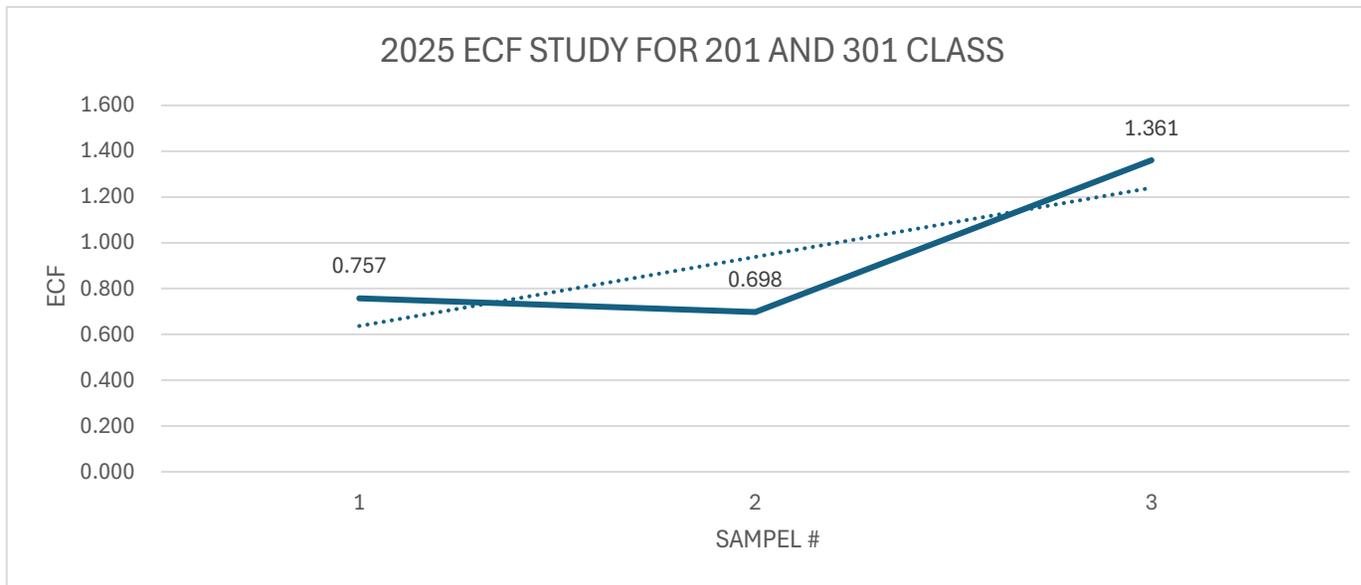


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
060-007-200-010-03	3025 E CARBIDE DR	06/13/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$171,300	38.07
060-014-400-030-00	250 S US-23	08/07/24	\$39,500	LC	03-ARM'S LENGTH	\$39,500	\$18,300	46.33
061-201-000-001-00	312 S US-23	10/23/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$26,600	31.29
Totals:			\$574,500			\$574,500	\$216,200	
							Sale. Ratio =>	37.63
							Std. Dev. =>	7.53



Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$460,434	\$105,793	\$344,207	\$454,668	0.757	14,672	\$23.46	201	18.1370
\$42,427	\$14,703	\$24,797	\$35,544	0.698	408	\$60.78	201	24.0771
\$60,699	\$28,050	\$56,950	\$41,858	1.361	1,200	\$47.46	201	42.2141
\$563,560		\$425,954	\$532,069			\$43.90		13.7860
			E.C.F. =>	0.801		Std. Deviation=>	0.36678926	
			Ave. E.C.F. =>	0.938		Ave. Variance=>	28.1427	Coefficient of Var=>

USE .77 FOR 201 DUE TO 3 SAMPLES
USE .53 FOR 301 DUE TO 0 SAMPLES

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
		\$80,500	No	//		COMMERCIAL 201	201	0
		\$12,693	No	//		COMMERCIAL 201	201	0
		\$28,050	No	//		COMMERCIAL 201	201	0

29.98943926
