

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
041-475-079-00	214 S MAIN ST	05/18/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$76,800	76.80
041-528-027-10	601 W ST CLAIR	10/26/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$169,600	39.91
Totals:			\$525,000			\$525,000	\$246,400	
							Sale. Ratio =>	46.93
							Std. Dev. =>	26.09

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$153,658	\$32,569	\$67,431	\$175,237	0.385	1,440	\$46.83	201	17.6838
\$337,562	\$43,994	\$381,006	\$515,937	0.738	10,050	\$37.91	201	17.6838
\$491,220		\$448,437	\$691,174			\$42.37		8.7169
			E.C.F. =>	0.649		Std. Deviation=>	0.25008679	
			Ave. E.C.F. =>	0.562		Ave. Variance=>	17.6838	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH		\$14,450	No	/ /			201	92
RANCH		\$39,452	No	/ /			201	99

31.48623043

Site Characteristics Access Water Supply Sewer Property Restrictions Restriction Notes Waterfont View Waterfront



Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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