

2026 Sumpter Township Residential ECF Analysis

ECF #	ECF Name	2025 ECF	2025 SEV	Parcel Count	Sales Sample	% of Sample	AVG TCV	Proper Land TCV	Recom ECF	2026 SEV	REDUCTION / INCREASE	2026 ECF	COMMENTS
01	OLDER PLATS AND <1 ACRE	1.300	\$ 32,493,200	332	18	5.4%	\$ 195,700	\$ 44,030	1.301	\$ 32,931,500	1.35%	1.300	
02	VAN BUREN SCHOOL DISTRICT <i>0% GOOD TO 60% GOOD</i> <i>61% GOOD TO 100% GOOD</i>	1.380 1.060	\$ 233,636,520	1817	63 42 21	3.5%	\$ 257,200	\$ 57,870	1.381 1.060	\$ 238,533,200	2.10%	1.380 1.060	
03	NEWER PLATS WITH LARGER PARCELS	1.010	\$ 7,809,000	47	3	6.4%	\$ 332,300	\$ 74,770	1.028	\$ 8,039,900	2.96%	1.025	
05	OLDER PLATS AND >1 ACRE	1.300	\$ 11,074,200	81	11	13.6%	\$ 273,400	\$ 61,520	1.304	\$ 11,339,200	2.39%	1.300	
06	HURON SCHOOL DISTRICT <i>0% GOOD TO 60% GOOD</i> <i>61% GOOD TO 100% GOOD</i>	1.560 1.160	\$ 51,610,300	352	14 4 10	4.0%	\$ 293,200	\$ 65,970	1.555 1.132	\$ 52,574,400	1.87%	1.555 1.130	Limited sales. Necessary to use Airport as well
07	LINCOLN SCHOOL DISTRICT <i>0% GOOD TO 60% GOOD</i> <i>61% GOOD TO 100% GOOD</i>	1.430 1.085	\$ 105,478,900	834	24 4 20	2.9%	\$ 252,900	\$ 56,900	1.356 1.089	\$ 106,828,500	1.28%	1.360 1.090	
08	AIRPORT SCHOOL DISTRICT <i>0% GOOD TO 60% GOOD</i> <i>61% GOOD TO 100% GOOD</i>	1.255 1.015	\$ 40,079,043	408	10 3 7	2.5%	\$ 196,500	\$ 44,210	1.229 1.023	\$ 40,797,200	1.79%	1.230 1.020	

Total	\$ 482,181,163	3871	143	3.7%	\$ 491,043,900	1.84%
					\$ (97,597)	

0.4754
1.051745898

Ratio on 2793

48.96%

2025 RES SEV	\$ 482,181,163
RATIO	48.96%
PROJECTED TCV	\$ 984,847,147
2026 SEV AT 49.85%	\$ 490,946,303

01 OLDER PLATS AND <1 ACRE																								
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
81 010 02 0032 000	18007 MORTON	02/02/24	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$90,200	37.58	\$216,403	\$40,470	\$199,530	17%	\$135,333	1.474	1,308	\$152.55	01	17.9430	1.00 STORY	\$40,470		OLDER PLATS AND <1 ACRE	401	54
81 010 02 0044 000	45137 PARIS	05/05/23	\$201,000	PTA	03-ARM'S LENGTH	\$201,000	\$72,300	35.97	\$175,370	\$45,600	\$155,400	23%	\$99,823	1.557	996	\$166.03	01	26.1822	1.00 STORY	\$45,600		OLDER PLATS AND <1 ACRE	401	54
81 018 01 0016 001	17417 SULLY	05/17/23	\$263,000	PTA	03-ARM'S LENGTH	\$263,000	\$96,800	36.81	\$240,633	\$50,388	\$212,612	19%	\$146,342	1.463	1,551	\$137.08	01	15.7908	1.00 STORY	\$42,750		OLDER PLATS AND <1 ACRE	401	54
81 018 02 0021 000	48726 SULLY	01/02/24	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$89,600	48.43	\$215,386	\$48,769	\$136,291	26%	\$128,167	1.063	1,038	\$131.24	01	23.2014	1.00 STORY	\$47,025		OLDER PLATS AND <1 ACRE	401	64
81 030 02 0007 000	48615 WILLIS	04/26/24	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$101,900	41.59	\$226,489	\$50,947	\$194,053	21%	\$135,032	1.437	1,302	\$149.04	01	14.2154	1.00 STORY	\$45,600		OLDER PLATS AND <1 ACRE	401	54
81 030 02 0008 000	48631 WILLIS	12/11/23	\$306,000	PTA	03-ARM'S LENGTH	\$306,000	\$131,900	43.10	\$313,615	\$49,266	\$256,734	16%	\$203,345	1.263	1,820	\$141.06	01	3.2381	1.00 STORY	\$45,600		OLDER PLATS AND <1 ACRE	401	54
81 038 01 0027 000	45257 WILLIS	06/23/23	\$187,400	PTA	03-ARM'S LENGTH	\$187,400	\$87,900	46.91	\$196,988	\$46,449	\$140,951	25%	\$115,799	1.217	1,170	\$120.47	01	7.7731	1.5 STORY	\$41,610		OLDER PLATS AND <1 ACRE	401	54
81 038 01 0034 001	45057 WILLIS	07/09/24	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$95,100	45.29	\$207,512	\$39,900	\$170,100	19%	\$128,932	1.319	1,220	\$139.43	01	2.4365	1.00 STORY	\$39,900		OLDER PLATS AND <1 ACRE	401	54
81 050 01 0014 000	40815 JUDD	12/04/24	\$183,900	PTA	03-ARM'S LENGTH	\$183,900	\$85,700	46.60	\$184,860	\$48,117	\$135,783	26%	\$105,187	1.291	912	\$148.88	01	0.4059	1.00 STORY	\$45,600		OLDER PLATS AND <1 ACRE	401	54
81 061 01 0011 000	21847 BOHN	01/03/24	\$162,500	PTA	03-ARM'S LENGTH	\$162,500	\$72,500	44.62	\$169,414	\$39,900	\$122,600	25%	\$99,626	1.231	912	\$134.43	01	6.4332	1.00 STORY	\$39,900		OLDER PLATS AND <1 ACRE	401	54
81 061 01 0018 000	22063 BOHN	10/07/24	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$86,700	40.33	\$188,578	\$39,900	\$175,100	19%	\$114,368	1.531	1,128	\$155.23	01	23.6095	1.00 STORY	\$39,900		OLDER PLATS AND <1 ACRE	401	54
81 061 03 0022 000	21847 FENSTER	05/19/23	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$69,200	41.44	\$165,136	\$39,887	\$127,113	24%	\$96,345	1.319	934	\$136.10	01	2.4415	1.00 STORY	\$39,887		OLDER PLATS AND <1 ACRE	401	54
81 061 03 0046 000	21818 FENSTER	10/17/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$70,500	36.15	\$165,359	\$39,900	\$155,100	20%	\$96,507	1.607	934	\$166.06	01	31.2206	1.00 STORY	\$39,900		OLDER PLATS AND <1 ACRE	401	54
81 061 04 0067 000	46040 TRASKOS	06/01/23	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$75,200	38.56	\$176,353	\$39,900	\$155,100	20%	\$104,964	1.478	1,044	\$148.56	01	18.2720	1.00 STORY	\$39,900		OLDER PLATS AND <1 ACRE	401	54
81 061 04 0099 002	22293 BOHN	05/03/24	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$85,400	44.25	\$184,936	\$39,900	\$153,100	21%	\$111,566	1.372	1,032	\$148.35	01	7.7348	1.00 STORY	\$39,900		OLDER PLATS AND <1 ACRE	401	54
81 081 01 0002 000	45716 VICTORIA	12/04/24	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$81,700	46.69	\$180,106	\$35,500	\$139,500	20%	\$111,235	1.254	1,064	\$131.11	01	4.0835	1.00 STORY	\$35,500		OLDER PLATS AND <1 ACRE	401	64
81 081 01 0017 000	23840 SUMPTER	04/28/23	\$128,750	PTA	03-ARM'S LENGTH	\$128,750	\$78,800	61.20	\$187,042	\$36,480	\$99,270	28%	\$115,817	0.797	1,081	\$85.36	01	49.8244	1.00 STORY	\$36,480		OLDER PLATS AND <1 ACRE	401	64
81 122 01 0008 001	13365 RAWSONVILLE	12/01/23	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$66,400	66.40	\$155,898	\$44,775	\$55,225	22%	\$85,479	0.646	820	\$67.35	01	64.8869	1.00 STORY	\$42,180		OLDER PLATS AND <1 ACRE	401	54
18 Totals:			\$3,552,550			\$1,537,800			\$3,550,078		\$2,776,502	22%	\$2,133,869			\$136.57		0.6226						
								Sale. Ratio =>	43.29		E.C.F. =>		1.301		Std. Deviation=>		0.25154603							
								Std. Dev. =>	8.09		Ave. E.C.F. =>		1.295		Ave. Variance=>		17.7607		Coefficient of Var=>		13.7155405			

VAN BUREN SCHOOL DISTRICT

0% GOOD TO 60% GOOD

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Assd. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% LAND	Cost Min. \$	E.C.F.	Floor Area	Sq./Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
81.001.99.0000.000	18253 SAVAGE	03/25/24	\$354,500	PTA	03-ARM'S LENGTH	\$354,500	\$14,400	39.89	\$293,183	\$59,500	\$295,000	17%	\$169,321	1.742	2,306	\$137.99	02	22.8567	2.00 STORY	\$59,500		81 RESIDENTIAL	401	49
81.001.99.0017.000	18571 SAVAGE	12/20/24	\$279,000	PTA	03-ARM'S LENGTH	\$279,000	\$13,600	47.17	\$274,320	\$57,983	\$221,017	21%	\$156,766	1.410	1,762	\$125.44	02	0.4132	1.75 STORY	\$52,000		81 RESIDENTIAL	401	54
81.003.99.0000.000	40701 HARRIS	10/23/24	\$312,000	PTA	03-ARM'S LENGTH	\$312,000	\$16,400	52.37	\$347,161	\$108,301	\$203,699	35%	\$173,087	1.177	2,120	\$96.08	02		1.00 STORY	\$52,500		81 RESIDENTIAL	401	49
81.004.99.0005.000	40295 HARRIS	02/22/24	\$225,000	WD	08-ESTATE	\$125,000	\$125,900	55.96	\$299,482	\$73,942	\$151,058	33%	\$163,435	0.924	1,450	\$104.18	02	48.9715	1.00 STORY	\$58,800		81 RESIDENTIAL	401	54
81.004.99.0021.000	19180 CLARK	04/18/24	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$10,400	56.53	\$226,435	\$59,524	\$130,476	31%	\$120,225	1.085	1,222	\$106.77	02	32.6724	1.00 STORY	\$56,840		81 RESIDENTIAL	401	54
81.005.99.0001.003	42960 HARRIS	11/17/23	\$140,000	PTA	21-NOT USED/OTHER	\$140,000	\$8,400	60.29	\$200,465	\$63,144	\$76,856	45%	\$99,508	0.712	1,178	\$66.24	02		1.00 STORY	\$52,870		81 RESIDENTIAL	401	49
81.006.99.0019.000	18077 MARTINSVILLE	02/07/25	\$251,900	PTA	03-ARM'S LENGTH	\$251,900	\$12,700	50.58	\$266,090	\$59,816	\$192,084	24%	\$149,474	1.285	1,704	\$112.73	02	12.8919	1.00 STORY	\$49,980		81 RESIDENTIAL	401	54
81.006.99.0022.000	17815 MARTINSVILLE	06/05/23	\$312,000	PTA	03-ARM'S LENGTH	\$312,000	\$17,000	58.68	\$167,090	\$23,970	\$97,030	20%	\$103,710	0.936	1,262	\$76.89	02	47.8398	1.00 STORY	\$23,970		81 RESIDENTIAL	401	49
81.006.99.0031.000	42861 BEMIS	12/04/23	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$8,800	47.53	\$178,566	\$46,920	\$123,080	28%	\$95,396	1.290	674	\$182.61	02	12.3780	1.00 STORY	\$46,920		81 RESIDENTIAL	401	49
81.006.99.0035.000	42421 BEMIS	08/28/24	\$620,000	PTA	03-ARM'S LENGTH	\$620,000	\$90,800	48.52	\$630,934	\$106,020	\$113,180	17%	\$379,793	1.351	3,457	\$138.03	02	6.2775	1.00 STORY	\$51,572		81 RESIDENTIAL	401	54
81.007.99.0008.701	35155 MARTINSVILLE	05/17/24	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$23,500	32.35	\$249,484	\$69,288	\$300,712	19%	\$138,577	2.303	1,857	\$206.39	02	88.9965	1.00 STORY	\$63,803		81 RESIDENTIAL	401	49
81.009.99.0009.000	41550 HARRIS	08/28/24	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$94,100	45.90	\$193,294	\$21,162	\$183,838	10%	\$124,733	1.474	1,228	\$149.71	02	5.9862	1.00 STORY	\$16,320		81 RESIDENTIAL	401	49
81.009.99.0039.000	41631 BEMIS	05/24/24	\$328,500	PTA	03-ARM'S LENGTH	\$328,500	\$134,200	40.85	\$280,828	\$71,463	\$257,037	22%	\$151,714	1.694	1,863	\$137.97	02	28.0238	1.00 STORY	\$99,500		81 RESIDENTIAL	401	49
81.009.99.0051.000	44291 BEMIS	04/05/24	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$98,200	36.38	\$206,755	\$55,397	\$214,503	21%	\$108,955	1.969	894	\$239.94	02	55.4743	1.00 STORY	\$52,500		81 RESIDENTIAL	401	54
81.010.99.0021.000	45106 HARRIS	04/03/23	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$126,700	41.82	\$289,378	\$55,148	\$247,852	18%	\$169,732	1.460	2,111	\$117.41	02	4.6270	1.00 STORY	\$55,148		81 RESIDENTIAL	401	49
81.011.99.0014.000	45071 HARRIS	05/04/23	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$96,900	38.00	\$223,939	\$42,993	\$122,007	17%	\$137,642	1.540	1,688	\$135.60	02	12.6292	1.00 STORY	\$42,993		81 RESIDENTIAL	401	49
81.011.99.0019.000	45167 HARRIS	09/29/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$119,700	39.90	\$309,125	\$68,797	\$231,203	23%	\$174,151	1.328	1,964	\$117.72	02	8.6383	1.00 STORY	\$42,993		81 RESIDENTIAL	401	49
81.011.99.0032.000	44862 WILLIS	11/08/24	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$106,600	41.00	\$213,269	\$55,652	\$204,348	21%	\$114,215	1.789	1,617	\$126.37	02	37.5163	1.00 STORY	\$55,420		81 RESIDENTIAL	401	49
81.013.99.0002.000	45477 BEMIS	08/24/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$75,800	36.10	\$178,804	\$20,910	\$189,900	10%	\$114,416	1.653	1,286	\$147.04	02	23.8668	1.00 STORY	\$20,910		81 RESIDENTIAL	401	49
81.016.99.0021.702	45786 WILLIS	03/22/24	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$146,700	41.34	\$336,915	\$68,684	\$281,316	20%	\$194,370	1.447	2,073	\$195.70	02	3.4384	1.00 STORY	\$54,230		81 RESIDENTIAL	401	54
81.019.99.0011.000	49241 BEMIS	08/02/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$122,900	49.16	\$254,487	\$54,108	\$195,892	22%	\$145,202	1.349	1,949	\$100.51	02	6.4888	1.00 STORY	\$44,370		81 RESIDENTIAL	401	49
81.032.99.0004.003	21275 KARR	09/07/23	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$109,400	62.51	\$266,074	\$60,726	\$114,274	35%	\$148,803	0.768	1,440	\$79.36	02	64.6030	1.00 STORY	\$59,500		81 RESIDENTIAL	401	54
81.032.99.0010.702	21390 ELWELL	07/30/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$84,800	43.49	\$177,632	\$57,021	\$113,979	29%	\$87,399	1.579	1,209	\$114.13	02	16.4734	1.00 STORY	\$54,825		81 RESIDENTIAL	401	45
81.034.99.0004.000	46465 WILLIS	10/22/24	\$930,000	PTA	03-ARM'S LENGTH	\$930,000	\$389,100	41.84	\$819,560	\$57,460	\$872,540	6%	\$590,060	1.479	9,529	\$91.57	02	6.4746	1.00 STORY	\$97,460		81 RESIDENTIAL	401	47
81.034.99.0008.000	46675 WILLIS	07/28/23	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$72,300	67.57	\$166,195	\$57,120	\$49,880	53%	\$79,040	0.631	700	\$68.63	02	78.2912	1.00 STORY	\$57,120		81 RESIDENTIAL	401	49
81.034.99.0028.000	19950 WILMOT	01/23/24	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$125,200	41.59	\$203,373	\$70,517	\$123,483	28%	\$181,055	1.240	2,208	\$101.67	02	17.4126	1.00 STORY	\$51,170		81 RESIDENTIAL	401	49
81.035.99.0020.000	21283 WILMOT	04/21/23	\$219,500	PTA	03-ARM'S LENGTH	\$219,500	\$64,100	29.20	\$151,166	\$20,147	\$139,353	9%	\$94,941	2.100	980	\$203.42	02	68.5764	1.00 STORY	\$18,870		81 RESIDENTIAL	401	49
81.035.99.0020.000	21283 WILMOT	02/05/24	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$64,100	27.87	\$151,166	\$20,147	\$139,853	9%	\$94,941	2.210	980	\$214.14	02	79.6359	1.00 STORY	\$18,870		81 RESIDENTIAL	401	49
81.035.99.0021.701	21435 WILMOT	01/17/25	\$253,000	OTH	03-ARM'S LENGTH	\$253,000	\$93,700	37.04	\$212,321	\$25,296	\$227,704	10%	\$135,525	1.680	1,372	\$165.97	02	26.6172	1.00 STORY	\$25,296		81 RESIDENTIAL	401	49
81.037.99.0009.000	20336 MARTINSVILLE	08/19/24	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$193,200	54.42	\$451,641	\$122,572	\$132,428	35%	\$238,456	0.975	3,220	\$72.18	02	43.2946	2.00 STORY	\$111,841		81 RESIDENTIAL	401	49
81.042.99.0008.701	20135 WILLIS	05/23/23	\$310,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$310,000	\$61,300	19.73	\$451,465	\$136,459	\$174,541	44%	\$238,265	0.760	3,164	\$54.85	02	65.3725	2.00 STORY	\$125,000	81 042 99 0004 702, 81 042 99 0004 703	81 RESIDENTIAL	401	49
81.042.99.0012.704	20105 MARTINSVILLE	11/15/24	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$62,700	27.26	\$158,860	\$37,123	\$192,877	16%	\$88,215	2.186	1,055	\$182.82	02	77.2451	1.00 STORY	\$33,660		81 RESIDENTIAL	401	51
81.043.99.0013.000	43004 JUDD	05/02/24	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$77,200	49.81	\$173,100	\$67,184	\$92,816	40%	\$80,374	1.155	1,066	\$87.07	02	25.9183	1.00 STORY	\$59,500		81 RESIDENTIAL	401	45
81.045.99.0001.000	39495 WILLIS	12/04/24	\$201,000	PTA	03-ARM'S LENGTH	\$201,000	\$79,500	39.55	\$167,273	\$41,668	\$159,332	21%	\$91,018	1.751	1,118	\$142.52	02	33.6567	1.5 STORY	\$39,780		81 RESIDENTIAL	401	49
81.054.99.0005.003	42905 JUDD	09/17/24	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$147,000	44.55	\$305,646	\$59,500	\$270,500	18%	\$178,367	1.517	2,147	\$125.99	02	10.2553	1.00 STORY	\$59,500		81 RESIDENTIAL	401	49
81.058.99.0002.001	22250 PRINCE	10/10/23	\$240,800	PTA	03-ARM'S LENGTH	\$240,800	\$89,670	37.67	\$332,983	\$116,846	\$123,154	49%	\$156,621	0.786	1,952	\$63.09	02	62.7667	1.00 STORY	\$107,478		81 RESIDENTIAL	401	48
81.066.99.0011.703	22569 SHERWOOD	12/01/23	\$189,000	PTA	03-ARM'S LENGTH	\$189,000	\$71,500	37.83	\$176,804	\$82,854	\$106,146	44%	\$68,080	1.559	856	\$124.00	02	14.5157	1.00 STORY	\$69,356		81 RESIDENTIAL	401	45
81.085.99.0001.012	44403 DUNN	11/08/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$138,200	55.28	\$290,039	\$70,467	\$179,533	28%	\$159,110	1.128	2,126	\$84.45	02	28.5629	1.00 STORY	\$70,467		81 RESIDENTIAL	401	45
81.085.99.0006.000	24460 MARTINSVILLE	06/21/23	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$83,600	41.80	\$204,767	\$95,263	\$104,737	28%	\$79,351	1.320	1,247	\$83.99	02	9.4061	1.00 STORY	\$52,500		81 RESIDENTIAL	401	45
81.086.99.0008.002	45225 DUNN	04/08/24	\$327,000	PTA	03-ARM'S LENGTH	\$327,000	\$138,100	58.63	\$276,126	\$46,920	\$180,080	21%	\$166,091	1.094	1,736	\$103.73	02	32.9763	1.00 STORY	\$46,920		81 RESIDENTIAL	401	54
81.086.99.0018.000	24423 SUMPSTER	07/14/23	\$291,900	PTA	19-MULTI PARCEL ARM'S LENGTH	\$291,900	\$115,200</																	

03

NEWER PLATS WITH LARGER PARCELS

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
81 019 01 0003 000	19500 LOHR	02/09/24	\$347,000	PTA	03-ARMS LENGTH	\$347,000	\$133,900	38.59	\$343,953	\$58,800	\$288,200	17%	\$282,330	1.021	1,843	\$156.38	03	1.1012	1.00 STORY	\$58,800		NEW PLATS WITH LARGER PARCELS	401	80
81 019 01 0006 000	48131 TIMBER CREEK	05/24/22	\$549,000	PTA	03-ARMS LENGTH	\$549,000	\$0	0.00	\$547,863	\$63,284	\$485,715	12%	\$494,468	0.982	3,315	\$146.48	03	4.9505	1.25 STORY	\$59,900		NEW PLATS WITH LARGER PARCELS	401	93
81 114 01 0004 000	49102 SHERWOOD	11/14/22	\$475,000	PTA	03-ARMS LENGTH	\$475,000	\$211,600	44.55	\$443,503	\$57,062	\$417,938	12%	\$382,615	1.092	2,424	\$172.42	03	6.0516	1.00 STORY	\$52,500		81 RESIDENTIAL	401	76
3 Totals:			\$1,371,000			\$1,371,000	\$345,500		\$1,335,319	\$1,191,854		13%	\$1,159,413			\$158.42			0.3823					
								Sale. Ratio =>	25.20			E.C.F. =>	1.028	Std. Deviation=>		0.055830965								
								Std. Dev. =>	24.18			Ave. E.C.F. =>	1.032	Ave. Variance=>		4.0344	Coefficient of Var=>		3.9100657					

05

OLDER PLATS AND >1 ACRE

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
81 002 01 0009 004	17740 SAVAGE	06/23/23	\$183,000	PTA	03-ARM'S LENGTH	\$183,000	\$55,400	30.27	\$152,160	\$31,822	\$151,178	17%	\$92,568	1.633	1,060	\$142.62	05	23.0116	1.00 STORY	\$29,835		81 RESIDENTIAL	401	49
81 002 01 0012 000	17880 SAVAGE	01/22/24	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$119,700	46.04	\$338,314	\$67,549	\$192,451	26%	\$208,281	0.924	1,307	\$147.25	05	47.9048	1.00 STORY	\$59,500		81 RESIDENTIAL	401	64
81 002 01 0023 301	18460 SAVAGE	10/23/25	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$257,600	60.61	\$524,492	\$63,039	\$361,961	15%	\$354,964	1.020	2,788	\$129.83	05	38.3333	2.00 STORY	\$51,000		81 RESIDENTIAL	401	78
81 002 01 0025 001	40430 HARRIS	09/05/23	\$153,000	PTA	03-ARM'S LENGTH	\$153,000	\$65,500	42.81	\$166,573	\$22,659	\$130,341	15%	\$110,703	1.177	990	\$131.66	05	22.5653	1.25 STORY	\$16,830		81 RESIDENTIAL	401	64
81 002 01 0034 000	40760 HARRIS	06/27/22	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$144,000	33.88	\$442,446	\$72,826	\$352,174	17%	\$321,409	1.096	2,838	\$124.09	05	30.7325	1.75 STORY	\$51,500		81 RESIDENTIAL	401	66
81 002 01 0035 001	40840 HARRIS	07/07/22	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$89,600	32.00	\$209,510	\$57,727	\$222,273	21%	\$131,985	1.684	1,925	\$115.47	05	28.1029	1.00 STORY	\$55,721		81 RESIDENTIAL	401	45
81 002 01 0035 002	40880 HARRIS	09/02/25	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$132,400	37.30	\$269,629	\$57,330	\$297,670	16%	\$163,307	1.823	1,544	\$192.79	05	41.9719	1.5 STORY	\$57,330		81 RESIDENTIAL	401	64
81 016 01 0005 000	45811 HARRIS	04/01/24	\$168,800	PTA	03-ARM'S LENGTH	\$168,800	\$90,200	53.44	\$196,476	\$48,501	\$120,299	29%	\$113,827	1.057	1,064	\$113.06	05	34.6187	1.00 STORY	\$48,501		81 RESIDENTIAL	401	54
81 016 01 0010 000	45761 HARRIS	11/16/22	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$69,100	35.44	\$178,855	\$53,275	\$141,725	27%	\$96,600	1.467	912	\$155.40	05	6.4087	1.00 STORY	\$48,552		81 RESIDENTIAL	401	54
81 035 01 0001 000	21135 ELWELL	08/24/22	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$76,700	36.52	\$181,320	\$53,400	\$156,600	25%	\$111,235	1.408	1,506	\$103.98	05	0.4787	1.00 STORY	\$53,400		81 RESIDENTIAL	401	50
81 035 01 0001 000	21135 ELWELL	07/30/25	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$101,700	33.90	\$203,484	\$54,972	\$245,028	18%	\$114,240	2.145	1,569	\$156.17	05	74.1807	1.00 STORY	\$54,060		81 RESIDENTIAL	401	49
11 Totals:						\$2,954,800	\$1,201,900		\$2,863,259	\$2,371,700	21%	\$1,819,118				\$137.48		9.9282						
						Sale. Ratio =>	40.68		E.C.F. =>	1.304	Std. Deviation=>	0.38783335												
						Std. Dev. =>	9.61		Ave. E.C.F. =>	1.403	Ave. Variance=>	31.6645	Coefficient of Var=>	22.56838108										

HURON SCHOOL DISTRICT

0% GOOD TO 60% GOOD

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
81 044 99 0004 001	21040 HAGGERTY	01/03/24	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$132,300	48.11	\$287,768	\$112,717	\$162,283	41%	\$112,212	1.446	1,430	\$113.48	06	16.4006	1.75 STORY	\$110,731		81 RESIDENTIAL	401	54
81 093 99 0004 002	40240 WEAR	11/17/23	\$283,500	PTA	03-ARM'S LENGTH	\$283,500	\$139,900	49.35	\$295,224	\$78,175	\$205,325	28%	\$139,134	1.476	1,757	\$116.86	06	13.4485	1.00 STORY	\$58,650		81 RESIDENTIAL	401	54
81 084 99 0001 713	23740 CARLETON WEST	03/08/24	\$279,900	PTA	03-ARM'S LENGTH	\$279,900	\$140,400	50.15	\$289,528	\$78,974	\$200,926	28%	\$134,971	1.489	1,458	\$137.81	06	12.1556	2.00 STORY	\$57,120		81 RESIDENTIAL	401	49
81 095 99 0006 701	41040 WILLOW	03/27/25	\$198,000	PTA	03-ARM'S LENGTH	\$198,000	\$81,000	40.91	\$166,199	\$60,707	\$137,293	31%	\$67,623	2.030	816	\$168.25	06	42.0047	1.00 STORY	\$59,500		81 RESIDENTIAL	401	45
4 Totals:						\$1,036,400	\$493,600		\$1,038,719	\$705,827		32%	\$453,940			\$134.10		5.5330						
						Sale. Ratio =>	47.63							E.C.F. =>	1.555									
						Std. Dev. =>	4.23							Ave. E.C.F. =>	1.610									
												Std. Deviation=>	0.28059											
												Ave. Variance=>	21.0023											
												Coefficient of Var=>	13.04314292											

61% GOOD TO 100% GOOD

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
81 049 99 0004 000	22570 CLARK	07/17/24	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$126,900	47.35	\$296,408	\$46,904	\$221,096	18%	\$215,090	1.028	1,963	\$112.63	06	13.3812	1.00 STORY	\$45,390		81 RESIDENTIAL	401	69	
81 083 99 0029 703	46544 WILLOW	06/12/24	\$354,000	PTA	03-ARM'S LENGTH	\$354,000	\$141,900	40.08	\$308,487	\$54,609	\$299,391	15%	\$250,126	1.197	1,584	\$189.01	08	119.6960	1.5 STORY	\$52,870		81 RESIDENTIAL	401	95	
81 084 99 0016 702	25280 SUMPSTER	07/03/24	\$570,000	PTA	19-MULTI PARCELAI	\$570,000	\$181,400	31.82	\$396,464	\$53,950	\$516,050	9%	\$337,452	1.529	2,280	\$226.34	08	152.9254	1.00 STORY	\$53,950	81 084 99 0016 704	81 RESIDENTIAL	401	79	
81 084 99 0016 703	25300 SUMPSTER	12/18/24	\$550,000	PTA	19-MULTI PARCELAI	\$550,000	\$259,500	47.18	\$562,679	\$61,727	\$488,273	11%	\$493,549	0.989	2,578	\$189.40	08	98.9311	2.00 STORY	\$54,450	81 084 99 0016 705	81 RESIDENTIAL	401	83	
81 084 99 0017 000	25360 SUMPSTER	04/19/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$118,600	39.53	\$257,623	\$52,500	\$247,500	18%	\$202,092	1.225	1,830	\$135.25	08	122.4692	1.00 STORY	\$52,500		81 RESIDENTIAL	401	62	
81 105 99 0007 702	26040 MARTINSVILLE	06/08/23	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$196,100	46.14	\$473,925	\$59,500	\$365,500	14%	\$408,301	0.895	1,798	\$203.28	08	89.5174	1.00 STORY	\$59,500		81 RESIDENTIAL	401	94	
81 136 99 0015 000	29100 MARTINSVILLE	08/09/23	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$114,900	39.62	\$291,293	\$88,854	\$201,146	31%	\$199,447	1.009	1,785	\$112.69	08	100.8517	1.00 STORY	\$70,663		81 RESIDENTIAL	401	64	
81 138 99 0008 701	27975 MARTINSVILLE	02/14/25	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$213,300	43.53	\$465,827	\$76,680	\$413,320	16%	\$383,396	1.078	3,006	\$137.50	08	107.8050	MULTI/MIXED	\$58,249		81 RESIDENTIAL	401	75	
81 089 99 0005 702	41850 WEAR	04/23/25	\$262,500	PTA	03-ARM'S LENGTH	\$262,500	\$143,500	54.67	\$292,251	\$73,339	\$189,161	28%	\$188,717	1.002	1,542	\$122.67	06	15.9386	1.00 STORY	\$53,890		81 RESIDENTIAL	401	70	
81 093 99 0002 002	24450 CLARK	09/18/23	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$99,300	29.21	\$254,907	\$59,500	\$280,500	18%	\$168,454	1.665	1,560	\$179.81	06	50.3403	1.00 STORY	\$59,500		81 RESIDENTIAL	401	64	
10 Totals:						\$3,849,500	\$1,595,400		\$3,599,864	\$3,221,937		18%	\$2,846,624			\$160.86		2.9892							
						Sale. Ratio =>	41.44							E.C.F. =>	1.132										
						Std. Dev. =>	7.59							Ave. E.C.F. =>	1.162										
												Std. Deviation=>	0.25128												
												Ave. Variance=>	87.1856												
												Coefficient of Var=>	75.0475839												

07 LINCOLN SCHOOL DISTRICT

0% GOOD TO 60% GOOD

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
81 123 99 0012 000	8430 OAKVILLE WALTZ	05/28/24	\$212,750	PTA	03-ARM'S LENGTH	\$212,750	\$108,300	50.90	\$225,122	\$52,500	\$160,250	25%	\$120,715	1.328	1,200	\$133.54	07	3.9259	1.00 STORY	\$52,500		81 RESIDENTIAL	401	49
81 125 99 0007 000	28340 ELWELL	04/30/24	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$170,300	54.06	\$360,549	\$71,120	\$243,880	23%	\$202,398	1.205	2,262	\$107.82	07	16.1816	1.5 STORY	\$71,120		81 RESIDENTIAL	401	49
81 063 99 0001 002	23425 ELWELL	08/17/23	\$480,000	PTA	03-ARM'S LENGTH	\$480,000	\$192,300	40.06	\$499,066	\$92,049	\$387,951	19%	\$284,627	1.363	3,005	\$129.10	07	0.3755	1.00 STORY	\$70,532		81 RESIDENTIAL	401	51
81 026 99 0011 000	9335 RAWSONVILLE	06/19/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$109,100	36.37	\$278,876	\$65,547	\$234,453	22%	\$149,181	1.572	1,505	\$155.78	07	20.4830	QUAD LEVEL	\$58,119		81 RESIDENTIAL	401	54
4 Totals:						\$1,307,750	\$580,000		\$1,363,613		\$1,026,534	22%	\$756,921			\$131.56		1.0572						
						Sale. Ratio =>	44.35		E.C.F. =>	1.356	Std. Deviation=>	0.15242												
						Std. Dev. =>	8.47		Ave. E.C.F. =>	1.367	Ave. Variance=>	10.2415	Coefficient of Var=> 7.493228751											

61% GOOD TO 100% GOOD

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
81 024 99 0009 004	49774 WILLIS	10/13/23	\$483,000	PTA	03-ARM'S LENGTH	\$483,000	\$141,300	29.25	\$390,249	\$91,555	\$391,445	19%	\$275,294	1.422	2,290	\$170.94	07	30.5030	2.00 STORY	\$71,969		81 RESIDENTIAL	401	65
81 025 99 0011 001	20000 SHERWOOD	02/07/25	\$318,500	PTA	03-ARM'S LENGTH	\$318,500	\$128,900	40.47	\$268,588	\$57,750	\$260,750	18%	\$194,321	1.342	1,578	\$165.24	07	22.4967	1.00 STORY	\$57,750		81 RESIDENTIAL	401	64
81 028 99 0001 706	50270 RUDD	11/22/24	\$391,000	PTA	03-ARM'S LENGTH	\$391,000	\$138,000	35.29	\$300,636	\$59,397	\$331,603	15%	\$222,340	1.491	1,746	\$189.92	07	37.4536	1.00 STORY	\$53,200		81 RESIDENTIAL	401	69
81 028 99 0004 710	49575 COLLIER	05/15/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$92,100	43.86	\$272,603	\$73,552	\$136,448	35%	\$183,457	0.744	1,728	\$78.96	07	37.3127	1.00 STORY	\$59,500		81 RESIDENTIAL	401	69
81 067 99 0009 001	23160 KARR	02/26/25	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$139,200	56.91	\$422,989	\$59,500	\$390,500	17%	\$335,013	0.867	3,197	\$90.87	07	24.9756	2.00 STORY	\$59,500		81 RESIDENTIAL	401	66
81 067 99 0010 702	48261 ROY	09/08/23	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$108,600	50.51	\$281,082	\$55,080	\$159,920	26%	\$208,297	0.768	1,456	\$109.84	07	34.9136	1.00 STORY	\$55,080		81 RESIDENTIAL	401	82
81 074 99 0001 707	50546 WEAR	07/31/23	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$142,500	43.18	\$373,316	\$51,170	\$278,830	16%	\$296,909	0.939	2,086	\$133.67	07	17.7776	1.00 STORY	\$51,170		81 RESIDENTIAL	401	80
81 075 99 0002 706	51267 WEAR	11/22/23	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$194,500	43.22	\$507,619	\$82,109	\$367,891	18%	\$392,175	0.938	2,400	\$153.29	07	17.8808	1.00 STORY	\$59,500		81 RESIDENTIAL	401	93
81 075 99 0003 703	11811 RAWSONVILLE	09/21/23	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$132,200	39.46	\$335,756	\$105,020	\$229,980	31%	\$212,660	1.081	1,299	\$177.04	07	3.5441	1.00 STORY	\$59,500		81 RESIDENTIAL	401	89
81 078 99 0004 701	48640 WEAR	12/22/23	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$147,700	42.14	\$384,942	\$71,383	\$279,117	20%	\$288,626	0.967	2,280	\$122.42	07	14.9832	1.00 STORY	\$56,270		81 RESIDENTIAL	401	80
81 079 99 0012 704	48762 WILLOW	12/17/24	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$158,700	40.69	\$348,814	\$59,500	\$330,500	15%	\$286,649	1.239	1,580	\$209.18	07	12.2571	1.00 STORY	\$59,500		81 RESIDENTIAL	401	96
81 080 99 0020 703	47750 WILLOW	10/06/23	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$121,600	45.04	\$315,751	\$56,780	\$213,220	21%	\$238,683	0.893	1,800	\$118.46	07	22.3568	1.00 STORY	\$56,780		81 RESIDENTIAL	401	82
81 114 99 0007 000	25900 KARR	06/29/23	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$178,200	32.40	\$466,634	\$87,088	\$462,912	16%	\$349,812	1.323	1,982	\$233.56	07	20.6430	1.00 STORY	\$52,500		81 RESIDENTIAL	401	93
81 117 99 0003 706	26550 SHERWOOD	03/08/24	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$102,300	55.30	\$264,731	\$58,650	\$126,350	32%	\$189,936	0.665	1,404	\$89.99	07	45.1664	1.00 STORY	\$58,650		81 RESIDENTIAL	401	75
81 118 99 0001 004	50731 WILLOW	03/20/25	\$370,000	OTH	03-ARM'S LENGTH	\$370,000	\$111,000	30.00	\$249,121	\$52,360	\$317,640	14%	\$181,347	1.752	1,824	\$174.14	07	63.4677	1.00 STORY	\$52,360		81 RESIDENTIAL	401	64
81 124 99 0006 702	28869 SHERWOOD	05/31/23	\$435,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$435,000	\$216,400	49.75	\$561,857	\$48,160	\$386,840	11%	\$473,453	0.817	2,560	\$151.11	07	29.9826	2.00 STORY	\$48,160	81 124 99 0006 703	81 RESIDENTIAL	401	82
81 124 99 0008 707	7960 OAKVILLE WALTZ	03/04/24	\$379,900	PTA	03-ARM'S LENGTH	\$379,900	\$141,300	37.19	\$367,683	\$71,005	\$308,895	19%	\$273,436	1.130	1,950	\$138.41	07	1.2793	1.5 STORY	\$51,000		81 RESIDENTIAL	401	73
81 124 99 0008 708	8000 OAKVILLE WALTZ	03/10/25	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$148,000	34.82	\$316,106	\$52,500	\$372,500	12%	\$242,955	1.533	2,000	\$186.25	07	41.6320	2.00 STORY	\$52,500		81 RESIDENTIAL	401	78
81 128 99 0000 000	7200 OAKVILLE WALTZ	03/05/24	\$375,000	PTA	03-ARM'S LENGTH	\$375,000	\$106,900	28.51	\$279,996	\$52,500	\$324,500	14%	\$209,674	1.538	1,440	\$223.96	07	42.1217	1.5 STORY	\$52,500		81 RESIDENTIAL	401	78
81 131 99 0002 702	28799 ELWELL	08/24/23	\$427,000	PTA	03-ARM'S LENGTH	\$427,000	\$193,800	45.39	\$510,454	\$52,500	\$374,500	12%	\$422,077	0.887	4,200	\$89.17	07	22.9608	2.00 STORY	\$52,500		81 RESIDENTIAL	401	82
20 Totals:						\$7,239,900	\$2,903,200		\$7,218,527		\$5,942,341	19%	\$5,457,113			\$151.32		2.7970						
						Sale. Ratio =>	40.10		E.C.F. =>	1.089	Std. Deviation=>	0.31645												
						Std. Dev. =>	8.13		Ave. E.C.F. =>	1.117	Ave. Variance=>	27.1854	Coefficient of Var=> 24.34036254											

08 AIRPORT SCHOOL DISTRICT

0% GOOD TO 60% GOOD

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
81 088 01 0027 001	43810 WILLOW	05/14/25	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$107,100	47.60	\$219,474	\$59,500	\$165,500	26%	\$127,469	1.208	1,000	\$165.50	08	40.3178	1.00 STORY	\$59,500		81 RESIDENTIAL	401	54
81 107 99 0014 701	27439 SUMPTEP	05/21/25	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$112,400	51.09	\$226,625	\$57,800	\$162,200	26%	\$134,522	1.206	1,300	\$124.77	08	#VALUE!	2.00 STORY	\$57,800		81 RESIDENTIAL	401	56
81 106 99 0016 700	25701 SUMPTEP	04/16/24	\$130,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$130,000	\$68,400	52.62	\$137,269	\$68,204	\$61,796	52%	\$55,032	1.123	777	\$79.53	08	8.6092	1.25 STORY	\$63,524	81 106 99 0014 000	81 RESIDENTIAL	401	45
3 Totals:						\$575,000	\$287,900		\$583,368		\$389,496	35%	\$317,023	1.229		\$123.27		1.9599						
						Sale. Ratio =>	50.07						E.C.F. =>	1.229		Std. Deviation=>	0.087765							
						Std. Dev. =>	2.57						Ave. E.C.F. =>	1.209		Ave. Variance=>	#VALUE!	Coefficient of Var=>	#VALUE!					

61% GOOD TO 100% GOOD

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	% LAND	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
81 083 99 0029 703	46544 WILLOW	06/12/24	\$354,000	PTA	03-ARM'S LENGTH	\$354,000	\$141,900	40.08	\$308,487	\$54,609	\$299,391	15%	\$250,126	1.197	1,584	\$189.01	08	15.9184	1.5 STORY	\$52,870		81 RESIDENTIAL	401	95
81 084 99 0016 703	25300 SUMPTEP	12/18/24	\$550,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$550,000	\$259,500	47.18	\$562,679	\$61,727	\$488,273	11%	\$493,549	0.989	2,578	\$189.40	08	4.8465	2.00 STORY	\$54,450	81 084 99 0016 705	81 RESIDENTIAL	401	83
81 084 99 0017 000	25360 SUMPTEP	04/19/24	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$118,600	39.53	\$257,623	\$52,500	\$247,500	18%	\$202,092	1.225	1,830	\$135.25	08	18.6916	1.00 STORY	\$52,500		81 RESIDENTIAL	401	62
81 102 01 0034 300	43231 WILLOW	04/19/23	\$249,900	PTA	03-ARM'S LENGTH	\$249,900	\$118,300	47.34	\$282,305	\$52,734	\$197,166	21%	\$226,178	0.872	1,566	\$125.90	08	16.6048	1.00 STORY	\$52,734		81 RESIDENTIAL	401	80
81 105 99 0007 702	26040 MARTINSVILLE	06/08/23	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$196,100	46.14	\$473,925	\$59,500	\$355,500	14%	\$408,301	0.895	1,798	\$203.28	08	14.2602	1.00 STORY	\$59,500		81 RESIDENTIAL	401	94
81 136 99 0015 000	29100 MARTINSVILLE	08/09/23	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$114,900	39.62	\$291,293	\$88,854	\$201,146	31%	\$199,447	1.009	1,785	\$112.69	08	2.9259	1.00 STORY	\$70,663		81 RESIDENTIAL	401	64
81 138 99 0008 701	27975 MARTINSVILLE	02/14/25	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$213,300	43.53	\$465,827	\$76,680	\$413,320	16%	\$383,396	1.078	3,006	\$137.50	08	4.0274	MULTI/MIXED	\$58,249		81 RESIDENTIAL	401	75
7 Totals:						\$2,658,900	\$1,162,600		\$2,642,139		\$2,212,296	18%	\$2,163,089	1.023		\$156.15		1.5027						
						Sale. Ratio =>	43.72						E.C.F. =>	1.023		Std. Deviation=>	0.137242							
						Std. Dev. =>	3.60						Ave. E.C.F. =>	1.038		Ave. Variance=>	11.0393	Coefficient of Var=>	10.63742097					