

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	
14-101-110-014-00	17625 STATE ST	01/24/25	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$22,700	30.68	\$68,785	\$9,782	\$64,218	\$77,738	0.826	876	\$73.31	VANVI	
14-101-110-018-00	60795 MAPLE ST	11/16/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$38,700	24.19	\$142,947	\$9,636	\$150,364	\$175,640	0.856	1,568	\$95.90	VANVI	
14-101-110-021-00	60695 MAPLE ST	03/05/25	\$146,500	WD	03-ARM'S LENGTH	\$146,500	\$64,400	43.96	\$174,523	\$11,242	\$135,258	\$215,126	0.629	1,392	\$97.17	VANVI	
14-101-132-013-00	18051 FULLER	03/21/25	\$19,900	WD	03-ARM'S LENGTH	\$19,900	\$15,600	78.39	\$47,526	\$4,380	\$15,520	\$56,846	0.273	786	\$19.75	VANVI	
14-101-180-077-00	60835 MARBLE ST	10/13/23	\$146,250	WD	03-ARM'S LENGTH	\$146,250	\$28,400	19.42	\$104,086	\$10,299	\$135,951	\$123,567	1.100	1,094	\$124.27	VANVI	
14-101-190-017-00	60645 S MAIN ST	12/13/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$20,700	20.70	\$61,672	\$4,818	\$95,182	\$74,906	1.271	1,236	\$77.01	VANVI	
Totals:			\$646,650			\$646,650	\$190,500		\$599,539		\$596,493	\$723,823			\$81.23		
								Sale. Ratio =>	29.46					E.C.F. =>	0.824	Std. Deviation=>	0.35172261
								Std. Dev. =>	22.53					Ave. E.C.F. =>	0.826	Ave. Variance=>	24.9952

do not use:

14-101-220-007-00	60684 WHITE TEMPLE RD	09/06/24	\$172,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$172,000	\$23,300	13.55	\$70,694	\$13,303	\$158,697	\$75,614	2.099	1,288	\$123.21	VANVI
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