	07/09/19	\$145,600	PTA	03-ARM'S LENGTH	\$145,600	\$48,200	33.10	\$148,206	\$34,460	\$111,140	24%	\$102,014	1.089	1,038	\$107.07	01	10.2196	1.00 STORY	\$33,000		OLDER PLATS AND <1 ACRE	401	63
81 018 02 0027 000	48556 SULLY	11/07/19	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$49,400	32.93	\$159,474	\$33,000	\$117,000	22%	\$113,430	1.031	1,038	\$112.72	01	16.0173	1.00 STORY	\$33,000		OLDER PLATS AND <1 ACRE	401	63
81 030 02 0001 002	48437 WILLIS	12/20/19	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$43,700	27.31	\$128,036	\$31,022	\$128,978	19%	\$87,008	1.482	1,100	\$117.25	01	29.0718	1.00 STORY	\$30,000		OLDER PLATS AND <1 ACRE	401	58
81 030 02 0010 000	48653 WILLIS	09/20/19	\$152,500	PTA	03-ARM'S LENGTH	\$152,500	\$53,600	35.15	\$154,201	\$33,927	\$118,573	22%	\$107,869	1.099	1,194	\$99.31	01	9.2419	1.00 STORY	\$32,000		OLDER PLATS AND <1 ACRE	401	58
81 061 01 0005 001	45889 JUDD	10/12/20	\$178,000	PTA	03-ARM'S LENGTH	\$178,000	\$69,000	38.76	\$163,761	\$28,400	\$149,600	16%	\$121,400	1.232	1,444	\$103.60	01	4.0640	1.00 STORY	\$28,400		OLDER PLATS AND <1 ACRE	401	58
81 061 02 0008 000	46065 JUDD	06/25/20	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$69,300	38.50	\$171,128	\$61,200	\$118,800	34%	\$98,590	1.205	1,506	\$78.88	01	1.3338	1.5 STORY	\$61,200		OLDER PLATS AND <1 ACRE	401	45
81 061 03 0032 000	21776 FENSTER	08/03/20	\$149,900	PTA	03-ARM'S LENGTH	\$149,900	\$52,200	34.82	\$123,939	\$28,000	\$121,900	19%	\$86,044	1.417	912	\$133.66	01	22.5068	1.00 STORY	\$28,000		OLDER PLATS AND <1 ACRE	401	58
81 061 03 0048 000	21846 FENSTER	07/28/20	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$60,400	37.75	\$144,857	\$29,770	\$130,230	19%	\$103,217	1.262	1,252	\$104.02	01	7.0060	1.00 STORY	\$28,000		OLDER PLATS AND <1 ACRE	401	58
81 061 03 0049 000	21860 FENSTER	08/11/20	\$196,000	PTA	03-ARM'S LENGTH	\$196,000	\$85,300	43.52	\$204,907	\$28,000	\$168,000	14%	\$158,661	1.059	2,464	\$68.18	01	13.2789	2.00 STORY	\$28,000		OLDER PLATS AND <1 ACRE	401	58
81 061 03 0050 000	21874 FENSTER	01/02/20	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$73,200	44.36	\$179,027	\$28,000	\$137,000	17%	\$135,450	1.011	1,824	\$75.11	01	18.0209	2.00 STORY	\$28,000		OLDER PLATS AND <1 ACRE	401	58
81 061 04 0089 000	46041 TRASKOS	09/25/20	\$149,900	PTA	03-ARM'S LENGTH	\$149,900	\$61,100	40.76	\$145,088	\$28,000	\$121,900	19%	\$105,012	1.161	1,056	\$115.44	01	3.0827	1.00 STORY	\$28,000		OLDER PLATS AND <1 ACRE	401	58
81 061 04 0105 000	22481 BOHN	11/20/20	\$135,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$135,000	\$60,200	44.59	\$141,618	\$56,000	\$79,000	41%	\$76,787	1.029	1,044	\$75.67	01	16.2836	1.00 STORY	\$56,000	81 061 04 0104 000	OLDER PLATS AND <1 ACRE	401	59
81 122 01 0009 001	13369 RAWSONVILLE	04/15/19	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$42,500	36.96	\$132,377	\$29,600	\$85,400	26%	\$92,177	0.926	1,183	\$72.19	01	26.5169	1.00 STORY	\$29,600		OLDER PLATS AND <1 ACRE	401	58
81 122 01 0014 001	13417 RAWSONVILLE	09/18/20	\$158,000	PTA	03-ARM'S LENGTH	\$158,000	\$60,700	38.42	\$134,167	\$29,600	\$128,400	19%	\$93,782	1.369	1,183	\$108.54	01	17.7481	1.00 STORY	\$29,600		OLDER PLATS AND <1 ACRE	401	58
20 Totals:						\$3,182,800	\$1,185,300		\$3,033,772		\$2,500,713	22%	\$2,109,135			\$98.38		0.5992						
								Sale. Ratio =>	37.24					E.C.F. =>	1.186	Std. Deviation=>		0.20947164						
								Std. Dev. =>	5.32					Ave. E.C.F. =>	1.192	Ave. Variance=>		16.3292	Coefficient of Var=> 13.70299594					

VAN BUREN SCHOOL DISTRICT

0% GOOD TO 60% GOOD

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	% LAND	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	Building Depr.
81 001 99 0017 001	18571 SAVAGE	02/12/20	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$83,400	42.34	\$212,303	\$43,986	\$153,014	22%	\$140,264	1.091	1,762	\$86.84	02	8.2666	1.75 STORY	\$43,200		81 RESIDENTIAL	401	58
81 003 99 0002 720	40825 HARRIS	12/16/19	\$260,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$260,000	\$114,400	44.00	\$258,856	\$86,000	\$174,000	33%	\$180,058	0.966	2,121	\$82.04	02	20.7211	1.00 STORY	\$86,000	81 003 99 0002 719	81 RESIDENTIAL	401	60
81 004 99 0026 000	40080 WILLIS	08/17/20	\$264,200	PTA	03-ARM'S LENGTH	\$264,200	\$91,800	34.75	\$218,635	\$60,450	\$203,750	23%	\$131,821	1.546	1,693	\$120.35	02	37.2094	QUAD LEVEL	\$44,400		81 RESIDENTIAL	401	53
81 006 99 0023 000	18323 MARTINSVILLE	04/20/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$54,000	32.73	\$126,081	\$37,700	\$127,300	23%	\$73,651	1.728	1,058	\$120.32	02	55.4861	1.00 STORY	\$37,700		81 RESIDENTIAL	401	59
81 006 99 0029 005	42891 BEMIS	11/30/20	\$550,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$550,000	\$232,600	42.29	\$507,278	\$239,947	\$310,053	44%	\$227,516	1.363	3,584	\$86.51	02	18.9211	2.00 STORY	\$153,132	81 006 99 0032 704	81 RESIDENTIAL	401	53
81 007 99 0003 000	43254 DEBORAH	06/04/20	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$57,800	82.57	\$42,116	\$16,820	\$53,180	24%	\$104,413	0.509	960	\$55.40	02	66.4243	1.00 STORY	\$14,280		81 RESIDENTIAL	401	58
81 009 99 0015 000	18400 MARTINSVILLE	08/14/19	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$81,000	43.78	\$228,242	\$43,200	\$141,800	23%	\$154,202	0.920	1,899	\$74.67	02	25.3990	QUAD LEVEL	\$43,200		81 RESIDENTIAL	401	58
81 009 99 0059 000	44280 HARRIS	03/26/21	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$64,900	28.84	\$155,431	\$39,225	\$185,775	17%	\$96,838	1.918	1,107	\$167.82	02	74.4839	1.00 STORY	\$39,225		81 RESIDENTIAL	401	53
81 010 99 0016 001	18231 SUMPTER	09/26/19	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$84,400	54.45	\$190,762	\$50,800	\$104,200	33%	\$116,635	0.893	1,289	\$80.84	02	28.0179	1.00 STORY	\$50,800		81 RESIDENTIAL	401	58
81 012 99 0024 000	19280 MARTINSVILLE	10/30/19	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$79,300	40.46	\$182,065	\$44,659	\$151,341	23%	\$114,505	1.322	1,344	\$112.60	02	14.8133	MULTI/MIXED	\$41,098		81 RESIDENTIAL	401	53
81 013 99 0038 004	46280 HARRIS	12/16/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$84,500	35.96	\$201,718	\$43,540	\$191,460	19%	\$131,815	1.452	1,512	\$126.63	02	27.8926	1.00 STORY	\$43,540		81 RESIDENTIAL	401	53
81 015 99 0010 000	47076 WILLIS	12/20/19	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$80,900	38.52	\$226,295	\$41,302	\$168,698	20%	\$154,161	1.094	1,758	\$95.96	02	7.9266	1.00 STORY	\$38,275		81 RESIDENTIAL	401	53
81 015 99 0012 701	46960 WILLIS	11/30/20	\$185,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$101,600	54.92	\$224,449	\$82,871	\$102,129	45%	\$120,492	0.848	1,375	\$74.28	02	32.5964	1.00 STORY	\$77,125	81 015 99 0012 702	81 RESIDENTIAL	401	54
81 015 99 0017 001	46405 HARRIS	11/26/19	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$52,900	37.79	\$132,108	\$17,227	\$122,773	12%	\$95,734	1.282	1,094	\$112.22	02	10.8872	1.25 STORY	\$16,674		81 RESIDENTIAL	401	58
81 019 99 0005 000	19375 LOHR	08/14/20	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$126,800	60.38	\$226,706	\$47,035	\$162,965	22%	\$149,726	1.088	1,617	\$100.78	02	8.5142	1.5 STORY	\$36,540		81 RESIDENTIAL	401	57
81 030 99 0007 000	20050 KARR	07/01/19	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$107,700	53.85	\$238,838	\$43,185	\$156,815	22%	\$163,044	0.962	2,539	\$61.76	02	21.1770	1.5 STORY	\$38,100		81 RESIDENTIAL	401	58
81 031 99 0003 004	20835 SHERWOOD	09/26/19	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$79,200	44.00	\$221,183	\$82,374	\$97,626	46%	\$115,674	0.844	1,850	\$52.77	02	32.9590	2.00 STORY	\$40,873		81 RESIDENTIAL	401	53
81 033 99 0006 000	19874 SUMPTER	09/08/20	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$78,700	47.70	\$196,536	\$18,900	\$146,100	11%	\$148,030	0.987	1,904	\$76.73	02	18.6602	MULTI/MIXED	\$18,900		81 RESIDENTIAL	401	53
81 033 99 0020 001	45735 WILLIS	02/19/21	\$240,500	PTA	03-ARM'S LENGTH	\$240,500	\$105,800	43.99	\$254,940	\$53,016	\$187,484	22%	\$179,545	1.044	1,904	\$98.47	02	12.9349	1.00 STORY	\$50,860		81 RESIDENTIAL	401	60
81 034 99 0006 000	46545 WILLIS	11/17/20	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$65,300	56.83	\$153,745	\$50,299	\$64,601	44%	\$86,205	0.749	1,092	\$59.16	02	42.4176	1.00 STORY	\$49,600		81 RESIDENTIAL	401	58
81 034 99 0014 006	46660 WEIMER	11/10/20	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$73,000	45.34	\$180,328	\$27,720	\$133,280	17%	\$127,173	1.048	1,458	\$91.41	02	12.5546	1.00 STORY	\$27,720		81 RESIDENTIAL	401	58
81 034 99 0026 000	19870 WILMOT	03/13/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$79,900	44.39	\$179,323	\$42,200	\$137,800	23%	\$114,269	1.206	1,334	\$103.30	02	3.2360	1.00 STORY	\$42,200		81 RESIDENTIAL	401	53
81 034 99 0031 000	20068 WILMOT	10/08/20	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$90,400	41.28	\$218,991	\$43,211	\$175,789	20%	\$146,483	1.200	1,435	\$122.50	02	2.6497	1.00 STORY	\$42,400		81 RESIDENTIAL	401	58
81 034 99 0037 001	19685 ELWELL	08/05/19	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$59,900	37.44	\$138,499	\$20,160	\$139,840	13%	\$98,616	1.418	1,076	\$129.96	02	24.4463	1.00 STORY	\$20,160		81 RESIDENTIAL	401	58
81 035 99 0001 702	20630 WILMOT	03/31/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$78,300	46.06	\$191,041	\$52,479	\$117,521	31%	\$115,468	1.018	1,754	\$67.00	02	15.5788	1.00 STORY	\$51,000		81 RESIDENTIAL	401	58
81 041 99 0012 000	42081 WILLIS	09/13/19	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$97,700	44.82	\$220,732	\$39,634	\$178,366	18%	\$150,915	1.182	1,904	\$93.68	02	0.8333	1.00 STORY	\$38,025		81 RESIDENTIAL	401	57
81 042 99 0012 704	20105 MARTINSVILLE	08/30/19	\$169,000	PTA	03-ARM'S LENGTH	\$169,000	\$40,600	24.02	\$101,596	\$27,720	\$141,280	16%	\$61,563	2.295	780	\$181.13	02	112.1308	1.00 STORY	\$27,720		81 RESIDENTIAL	401	55
81 045 99 0009 000	39675 WILLIS	06/07/19	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$45,500	70.00	\$105,160	\$10,682	\$54,318	16%	\$78,732	0.690	1,170	\$46.43	02	48.3652	1.5 STORY	\$9,660		81 RESIDENTIAL	401	48
81 045 99 0016 000	20090 CLARK	12/10/19	\$153,450	PTA	03-ARM'S LENGTH	\$153,450	\$78,000	50.83	\$173,408	\$60,997	\$92,453	40%	\$93,676	0.987	1,232	\$75.04	02	18.6618	1.00 STORY	\$51,245		81 RESIDENTIAL	401	53
81 054 99 0005 003	42905 JUDD	07/03/19	\$272,500	PTA	03-ARM'S LENGTH	\$272,500	\$83,000	30.46	\$233,420	\$43,514	\$228,986	16%	\$158,255	1.447	2,147	\$106.65	02	27.3379	1.00 STORY	\$43,514		81 RESIDENTIAL	401	53
81 057 99 0019 000	44330 CLAY	04/30/19	\$157,900	PTA	03-ARM'S LENGTH	\$157,900	\$69,400	43.95	\$157,416	\$39,475	\$118,425	25%	\$98,284	1.205	919	\$128.86	02	3.1360	1.00 STORY	\$39,475		81 RESIDENTIAL	401	58
81 059 99 0008 000	44441 CLAY	08/06/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$0	0.00	\$213,462	\$56,790	\$93,210	38%	\$130,560	0.714	2,964	\$31.45	02	45.9640	1.00 STORY	\$38,650		81 RESIDENTIAL	401	48
81 060 99 0005 000	44280 DUNN	06/25/20	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$116,100	72.56	\$279,558	\$49,427	\$110,573	31%	\$191,776	0.577	2,742	\$40.33	02	59.6990	2.00 STORY	\$43,124		81 RESIDENTIAL	401	58
81 063 99 0004 702	23096 BOHN	11/19/19	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$81,200	28.00	\$235,428	\$44,438	\$245,562	15%	\$159,158	1.543	2,062	\$119.09	02	36.9314	1.25 STORY	\$44,438		81 RESIDENTIAL	401	58
81 064 99 0001 703	22695 BOHN	09/11/20	\$148,000	PTA	03-ARM'S LENGTH	\$148,000	\$69,600	47.03	\$163,341	\$55,190	\$92,810	37%	\$90,126	1.030	908	\$102.21	02	14.3782	1.25 STORY	\$49,800		81 RESIDENTIAL	401	58
81 081 99 0010 701	24331 BOHN	09/27/19	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$62,600	36.40	\$145,705	\$42,000	\$130,000	24%	\$86,421	1.504	1,485	\$87.54	02	33.0702	1.75 STORY	\$42,000		81 RESIDENTIAL	401	45
81 082 99 0002 000	23844 BOHN	09/09/19	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$90,800	43.26	\$235,509	\$44,590	\$165,310	21%	\$159,099	1.039	1,790	\$92.35	02	13.4527	1.00 STORY	\$44,590		81 RESIDENTIAL	401	48
81 083 99 0023 000	46645 WEAR	12/02/19	\$298,000	PTA	03-ARM'S LENGTH	\$298,000	\$91,100	30.57	\$245,835	\$53,114	\$244,886	18%	\$160,601	1.525	2,205	\$111.06	02	35.1247	1.00 STORY	\$39,200		81 RESIDENTIAL	401	53
81 084 99 0001 000	46291 WEAR	10/09/20	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$71,100	27.61	\$169,708	\$45,304	\$212,196	18%	\$103,670	2.047	1,173	\$180.90	02	87.3276	1.00 STORY	\$38,450		81 RESIDENTIAL	401	53
81 086 99 0011 702	24061 SUMPTER	09/30/19	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$135,500	71.35	\$310,978	\$41,376	\$148,524	22%	\$224,668	0.661	2,257	\$65.81	02	51.2483	1.00 STORY	\$37,600		81 RESIDENTIAL	401	56
40 Totals:						\$7,948,750	\$3,340,700			\$8,197,725	\$5,966,193	25%	<											

81 036 99 0001 704	46165 KOZMA	08/23/19	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$97,500	97.50	\$200,635	\$43,600	\$56,400	44%	\$157,035	0.359	1,680	\$33.57	02	59.3824	1.00 STORY	\$43,600	81 RESIDENTIAL	401	66	
81 037 99 0003 002	20000 MARTINSVILLE	10/15/19	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$77,900	31.80	\$222,330	\$39,175	\$205,825	16%	\$183,155	1.124	1,599	\$128.72	02	17.0795	1.00 STORY	\$39,175	81 RESIDENTIAL	401	73	
81 039 99 0015 705	44500 JUDD	02/26/21	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$66,700	43.03	\$151,603	\$51,600	\$103,400	33%	\$100,003	1.034	960	\$107.71	02	8.0989	1.00 STORY	\$51,600	81 RESIDENTIAL	401	64	
81 040 99 0001 702	44100 JUDD	03/10/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$247,400	50.49	\$597,737	\$48,800	\$441,200	10%	\$548,937	0.804	3,997	\$110.38	02	14.9244	1.75 STORY	\$48,800	81 RESIDENTIAL	401	82	
81 041 99 0001 001	19750 HAGGERTY	08/28/19	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$208,900	58.85	\$532,106	\$41,053	\$313,947	12%	\$491,053	0.639	5,424	\$57.88	02	31.3645	2.00 STORY	\$41,053	81 RESIDENTIAL	401	63	
81 042 99 0005 710	43160 WILLIS	04/24/20	\$237,000	PTA	03-ARM'S LENGTH	\$237,000	\$120,700	50.93	\$285,074	\$53,166	\$183,834	22%	\$231,908	0.793	1,540	\$119.37	02	16.0277	1.00 STORY	\$50,268	81 RESIDENTIAL	401	81	
81 045 99 0022 000	40425 WILLIS	01/24/20	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$108,200	35.48	\$260,653	\$87,596	\$217,404	29%	\$173,057	1.256	2,060	\$105.54	02	30.3277	BI LEVEL	\$87,596	81 RESIDENTIAL	401	61	
81 045 99 0027 004	40465 WILLIS	08/03/20	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$107,600	39.85	\$253,022	\$45,247	\$224,753	17%	\$207,775	1.082	1,905	\$117.98	02	12.8734	1.00 STORY	\$42,500	81 RESIDENTIAL	401	70	
81 046 99 0017 710	20323 HAGGERTY	06/23/20	\$236,000	PTA	03-ARM'S LENGTH	\$236,000	\$89,500	37.92	\$216,295	\$45,119	\$190,881	19%	\$171,176	1.115	1,892	\$100.89	02	16.2136	1.00 STORY	\$43,410	81 RESIDENTIAL	401	68	
81 058 99 0006 705	21775 CLEMMONS	08/23/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$81,200	40.60	\$196,144	\$43,592	\$156,408	22%	\$152,552	1.025	1,278	\$122.38	02	7.2297	QUAD LEVEL	\$43,592	81 RESIDENTIAL	401	73	
81 059 99 0003 704	44473 CLAY	05/23/19	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$190,300	45.31	\$544,975	\$49,460	\$370,540	12%	\$495,515	0.748	3,282	\$112.90	02	20.5192	2.00 STORY	\$42,800	81 RESIDENTIAL	401	81	
81 059 99 0005 000	22733 SUMPTEP	11/25/20	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$106,600	52.77	\$254,234	\$50,404	\$151,596	25%	\$203,830	0.744	2,070	\$73.23	02	20.9242	1.00 STORY	\$33,600	81 RESIDENTIAL	401	81	
81 060 99 0019 002	43620 DUNN	04/13/20	\$237,000	PTA	03-ARM'S LENGTH	\$237,000	\$96,600	40.76	\$227,462	\$42,526	\$194,474	18%	\$184,936	1.052	1,493	\$130.26	02	9.8595	1.75 STORY	\$42,526	81 RESIDENTIAL	401	76	
81 062 99 0007 706	21720 MERRI	12/06/19	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$79,900	39.95	\$188,692	\$45,400	\$154,600	23%	\$143,292	1.079	1,454	\$106.33	02	12.5936	1.00 STORY	\$45,400	81 RESIDENTIAL	401	75	
81 063 99 0007 702	23400 BOHN	12/07/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$130,900	40.28	\$311,824	\$40,320	\$284,680	12%	\$271,504	1.049	2,216	\$128.47	02	9.5550	1.00 STORY	\$40,320	81 RESIDENTIAL	401	76	
81 064 99 0002 704	22855 BOHN	12/09/20	\$411,150	WD	03-ARM'S LENGTH	\$411,150	\$181,100	44.05	\$431,188	\$50,725	\$360,425	12%	\$380,463	0.947	2,679	\$134.54	02	0.5647	1.00 STORY	\$41,750	81 RESIDENTIAL	401	80	
81 064 99 0005 706	23255 BOHN	07/30/19	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$129,600	51.84	\$321,431	\$42,000	\$208,000	17%	\$279,431	0.744	2,280	\$91.23	02	20.8610	1.00 STORY	\$42,000	81 RESIDENTIAL	401	84	
81 064 99 0017 001	23560 SUMPTEP	11/30/20	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$210,000	\$147,900	70.43	\$327,494	\$54,492	\$155,508	26%	\$278,573	0.558	4,224	\$36.82	02	39.4750	1.00 STORY	\$47,880	81 064 99 0017 002	81 RESIDENTIAL	401	62
81 082 99 0006 716	24400 BOHN	11/25/19	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$93,300	53.31	\$194,579	\$42,000	\$133,000	24%	\$152,579	0.872	1,554	\$85.59	02	8.1300	1.00 STORY	\$42,000	81 RESIDENTIAL	401	63	
81 090 99 0004 703	23677 MARTINSVILLE	09/14/20	\$286,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$286,000	\$136,400	47.69	\$320,909	\$59,769	\$226,231	21%	\$261,140	0.866	2,356	\$96.02	02	8.6659	1.00 STORY	\$46,418	81 090 99 0004 702	81 RESIDENTIAL	401	87
45 Totals:			\$11,737,800			\$11,737,800	\$5,286,700		\$12,664,011	\$9,601,421	\$10,562,764	19%	\$105.37			\$105.37		4.3992						
							Sale. Ratio ==>	45.04				E.C.F. ==>	0.909			Std. Deviation==>	0.239906							
							Std. Dev. ==>	11.66				Ave. E.C.F. ==>	0.953			Ave. Variance==>	16.9567		Coefficient of Var==>	17.79340052				

NEWER PLATS WITH LARGER PARCELS

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	% LAND	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	Building Depr.
81 019 01 0006 000	48131 TIMBER CREEK DR	08/03/21	\$484,000	PTA	03-ARM'S LENGTH	\$484,000	\$193,400	39.96	\$423,994	\$46,935	\$437,065	10%	\$438,441	0.997	3,458	\$126.39	03	14.4208	1.25 STORY	\$46,935	NEW PLATS WITH LARGER PARCELS	401	96	
81 019 01 0007 000	48135 TIMBER PARK	07/23/20	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$180,000	37.50	\$418,093	\$66,600	\$413,400	14%	\$408,713	1.011	2,830	\$146.08	03	15.8814	1.00 STORY	\$66,600	NEW PLATS WITH LARGER PARCELS	401	92	
81 123 01 0009 000	8520 MEADOW SPRING	11/07/19	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$123,800	56.27	\$318,819	\$45,000	\$175,000	20%	\$318,394	0.550	2,105	\$83.14	03	30.3021	1.00 STORY	\$45,000	NEW PLATS WITH LARGER PARCELS	401	82	
3 Totals:			\$1,184,000			\$1,184,000	\$497,200		\$1,160,906		\$1,025,465	15%	\$1,165,548			\$118.54		2.7159						
								Sale. Ratio =>	41.99			E.C.F. =>	0.880	Std. Deviation=>		0.26252585								
								Std. Dev. =>	10.20			Ave. E.C.F. =>	0.853	Ave. Variance=>		20.2014	Coefficient of Var=>		23.69239409					

OLDER PLATS AND >1 ACRE

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	% LAND	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	Building Depr.	
81 002 01 0014 001	17980 SAVAGE	07/08/20	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$90,700	34.88	\$207,511	\$39,323	\$220,677	15%	\$168,188	1.312	2,114	\$104.39	05	7.0826	1.00 STORY	\$38,640		81 RESIDENTIAL	401	58	
81 002 01 0032 000	40680 HARRIS	03/22/21	\$198,710	WD	03-ARM'S LENGTH	\$198,710	\$57,600	28.99	\$133,855	\$41,414	\$157,296	21%	\$92,441	1.702	1,419	\$110.85	05	46.0324	1.00 STORY	\$40,558		81 RESIDENTIAL	401	45	
81 002 01 0036 000	40900 HARRIS	03/15/21	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$91,500	36.60	\$209,142	\$48,028	\$201,972	19%	\$161,114	1.254	1,476	\$136.84	05	1.2338	1.00 STORY	\$43,303		81 RESIDENTIAL	401	63	
81 016 01 0008 000	45781 HARRIS	06/02/20	\$152,000	PTA	03-ARM'S LENGTH	\$152,000	\$64,000	42.11	\$144,178	\$42,236	\$109,764	28%	\$101,942	1.077	1,077	\$101.92	05	16.4529	1.00 STORY	\$39,942		81 RESIDENTIAL	401	58	
81 030 01 0004 000	20001 SHERWOOD	08/14/20	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$72,600	48.40	\$167,838	\$38,295	\$111,705	26%	\$129,543	0.862	1,449	\$77.09	05	37.8958	1.00 STORY	\$36,960		81 RESIDENTIAL	401	58	
5 Totals:						\$1,010,710	\$376,400		\$862,524		\$801,414	22%	\$653,228			\$106.22		1.4407							
								Sale. Ratio =>	37.24					E.C.F. =>	1.227	Std. Deviation=>		0.31134617							
								Std. Dev. =>	7.38					Ave. E.C.F. =>	1.241	Ave. Variance=>		21.7395	Coefficient of Var=>		17.51407593				

HURON SCHOOL DISTRICT

0% GOOD TO 60% GOOD

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	% LAND	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	Building Depr.
81 044 99 0004 001	21040 HAGGERTY	09/20/19	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$94,700	49.84	\$233,649	\$92,094	\$97,906	48%	\$96,296	1.017	1,164	\$84.11	06	49.2068	1.5 STORY	\$89,428		81 RESIDENTIAL	401	58
81 047 99 0004 000	21251 HAGGERTY	01/14/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$55,300	34.14	\$132,510	\$50,849	\$111,151	31%	\$55,552	2.001	824	\$134.89	06	49.2068	1.00 STORY	\$50,195		81 RESIDENTIAL	401	48
2 Totals:						\$352,000			\$366,159		\$209,057	40%	\$151,848			\$109.50		13.2033						
						Sale. Ratio =>		42.61					E.C.F. =>	1.377		Std. Deviation=>	0.69588979							
						Std. Dev. =>		11.11					Ave. E.C.F. =>	1.509		Ave. Variance=>	49.2068	Coefficient of Var=>	32.61347705					

61% GOOD TO 100% GOOD

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	% LAND	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	Building Depr.	
81 048 99 0004 707	21700 DALE	02/18/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$105,500	36.38	\$259,899	\$49,000	\$241,000	17%	\$245,231	0.983	1,843	\$130.77	06	12.7892	1.00 STORY	\$49,000			81 RESIDENTIAL	401	82
81 049 99 0001 703	21802 CLARK	03/18/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$127,400	77.21	\$277,211	\$43,098	\$121,902	26%	\$272,224	0.448	2,280	\$53.47	06	40.7053	1.00 STORY	\$41,580			81 RESIDENTIAL	401	84
81 049 99 0004 000	22570 CLARK	09/24/19	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$80,900	42.14	\$198,614	\$38,840	\$153,160	20%	\$185,784	0.824	1,963	\$78.02	06	3.0454	1.00 STORY	\$37,380			81 RESIDENTIAL	401	73
81 053 99 0004 701	22115 HAGGERTY	06/20/19	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$112,200	59.05	\$235,104	\$51,400	\$138,600	27%	\$213,609	0.649	1,860	\$74.52	06	20.6005	1.00 STORY	\$51,400			81 RESIDENTIAL	401	84
81 053 99 0010 004	42211 JUDD	02/05/21	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$97,200	44.38	\$217,870	\$49,779	\$169,221	23%	\$195,455	0.866	1,500	\$112.81	06	1.0928	1.00 STORY	\$37,800			81 RESIDENTIAL	401	78
81 093 99 0001 708	23950 CLARK	05/02/19	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$166,800	38.79	\$436,130	\$85,280	\$344,720	20%	\$407,965	0.845	3,434	\$100.38	06	0.9879	1.00 STORY	\$44,861			81 RESIDENTIAL	401	76
81 093 99 0001 710	24142 CLARK	01/29/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$112,200	56.10	\$251,123	\$55,542	\$144,458	28%	\$227,420	0.635	2,490	\$58.02	06	21.9649	1.00 STORY	\$48,332			81 RESIDENTIAL	401	71
81 093 99 0001 717	23800 CLARK	07/22/20	\$479,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$479,000	\$184,000	38.41	\$358,199	\$117,782	\$361,218	25%	\$312,230	1.157	3,682	\$98.10	06	30.2044	2.00 STORY	\$98,060	81 093 99 0001 718	81 RESIDENTIAL	401	69	
81 093 99 0003 702	23815 CARLETON WEST	07/24/20	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$115,700	38.57	\$261,784	\$43,046	\$256,954	14%	\$254,347	1.010	2,086	\$123.18	06	15.5399	1.00 STORY	\$43,046			81 RESIDENTIAL	401	80
81 093 99 0004 713	24201 CARLETON WEST	11/01/19	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$106,800	64.73	\$231,387	\$42,000	\$123,000	25%	\$220,217	0.559	2,044	\$60.18	06	29.6314	1.00 STORY	\$42,000			81 RESIDENTIAL	401	80
81 094 99 0001 703	23760 CARLETON WEST	06/08/20	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$112,700	38.20	\$254,779	\$42,708	\$252,292	14%	\$246,594	1.023	2,067	\$122.06	06	16.8253	1.5 STORY	\$42,708			81 RESIDENTIAL	401	80
81 094 99 0001 705	23800 CARLETON WEST	08/14/20	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$137,600	42.34	\$304,601	\$54,746	\$270,254	17%	\$290,529	0.930	2,686	\$100.62	06	7.5360	1.5 STORY	\$42,708			81 RESIDENTIAL	401	79
81 096 99 0006 006	39711 WEAR	08/10/20	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$87,700	33.99	\$195,806	\$43,176	\$214,824	17%	\$177,477	1.210	1,536	\$139.86	06	35.5581	1.00 STORY	\$43,176			81 RESIDENTIAL	401	63
81 097 99 0001 711	39755 WILLOW	04/17/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$127,800	44.07	\$299,304	\$43,260	\$246,740	15%	\$297,726	0.829	2,528	\$97.60	06	2.6103	1.75 STORY	\$43,260			81 RESIDENTIAL	401	80
14 Totals:						\$3,798,000	\$1,674,500		\$3,781,811		\$3,038,343	21%	\$3,546,808			\$96.40		0.1788							
						Sale. Ratio =>		44.09					E.C.F. =>	0.857		Std. Deviation=>	0.22156203								
						Std. Dev. =>		12.67					Ave. E.C.F. =>	0.855		Ave. Variance=>	17.0780	Coefficient of Var=>	19.97766338						

LINCOLN SCHOOL DISTRICT

0% GOOD TO 60% GOOD

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	% LAND	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	Building Depr.	
81 023 99 0008 000	8885 RAWSONVILLE	08/30/19	\$74,900	WD	03-ARM'S LENGTH	\$74,900	\$51,800	69.16	\$142,442	\$38,357	\$36,543	51%	\$87,100	0.420	1,440	\$25.38	07	69.5754	2.00 STORY	\$37,800		81 RESIDENTIAL	401	45	
81 025 99 0020 000	20464 SHERWOOD	09/28/20	\$257,000	PTA	03-ARM'S LENGTH	\$257,000	\$99,100	38.56	\$226,268	\$64,405	\$192,595	25%	\$135,450	1.422	1,193	\$161.44	07	30.6584	1.00 STORY	\$52,000		81 RESIDENTIAL	401	58	
81 070 99 0001 702	50325 JUDD	02/11/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,000	36.00	\$164,955	\$50,306	\$149,694	25%	\$95,941	1.560	1,344	\$111.38	07	44.4974	1.5 STORY	\$37,380		81 RESIDENTIAL	401	53	
81 078 99 0001 703	23620 KARR	09/20/19	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$98,200	40.58	\$222,980	\$99,606	\$142,394	41%	\$103,242	1.379	891	\$159.81	07	26.3924	1.00 STORY	\$91,388		81 RESIDENTIAL	401	58	
81 078 99 0006 002	48986 WEAR	07/12/19	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$78,000	45.35	\$173,871	\$43,462	\$128,538	25%	\$109,129	1.178	1,060	\$121.26	07	6.2551	1.00 STORY	\$43,462		81 RESIDENTIAL	401	53	
81 113 99 0010 000	26080 ELWELL	05/26/20	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$92,200	70.92	\$216,343	\$43,644	\$86,356	34%	\$144,518	0.598	1,974	\$43.75	07	51.7759	1.00 STORY	\$43,644		81 RESIDENTIAL	401	53	
81 115 99 0002 000	49350 ARKONA	07/02/19	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$76,200	72.57	\$174,987	\$51,288	\$53,712	49%	\$103,514	0.519	1,433	\$37.48	07	59.6417	1.00 STORY	\$51,220		81 RESIDENTIAL	401	53	
81 118 99 0009 000	12555 RAWSONVILLE	07/20/20	\$227,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$227,000	\$93,100	41.01	\$184,425	\$96,944	\$130,056	43%	\$87,481	1.487	1,332	\$97.64	07	37.1373		\$96,944	81 118 99 0008 004	81 RESIDENTIAL	402	49	
81 120 99 0002 712	50150 ARKONA	01/04/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$64,100	38.85	\$146,533	\$46,272	\$118,728	28%	\$83,900	1.415	985	\$120.54	07	29.9802	1.00 STORY	\$45,730		81 RESIDENTIAL	401	48	
81 130 99 0010 004	28155 ELWELL	06/22/20	\$231,000	PTA	03-ARM'S LENGTH	\$231,000	\$100,400	43.46	\$236,991	\$43,618	\$187,382	19%	\$161,818	1.158	1,879	\$99.72	07	4.2673	1.00 STORY	\$43,618		81 RESIDENTIAL	401	58	
81 131 99 0002 704	28825 ELWELL	09/21/20	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$144,700	44.52	\$340,511	\$39,841	\$285,159	12%	\$251,607	1.133	3,180	\$89.67	07	1.8048	1.00 STORY	\$39,500		81 RESIDENTIAL	401	55	
11 Totals:						\$2,128,900			\$2,128,900	\$969,800	\$2,230,306	\$1,511,157	32%	\$1,363,700			\$97.10		0.7174						
						Sale. Ratio =>		45.55	E.C.F. =>	1.108	Std. Deviation=>	0.412719													
						Std. Dev. =>		14.22	Ave. E.C.F. =>	1.115	Ave. Variance=>	32.9078	Coefficient of Var=>	29.50568468											

61% GOOD TO 100% GOOD

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	% LAND	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	Building Depr.	
81 026 99 0010 705	9277 RAWSONVILLE	02/20/20	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$88,400	40.18	\$192,662	\$66,463	\$153,537	30%	\$151,137	1.016	1,274	\$120.52	07	7.4448	1.00 STORY	\$50,114		81 RESIDENTIAL	401	70	
81 026 99 0013 004	9495 RAWSONVILLE	03/27/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$91,400	57.13	\$192,936	\$43,618	\$116,382	27%	\$178,824	0.651	1,876	\$62.04	07	29.0616	1.00 STORY	\$43,618		81 RESIDENTIAL	401	82	
81 028 99 0003 702	20690 SHERWOOD	09/17/19	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$185,100	46.86	\$388,820	\$77,348	\$317,652	20%	\$373,020	0.852	2,777	\$114.39	07	8.9868	1.00 STORY	\$37,658		81 RESIDENTIAL	401	92	
81 028 99 0011 701	20920 SHERWOOD	09/05/19	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$149,500	36.91	\$356,330	\$95,094	\$309,906	23%	\$312,858	0.991	2,480	\$124.96	07	4.9131	1.5 STORY	\$95,094		81 RESIDENTIAL	401	78	
81 067 99 0006 702	23501 SHERWOOD	07/02/19	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$79,200	63.36	\$166,744	\$42,200	\$82,800	34%	\$149,154	0.555	1,560	\$53.08	07	38.6306	1.00 STORY	\$42,200		81 RESIDENTIAL	401	78	
81 067 99 0012 722	23540 KARR	09/09/20	\$247,900	PTA	03-ARM'S LENGTH	\$247,900	\$95,100	38.36	\$228,887	\$47,800	\$200,100	19%	\$216,871	0.923	1,876	\$106.66	07	1.8765	1.00 STORY	\$47,800		81 RESIDENTIAL	401	93	
81 068 99 0008 000	23395 KARR	07/15/20	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$103,600	41.44	\$242,987	\$71,429	\$178,571	29%	\$205,459	0.869	1,967	\$90.78	07	7.2302	1.00 STORY	\$50,992		81 RESIDENTIAL	401	68	
81 070 99 0003 714	50777 JUDD	06/25/20	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$126,600	45.21	\$307,659	\$55,523	\$224,477	20%	\$301,959	0.743	2,044	\$109.82	07	19.8033	MULTI/MIXED	\$44,780		81 RESIDENTIAL	401	79	
81 075 99 0002 705	51365 WEAR	08/10/20	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$62,900	29.26	\$149,066	\$45,119	\$169,881	21%	\$124,487	1.365	1,616	\$105.12	07	42.3209	1.5 STORY	\$42,600		81 RESIDENTIAL	401	65	
81 075 99 0003 704	11851 RAWSONVILLE	09/01/20	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$104,000	45.22	\$245,765	\$70,928	\$159,072	31%	\$209,386	0.760	1,322	\$120.33	07	18.1727	1.00 STORY	\$46,264		81 RESIDENTIAL	401	93	
81 079 01 0003 000	49321 WEAR	04/15/19	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$113,500	44.51	\$242,973	\$47,730	\$207,270	19%	\$233,824	0.886	2,548	\$81.35	07	5.4999	1.00 STORY	\$47,730		81 RESIDENTIAL	401	63	
81 079 01 0015 000	48699 WEAR	11/14/19	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$110,400	48.00	\$243,069	\$39,755	\$190,245	17%	\$243,490	0.781	2,052	\$92.71	07	16.0109	1.00 STORY	\$39,755		81 RESIDENTIAL	401	86	
81 080 99 0012 002	47925 WEAR	10/21/20	\$340,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$340,000	\$140,100	41.21	\$314,105	\$129,968	\$210,032	38%	\$220,523	0.952	1,792	\$117.21	07	1.0990	1.00 STORY	\$127,148	81 080 99 0012 003, 81 080 99 0012 005	81 RESIDENTIAL	401	61	
81 082 99 0008 704	23631 ELWELL	08/17/20	\$229,900	PTA	19-MULTI PARCEL ARM'S LENGTH	\$229,900	\$50,400	21.92	\$114,200	\$49,349	\$180,551	21%	\$77,666	2.325	980	\$184.24	07	138.3280	1.00 STORY	\$43,800	81 082 99 0008 705	81 RESIDENTIAL	401	61	
81 113 99 0020 001	25749 KARR	01/28/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$73,200	29.88	\$173,986	\$43,260	\$201,740	18%	\$156,558	1.289	1,885	\$107.02	07	34.7160	BI LEVEL	\$43,260		81 RESIDENTIAL	401	64	
81 115 99 0008 003	49100 ARKONA	04/26/19	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$82,700	59.07	\$143,507	\$37,575	\$102,425	27%	\$126,865	0.807	1,825	\$56.12	07	13.4079	BI LEVEL	\$37,575		81 RESIDENTIAL	401	61	
81 124 99 0004 701	8280 OAKVILLE WALTZ	06/12/20	\$219,900	PTA	03-ARM'S LENGTH	\$219,900	\$94,100	42.79	\$231,532	\$42,800	\$177,100	19%	\$226,026	0.784	1,664	\$106.43	07	15.7898	1.00 STORY	\$42,800		81 RESIDENTIAL	401	84	
81 127 99 0010 702	28906 KARR	08/05/20	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$97,400	49.95	\$239,417	\$44,000	\$151,000	23%	\$234,032	0.645	2,156	\$70.04	07	29.6225	1.00 STORY	\$44,000		81 RESIDENTIAL	401	80	
81 130 99 0010 002	28205 ELWELL	03/27/20	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$90,600	36.39	\$221,423	\$43,566	\$205,434	17%	\$213,002	0.964	2,037	\$100.85	07	2.3033	2.00 STORY	\$43,566		81 RESIDENTIAL	401	63	
81 130 99 0010 713	47051 EXECUTIVE	05/08/20	\$460,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$460,000	\$235,100	51.11	\$459,387	\$89,294	\$370,706	19%	\$552,378	0.671	4,309	\$86.03	07	27.0325	2.00 STORY	\$89,294	81 130 99 0010 709	81 RESIDENTIAL	401	84	
20 Totals:						\$5,091,700			\$5,091,700	\$2,173,300	\$4,855,455	\$3,908,881	24%	\$4,507,519			\$100.48		7.4244						
						Sale. Ratio =>		42.68	E.C.F. =>	0.867	Std. Deviation=>	0.382077													
						Std. Dev. =>		10.15	Ave. E.C.F. =>	0.941	Ave. Variance=>	23.1125	Coefficient of Var=>	24.5502988											

AIRPORT SCHOOL DISTRICT

0% GOOD TO 60% GOOD

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	% LAND	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	Building Depr.	
81 103 99 0003 000	27041 MARTINSVILLE	07/11/19	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$66,000	27.27	\$177,844	\$46,041	\$195,959	19%	\$84,219	2.327	1,296	\$151.20	08	64.7127	1.00 STORY	\$45,350		81 RESIDENTIAL	401	48	
81 131 99 0008 000	6480 OAKVILLE WALTZ	06/09/20	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$81,500	36.38	\$231,015	\$51,812	\$172,188	23%	\$114,507	1.504	1,507	\$114.26	08	17.5910	1.00 STORY	\$51,812		81 RESIDENTIAL	401	58	
81 131 99 0009 000	6400 OAKVILLE WALTZ	12/06/19	\$337,000	PTA	03-ARM'S LENGTH	\$337,000	\$112,500	33.38	\$350,722	\$109,759	\$227,241	33%	\$153,970	1.476	2,048	\$110.96	08	20.3769	1.00 STORY	\$51,954		81 RESIDENTIAL	401	53	
81 133 99 0005 701	43591 ARKONA	07/17/19	\$188,000	PTA	03-ARM'S LENGTH	\$188,000	\$76,200	40.53	\$248,233	\$40,963	\$147,037	22%	\$132,441	1.110	1,594	\$92.24	08	56.9439	1.00 STORY	\$40,963		81 RESIDENTIAL	401	53	
81 133 99 0007 000	28100 MARTINSVILLE	03/25/21	\$329,900	PTA	03-ARM'S LENGTH	\$329,900	\$95,500	28.95	\$272,675	\$57,724	\$272,176	17%	\$137,349	1.982	1,820	\$149.55	08	30.1992	1.75 STORY	\$51,017		81 RESIDENTIAL	401	58	
5 Totals:			\$1,320,900			\$1,320,900	\$431,700		\$1,280,489	\$1,014,601		23%	\$622,486			\$123.64		4.9729							
								Sale. Ratio =>	32.68				E.C.F. =>	1.630		Std. Deviation=>		0.47610381							
								Std. Dev. =>	5.41				Ave. E.C.F. =>	1.680		Ave. Variance=>		37.9647		Coefficient of Var=>		22.60280385			

61% GOOD TO 100% GOOD

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	% LAND	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	Building Depr.	
81 083 99 0030 000	46336 WILLOW	07/24/19	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$86,400	32.00	\$199,641	\$51,397	\$218,603	19%	\$179,690	1.217	1,768	\$123.64	08	26.7557	1.00 STORY	\$51,397		81 RESIDENTIAL	401	63	
81 084 99 0023 000	45530 WILLOW	03/10/20	\$273,000	PTA	03-ARM'S LENGTH	\$273,000	\$146,200	53.55	\$303,077	\$35,456	\$237,544	13%	\$324,389	0.732	2,372	\$100.15	08	21.6720	2.00 STORY	\$34,860		81 RESIDENTIAL	401	92	
81 102 01 0051 000	25845 MARTINSVILLE	03/19/21	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$113,500	30.68	\$241,286	\$39,500	\$330,500	11%	\$244,589	1.351	1,721	\$192.04	08	40.2245	1.00 STORY	\$39,500		81 RESIDENTIAL	401	96	
81 105 99 0007 701	26020 MARTINSVILLE	08/12/20	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$81,800	29.75	\$207,998	\$43,696	\$231,304	16%	\$199,154	1.161	1,560	\$148.27	08	21.2432	1.00 STORY	\$43,696		81 RESIDENTIAL	401	79	
81 105 99 0015 000	43955 WILLOW	09/20/19	\$276,900	PTA	03-ARM'S LENGTH	\$276,900	\$90,900	32.83	\$266,036	\$53,297	\$223,603	19%	\$257,865	0.867	2,284	\$97.90	08	8.1871	2.00 STORY	\$39,275		81 RESIDENTIAL	401	88	
81 108 99 0005 701	27020 MARTINSVILLE	02/25/20	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$168,800	62.52	\$349,587	\$40,288	\$229,712	15%	\$374,908	0.613	2,653	\$86.59	08	33.6285	1.00 STORY	\$40,288		81 RESIDENTIAL	401	87	
81 131 99 0006 000	6484 OAKVILLE WALTZ	10/09/20	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$111,700	37.23	\$249,741	\$60,134	\$239,866	20%	\$229,827	1.044	2,132	\$112.51	08	9.4681	1.00 STORY	\$51,600		81 RESIDENTIAL	401	80	
81 134 99 0014 000	28455 SUMPTER	09/20/19	\$277,000	PTA	03-ARM'S LENGTH	\$277,000	\$129,300	46.68	\$260,155	\$87,901	\$189,099	32%	\$215,318	0.878	2,256	\$83.82	08	7.0768	2.00 STORY	\$87,028	81 134 99 0013 000	81 RESIDENTIAL	401	65	
81 135 99 0029 701	5530 OAKVILLE WALTZ	11/12/19	\$266,000	PTA	03-ARM'S LENGTH	\$266,000	\$160,400	60.30	\$314,352	\$43,488	\$222,512	16%	\$328,320	0.678	3,030	\$73.44	08	27.1272	MULTI/MIXED	\$43,488		81 RESIDENTIAL	401	84	
9 Totals:			\$2,577,900			\$2,577,900	\$1,089,000		\$2,391,873	\$2,122,743		18%	\$2,354,059			\$113.15		4.7264							
								Sale. Ratio =>	42.24				E.C.F. =>	0.902		Std. Deviation=>		0.25807808							
								Std. Dev. =>	13.18				Ave. E.C.F. =>	0.949		Ave. Variance=>		21.7092		Coefficient of Var=>		22.87587697			