

Raw Data

Table with columns: 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, Cost Man. \$, E.C.F., Floor Area, \$/Sq.Ft., ECF Area, Dev. by Mean (%), Building Style, Land Value, Ther Parcels in S., Land Table, Property Class. Contains 401 rows of property records.









**VL LT NLK**

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	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	From DB	Dev. by Mean (%)	Building Style	Land Value	r Parcels	Land Table	Property Class
081-160-011-140-00	151 W BIRCHVIEW DR	01/07/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$91,000	37.14	\$189,416	\$29,797	\$215,203	\$207,297	1.038	1,848	\$116.45	D-FRA	0.815	18.3348	1 STORY	\$27,142		DEAN- FRANCIS SUB	401
081-160-012-060-00	2075 CRESCENT ST	04/08/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$36,100	32.23	\$74,874	\$11,613	\$100,387	\$82,157	1.222	1,244	\$80.70	D-FRA	0.815	0.0406	1 STORY	\$11,613		DEAN- FRANCIS SUB	401
081-160-012-251-00	2054 N LYNN ST	07/01/21	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$73,900	46.48	\$154,060	\$19,404	\$139,596	\$174,878	0.798	1,356	\$102.95	D-FRA	0.815	42.3236	1 STORY	\$17,703		DEAN- FRANCIS SUB	401
081-160-013-135-00	2050 CRESCENT ST	09/24/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$42,200	32.46	\$87,597	\$16,050	\$113,950	\$92,918	1.226	1,120	\$101.74	D-FRA	0.815	0.4864	1 STORY	\$15,559		DEAN- FRANCIS SUB	401
081-200-500-080-00	100 W BIRCHVIEW DR	05/12/22	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$86,300	31.16	\$185,448	\$20,910	\$256,090	\$197,525	1.296	2,632	\$97.30	EVERG	0.881	7.5013	BH-LEVEL	\$18,865		EVERGREEN SUBS	401
081-250-600-895-00	48 FERRO ST	01/21/23	\$90,000	LC	03-ARM'S LENGTH	\$90,000	\$27,900	31.00	\$64,659	\$16,080	\$73,920	\$54,522	1.356	693	\$106.67	FERON	0.891	13.4302	1 STORY	\$15,770		FERRO'S SUB	401
081-360-000-050-00	601 W PETERSON DR	10/13/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$85,300	38.77	\$145,447	\$4,207	\$215,793	\$201,197	1.073	2,436	\$88.58	KNOLL	0.743	14.8936	MODULAR	\$0	081-360-0	KNOLLWOOD ESTATES	401
081-024-100-080-00	120 W CENTER ST	05/02/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$105,200	40.46	\$221,020	\$85,691	\$174,309	\$136,973	1.273	1,296	\$134.50	SANF	1.064	5.1098	1 STORY	\$84,325		SANFORD LAKE ESTATES	401
081-024-100-090-00	122 W CENTER ST	09/08/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$134,600	29.91	\$285,210	\$79,423	\$370,577	\$208,286	1.779	2,130	\$173.98	SANF	1.064	55.7686	1 STORY	\$76,148		SANFORD LAKE ESTATES	401
081-721-500-020-00	2671 N PETERSON DR	10/28/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$43,700	32.37	\$93,128	\$17,574	\$117,426	\$92,139	1.274	1,288	\$91.17	SSNOR	0.868	5.2960	1 STORY	\$17,135		SHADY SHORE ANNEX NORTH OF EXWAY	401
081-720-500-211-00	2735 N PETERSON DR	02/07/23	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$58,300	27.89	\$134,113	\$27,241	\$181,759	\$128,452	1.415	1,508	\$120.53	SHADN	0.832	19.3512	1 STORY	\$25,972	081-013-3	SHADY SHORES SUB	401
081-720-500-310-00	2683 N PETERSON DR	06/18/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$32,100	33.79	\$66,186	\$20,480	\$74,520	\$58,150	1.282	728	\$102.36	SHADN	0.832	6.0026	1 STORY	\$18,814		SHADY SHORES SUB	401
081-720-500-310-00	2683 N PETERSON DR	09/27/22	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$33,100	25.66	\$70,069	\$20,545	\$108,455	\$63,008	1.721	728	\$148.98	SHADN	0.832	49.9815	1 STORY	\$18,814		SHADY SHORES SUB	401
081-024-300-390-00	319 N CEDAR ST	11/02/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$6,500	32.50	\$31,387	\$13,081	\$6,919	\$24,872	0.278	1,056	\$6.55	V-SAN	0.779	94.3303	1 1/4 STORY	\$13,081		VILLAGE OF SANFORD	401
081-024-300-410-00	301 CASS ST	07/30/21	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$33,700	31.50	\$69,664	\$17,042	\$89,958	\$71,497	1.258	1,086	\$82.83	V-SAN	0.779	3.6718	1 1/2 STORY	\$17,042		VILLAGE OF SANFORD	401
081-680-025-051-00	314 CASS ST	12/16/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,200	28.62	\$85,774	\$13,229	\$116,771	\$93,126	1.254	1,116	\$104.63	V-SAN	0.779	3.2422	1 STORY	\$11,981		VILLAGE OF SANFORD	401

Totals: \$2,768,000 \$2,768,000 \$927,100 \$1,958,052 \$2,355,633 \$1,886,997 \$103.75 0.850 2.6866  
 Sale. Ratio => 33.49 E.C.F. => 1.248 Std. Deviation=> 0.34235744  
 Std. Dev. => 5.21 Ave. E.C.F. => 1.221 Ave. Variance=> 21.2353 Coefficient of Var=> 17.38481728

ECF Used in database: 0.850 0.924 Adjust by: 20% 1.087 8.7%

**VL LT Lk**

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	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	From DB	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class			
081-250-500-880-00	49 POPLAR ST	08/16/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$99,600	42.56	\$202,895	\$119,850	\$114,150	\$86,057	1.326	1,065	\$107.18	FEROL	1.039	9.6757	1 STORY	\$118,921	FERRO'S SUB	401			
081-250-600-070-00	2465 N LAKEVIEW ST	05/06/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$89,300	49.61	\$186,076	\$86,336	\$93,664	\$103,358	0.906	1,344	\$69.69	FEROL	1.039	32.3476	1 STORY	\$86,336	FERRO'S SUB	401			
081-024-100-080-00	120 W CENTER ST	05/02/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$105,200	40.46	\$221,020	\$85,691	\$174,309	\$136,973	1.273	1,296	\$134.50	SANF	1.064	4.2892	1 STORY	\$84,325	SANFORD LAKE ESTATES	401			
081-024-100-090-00	122 W CENTER ST	09/08/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$134,600	29.91	\$285,210	\$79,423	\$370,577	\$208,286	1.779	2,130	\$173.98	SANF	1.064	54.9480	1 STORY	\$76,148	SANFORD LAKE ESTATES	401			
081-721-500-020-00	2671 N PETERSON DR	10/28/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$43,700	32.37	\$93,128	\$17,574	\$117,426	\$92,139	1.274	1,288	\$91.17	SSNOR	0.868	4.4754	1 STORY	\$17,135	SHADY SHORE ANNEX NORTH OF EXWAY	401			
081-720-500-160-00	2658 N PETERSON DR	02/01/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$86,800	54.25	\$175,085	\$112,754	\$47,246	\$63,668	0.742	1,520	\$31.08	SHADL	1.054	48.7622	1 STORY	\$112,087	SHADY SHORES SUB	401			
081-720-500-460-00	2614 N PETERSON DR	09/17/21	\$208,500	WD	03-ARM'S LENGTH	\$208,500	\$81,500	39.09	\$168,297	\$48,266	\$160,234	\$122,606	1.307	1,280	\$125.18	SHADL	1.054	7.7215	1 STORY	\$47,882	SHADY SHORES SUB	401			
<b>Totals:</b>			<b>\$1,627,500</b>			<b>\$1,627,500</b>	<b>\$640,700</b>		<b>\$1,331,711</b>	<b>\$1,077,606</b>	<b>\$813,086</b>				<b>\$104.68</b>		<b>1.026</b>	<b>9.5638</b>							
						Sale. Ratio =>	39.37							E.C.F. =>	1.325							Std. Deviation=>	0.33254253		
						Std. Dev. =>	8.69							Ave. E.C.F. =>	1.230							Ave. Variance=>	23.1742	Coefficient of Var=>	18.84559077

ECF Used in database: 1.026      1.067      Adjust by:  
 20%      1.040  
 4.0%

**VL M&Bs**

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	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	From DB	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
081-023-100-762-00	2428 N WEST RIVER RD	01/13/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$80,700	35.87	\$190,245	\$26,789	\$198,211	\$201,301	0.985	1,791	\$110.67	V-M&B	0.812	98.4652	MODULAR	\$23,445	VILLAGE M & B'S	401
081-023-100-776-00	2420 N WEST RIVER RD	08/08/22	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$20,500	24.70	\$43,104	\$13,712	\$69,288	\$40,263	1.721	660	\$104.98	V-M&B	0.812	172.0885	1 STORY	\$13,712	VILLAGE M & B'S	401
081-024-200-001-00	2496 N SMITH ST	10/25/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$43,100	35.33	\$89,502	\$16,439	\$105,561	\$100,086	1.055	1,056	\$99.96	V-M&B	0.812	105.4700	MODULAR	\$14,925	VILLAGE M & B'S	401
081-024-200-050-00	472 W IRISH ST	04/01/22	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$63,000	28.65	\$135,357	\$15,721	\$204,179	\$163,885	1.246	1,288	\$158.52	V-M&B	0.812	124.5868	1 STORY	\$13,736	VILLAGE M & B'S	401
081-024-200-180-00	2292 N SMITH ST	11/17/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$55,500	32.65	\$119,037	\$18,126	\$151,874	\$138,234	1.099	1,520	\$99.92	V-M&B	0.812	109.8671	1 STORY	\$16,136	VILLAGE M & B'S	401
081-024-400-100-00	2141 N MERIDIAN RD	06/13/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$55,300	28.36	\$118,331	\$17,824	\$177,176	\$131,210	1.350	1,104	\$160.49	V-245	0.852	135.0322	1 STORY	\$17,033	VILLAGE M & B'S	401
081-024-400-190-00	95 W CENTER ST	08/09/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$41,300	31.79	\$88,899	\$11,030	\$118,870	\$101,657	1.169	816	\$145.67	V-245	0.852	116.9328	1 STORY	\$10,260	VILLAGE M & B'S	401
081-025-100-085-00	75 W SAGINAW RD	04/29/22	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$64,500	40.69	\$138,213	\$20,855	\$137,645	\$160,764	0.856	1,221	\$112.73	V-M&B	0.812	85.6191	1 STORY	\$18,750	VILLAGE M & B'S	401
081-160-016-060-00	404 N OAK ST	10/04/21	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$64,300	38.73	\$134,073	\$18,185	\$147,815	\$158,751	0.931	1,344	\$109.98	V-M&B	0.812	93.1114	1 STORY	\$17,785	VILLAGE M & B'S	401
081-024-300-390-00	319 N CEDAR ST	11/02/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$6,500	32.50	\$31,387	\$13,081	\$6,919	\$24,872	0.278	1,056	\$6.55	V-SAN	0.779	27.8181	1 1/4 STORY	\$13,081	VILLAGE OF SANFORD	401
081-024-300-410-00	301 CASS ST	07/30/21	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$33,700	31.50	\$69,664	\$17,042	\$89,958	\$71,497	1.258	1,086	\$82.83	V-SAN	0.779	125.8202	1 1/2 STORY	\$17,042	VILLAGE OF SANFORD	401
081-680-025-051-00	314 CASS ST	12/16/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,200	28.62	\$85,774	\$13,229	\$116,771	\$93,126	1.254	1,116	\$104.63	V-SAN	0.779	125.3906	1 STORY	\$11,981	VILLAGE OF SANFORD	401
<b>Totals:</b>			<b>\$1,726,300</b>			<b>\$1,726,300</b>	<b>\$565,600</b>		<b>\$1,243,586</b>		<b>\$1,524,267</b>	<b>\$1,385,646</b>			<b>\$108.08</b>		<b>0.810</b>	<b>0.0128</b>				

Sale. Ratio => 32.76  
 Std. Dev. => 4.62  
 E.C.F. => 1.100  
 Ave. E.C.F. => 1.100  
 Std. Deviation=> 0.343996247  
 Ave. Variance=> 110.0168  
 Coefficient of Var=> 100

ECF Used in database: 0.810      0.868  
 Adjust by:  
 20%      1.072  
 7.2%



AG

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	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	r Parcels Ir	Land Table	Property Class	Building Depr.
080-008-300-301-00	3044 N ELEVEN MILE RD	10/20/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$73,000	47.10	\$120,169	\$36,925	\$118,075	\$92,906	1.271	1,976	\$59.75	4300	34.5831	MANUFACTURED	\$36,925	4300 W/NW & MILLS		401	36
080-013-100-280-00	102 W BEAMISH RD	08/02/21	\$211,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$211,000	\$91,800	43.51	\$190,705	\$62,475	\$148,525	\$151,572	0.980	1,459	\$101.80	4300	5.4823	1 STY	\$60,789	080-013-1	4300 W/NW & MILLS	401	65
080-013-100-337-00	170 W BEAMISH RD	10/08/21	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$74,700	36.09	\$240,173	\$47,848	\$159,152	\$227,335	0.700	1,848	\$86.12	4300	22.4995	1-3/4 STY	\$47,848		4300 W/NW & MILLS	401	73
080-014-100-641-00	2847 N WEST RIVER RD	09/30/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$59,800	36.24	\$160,969	\$55,260	\$109,740	\$117,979	0.930	1,404	\$78.16	4300	0.5093	MANUFACTURED	\$50,952		4300 W/NW & MILLS	401	52
080-017-300-174-00	2496 N ELEVEN MILE RD	08/01/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,300	34.30	\$104,033	\$21,500	\$113,500	\$97,557	1.163	1,092	\$103.94	4300	23.8352	1 STY	\$21,500		4300 W/NW & MILLS	401	59
080-023-200-220-00	2476 N EIGHT MILE RD	08/19/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$79,500	35.33	\$184,577	\$45,992	\$179,008	\$163,812	1.093	1,791	\$99.95	4300	16.7691	2 STY	\$45,992		4300 W/NW & MILLS	401	63
080-027-200-010-00	1333 W NIELSEN RD	05/27/21	\$589,000	WD	03-ARM'S LENGTH	\$589,000	\$184,800	31.38	\$497,961	\$73,967	\$515,033	\$498,852	1.032	3,004	\$171.45	4300	10.7364	2 STY	\$40,747		4300 W/NW & MILLS	401	76
080-027-200-023-00	1433 W NIELSEN RD	06/18/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$124,100	31.03	\$354,130	\$65,877	\$334,123	\$340,725	0.981	1,706	\$195.85	4300	5.5551	1 STY	\$41,192		4300 W/NW & MILLS	401	76
080-032-200-195-00	2400 W HUCKLEBERRY RD	03/04/22	\$207,100	WD	03-ARM'S LENGTH	\$207,100	\$85,600	41.33	\$254,674	\$39,667	\$167,433	\$254,145	0.859	1,800	\$93.02	4300	26.6266	1 STY	\$39,667		4300 W/NW & MILLS	401	72
080-033-400-742-00	1087 N NINE MILE RD	07/02/21	\$137,800	WD	03-ARM'S LENGTH	\$137,800	\$70,000	50.80	\$163,873	\$57,896	\$79,904	\$124,306	0.643	1,352	\$59.10	4300	28.2272	1 STY	\$52,520		4300 W/NW & MILLS	401	65
080-034-100-053-00	1171 W WACKERLY RD	03/08/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$95,900	43.59	\$223,739	\$72,779	\$147,221	\$177,404	0.830	1,291	\$114.04	4300	9.5211	1 STY	\$71,144		4300 W/NW & MILLS	401	59
080-036-100-050-00	235 W WACKERLY RD	10/08/21	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$80,800	29.82	\$254,608	\$31,701	\$239,299	\$263,483	0.908	2,176	\$109.97	4300	1.6861	BI-LEVEL	\$29,500		4300 W/NW & MILLS	401	71
050-011-100-015-00	1410 E SAIKO RD	05/27/21	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$74,000	33.04	\$216,218	\$41,000	\$183,000	\$189,425	0.966	1,138	\$160.81	4400	4.1009	TRI-LEVEL	\$41,000		4400 N/CENTRAL	401	63
050-011-200-060-00	6982 N MIDDLE RD	03/24/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$43,400	36.17	\$120,014	\$19,790	\$100,210	\$108,350	0.925	1,588	\$63.10	4400	0.0203	1 STY	\$17,940		4400 N/CENTRAL	401	45
050-012-300-180-00	1749 E CURTIS RD	12/19/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$46,600	27.74	\$178,459	\$14,940	\$153,060	\$175,074	0.874	1,456	\$105.12	4400	5.0814	MANUFACTURED	\$14,940		4400 N/CENTRAL	401	63
050-015-200-100-00	6312 N FIVE MILE RD	09/15/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$55,700	22.29	\$250,945	\$68,000	\$181,900	\$197,778	0.920	1,194	\$152.35	4400	0.5357	1-3/4 STY	\$68,000		4400 N/CENTRAL	401	69
050-021-200-030-00	212 E SHEARER RD	03/24/23	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$64,300	52.70	\$128,920	\$19,257	\$102,743	\$118,555	0.867	1,320	\$77.84	4400	5.8443	1+STY	\$18,000		4400 N/CENTRAL	401	45
050-023-400-050-00	1313 E BAKER RD	09/17/21	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$72,600	31.03	\$230,149	\$22,449	\$211,551	\$224,541	0.942	1,590	\$133.05	4400	1.7077	1-1/4 STY	\$18,000		4400 N/CENTRAL	401	64
050-024-300-085-00	5530 N STARK RD	08/12/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$83,500	47.44	\$149,605	\$25,897	\$150,103	\$132,450	1.133	1,800	\$83.39	4400	20.8210	MANUFACTURED	\$19,600		4400 N/CENTRAL	401	61
050-026-400-110-00	1363 S SHAFFER RD	03/22/23	\$353,505	WD	03-ARM'S LENGTH	\$353,505	\$152,200	43.05	\$331,612	\$37,533	\$315,972	\$317,923	0.994	2,780	\$113.66	4400	6.8789	1 STY	\$37,533		4400 N/CENTRAL	401	74
050-027-300-080-00	5160 N FIVE MILE RD	08/08/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$107,300	42.08	\$217,440	\$18,000	\$237,000	\$215,611	1.099	1,296	\$182.87	4400	17.4129	TRI-LEVEL	\$18,000		4400 N/CENTRAL	401	69
050-033-200-095-00	4758 N MERIDIAN RD	11/01/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$108,200	45.08	\$228,269	\$49,800	\$130,200	\$192,939	0.986	1,980	\$96.06	4400	6.0728	1 STY	\$49,800		4400 N/CENTRAL	401	80
050-034-400-130-00	4550 N HOPE RD	11/21/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$253,400	47.36	\$625,662	\$41,000	\$494,000	\$630,319	0.784	2,765	\$178.66	4400	14.1344	2 STY	\$41,000		4400 N/CENTRAL	401	67
050-035-400-560-00	1369 E CASSADAY DR	10/22/21	\$172,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$172,000	\$88,000	51.16	\$219,579	\$36,400	\$135,600	\$198,031	0.685	1,634	\$82.99	4400	24.0334	1 STY	\$36,400	050-035-4	4400 N/CENTRAL	401	84
<b>Totals:</b>			<b>\$5,772,305</b>			<b>\$5,772,305</b>	<b>\$2,215,500</b>		<b>\$5,646,483</b>	<b>\$4,766,352</b>	<b>\$5,211,072</b>			<b>\$119.18</b>			<b>1.7188</b>						
						<b>Sale. Ratio =&gt;</b>	<b>38.38</b>				<b>E.C.F. =&gt;</b>	<b>0.915</b>			<b>Std. Deviation=&gt;</b>	<b>0.161</b>							
						<b>Std. Dev. =&gt;</b>	<b>8.24</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.932</b>			<b>Ave. Variance=&gt;</b>	<b>12.1948</b>		<b>Coefficient of Var=&gt;</b>	<b>13.08667749</b>				

Use: 0.915

**Commercial**

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	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sol	Land Table	Property Class
081-024-300-330-00	319 W SAGINAW RD	08/27/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$18,600	46.50	\$44,186	\$5,400	\$34,600	\$57,632	0.600	1,200	\$28.83	2300	9.4322	OFFICE BUILDINGS		\$5,400	No	//	081-680-015-005+	2301 - SANFORD COMM	201
081-024-400-345-00	261 W SAGINAW RD	11/07/22	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$20,900	33.44	\$38,857	\$12,759	\$49,741	\$36,147	1.376	528	\$94.21	2300	68.1395	OFFICE BUILDINGS		\$12,759	No	//		2301 - SANFORD COMM	201
170-003-000-295-00	408 E RAILWAY ST	08/29/22	\$62,250	WD	03-ARM'S LENGTH	\$62,250	\$40,000	64.26	\$86,426	\$11,434	\$50,816	\$103,867	0.489	3,202	\$15.87	2300	20.5447	MARKET CONV		\$11,434	No	//		2300 COLEMAN	201
170-003-000-900-00	375 E RAILWAY ST	05/12/22	\$340,000	CD	03-ARM'S LENGTH	\$340,000	\$205,800	60.53	\$355,361	\$41,620	\$298,380	\$408,517	0.730	3,072	\$97.13	2300	3.5710	BANK BRANCH		\$29,760	Yes	03/24/23	170-003-000-980+	2300 COLEMAN	201

<b>Totals:</b>	<b>\$504,750</b>		<b>\$285,300</b>		<b>\$524,830</b>		<b>\$433,537</b>		<b>\$606,162</b>		<b>\$119.18</b>		<b>8.3806</b>												
	<b>Sale. Ratio =&gt;</b>		<b>56.52</b>		<b>E.C.F. =&gt;</b>		<b>0.715</b>		<b>Std. Deviation=&gt;</b>		<b>0.397</b>		<b>Ave. Variance=&gt;</b>		<b>25.4218</b>		<b>Coefficient of Var=&gt;</b>		<b>31.8162011</b>						
	<b>Std. Dev. =&gt;</b>		<b>14.08</b>		<b>Ave. E.C.F. =&gt;</b>		<b>0.799</b>																		

Average ECF Used in database: **0.575**    **61.04%**    Adjust by: **73.00%**

	<b>Current ECF</b>	<b>Updated ECF</b>
Commercial	0.575	<b>0.739</b>

**Industrial**

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	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class
170-003-000-610-00	716 BROWN ST	09/21/20	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$26,800	63.06	\$42,019	\$4,959	\$37,541	\$48,255	0.778	1,800	\$20.86	2300	9.6270		GAR SERVICE	\$4,959	2300 COLEMAN	201
170-006-100-140-00	4980 N DICKENSON RD	10/26/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$138,000	39.43	\$234,316	\$20,280	\$329,720	\$339,740	0.971	14,400	\$22.90	2300	9.6270		IND ENG	\$20,280	2100 OCMR	201
<b>Totals:</b>			<b>\$392,500</b>			<b>\$392,500</b>	<b>\$164,800</b>		<b>\$276,335</b>		<b>\$367,261</b>	<b>\$387,995</b>			<b>\$44</b>		<b>7.2324</b>					
								<b>Sale. Ratio =&gt;</b>	<b>41.99</b>			<b>E.C.F. =&gt;</b>	<b>0.947</b>			<b>Std. Deviation=&gt;</b>	<b>0.136</b>					
								<b>Std. Dev. =&gt;</b>	<b>16.71</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.874</b>			<b>Ave. Variance=&gt;</b>	<b>9.6270</b>	<b>Coefficient of Var=&gt;</b>		<b>11.01187394</b>		

Average ECF Used in database: **0.758** 84.67% Adjust by: **0.00%**

Commerical Current ECF Updated ECF  
 0.758 **0.758**