

VILLAGE

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.
41-23-29-100-011	135 CASEY CT SE	08/31/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$69,700	39.83	\$148,204	\$35,032	\$125,968	\$98,069	1.284
41-23-29-252-005	227 CHURCH ST N SE	05/31/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$72,500	36.25	\$170,304	\$23,520	\$162,480	\$135,911	1.195
41-23-29-252-010	237 EMMONS ST SE	08/07/19	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$91,300	39.52	\$219,806	\$23,520	\$207,480	\$181,746	1.142
41-23-29-252-012	227 EMMONS ST SE	11/03/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$87,900	59.39	\$192,217	\$23,520	\$124,480	\$146,185	0.852
41-23-29-254-002	232 CHURCH ST N SE	04/03/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$95,100	46.39	\$192,824	\$20,192	\$184,808	\$159,844	1.156
41-23-29-276-003	316 PLEASANT AVE SE	11/13/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$76,200	36.29	\$164,161	\$23,800	\$186,200	\$121,630	1.531
41-23-29-277-014	394 VINE ST SE	07/19/19	\$225,300	WD	03-ARM'S LENGTH	\$225,300	\$82,900	36.80	\$185,895	\$33,688	\$191,612	\$140,932	1.360
41-23-29-277-021	601 EMMONS ST SE	02/22/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$100,600	40.24	\$220,022	\$28,520	\$221,480	\$165,946	1.335
41-23-29-277-024	639 EMMONS ST SE	08/20/19	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$61,000	35.90	\$132,075	\$27,040	\$102,860	\$97,255	1.058
41-23-29-326-005	304 W MAIN ST SE	04/17/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$74,400	41.33	\$150,801	\$28,895	\$151,105	\$112,876	1.339
41-23-29-403-001	130 LAKE ST N SE	05/17/19	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$97,300	45.47	\$217,297	\$23,680	\$190,320	\$179,275	1.062
41-23-29-404-010	327 MAIN ST E SE	06/07/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$78,900	37.57	\$175,546	\$23,520	\$186,480	\$140,765	1.325
41-23-29-408-009	124 CHURCH ST S SE	08/20/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$67,900	34.12	\$144,991	\$23,760	\$105,240	\$105,053	1.002
41-23-29-409-008	319 SOUTH ST E SE	04/02/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$92,300	73.84	\$187,133	\$28,808	\$96,192	\$146,597	0.656
41-23-29-429-011	504 MAIN ST E SE	08/12/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$85,900	35.79	\$183,630	\$42,920	\$117,080	\$121,932	0.960
41-23-29-476-002	211 MAPLE ST S SE	05/09/19	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$72,600	37.62	\$159,475	\$34,811	\$158,189	\$115,430	1.370
<b>Totals:</b>			<b>\$3,175,200</b>			<b>\$3,175,200</b>	<b>\$1,306,500</b>		<b>\$2,844,381</b>		<b>\$2,511,974</b>	<b>\$2,169,447</b>	
								<b>Sale. Ratio =&gt;</b>	<b>41.15</b>			<b>E.C.F. =&gt;</b>	<b>1.158</b>
								<b>Std. Dev. =&gt;</b>	<b>10.42</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.164</b>

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
1,200	\$104.97	401V1	12.0375	RANCH		\$30,000	No	/ /			401	70		
1,365	\$119.03	401V1	3.1384	1 1/4 STORY		\$20,000	No	/ /			401	74		
2,124	\$97.68	401V1	2.2512	2 STORY		\$20,000	No	/ /			401	73		
2,221	\$56.05	401V1	31.2577	1 1/2 STORY		\$20,000	No	/ /			401	64		
1,763	\$104.83	401V1	0.7930	1 3/4 STORY		\$16,000	No	/ /			401	70		
976	\$190.78	401V1	36.6769	RANCH		\$20,000	No	/ /			401	70		
1,120	\$171.08	401V1	19.5498	RANCH		\$30,000	No	/ /			401	70		
1,926	\$114.99	401V1	17.0545	1 1/2 STORY		\$25,000	No	/ /			401	70		
1,204	\$85.43	401V1	10.6468	1 1/2 STORY		\$24,000	No	/ /			401	65		
1,170	\$129.15	401V1	17.4579	1 1/2 STORY		\$25,000	No	/ /			401	70		
2,282	\$83.40	401V1	10.2494	2 STORY		\$20,000	No	/ /			401	70		
1,548	\$120.47	401V1	16.0659	1 1/2 STORY		\$20,000	No	/ /			401	70		
1,288	\$81.71	401V1	16.2322	2 STORY		\$20,000	No	/ /			401	70		
1,666	\$57.74	401V1	50.7938	1 3/4 STORY		\$25,000	No	/ /			401	70		
1,305	\$89.72	401V1	20.3900	1 1/2 STORY		\$40,000	No	/ /			401	70		
1,528	\$103.53	401V1	20.6333	1 3/4 STORY		\$25,000	No	/ /			401	70		
<b>\$106.91</b>			<b>0.6217</b>											
<b>Std. Deviation=&gt;</b>		<b>0.22541843</b>												
<b>Ave. Variance=&gt;</b>		<b>17.8268</b>		<b>Coefficient of Var=&gt;</b>		<b>15.31373406</b>								