

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
070-060-000-019-10	4302 JEAN	11/05/20	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$78,200	48.27	\$164,471
070-060-000-042-00	4359 EARL	10/01/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$39,700	46.71	\$79,465
070-065-000-018-00	5395 WESTSIDE	10/16/20	\$98,450	WD	03-ARM'S LENGTH	\$98,450	\$50,700	51.50	\$106,300
070-085-000-011-00	4034 OLD M-30	08/12/22	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$35,400	59.00	\$59,666
070-111-000-042-00	4496 MOHAWK	04/08/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$118,600	53.91	\$237,292
070-112-000-083-00	4612 MOHAWK	06/02/21	\$161,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$161,000	\$81,400	50.56	\$165,039
070-120-000-058-00	1664 EAST SHORE	06/24/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,800	40.57	\$142,561
070-151-000-029-00	4802 MOHAWK	03/18/22	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$90,500	38.92	\$201,984
070-160-000-041-00	1627 RIVERSIDE	07/24/20	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$98,300	44.68	\$211,267
070-200-000-011-00	4935 EAST SHORE	03/02/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,800	50.67	\$124,708
070-241-000-004-00	4144 PINE	08/06/21	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$101,100	46.59	\$200,767
070-290-000-007-10	1029 PINEWAY	07/21/20	\$329,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$329,500	\$155,300	47.13	\$334,584
070-291-000-057-00	4042 CAYLEY	10/14/21	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$129,600	40.88	\$285,445
<b>Totals:</b>			<b>\$2,362,450</b>			<b>\$2,362,450</b>	<b>\$1,096,400</b>		<b>\$2,313,549</b>
								<b>Sale. Ratio =&gt;</b>	<b>46.41</b>
								<b>Std. Dev. =&gt;</b>	<b>5.66</b>

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale
\$57,708	\$104,292	\$130,040	0.802	1,600	\$65.18	4	4.6021	1 STY	\$57,708	
\$45,900	\$39,100	\$40,883	0.956	784	\$49.87	4	10.8367	1 STY	\$45,900	
\$54,000	\$44,450	\$63,703	0.698	870	\$51.09	4	15.0248	1 STY	\$54,000	
\$30,800	\$29,200	\$35,160	0.830	835	\$34.97	4	1.7520	1 STY	\$30,800	
\$139,500	\$80,500	\$119,113	0.676	1,496	\$53.81	4	17.2192	RANCH	\$139,500	
\$113,400	\$47,600	\$59,355	0.802	624	\$76.28	4	4.6067	RANCH	\$113,400	070-112-000-082-00
\$94,726	\$45,274	\$58,264	0.777	480	\$94.32	4	7.0974	1 STY	\$90,726	
\$57,550	\$174,950	\$175,924	0.994	1,568	\$111.58	4	14.6442	1 STY	\$55,950	
\$144,000	\$76,000	\$77,318	0.983	1,128	\$67.38	4	13.4929	1 STY	\$144,000	070-250-000-024-00
\$62,374	\$57,626	\$75,924	0.759	884	\$65.19	4	8.9028	1 STY	\$54,900	
\$73,960	\$143,040	\$154,454	0.926	1,646	\$86.90	4	7.8080	1 STY	\$72,000	
\$179,810	\$149,690	\$177,901	0.841	1,570	\$95.34	4	0.6597	1 STY	\$173,651	070-290-000-009-00
\$121,322	\$195,678	\$199,906	0.979	2,140	\$91.44	4	13.0830	1 STY	\$99,378	
<b>\$1,187,400</b>		<b>\$1,367,947</b>			<b>\$72.57</b>		<b>1.9997</b>			
		<b>E.C.F. =&gt;</b>	<b>0.868</b>		<b>Std. Deviation</b>	<b>0.10969111</b>				
		<b>Ave. E.C.F. =&gt;</b>	<b>0.848</b>		<b>Ave. Variance</b>	<b>9.2100</b>	<b>Coefficient of Var=&gt;</b>	<b>10.86054979</b>		

used .868

.821 in 2022

The Tittabawasse River waterfront parcels saw a slight decrease in the ECF for 2023

Building Style	91-100%	81-90%	71-80%	61-70%
1 STY	0.868	0.868	0.868	
RANCH	0.868	0.868	0.868	
1 STY	0.868	0.868	0.868	
MOBILE HOME	0.868	0.868	0.868	
2 STY	0.868	0.868	0.868	
LOG HOME	0.868	0.868	0.868	

