

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	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	
051-105-072-00	311 N GAYLORD AVE	03/28/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$60,800	24.32	\$183,190	\$36,490	\$213,510	\$154,421	1.383	2,409	\$88.63	4330	32.7391	2 STORY	THREE UNIT RENTAL	\$34,996	
051-544-001-50	304 S ROWE ST	08/04/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$42,400	33.92	\$116,656	\$22,517	\$102,483	\$99,094	1.034	1,872	\$54.75	4330	2.1054	2 STORY	TWO UNIT RENTAL	\$22,517	
051-545-003-00	307 S ROWE ST	01/25/22	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$53,200	43.97	\$146,616	\$25,593	\$95,407	\$127,393	0.749	1,310	\$72.83	4330	30.6337	1 1/2 STORY	THREE UNIT RENTAL	\$25,593	
Totals:			\$496,000			\$496,000	\$156,400		\$446,462		\$411,400	\$380,907			\$72.07			2.4795			
							Sale. Ratio =>	31.53				E.C.F. =>	1.080		Std. Deviation=>	0.317387909					
							Std. Dev. =>	9.82				Ave. E.C.F. =>	1.055		Ave. Variance=>	21.8261	Coefficient of Var=>	20.68316074			
												sale 1 & 3	1.066								

