

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
020-015-200-010-00	6200 HAY MEADOW RD	09/15/20	\$145,500	WD	03-ARM'S LENGTH
020-012-200-010-00	3166 W HUBBARD LAKE TRL	01/11/21	\$67,500	WD	03-ARM'S LENGTH
020-014-300-010-00	3884 YELLOW GATE TRL	11/09/20	\$129,900	WD	03-ARM'S LENGTH
023-200-000-001-00	5997 N MT MARIA RD	09/09/21	\$134,500	WD	03-ARM'S LENGTH
023-200-000-006-00	5935 MT MARIA RD	11/09/21	\$90,000	WD	03-ARM'S LENGTH
023-200-000-016-00	5835 N MT MARIA RD	04/23/21	\$40,000	WD	03-ARM'S LENGTH
020-015-200-010-75	6200 HAY MEADOW RD	09/15/20	\$145,500	WD	03-ARM'S LENGTH
022-014-400-001-00	2424 E ROE RD	10/21/21	\$70,000	WD	03-ARM'S LENGTH
022-014-400-001-00	2424 E ROE RD	11/18/20	\$55,000	WD	03-ARM'S LENGTH
023-215-000-007-00	6472 GILLARD RD	03/30/21	\$82,000	WD	03-ARM'S LENGTH
020-026-400-040-00	3612 SKYLER TRAIL	11/19/20	\$100,000	WD	03-ARM'S LENGTH
022-012-100-055-00	2878 E SPRUCE RD	06/24/20	\$240,000	WD	03-ARM'S LENGTH
020-027-200-010-00	4455 HUBBARD LAKE TRAIL	04/08/20	\$206,500	WD	03-ARM'S LENGTH
021-001-300-020-00	422 N HUBBARD LAKE RD	10/20/20	\$57,000	WD	03-ARM'S LENGTH
021-005-400-080-01	6747 N MT MARIA RD	09/15/20	\$78,000	WD	03-ARM'S LENGTH
021-008-100-010-00	6449 N MT MARIA RD	09/16/20	\$110,000	WD	03-ARM'S LENGTH
021-008-100-070-00	6217 N MT MARIA RD	06/23/21	\$122,000	WD	19-MULTI PARCEL ARM'S LEI
021-012-200-020-00	387 N HUBBARD LAKE RD	07/09/21	\$20,000	WD	03-ARM'S LENGTH
021-014-100-005-01	5993 BENNETT RD	04/13/20	\$292,500	WD	03-ARM'S LENGTH
023-182-000-116-00	6781 CHARLES TERRACE	08/05/21	\$68,000	WD	19-MULTI PARCEL ARM'S LEI
022-001-200-041-00	2490 FOREST HILLS DR	08/19/20	\$517,500	WD	03-ARM'S LENGTH
022-001-400-021-00	6779 N US-23	12/17/21	\$153,000	WD	03-ARM'S LENGTH
022-009-100-030-35	1428 E SPRUCE RD	04/15/21	\$43,000	WD	03-ARM'S LENGTH
022-003-100-038-00	6768 E OLSON RD	03/18/22	\$85,000	WD	03-ARM'S LENGTH
022-003-300-035-00	1503 E SPRUCE RD	09/14/21	\$50,000	WD	03-ARM'S LENGTH
022-003-300-040-00	1535 E SPRUCE RD	09/23/20	\$72,000	WD	03-ARM'S LENGTH
022-006-400-015-00	261 W SPRUCE RD	04/09/21	\$59,900	WD	03-ARM'S LENGTH
022-007-300-080-00	177 N HUBBARD LAKE RD	07/16/20	\$135,000	WD	03-ARM'S LENGTH

Totals: \$4,055,800

Caledonia Gen Res ECF .690

Sale Date

>= 4/1/2020 AND
<= 3/31/2022

AND



Terms of Sale = 03-ARM'S LENGTH OR 19- AND
MULTI PARCEL ARM'S LENGTH

Property Class = RESIDENTIAL-IMPROVED OR AND
RESIDENTIAL-VACANT

Neighborhood = GENERAL RES AND

Land Tables = GEN RESIDENTIAL AND

Sale Type = Conventional AND

Sale Ratio >= 20 AND <= 80

Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$145,500	\$59,600	40.96	\$119,261	\$95,340	\$50,160
\$67,500	\$24,000	35.56	\$48,055	\$11,820	\$55,680
\$129,900	\$55,400	42.65	\$110,730	\$65,880	\$64,020
\$132,000	\$40,300	30.53	\$80,651	\$15,317	\$116,683
\$90,000	\$49,600	55.11	\$99,112	\$20,807	\$69,193
\$40,000	\$19,800	49.50	\$39,666	\$12,820	\$27,180
\$145,500	\$59,600	40.96	\$119,261	\$95,340	\$50,160
\$70,000	\$23,900	34.14	\$47,740	\$11,820	\$58,180
\$55,000	\$23,700	43.09	\$47,387	\$11,880	\$43,120
\$82,000	\$35,800	43.66	\$71,531	\$17,820	\$64,180
\$100,000	\$55,900	55.90	\$111,803	\$66,024	\$33,976
\$240,000	\$97,000	40.42	\$194,050	\$36,370	\$203,630
\$200,500	\$77,500	38.65	\$155,084	\$102,280	\$98,220
\$57,000	\$37,900	66.49	\$75,871	\$13,856	\$43,144
\$78,000	\$27,800	35.64	\$55,592	\$8,880	\$69,120
\$110,000	\$40,300	36.64	\$80,651	\$21,130	\$88,870
\$122,000	\$34,100	27.95	\$68,232	\$11,722	\$110,278
\$20,000	\$11,100	55.50	\$22,290	\$8,520	\$11,480
\$292,500	\$145,500	49.74	\$290,952	\$31,872	\$260,628
\$68,000	\$28,900	42.50	\$57,884	\$14,850	\$53,150
\$517,500	\$252,600	48.81	\$505,267	\$43,575	\$473,925
\$153,000	\$63,400	41.44	\$126,770	\$24,900	\$128,100
\$43,000	\$23,800	55.35	\$47,663	\$13,980	\$29,020
\$85,000	\$65,300	76.82	\$130,525	\$69,160	\$15,840
\$50,000	\$17,400	34.80	\$34,803	\$9,505	\$40,495
\$72,000	\$33,900	47.08	\$67,796	\$9,570	\$62,430
\$59,900	\$27,500	45.91	\$55,036	\$36,240	\$23,660
\$135,000	\$48,900	36.22	\$97,773	\$12,060	\$122,940
\$3,360,800	\$1,480,500		\$2,961,436		\$2,467,462
	Sale. Ratio =>	44.05			
	Std. Dev. =>	11.73			



Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$41,820	1.199	768	\$65.31	401R	34.4823	BELOW AVERAGE
\$61,311	0.908	750	\$74.24	401R	5.3547	AVERAGE
\$78,409	0.816	1,344	\$47.63	401R	3.8118	AVERAGE
\$110,548	1.055	1,040	\$112.20	401R	20.0889	AVERAGE
\$132,496	0.522	1,158	\$59.75	401R	33.2377	ABOVE AVERAGE
\$45,425	0.598	720	\$37.75	401R	25.6252	BELOW AVERAGE
\$41,820	1.199	768	\$65.31	401R	34.4823	BELOW AVERAGE
\$60,778	0.957	1,168	\$49.81	401R	10.2644	BELOW AVERAGE
\$62,075	0.695	1,168	\$36.92	401R	15.9963	BELOW AVERAGE
\$90,882	0.706	1,416	\$45.32	401R	14.8411	TRACT STYLE
\$80,033	0.425	768	\$44.24	401R	43.0081	AVERAGE
\$275,664	0.739	2,520	\$80.81	401R	11.5917	AVERAGE
\$92,315	1.064	1,120	\$87.70	401R	20.9364	AVERAGE
\$108,418	0.398	1,152	\$37.45	401R	45.6663	AVERAGE
\$81,664	0.846	1,086	\$63.65	401R	0.8214	AVERAGE
\$104,058	0.854	1,400	\$63.48	401R	0.0560	TRACT STYLE
\$95,618	1.153	960	\$114.87	401R	29.8718	TRACT STYLE
\$23,299	0.493	900	\$12.76	401R	36.1890	AVERAGE
\$452,937	0.575	2,232	\$116.77	401R	27.9187	ABOVE AVERAGE
\$72,816	0.730	630	\$84.37	401R	12.4679	AVERAGE
\$807,154	0.587	3,300	\$143.61	401R	26.7449	ABOVE AVERAGE
\$172,369	0.743	2,148	\$59.64	401R	11.1431	AVERAGE
\$56,993	0.509	1,550	\$18.72	401R	34.5422	BELOW AVERAGE
\$98,816	0.160	1,696	\$9.34	401R	69.4308	TRACT STYLE
\$42,805	0.946	0	#DIV/0!	401R	9.1420	AVERAGE
\$101,794	0.613	1,769	\$35.29	401R	24.1306	TRACT STYLE
\$31,804	0.744	798	\$29.65	401R	11.0667	AVERAGE
\$149,848	0.820	1,620	\$75.89	401R	3.4173	TRACT STYLE
\$3,573,969			#DIV/0!		0.0000	
E.C.F. =>	0.690		Std. Deviation=>	0.324981032		
Ave. E.C.F. =>	0.855		Ave. Variance=>	26.5710	Coefficient of Var=>	31.09155259



Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
	\$92,400	No	//	
	\$6,000	No	//	
	\$60,000	No	//	
	\$6,000	No	//	
	\$12,000	No	//	
	\$6,000	No	//	
	\$92,400	No	//	
	\$6,000	No	//	
	\$6,000	No	//	
	\$12,000	No	//	
	\$60,144	No	//	
	\$30,000	No	//	
	\$92,400	No	//	
	\$4,240	No	//	
	\$3,000	No	//	
	\$15,250	No	//	
	\$5,902	No	//	021-008-100-065-00
	\$3,000	No	//	
	\$20,112	No	//	
	\$9,030	No	//	023-181-000-056-00
	\$15,936	No	//	
	\$19,080	No	//	
	\$8,160	No	//	
	\$61,400	No	//	
	\$3,200	No	//	
	\$3,200	No	//	
	\$30,000	No	//	
	\$6,180	No	//	

Land Table	Property Class	Building Depr.
GEN RESIDENTIAL	401	58
GEN RESIDENTIAL	401	67
GEN RESIDENTIAL	401	68
GEN RESIDENTIAL	401	65
GEN RESIDENTIAL	401	74
GEN RESIDENTIAL	401	68
GEN RESIDENTIAL	401	58
GEN RESIDENTIAL	401	47
GEN RESIDENTIAL	401	48
GEN RESIDENTIAL	401	72
GEN RESIDENTIAL	401	78
GEN RESIDENTIAL	401	83
GEN RESIDENTIAL	401	73
GEN RESIDENTIAL	401	63
GEN RESIDENTIAL	401	58
GEN RESIDENTIAL	401	63
GEN RESIDENTIAL	401	97
GEN RESIDENTIAL	401	61
GEN RESIDENTIAL	401	94
GEN RESIDENTIAL	401	87
GEN RESIDENTIAL	401	91
GEN RESIDENTIAL	401	66
GEN RESIDENTIAL	401	42
GEN RESIDENTIAL	401	45
GEN RESIDENTIAL	401	94
GEN RESIDENTIAL	401	59
GEN RESIDENTIAL	401	47
GEN RESIDENTIAL	401	88

