

	A	B	C	D	E	F	G	H	I
1	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
2	070-085-000-016-00	4022 N M-30	07/15/21	\$140,000	MLC	03-ARM'S LENGTH	\$131,500	\$57,000	43.35
3	Totals:			\$140,000			\$131,500	\$57,000	
4									43.35
5									#DIV/0!
6									
7									
8									
9									
10	150-192-000-018-00	5837 S M30	06/12/20	\$98,900	LC	03-ARM'S LENGTH	\$97,000	\$55,300	57.01
11	010-015-200-001-01	4291 W BEAVERTON	07/31/19	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$101,700	54.97
12	170-506-400-001-02	1240 E CEDAR	06/18/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$161,900	38.09
13	050-005-100-010-05	2106 W M61	09/09/20	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$58,500	42.39
14	050-004-103-001-53	1680 W M61	08/01/20	\$225,000	LC	03-ARM'S LENGTH	\$225,000	\$92,700	41.20
15	050-005-100-009-00	2134 W M61	11/26/19	\$261,999	LC	03-ARM'S LENGTH	\$261,999	\$70,600	26.95

	J	K	L	M	N	O	P	Q	R
1	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
2	\$131,487	\$42,297	\$89,203	\$114,054	0.782	2,716	\$32.84	2	0.0000
3	\$131,487		\$89,203	\$114,054			\$32.84		0.0000
4				E.C.F. =>	0.782		Std. Deviation=>	#DIV/0!	
5				Ave. E.C.F. =>	0.782		Ave. Variance=>	0.0000	Coefficient of Var=>
6									
7				used .782					
8				lack of commercial sales, also looked at similar county sales					
9									
10	\$96,643	\$28,052	\$68,948	\$108,530	0.635	1,754	\$39.31	2COM	63.5289
11	\$182,633	\$37,133	\$147,867	\$230,222	0.642	3,406	\$43.41	1COM	64.2281
12	\$388,054	\$94,073	\$330,927	\$465,160	0.711	15,464	\$21.40	2COM	45.0083
13	\$125,883	\$69,696	\$68,304	\$88,903	0.768	1,800	\$37.95	2COM	76.8294
14	\$186,193	\$105,229	\$119,771	\$128,108	0.935	2,696	\$44.43	2COM	93.4925
15	\$198,452	\$122,605	\$139,394	\$120,011	1.162	4,608	\$30.25	1COM	116.1509

	S	T	U	V	W
1	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
2		\$37,280		COMMERCIAL	201
3					
4					
5	0				
6					
7					
8					
9					
10		\$22,897		SMALL VILLAGE/LAKE COMM	201
11		\$33,985		RURAL COMMERCIAL	201
12		\$71,856		MEDIUM CITY	201
13		\$69,696		MEDIUM CITY	201
14		\$59,904		RURAL HWY	201
15		\$83,995		RURAL HWY	201