

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
88-20-34-276-017	1090 ROCHESTER	10/29/21	\$600,000	LC	20-MULTI PARCEL SALE REF	\$600,000	\$307,100
88-20-35-400-033	402 W FOURTEEN MILE	05/31/23	\$1,665,000	CD	03-ARM'S LENGTH	\$1,665,000	\$958,880
88-20-36-451-017	1175 E FOURTEEN MILE	10/30/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$156,520
Totals:			\$2,530,000			\$2,530,000	\$1,422,500
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
51.18	\$592,926	\$188,289	\$411,711	\$321,472	1.281	4,046	\$101.76	RST
57.59	\$1,917,752	\$1,285,978	\$379,022	\$501,408	0.756	5,463	\$69.38	RST
59.06	\$313,047	\$89,153	\$175,847	\$179,053	0.982	1,600	\$109.90	RST
\$2,823,725			\$966,580	\$1,001,933	\$93.68			
56.23				E.C.F. =>	0.965	Std. Deviation=>		0.263227628
4.19				Ave. E.C.F. =>	1.006	Ave. Variance=>		18.2979

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
27.4468	NOT USED S/F		\$160,300	No	/ /
25.0323			\$1,285,978	No	/ /
2.4145	NOT USED S/F		\$79,200	No	/ /
4.1523					

Coefficient of Var=> 18.184453

Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access
88-20-34-276-003, 88-20-34-276-004, 88-20-34-276-018	M-1	201	68		
	B-123	201	0		
	M-1	201	82		

Waterfront Influences	Bottom Character
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