

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	
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	\$57,708	
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	\$45,900	
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	\$113,400	
070-147-000-023-00	4351 ROSE	07/06/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$150,400	35.39	\$372,215	\$110,638	
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	\$57,550	
070-151-000-033-00	4822 MOHAWK	07/03/20	\$200,000	WD	03-ARM'S LENGTH	\$199,000	\$154,500	77.64	\$319,609	\$182,800	
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	\$144,000	
070-191-000-009-00	4256 PETERS	01/06/23	\$133,500	WD	03-ARM'S LENGTH	\$133,500	\$51,600	38.65	\$140,822	\$61,113	
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	\$54,900	
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	\$73,960	
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	\$179,810	
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	\$105,070	
Totals:			\$2,602,500			\$2,601,500	\$1,191,400		\$2,600,376		
								Sale. Ratio =>	45.80		
								Std. Dev. =>	10.78		

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
\$104,292	\$130,040	0.802	1,600	\$65.18	4	2.3642	1 STY	\$57,708		TITTAB RIVER
\$39,100	\$40,883	0.956	784	\$49.87	4	13.0746	1 STY	\$45,900		TITTAB RIVER
\$47,600	\$59,355	0.802	624	\$76.28	4	2.3688	RANCH	\$113,400	070-112-000-082-00	TITTAB RIVER
\$314,362	\$318,608	0.987	2,436	\$129.05	4	16.1034	1 STY	\$90,000		TITTAB RIVER
\$174,950	\$175,924	0.994	1,568	\$111.58	4	16.8821	1 STY	\$55,950		TITTAB RIVER
\$16,200	\$166,637	0.097	2,098	\$7.72	4	72.8423	1 STY	\$181,800		TITTAB RIVER
\$76,000	\$77,318	0.983	1,128	\$67.38	4	15.7308	1 STY	\$144,000	070-250-000-024-00	TITTAB RIVER
\$72,387	\$91,831	0.788	1,032	\$70.14	4	3.7374	1 STY	\$60,113		TITTAB RIVER
\$65,100	\$85,028	0.766	884	\$73.64	4	6.0010	1 STY	\$54,900		TITTAB RIVER
\$143,040	\$154,454	0.926	1,646	\$86.90	4	10.0459	1 STY	\$72,000		TITTAB RIVER
\$149,690	\$177,901	0.841	1,570	\$95.34	4	1.5782	1 STY	\$173,651	070-290-000-009-00	TITTAB RIVER
\$211,930	\$219,702	0.965	2,140	\$99.03	4	13.8987	1 STY	\$99,378		TITTAB RIVER
\$1,414,651	\$1,697,682			\$77.68		0.7644				
	E.C.F. =>	0.833		Std. Deviat	0.24544004					
	Ave. E.C.F. =>	0.826		Ave. Varian	14.5523	Coefficient of Var=>	17.62544953			

Used .833
.868 in 2023