

2024 Saginaw County Commercial ECF Analysis

24C1=0.82

Description: Commercial property with a land table of Depressed or Low Density/Rural

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
11-12-4-12-3003-000	548 SHATTUCK	05/31/22	\$230,000	MLC	03-ARM'S LENGTH
11-12-4-05-0813-701	244 SHATTUCK	12/31/22	\$38,000	WD	03-ARM'S LENGTH
02-13-5-31-2114-000	845 BRIDGEVIEW SOUTH	09/19/23	\$70,000	WD	03-ARM'S LENGTH
16-11-4-05-3003-000	5940 SWAN CREEK	01/25/23	\$150,000	MLC	03-ARM'S LENGTH
17-12-1-26-0151-000	218 E SAGINAW	11/21/23	\$67,500	WD	03-ARM'S LENGTH
13-09-3-09-0693-001	803 LANSING	10/05/23	\$65,000	WD	03-ARM'S LENGTH
10-12-5-02-4010-003	5676 BECKER	09/29/23	\$235,000	MLC	03-ARM'S LENGTH
24-10-3-05-2123-000	1021 N SAGINAW	08/02/23	\$156,000	WD	03-ARM'S LENGTH
10-12-5-14-1001-001	5796 E WASHINGTON	12/01/22	\$189,900	WD	03-ARM'S LENGTH
10-12-5-20-1406-000	3310 WADSWORTH	06/06/22	\$60,000	WD	03-ARM'S LENGTH
06-12-6-12-4002-001	12675 E WASHINGTON	08/08/22	\$340,000	WD	03-ARM'S LENGTH
11-12-4-05-0990-006	2800 N MICHIGAN	07/29/22	\$148,500	MLC	03-ARM'S LENGTH
26-11-3-32-2011-005	7226 S GRAHAM	09/29/22	\$140,000	WD	03-ARM'S LENGTH
13-09-3-16-0658-700	110 N 4TH	05/19/23	\$65,000	LC	03-ARM'S LENGTH
02-12-5-06-1064-003	511 W CORNELL	04/07/22	\$180,000	CD	03-ARM'S LENGTH
22-12-2-26-2005-001	14816 GRATIOT	11/11/22	\$213,000	WD	03-ARM'S LENGTH
11-12-4-01-2007-000	4915 N MICHIGAN	05/22/23	\$550,000	WD	03-ARM'S LENGTH
11-12-4-01-1042-001	4778 N MICHIGAN	08/26/22	\$300,000	WD	31-SPLIT IMPROVED
10-12-5-16-1001-001	3900 E WASHINGTON	01/19/23	\$950,000	WD	03-ARM'S LENGTH
18-13-4-36-3113-000	1646 CHAMPAGNE DR N	03/26/24	\$1,025,000	WD	03-ARM'S LENGTH
29-13-3-25-3002-001	6098 HACKETT	10/14/22	\$435,000	WD	03-ARM'S LENGTH
25-11-4-13-3007-000	4991 EAST	08/23/23	\$319,000	WD	03-ARM'S LENGTH
Totals:			\$5,926,900		

Outliers (removed because ECF is over 1.5 Standard Deviations off the mean)

11-12-4-05-0329-000	510 MAPLERIDGE	05/24/23	\$175,000	WD	03-ARM'S LENGTH
11-12-4-12-2702-000	3925 BAUER	06/06/23	\$1,200,000	WD	19-MULTI PARCEL ARM'S LENGTH
13-09-3-16-0543-000	709 W BROAD	05/25/23	\$300,000	WD	03-ARM'S LENGTH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
10-12-5-27-2501-000	54 E MORLEY	04/29/22	\$175,000	MLC	03-ARM'S LENGTH
13-09-3-16-0308-000	124 N 3RD	12/14/22	\$70,000	WD	03-ARM'S LENGTH
13-09-3-16-0147-000	116 W BROAD	04/12/22	\$49,000	WD	19-MULTI PARCEL ARM'S LENGTH
05-10-6-06-2015-000	8010 DIXIE	04/29/22	\$130,000	WD	03-ARM'S LENGTH
05-10-6-30-3026-000	12010 CHURCH	05/11/22	\$385,000	CD	03-ARM'S LENGTH
13-09-3-15-1556-000	9998 E PEET	12/15/22	\$50,000	WD	03-ARM'S LENGTH
28-12-3-27-2007-700	9620 GRATIOT	08/03/23	\$233,000	WD	03-ARM'S LENGTH
28-12-3-25-2013-000	7916 GRATIOT	05/26/23	\$352,000	WD	03-ARM'S LENGTH
10-12-5-27-2509-000	385 E MORLEY	09/19/22	\$490,000	WD	19-MULTI PARCEL ARM'S LENGTH
24-10-3-05-0302-001	502 N SAGINAW	07/28/22	\$96,000	WD	03-ARM'S LENGTH
24-10-3-05-0391-001	133 N SAGINAW	03/21/23	\$500,000	MLC	19-MULTI PARCEL ARM'S LENGTH
24-10-3-05-0621-000	126 S SAGINAW	06/08/23	\$98,000	WD	03-ARM'S LENGTH
29-13-3-16-2104-000	8788 CARTER	01/04/23	\$450,000	WD	03-ARM'S LENGTH
28-12-3-26-4601-000	8455 GRATIOT	03/07/23	\$265,000	WD	03-ARM'S LENGTH
03-11-6-22-1444-008	465 N FRANKLIN	06/20/23	\$650,000	MLC	03-ARM'S LENGTH
10-12-5-32-3026-000	3770 HESS	06/08/23	\$650,000	CD	03-ARM'S LENGTH
29-13-3-21-2010-000	398 S MAIN	08/24/23	\$370,000	MLC	03-ARM'S LENGTH
22-12-2-28-0607-001	530 W SAGINAW	01/17/23	\$125,000	WD	03-ARM'S LENGTH
28-12-3-25-1102-000	7212 GRATIOT	05/05/23	\$485,000	WD	03-ARM'S LENGTH
06-12-6-15-3009-001	2380 VASSAR	12/30/22	\$914,733	WD	03-ARM'S LENGTH
13-09-3-16-0143-700	146 W BROAD	04/19/22	\$120,100	WD	03-ARM'S LENGTH
28-12-3-25-2010-000	7868 GRATIOT	08/30/23	\$540,000	WD	03-ARM'S LENGTH
29-13-3-21-4010-700	7485 MIDLAND	05/23/22	\$150,000	WD	03-ARM'S LENGTH

10-12-5-09-4106-000	3725 E WASHINGTON	08/12/22	\$1,739,338	WD	03-ARM'S LENGTH
13-09-3-16-0307-800	1026 W BROAD	05/11/23	\$375,000	WD	03-ARM'S LENGTH
22-12-2-28-0502-000	228 W SAGINAW	02/29/24	\$50,000	WD	03-ARM'S LENGTH
22-12-2-27-3003-003	199 E SAGINAW	05/09/22	\$305,000	WD	03-ARM'S LENGTH
05-10-6-20-2085-007	11901 N BEYER	07/14/22	\$1,900,000	WD	03-ARM'S LENGTH
13-09-3-24-1005-000	7077 PEET	07/31/23	\$430,000	WD	03-ARM'S LENGTH
24-10-3-05-0162-000	203 S CHARLES	06/16/22	\$45,000	WD	03-ARM'S LENGTH
18-13-4-35-3005-023	5368 CARDINAL SQUARE	05/06/22	\$6,050,000	CD	03-ARM'S LENGTH
28-12-3-27-1006-000	9140 GRATIOT	05/26/22	\$4,800,000	WD	03-ARM'S LENGTH
05-10-6-28-2008-003	12130 TIFFANY	05/23/22	\$5,600,000	CD	03-ARM'S LENGTH
05-10-6-21-3019-002	11911 DIXIE	06/07/23	\$5,200,000	CD	03-ARM'S LENGTH
24-10-3-05-0375-000	916 N SAGINAW	06/17/22	\$325,000	WD	03-ARM'S LENGTH
10-12-5-08-4107-000	3375 E WASHINGTON	05/09/23	\$225,000	WD	03-ARM'S LENGTH
17-12-1-27-0225-001	246 HOOD	09/14/22	\$475,000	WD	03-ARM'S LENGTH
18-13-4-35-3005-032	5230 CARDINAL SQUARE	05/06/22	\$7,300,000	CD	03-ARM'S LENGTH
13-09-3-16-0159-000	107 W BROAD	11/06/23	\$80,000	WD	03-ARM'S LENGTH
22-12-2-28-3003-000	16805 GRATIOT	01/06/23	\$655,000	WD	03-ARM'S LENGTH
18-13-4-36-3114-001	1524 CHAMPAGNE DR N	12/21/22	\$1,304,501	CD	03-ARM'S LENGTH
03-11-6-27-2202-000	955 W ARDUSSI	01/20/23	\$444,000	WD	03-ARM'S LENGTH
Totals:			\$44,650,672		

Outliers (removed because ECF is over 1.5 Standard Deviations off the mean)

07-09-3-31-0431-001	307 S MAIN	08/29/23	\$80,000	WD	03-ARM'S LENGTH
28-12-3-25-2030-000	7734 GRATIOT	02/27/23	\$235,000	WD	03-ARM'S LENGTH
17-12-1-26-0673-001	400 N MIDLAND	06/30/23	\$2,247,000	CD	03-ARM'S LENGTH
10-12-5-28-1009-001	3721 HOLLAND	10/13/23	\$320,000	WD	19-MULTI PARCEL ARM'S LENGTH
10-12-5-09-4101-000	3046 COMMERCE CENTRE	02/28/23	\$2,500,000	WD	03-ARM'S LENGTH

28-12-3-28-3008-000	525 S GRAHAM	04/10/23	\$70,000	WD	03-ARM'S LENGTH
22-12-2-22-3002-702	1226 N HEMLOCK	07/12/22	\$1,500,000	WD	03-ARM'S LENGTH
22-12-2-27-3018-702	15745 GRATIOT	06/27/22	\$825,000	MLC	03-ARM'S LENGTH

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
03-11-6-26-0816-700	151 S MAIN	07/12/22	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH
10-12-5-28-2022-000	966 S OUTER	01/25/23	\$1,600,000	CD	03-ARM'S LENGTH
03-11-6-27-1362-000	113 S FRANKLIN	05/05/22	\$350,000	WD	03-ARM'S LENGTH
03-11-6-22-1407-400	526 W GENESEE	01/13/23	\$145,000	WD	03-ARM'S LENGTH
18-13-4-35-3005-033	5270 CARDINAL SQUARE	05/06/22	\$6,750,000	CD	03-ARM'S LENGTH
03-11-6-27-0980-000	305 S FRANKLIN	04/26/23	\$275,000	WD	03-ARM'S LENGTH
03-11-6-23-0200-000	355 N MAIN	08/08/23	\$800,000	WD	03-ARM'S LENGTH
Totals:			\$10,270,000		

Outliers (removed because ECF is over 1.5 Standard Deviations off the mean)

03-11-6-22-1444-043	452 N FRANKLIN	08/01/22	\$39,900	WD	03-ARM'S LENGTH
18-13-4-36-3203-000	1814 TITTABAWASSEE	09/08/23	\$165,000	MLC	19-MULTI PARCEL ARM'S LENGTH
03-11-6-26-0817-000	127 S MAIN	06/01/22	\$435,000	WD	19-MULTI PARCEL ARM'S LENGTH

03-11-6-22-1407-400	526 W GENESEE	01/13/23	\$145,000	WD	03-ARM'S LENGTH
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Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$230,000	\$138,400	60.17	\$489,483	\$44,117	\$185,883
\$38,000	\$0	0.00	\$60,311	\$13,841	\$24,159
\$70,000	\$71,100	101.57	\$109,472	\$25,920	\$44,080
\$150,000	\$109,500	73.00	\$221,376	\$63,262	\$86,738
\$67,500	\$44,200	65.48	\$108,983	\$14,653	\$52,847
\$65,000	\$47,300	72.77	\$93,083	\$26,701	\$38,299
\$235,000	\$160,000	68.09	\$370,038	\$45,974	\$189,026
\$156,000	\$88,200	56.54	\$212,229	\$53,793	\$102,207
\$189,900	\$106,800	56.24	\$264,225	\$42,138	\$147,762
\$60,000	\$30,100	50.17	\$84,579	\$11,008	\$48,992
\$340,000	\$161,200	47.41	\$357,864	\$47,296	\$292,704
\$148,500	\$71,900	48.42	\$153,780	\$31,500	\$117,000
\$140,000	\$70,200	50.14	\$141,297	\$41,832	\$98,168
\$65,000	\$21,000	32.31	\$61,512	\$2,155	\$62,845
\$180,000	\$0	0.00	\$166,878	\$70,466	\$109,534
\$213,000	\$92,200	43.29	\$192,105	\$41,669	\$171,331
\$550,000	\$186,500	33.91	\$466,271	\$30,147	\$519,853
\$300,000	\$0	0.00	\$247,448	\$29,108	\$270,892
\$950,000	\$312,900	32.94	\$762,831	\$103,054	\$846,946
\$1,025,000	\$226,900	22.14	\$805,998	\$49,863	\$975,137
\$435,000	\$186,100	42.78	\$327,311	\$85,958	\$349,042
\$319,000	\$119,100	37.34	\$208,345	\$18,459	\$300,541
\$5,926,900	\$2,243,600		\$5,905,419		\$5,033,986
	Sale. Ratio =>	37.85			
	Std. Dev. =>	25.22			

ORIGINAL STATISTICS

Range:

Calculation for outliers:

Final ECF after outliers removed:

\$175,000	\$173,900	99.37	\$650,902	\$89,923	\$85,077
\$1,200,000	\$344,400	28.70	\$632,839	\$7,949	\$1,192,051
\$300,000	\$44,200	14.73	\$149,751	\$25,224	\$274,776

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$175,000	\$55,800	31.89	\$268,827	\$105,065	\$69,935
\$70,000	\$36,800	52.57	\$118,970	\$33,360	\$36,640
\$49,000	\$25,600	52.24	\$100,205	\$12,118	\$36,882
\$130,000	\$61,900	47.62	\$195,958	\$75,875	\$54,125
\$385,000	\$256,900	66.73	\$659,711	\$129,369	\$255,631
\$50,000	\$24,100	48.20	\$79,103	\$21,770	\$28,230
\$233,000	\$163,600	70.21	\$345,535	\$110,912	\$122,088
\$352,000	\$209,000	59.38	\$473,810	\$196,418	\$155,582
\$490,000	\$360,100	73.49	\$808,422	\$152,690	\$337,310
\$96,000	\$0	0.00	\$140,829	\$14,727	\$81,273
\$425,000	\$160,900	37.86	\$651,252	\$84,143	\$340,857
\$98,000	\$57,500	58.67	\$141,009	\$7,304	\$90,696
\$450,000	\$237,500	52.78	\$567,030	\$151,493	\$298,507
\$265,000	\$120,400	45.43	\$317,283	\$93,006	\$171,994
\$650,000	\$411,000	63.23	\$809,544	\$122,156	\$527,844
\$650,000	\$233,500	35.92	\$762,728	\$272,033	\$377,967
\$370,000	\$189,500	51.22	\$455,937	\$80,110	\$289,890
\$125,000	\$65,100	52.08	\$152,000	\$29,545	\$95,455
\$485,000	\$354,600	73.11	\$586,895	\$116,902	\$368,098
\$914,733	\$444,700	48.62	\$1,083,672	\$218,913	\$695,820
\$120,100	\$47,300	39.38	\$147,114	\$6,015	\$114,085
\$540,000	\$248,700	46.06	\$581,692	\$328,191	\$211,809
\$150,000	\$82,700	55.13	\$171,651	\$38,984	\$111,016

\$1,739,338	\$719,100	41.34	\$1,993,267	\$202,182	\$1,537,156
\$375,000	\$144,800	38.61	\$421,308	\$86,863	\$288,137
\$50,000	\$28,900	57.80	\$55,053	\$9,798	\$40,202
\$305,000	\$141,200	46.30	\$332,105	\$61,073	\$243,927
\$1,900,000	\$906,100	47.69	\$2,069,436	\$311,177	\$1,588,823
\$430,000	\$114,100	26.53	\$449,392	\$149,213	\$280,787
\$45,000	\$24,300	54.00	\$46,513	\$16,240	\$28,760
\$6,050,000	\$1,708,300	28.24	\$6,225,422	\$282,456	\$5,767,544
\$4,800,000	\$1,222,300	25.46	\$4,603,017	\$213,467	\$4,586,533
\$5,600,000	\$1,727,700	30.85	\$5,293,686	\$329,981	\$5,270,019
\$5,200,000	\$2,369,000	45.56	\$4,891,973	\$447,361	\$4,752,639
\$325,000	\$86,300	26.55	\$305,511	\$47,396	\$277,604
\$225,000	\$63,700	28.31	\$196,854	\$36,911	\$188,089
\$475,000	\$116,100	24.44	\$418,643	\$120,965	\$354,035
\$7,300,000	\$1,859,100	25.47	\$6,180,045	\$384,528	\$6,915,472
\$80,000	\$30,600	38.25	\$62,436	\$6,617	\$73,383
\$655,000	\$155,400	23.73	\$455,288	\$77,484	\$577,516
\$1,304,501	\$234,700	17.99	\$886,425	\$149,082	\$1,155,419
\$444,000	\$95,200	21.44	\$291,945	\$81,048	\$362,952
\$44,575,672	\$15,594,100		\$44,797,496		\$39,160,731
Sale. Ratio =>		34.98			
Std. Dev. =>		16.20			

ORIGINAL STATISTICS

Range:

Calculation for outliers:

Final ECF after outliers removed:

\$80,000	\$91,400	114.25	\$204,504	\$30,473	\$49,527
\$235,000	\$168,700	71.79	\$417,477	\$149,160	\$85,840
\$2,247,000	\$545,100	24.26	\$1,226,161	\$53,957	\$2,193,043
\$320,000	\$105,600	33.00	\$261,108	\$114,229	\$205,771
\$2,500,000	\$456,100	18.24	\$1,407,572	\$221,584	\$2,278,416

\$70,000	\$15,800	22.57	\$44,995	\$27,260	\$42,740
\$1,500,000	\$359,500	23.97	\$850,167	\$230,363	\$1,269,637
\$825,000	\$132,500	16.06	\$439,944	\$137,425	\$687,575

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$350,000	\$163,800	46.80	\$567,315	\$231,963	\$118,037
\$1,600,000	\$318,300	19.89	\$1,676,830	\$674,750	\$925,250
\$350,000	\$180,000	51.43	\$368,282	\$93,264	\$256,736
\$145,000	\$106,100	73.17	\$143,612	\$26,966	\$118,034
\$6,750,000	\$1,830,300	27.12	\$6,598,026	\$548,974	\$6,201,026
\$275,000	\$118,900	43.24	\$258,633	\$46,884	\$228,116
\$800,000	\$288,300	36.04	\$732,237	\$152,977	\$647,023
\$10,270,000	\$3,005,700		\$10,344,935		\$8,494,222
	Sale. Ratio =>	29.27			
	Std. Dev. =>	17.46			

ORIGINAL STATISTICS

Range:

Calculation for outliers:

Final ECF after outliers removed:

\$39,900	\$24,800	62.16	\$185,202	\$28,740	\$11,160
\$165,000	\$195,800	118.67	\$363,283	\$141,824	\$23,176
\$435,000	\$241,300	55.47	\$901,421	\$359,323	\$75,677

\$145,000	\$106,100	73.17	\$143,612	\$26,966	\$118,034
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Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$543,129	0.342	19,928	\$9.33	24C1	40.1852	
\$56,671	0.426	2,908	\$8.31	24C1	31.7792	
\$101,893	0.433	1,948	\$22.63	24C1	31.1485	
\$192,822	0.450	3,480	\$24.92	24C1	29.4262	
\$115,037	0.459	2,780	\$19.01	24C1	28.4704	
\$80,954	0.473	2,560	\$14.96	24C1	27.0999	
\$395,200	0.478	17,008	\$11.11	24C1	26.5792	
\$193,215	0.529	2,996	\$34.11	24C1	21.5115	1 STORY
\$271,365	0.545	3,825	\$38.63	24C1	19.9582	
\$89,721	0.546	10,901	\$4.49	24C1	19.8047	1.25 STORY
\$378,741	0.773	3,075	\$95.19	24C1	2.8736	
\$149,172	0.784	7,210	\$16.23	24C1	4.0232	
\$121,299	0.809	8,000	\$12.27	24C1	6.5211	
\$72,387	0.868	1,080	\$58.19	24C1	12.4089	
\$117,576	0.932	8,000	\$13.69	24C1	18.7508	
\$183,459	0.934	10,368	\$16.52	24C1	18.9798	
\$531,859	0.977	6,912	\$75.21	24C1	23.3330	DUPLEX
\$266,268	1.017	9,044	\$29.95	24C1	27.3268	
\$804,606	1.053	23,388	\$36.21	24C1	30.8525	
\$922,116	1.057	14,354	\$67.93	24C1	31.3403	
\$294,333	1.186	9,156	\$38.12	24C1	44.1778	
\$231,568	1.298	10,084	\$29.80	24C1	55.3754	

\$6,113,388

\$30.77

7.9340

E.C.F. =>	0.823	Std. Deviation=>	0.285705316		
Ave. E.C.F. =>	0.744	Ave. Variance=>	25.0876	Coefficient of Var=>	33.71544249
Ave. E.C.F. =>	0.855	Std. Deviation=>	0.400917022		

Ave - 1.5 STD Dev	to	Ave + 1.5 STD Dev
0.2536	to	1.4564

0.82

\$684,121	0.124	22,257	\$3.82	24C1	61.9737
\$757,066	1.575	23,454	\$50.83	24C1	83.0470
\$151,862	1.809	5,712	\$48.11	24C1	106.5280

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$160,551	0.436	4,224	\$16.56	24C2	44.3978	
\$83,931	0.437	1,288	\$28.45	24C2	44.3024	
\$80,699	0.457	1,958	\$18.84	24C2	42.2540	
\$117,728	0.460	2,690	\$20.12	24C2	41.9827	
\$519,943	0.492	4,268	\$59.89	24C2	38.7920	
\$56,209	0.502	1,200	\$23.53	24C2	37.7337	
\$230,023	0.531	5,472	\$22.31	24C2	34.8806	
\$271,953	0.572	10,125	\$15.37	24C2	30.7480	
\$557,824	0.605	9,764	\$34.55	24C2	27.4882	
\$123,629	0.657	2,346	\$34.64	24C2	22.2179	
\$510,368	0.668	7,875	\$43.28	24C2	21.1706	
\$131,083	0.692	2,870	\$31.60	24C2	18.7676	
\$415,537	0.718	8,280	\$36.05	24C3	16.1207	
\$219,879	0.782	2,504	\$68.69	24C2	9.7352	
\$673,910	0.783	9,286	\$56.84	24C2	9.6315	
\$481,074	0.786	7,300	\$51.78	24C2	9.3897	
\$368,458	0.787	6,510	\$44.53	24C2	9.2806	
\$120,054	0.795	1,741	\$54.83	24C2	8.4470	
\$460,777	0.799	10,684	\$34.45	24C2	8.0709	
\$847,803	0.821	30,300	\$22.96	24C2	5.8838	
\$138,332	0.825	2,552	\$44.70	24C2	5.4855	
\$248,530	0.852	3,154	\$67.16	24C2	2.7326	
\$130,066	0.854	948	\$117.11	24C2	2.6033	0

\$1,755,966	0.875	30,880	\$49.78	24C2	0.4181
\$327,887	0.879	4,900	\$58.80	24C2	0.0803
\$44,368	0.906	1,100	\$36.55	24C2	2.6539
\$265,718	0.918	1,800	\$135.52	24C2	3.8422
\$1,723,783	0.922	20,180	\$78.73	24C2	4.2135
\$294,293	0.954	15,702	\$17.88	24C2	7.4535
\$29,679	0.969	2,176	\$13.22	24C2	8.9450
\$5,826,437	0.990	46,405	\$124.29	24C2	11.0321
\$4,303,480	1.066	36,427	\$125.91	24C2	18.6202
\$4,866,377	1.083	52,746	\$99.91	24C2	20.3374
\$4,357,463	1.091	68,423	\$69.46	24C2	21.1118
\$253,054	1.097	5,495	\$50.52	24C2	21.7444 1 STORY
\$156,807	1.199	1,704	\$110.38	24C2	31.9923
\$291,841	1.213	4,186	\$84.58	24C2	33.3537
\$5,681,879	1.217	54,851	\$126.08	24C2	33.7539
\$54,725	1.341	1,280	\$57.33	24C2	46.1382
\$370,396	1.559	10,912	\$52.92	24C2	67.9614
\$722,885	1.598	15,000	\$77.03	24C2	71.8772
\$206,762	1.755	4,000	\$90.74	24C2	87.5840

\$38,482,162		\$57.33		13.8062	
E.C.F. =>	1.018	Std. Deviation=>	0.31349835		
Ave. E.C.F. =>	0.880	Ave. Variance=>	23.4578	Coefficient of Var=>	26.66962213
Ave. E.C.F. =>	1.088	Std. Deviation=>	0.496709577		

Ave - 1.5 STD Dev		to	Ave + 1.5 STD Dev	
0.3429	to		1.8331	
1.02				

\$170,619	0.290	3,336	\$14.85	24C2	58.9292 1.25 STORY
\$263,056	0.326	3,600	\$23.84	24C2	55.3253
\$1,149,220	1.908	11,311	\$193.89	24C2	102.8717
\$107,329	1.917	2,800	\$73.49	24C3	103.7627
\$1,162,733	1.960	23,040	\$98.89	24C2	107.9963

\$21,463	1.991	3,400	\$12.57	24C2	111.1766
\$607,651	2.089	8,686	\$146.17	24C2	120.9847
\$296,587	2.318	19,200	\$35.81	24C2	143.8718

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$249,344	0.473	3,279	\$36.00	24C3	46.3973	1.75 STORY
\$1,002,080	0.923	24,330	\$38.03	24C3	1.4034	
\$275,018	0.934	3,304	\$77.70	24C3	0.3839	0
\$116,646	1.012	1,632	\$72.32	24C3	7.4536	
\$6,049,052	1.025	50,382	\$123.08	24C3	8.7760	
\$211,749	1.077	2,528	\$90.24	24C3	13.9931	2.0 STORY
\$579,260	1.117	9,900	\$65.36	24C3	17.9619	

\$8,483,149		\$71.82		6.3942	
E.C.F. =>	1.001	Std. Deviation=>	0.21624978		
Ave. E.C.F. =>	0.937	Ave. Variance=>	13.7670	Coefficient of Var=>	14.68697017
Ave. E.C.F. =>	0.934	Std. Deviation=>	0.438382142		

Ave - 1.5 STD Dev	to	Ave + 1.5 STD Dev
0.2760	to	1.5912
1.00		

\$156,462	0.071	2,400	\$4.65	24C3	86.6036
\$173,224	0.134	1,791	\$12.94	24C3	80.3571
\$393,535	0.192	8,940	\$8.46	24C3	74.5063

\$116,646	1.012	1,632	\$72.32	24C3	7.4536
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Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
	\$22,045	Yes	//	
	\$13,612	Yes	//	
	\$15,604	Yes	//	
	\$22,576	Yes	//	
	\$6,640	Yes	07/29/24	
	\$13,114	Yes	//	
	\$35,524	Yes	//	
	\$18,688	Yes	07/24/24	
	\$15,027	Yes	//	
	\$11,008	Yes	10/14/24	
	\$30,046	Yes	//	
	\$29,050	Yes	//	
	\$41,832	Yes	//	
	\$1,494	Yes	//	
	\$49,983	Yes	//	
	\$37,018	Yes	//	
	\$22,576	Yes	//	
	\$15,604	Yes	//	
	\$30,478	Yes	//	
	\$18,758	Yes	//	
	\$39,176	Yes	//	
	\$11,786	Yes	//	

	\$19,008	Yes	//	
	\$7,949	Yes	//	11-12-4-12-2700-000
	\$9,130	Yes		08/23/24

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
	\$52,200	Yes	10/14/24	
	\$19,720	Yes	//	
	\$11,909	Yes	//	13-09-3-16-0141-800
	\$70,977	Yes	//	
	\$113,082	Yes	//	
	\$20,300	Yes	//	
	\$81,061	Yes	//	
	\$180,554	Yes	//	
	\$119,095	Yes	//	10-12-5-27-2522-000
	\$10,962	Yes	//	
	\$59,960	No	//	24-10-3-05-0404-001
	\$4,872	Yes	07/29/24	
	\$121,220	Yes	//	
	\$73,383	Yes	//	
DDA PARCEL	\$103,458	Yes	//	
	\$182,700	No	10/22/24	
	\$60,900	Yes	//	
	\$23,200	Yes	//	
	\$78,300	Yes	//	
	\$214,600	Yes	//	
	\$6,015	Yes	//	
	\$288,260	Yes	//	
	\$23,896	Yes	//	

\$138,620	No	//	
\$32,480	Yes		10/25/25
\$8,421	Yes	//	
\$34,452	Yes	//	
\$161,240	Yes	//	
\$107,880	No	//	
\$16,240	Yes	//	
\$158,796	Yes	//	
\$103,820	No	//	
\$241,803	Yes	//	
\$330,825	Yes		10/24/24
\$41,702	Yes	//	
\$33,640	Yes		10/16/24
\$113,680	Yes	//	
\$253,833	Yes	//	
\$6,617	Yes	//	
\$73,080	No	//	
\$87,580	Yes	//	
\$69,774	Yes	//	

\$29,522	Yes	//	
\$98,646	Yes	//	
\$49,300	Yes		07/30/24
\$93,380	Yes		10/10/24 10-12-5-28-1009-000
\$154,222	Yes	//	

	\$27,260	Yes	//	
	\$200,506	Yes	//	
	\$123,540	No	//	

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
DDA PARCEL	\$218,903	Yes	//	03-11-6-26-0815-800
	\$598,114	No	//	
	\$68,406	Yes	//	
	\$18,768	Yes	//	
	\$394,650	Yes	//	
DDA PARCEL	\$38,588	Yes	//	
DDA PARCEL	\$126,288	Yes	09/13/24	

	\$28,740	Yes	//	
	\$123,657	Yes	//	18-13-4-36-3201-000
DDA PARCEL	\$344,880	Yes	//	03-11-6-26-0816-800

\$18,768 Yes //

Land Table	Property Class	Building Depr.
LOW DENSITY/RURAL	201	0
LOW DENSITY/RURAL	201	0
LOW DENSITY/RURAL	201	0
LOW DENSITY/RURAL	201	0
LOW DENSITY/RURAL	201	0
LOW DENSITY/RURAL	201	0
LOW DENSITY/RURAL	201	0
DEPRESSED	201	60
DEPRESSED	201	0
DEPRESSED	201	12
LOW DENSITY/RURAL	201	0
LOW DENSITY/RURAL	201	0
LOW DENSITY/RURAL	201	0
LOW DENSITY/RURAL	201	0
LOW DENSITY/RURAL	201	0
LOW DENSITY/RURAL	201	0
LOW DENSITY/RURAL	201	55
LOW DENSITY/RURAL	201	0
LOW DENSITY/RURAL	201	0
LOW DENSITY/RURAL	201	0
LOW DENSITY/RURAL	201	0
LOW DENSITY/RURAL	201	0

DEPRESSED	201	0
DEPRESSED	201	0
LOW DENSITY/RURAL	201	0

Land Table	Property Class	Building Depr.
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/OUTSKI	201	0
MEDIUM DENSITY/OUTSKI	201	0
MEDIUM DENSITY/OUTSKI	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/OUTSKI	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/OUTSKI	201	0
MEDIUM DENSITY/OUTSKI	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/OUTSKI	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	69

MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/OUTSKI	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/OUTSKI	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/OUTSKI	201	0
MEDIUM DENSITY/OUTSKI	201	0
MEDIUM DENSITY/DEVELC	201	57
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/OUTSKI	201	0
MEDIUM DENSITY/OUTSKI	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/OUTSKI	201	0

MEDIUM DENSITY/DEVELC	201	47
MEDIUM DENSITY/OUTSKI	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0

MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0
MEDIUM DENSITY/DEVELC	201	0

Land Table	Property Class	Building Depr.
PRIME	201	53
HIGH DENSITY	201	0
HIGH DENSITY	201	54
HIGH DENSITY	207	0
HIGH DENSITY	201	0
HIGH DENSITY	201	58
HIGH DENSITY	201	0

PRIME	201	0
HIGH DENSITY	201	0
PRIME	201	0

HIGH DENSITY	207	0
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