

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	
140-075-000-012-00	5417 MORROW RD	11/08/19	\$42,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$42,000	\$19,900	47.38	\$44,030	\$11,080	
140-075-000-015-01	5399 MORROW RD	11/07/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$25,000	50.00	\$48,389	\$7,940	
140-075-000-052-00	5394 JERRY RD	08/06/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$21,800	29.07	\$56,904	\$11,494	
140-075-000-055-00	5412 JERRY RD	07/11/19	\$89,100	WD	03-ARM'S LENGTH	\$89,100	\$33,300	37.37	\$98,686	\$11,570	
140-075-000-056-00	5416 JERRY RD	06/13/20	\$27,500	LC	03-ARM'S LENGTH	\$27,500	\$11,200	40.73	\$29,670	\$8,401	
Totals:			\$283,600			\$283,600	\$111,200		\$277,679		
								Sale. Ratio =>	39.21		
								Std. Dev. =>	8.33		

Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
\$30,920	\$58,630	0.527	800	\$38.65	4550	8.8632	RANCH	\$9,880	140-075-000-011-00	GRASS LAKE WATERFRONT	401
\$42,060	\$66,969	0.628	880	\$47.80	4550	1.2048	RANCH	\$7,140		GRASS LAKE WATERFRONT	401
\$63,506	\$75,182	0.845	800	\$79.38	4550	22.8687	RANCH	\$11,130		GRASS LAKE WATERFRONT	401
\$77,530	\$144,232	0.538	1,348	\$57.51	4550	7.8471	1+ STORY	\$10,570		GRASS LAKE WATERFRONT	401
\$19,099	\$35,214	0.542	384	\$49.74	4550	7.3632	RANCH	\$8,400		GRASS LAKE WATERFRONT	401
\$233,115	\$380,226			\$54.62		0.2912					
	E.C.F. =>	0.613		Std. Devia	0.13405						
	Ave. E.C.F. =>	0.616		Ave. Vari	9.6294	Coefficient of Var=	15.63193973				

Used .613

no change from 2023