

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
140-076-000-108-00	5446 MORROW RD	07/03/19	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$14,200	47.33	\$28,453	\$6,643	\$23,357
140-076-000-191-00	5310 JEWEL ST	03/18/20	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$16,100	64.40	\$31,066	\$5,251	\$19,749
140-077-000-250-00	5292 ROSE ST	12/22/22	\$27,263	PTA	03-ARM'S LENGTH	\$27,263	\$13,100	48.05	\$28,335	\$4,200	\$23,063
140-077-000-309-00	5341 DWIGHT ST	12/31/19	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$9,100	36.40	\$22,689	\$4,700	\$20,300
140-080-000-016-00	5592 PARKWOOD DR	10/30/20	\$30,900	WD	03-ARM'S LENGTH	\$30,900	\$16,700	54.05	\$33,890	\$5,200	\$25,700
140-080-000-020-00	5616 PARKWOOD DR	01/20/19	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,500	52.50	\$22,229	\$4,200	\$15,800
140-090-000-406-01	5460 HILLCREST ST	02/19/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$30,000	46.15	\$63,706	\$13,986	\$51,014
140-090-000-469-00	5453 HILLCREST ST	05/07/21	\$73,500	WD	03-ARM'S LENGTH	\$73,500	\$17,600	23.95	\$53,963	\$13,207	\$60,293
Totals:			\$296,663			\$296,663	\$127,300		\$284,331		\$239,276
								Sale. Ratio =>	42.91		
								Std. Dev. =>	12.11		

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
\$50,486	0.463	684	\$34.15	4450	1.9975	RANCH	\$6,643		GRASS LAKE OFF WATER	401
\$59,757	0.330	828	\$23.85	4450	11.2178	RANCH	\$5,250		GRASS LAKE OFF WATER	401
\$55,868	0.413	888	\$25.97	4450	2.9855	RANCH	\$4,200		GRASS LAKE OFF WATER	401
\$41,641	0.487	552	\$36.78	4450	4.4831	RANCH	\$4,200		GRASS LAKE OFF WATER	401
\$66,412	0.387	808	\$31.81	4450	5.5689	RANCH	\$4,200		GRASS LAKE OFF WATER	401
\$41,734	0.379	572	\$27.62	4450	6.4077		\$4,200		GRASS LAKE OFF WATER	401
\$115,093	0.443	1,260	\$40.49	4450	0.0576	1+ STORY	\$13,986		GRASS LAKE OFF WATER	401
\$94,343	0.639	1,352	\$44.60	4450	19.6418	RANCH	\$8,400		GRASS LAKE OFF WATER	401
\$525,333			\$33.16		1.2807					
E.C.F. =>	0.455		Std. Deviation=	0.093863						
Ave. E.C.F. =	0.443		Ave. Variance=	6.5450	Coefficient of Var=>	14.78537441				

Used .455

no change from 2023