Commercial ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $
17-0007-0015-09-0	3820 M 63	09/01/21	$205,000	WD	03-ARM'S LENGTH	$205,000
17-0007-0021-01-4	3531 M 63	06/01/21	$359,000	WD	03-ARM'S LENGTH	$359,000
17-0007-0024-01-3	M 63	10/05/21	$179,900	WD	03-ARM'S LENGTH	$179,900
17-0018-0014-01-3	4239 NILES RD	02/12/21	$105,000	WD	03-ARM'S LENGTH	$105,000
17-0018-0020-06-4	4146 M 139	01/19/22	$50,000	WD	03-ARM'S LENGTH	$50,000
17-0028-0003-01-9	6202 NILES RD	03/16/22	$107,000	WD	03-ARM'S LENGTH	$107,000
17-0028-0008-03-7	M 139	03/24/22	$67,500	WD	03-ARM'S LENGTH	$67,500
17-1950-0002-00-3	3916 STONEGATE PK	07/01/21	$409,000	WD	03-ARM'S LENGTH	$409,000
17-7340-0006-00-6	STONEGATE PK	01/21/22	$265,000	WD	03-ARM'S LENGTH	$265,000
	Totals:		**$1,747,400**			**$1,747,400**

Final Conclusion .746

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.
$344,259	$72,256	$132,744	$385,273	0.345	6,528	$20.33
$348,884	$95,334	$263,666	$359,136	0.734	10,283	$25.64
$175,607	$41,006	$138,894	$190,653	0.729	3,184	$43.62
$72,499	$20,242	$84,758	$74,018	1.145	1,100	$77.05
$113,514	$19,454	$30,546	$133,229	0.229	2,448	$12.48
$109,636	$79,218	$27,782	$43,085	0.645	2,130	$13.04
$124,776	$42,544	$24,956	$116,476	0.214	7,000	$3.57
$213,981	$63,348	$345,652	$213,361	1.620	2,741	$126.10
$175,045	$8,203	$256,797	$236,320	1.087	14,800	$17.35
$1,678,201		**$1,305,795**	**$1,751,552**			**$37.69**
			E.C.F. =>	**0.746**		**Std. Deviation=>**
			Ave. E.C.F. =>	**0.750**		**Ave. Variance=>**

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
201	40.5161			$58,906	No	/ /
201	1.5539			$95,334	No	/ /
201	2.1189			$30,812	No	/ /
201	39.5387			$17,219	No	/ /
201	52.0433			$17,219	No	/ /
201	10.4888			$79,218	No	/ /
201	53.5447			$42,544	No	/ /
201	87.0326			$53,723	No	/ /
201	33.6943			$8,203	No	/ /
	0.4199					
0.469138867						
35.6146	**Coefficient of Var=>**	**47.50471607**				

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	Commercial	201	0
	Commercial	201	0
	Commercial	201	0
	Commercial	201	0
	Commercial	201	0
	Commercial	201	0
	Commercial	201	0
	Commercial	201	0
	Commercial	201	0