

Parcel Number	Street Address	Sale Date
023-230-000-047-00	56 NORA ST	09/11/20
023-181-000-036-00	6834 MADISON AVE	12/28/20
023-190-012-001-00	6290 N MT MARIA RD	08/27/21
023-175-000-024-00	5837 CEDAR DR	01/28/21

Totals:

Caledonia Hubbard Lake Back Lot ECF .786

Sale Date	>= 4/1/2020 AND <= 3/31/2022	AND
Terms of Sale	= 03-ARM'S LENGTH OR 19-MULTI PARCEL ARM'S LENGTH	AND
Property Class	= RESIDENTIAL-IMPROVED OR RESIDENTIAL-VACANT	AND
Neighborhood	= BACK LOT	AND
Land Tables	= BACK LOT	AND
Sale Type	= Conventional	AND
Sale Ratio	>= 20 AND <= 80	AND
Net Acres	<= 2	

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
\$84,800	WD	03-ARM'S LENGTH	\$84,800	\$37,800	44.58	\$75,590
\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$24,200	37.23	\$48,419
\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$58,600	40.14	\$117,255
\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$61,100	56.06	\$122,167
\$404,800			\$404,800	\$181,700		\$363,431
				Sale. Ratio =>	44.89	
				Std. Dev. =>	8.27	



Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$9,459	\$75,341	\$95,016	0.793	1,120	\$67.27	BL
\$24,072	\$40,928	\$34,981	1.170	576	\$71.06	BL
\$73,763	\$72,237	\$67,221	1.075	838	\$86.20	BL
\$26,903	\$82,097	\$147,240	0.558	2,332	\$35.20	BL
	• \$270,603	\$344,458			\$64.93	
		E.C.F. =>	0.786		Std. Deviation=>	0.278150275
		Ave. E.C.F. =>	0.899		Ave. Variance=>	22.3527



Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
10.5849	TRACT STYLE		\$3,579	No	/ /
27.1216	AVERAGE		\$17,979	No	/ /
17.5839	BELOW AVERAGE		\$67,943	No	/ /
34.1206	AVERAGE		\$21,083	No	/ /
11.3189					

Coefficient of Var=> 24.87008246



Other Parcels in Sale	Land Table	Property Class	Building Depr.
	BACK LOT	401	68
	BACK LOT	401	68
	BACK LOT	401	57
	BACK LOT	401	62
