

2024 RRAVE

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost (Mar) \$	E.C.F.	Floor Area	\$/SqFt	Edg Area	Dev. by Mean (%)	Building Style	Land Table
05-0002-0008-01-4	11/30/22	\$245,000	\$102,000	41.63	\$203,987	\$81,312	\$163,688	\$150,337	1.089	1,232	\$132.86	RURES	14.7640	ONE STORY	RURAL RESIDENTIAL
05-0002-0008-02-2	05/01/21	\$305,000	\$137,400	45.05	\$274,764	\$87,025	\$217,975	\$230,072	0.947	2,431	\$89.66	RURES	0.6253	1 1/4 STORY	RURAL RESIDENTIAL
05-0003-0011-03-0	08/27/21	\$64,000	\$35,900	56.09	\$71,740	\$16,956	\$47,044	\$67,137	0.701	864	\$54.45	RURES	24.0453	ONE STORY	RURAL RESIDENTIAL
05-0003-0013-03-2	11/18/22	\$195,000	\$79,600	40.82	\$159,210	\$41,017	\$153,983	\$144,844	1.063	1,497	\$102.86	RURES	12.1926	ONE STORY	RURAL RESIDENTIAL
05-0003-0016-04-0	10/22/21	\$300,000	\$142,500	47.50	\$284,940	\$98,009	\$201,991	\$229,082	0.882	1,556	\$129.81	RURES	5.9426	ONE STORY	RURAL RESIDENTIAL
05-0004-0007-15-4	05/27/21	\$220,000	\$81,300	36.95	\$162,658	\$48,000	\$172,000	\$140,512	1.224	1,484	\$115.90	RURES	28.2926	1 3/4 STORY	RURAL RESIDENTIAL
05-0006-0012-00-6	10/28/21	\$290,000	\$133,400	46.00	\$266,772	\$127,797	\$162,203	\$170,312	0.952	1,468	\$110.49	RURES	1.1218	ONE STORY	RURAL RESIDENTIAL
05-0009-0004-02-4	05/02/22	\$116,100	\$86,900	74.85	\$173,854	\$65,935	\$50,165	\$132,254	0.379	1,058	\$47.41	RURES	56.1858	ONE STORY	RURAL RESIDENTIAL
05-0009-0010-03-2	05/21/21	\$210,000	\$89,500	47.38	\$198,955	\$38,000	\$172,000	\$197,249	0.872	1,992	\$85.35	RURES	6.9172	ONE STORY	RURAL RESIDENTIAL
05-0009-0010-03-2	04/14/22	\$215,000	\$89,500	46.28	\$198,955	\$38,000	\$177,000	\$197,249	0.897	1,992	\$88.86	RURES	4.3823	ONE STORY	RURAL RESIDENTIAL
05-0009-0013-00-7	06/18/21	\$100,000	\$69,400	69.40	\$138,738	\$37,990	\$62,010	\$123,466	0.502	1,032	\$60.09	RURES	43.8922	ONE STORY	RURAL RESIDENTIAL
05-0013-0005-05-3	08/30/21	\$315,000	\$103,700	32.92	\$207,497	\$41,780	\$273,220	\$203,085	1.345	1,344	\$203.29	RURES	40.4184	ONE STORY	RURAL RESIDENTIAL
05-0013-0007-14-5	04/29/22	\$155,000	\$59,800	38.58	\$119,631	\$15,565	\$139,435	\$127,532	1.093	990	\$140.84	RURES	15.2168	ONE STORY	RURAL RESIDENTIAL
05-0015-0004-02-9	07/12/21	\$235,000	\$85,700	36.47	\$171,475	\$56,120	\$178,880	\$141,366	1.265	1,326	\$134.90	RURES	32.4197	1 1/2 STORY	RURAL RESIDENTIAL
05-0015-0010-01-1	06/24/22	\$60,000	\$37,000	61.67	\$73,967	\$21,760	\$38,240	\$63,979	0.598	600	\$63.73	RURES	34.3472	ONE STORY	RURAL RESIDENTIAL
05-0104-0020-00-9	07/12/21	\$225,000	\$85,600	38.04	\$171,274	\$41,707	\$183,293	\$158,783	1.154	1,240	\$147.82	RURES	21.3194	ONE STORY	RURAL RESIDENTIAL
05-0106-0003-07-0	03/26/21	\$191,500	\$75,800	40.10	\$153,663	\$47,829	\$143,671	\$129,699	1.108	1,008	\$142.53	RURES	16.6563	ONE STORY	RURAL RESIDENTIAL
05-0107-0005-01-2	11/21/22	\$250,000	\$105,200	42.08	\$210,463	\$37,065	\$212,935	\$212,498	1.002	2,025	\$105.15	RURES	6.0892	1 1/2 STORY	RURAL RESIDENTIAL
05-0109-0001-14-5	07/14/22	\$200,000	\$85,500	42.75	\$171,066	\$44,572	\$155,428	\$155,017	1.003	1,400	\$111.02	RURES	6.1483	ONE STORY	RURAL RESIDENTIAL
05-0115-0004-09-2	10/20/21	\$119,000	\$56,400	47.39	\$112,834	\$40,785	\$78,215	\$88,295	0.886	936	\$83.56	RURES	5.5333	ONE STORY	RURAL RESIDENTIAL
05-0115-0004-10-6	07/06/21	\$291,500	\$108,000	37.05	\$216,077	\$53,776	\$237,724	\$198,898	1.195	1,722	\$138.05	RURES	25.4037	ONE STORY	RURAL RESIDENTIAL
05-0115-0009-43-0	11/23/22	\$235,000	\$100,000	42.55	\$199,951	\$53,524	\$181,476	\$179,445	1.011	1,472	\$123.29	RURES	7.0152	ONE STORY	RURAL RESIDENTIAL
05-0121-0004-01-0	04/22/21	\$98,500	\$69,200	70.25	\$138,374	\$42,452	\$56,048	\$117,551	0.477	1,505	\$37.24	RURES	46.4372	1 3/4 STORY	RURAL RESIDENTIAL
Totals:		\$4,635,600	\$2,040,300		\$4,080,845		\$3,458,624	\$3,558,663			\$106.53		3.0722		
		Sale. Ratio =>		44.01			2024 RATE	E.C.F. =>	0.972			Std. Deviation=>	0.25864204		
		Std. Dev. =>		11.60				Ave. E.C.F. =>	0.941			Ave. Variance=>	19.7985	Coefficient of Var=>	21.03615806

2024 ECF RRU10/BQ

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	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
05-0023-0006-02-2	07/29/22	\$290,000	\$157,500	54.31	\$314,912	\$81,862	\$208,138	\$260,974	0.798	1,700	\$122.43	RRU10	22.5855	ONE STORY
05-0104-0009-20-0	12/27/22	\$1,175,000	\$535,200	45.55	\$1,070,423	\$166,600	\$1,008,400	\$890,466	1.132	5,110	\$197.34	RRU10	10.9044	ONE STORY
05-0109-0003-11-0	08/11/22	\$590,000	\$288,300	48.86	\$576,558	\$64,306	\$525,694	\$504,682	1.042	3,373	\$155.85	RRU10	1.8237	2 STORY
05-0109-0005-01-9	08/24/21	\$400,000	\$168,900	42.23	\$337,886	\$95,638	\$304,362	\$271,274	1.122	2,394	\$127.14	RRU10	9.8574	2 STORY
Totals:		\$2,455,000	\$1,149,900		\$2,299,779		\$2,046,594	\$1,927,396			\$150.69		3.8447	
			Sale. Ratio =>	46.84			2024 RATE	E.C.F. =>	1.062		Std. Deviation=>	0.15593842		
			Std. Dev. =>	5.15				Ave. E.C.F. =>	1.023		Ave. Variance=>	11.2927	Coefficient of Var=>	11.03456768

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Ratio/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
05-0002-0008-01-4	11/30/22	\$245,000	\$102,000	41.63	\$203,987	\$81,312	\$163,688	\$150,337	1.089	1,232	\$132.86	RURES	19.3922	ONE STORY
05-0002-0008-02-2	06/01/21	\$305,000	\$137,400	45.05	\$274,764	\$87,025	\$217,975	\$230,072	0.947	2,431	\$89.66	RURES	5.2535	1 1/4 STORY
05-0003-0011-03-0	08/27/21	\$64,000	\$35,900	56.09	\$71,740	\$16,956	\$47,044	\$67,137	0.701	864	\$54.45	RURES	19.4171	ONE STORY
05-0003-0013-03-2	11/18/22	\$195,000	\$79,600	40.82	\$159,210	\$41,017	\$153,983	\$144,844	1.063	1,497	\$102.86	RURES	16.8208	ONE STORY
05-0003-0016-04-0	10/22/21	\$300,000	\$142,500	47.50	\$284,940	\$98,009	\$201,991	\$229,082	0.882	1,556	\$129.81	RURES	1.3144	ONE STORY
05-0006-0012-00-6	10/28/21	\$290,000	\$133,400	46.00	\$266,772	\$127,797	\$162,203	\$170,312	0.952	1,468	\$110.49	RURES	5.7500	ONE STORY
05-0009-0004-02-4	05/02/22	\$116,100	\$86,900	74.85	\$173,854	\$65,935	\$50,165	\$132,254	0.379	1,058	\$47.41	RURES	51.5576	ONE STORY
05-0009-0010-03-2	05/21/21	\$210,000	\$99,500	47.38	\$198,955	\$38,000	\$172,000	\$197,249	0.872	1,992	\$86.35	RURES	2.2889	ONE STORY
05-0009-0010-03-2	04/14/22	\$215,000	\$99,500	46.28	\$198,955	\$38,000	\$177,000	\$197,249	0.897	1,992	\$88.86	RURES	0.2459	ONE STORY
05-0009-0013-00-7	06/18/21	\$100,000	\$69,400	69.40	\$138,738	\$37,990	\$62,010	\$123,466	0.502	1,032	\$60.09	RURES	39.2640	ONE STORY
05-0013-0007-14-5	04/29/22	\$155,000	\$59,800	38.58	\$119,631	\$15,565	\$139,435	\$127,532	1.093	990	\$140.84	RURES	19.8450	ONE STORY
05-0015-0010-01-1	06/24/22	\$60,000	\$37,000	61.67	\$73,967	\$21,760	\$38,240	\$63,979	0.598	600	\$63.73	RURES	29.7190	ONE STORY
05-0107-0005-01-2	11/21/22	\$250,000	\$105,200	42.08	\$210,463	\$37,065	\$212,935	\$212,498	1.002	2,025	\$105.15	RURES	10.7174	1 1/2 STORY
05-0109-0001-14-5	07/14/22	\$200,000	\$85,500	42.75	\$171,066	\$44,572	\$155,428	\$155,017	1.003	1,400	\$111.02	RURES	10.7766	ONE STORY
05-0115-0004-09-2	10/20/21	\$119,000	\$56,400	47.39	\$112,834	\$40,785	\$78,215	\$88,295	0.886	936	\$83.56	RURES	0.9051	ONE STORY
05-0115-0009-43-0	11/23/22	\$235,000	\$100,000	42.55	\$199,951	\$53,524	\$181,476	\$179,445	1.011	1,472	\$123.29	RURES	11.6434	ONE STORY
05-0119-0001-01-1	09/13/21	\$416,000	\$110,100	26.47	\$220,122	\$42,397	\$373,603	\$213,100	1.753	2,474	\$151.01	RR100	85.8301	1 3/4 STORY
05-0121-0004-01-0	04/22/21	\$98,500	\$69,200	70.25	\$138,374	\$42,452	\$56,048	\$117,551	0.477	1,505	\$37.24	RURES	41.8089	1 3/4 STORY
Totals:		\$3,573,600	\$1,609,300		\$3,218,323		\$2,643,439	\$2,799,419			\$95.48		4.9397	
				Sale. Ratio =>	45.03	2024 RATE		E.C.F. =>	0.944		Std. Deviation=>	0.30738724		
				Std. Dev. =>	12.49			Ave. E.C.F. =>	0.895		Ave. Variance=>	20.6972	Coefficient of Var=>	23.12836907

Parcel Number	Sale Date	Adj. Sale \$	Consolidated	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
05-0023-0003-23-0	09/17/21	\$194,900	\$84,100	43.15	\$168,273	\$41,524	\$153,376	\$164,823	0.931	1,248	\$122.90	RRMH	8.1314	MODULAR
04-0008-0003-09-2	08/17/22	\$229,000	\$68,900	30.09	\$165,865	\$45,040	\$183,960	\$163,057	1.128	1,300	\$141.51	RRMH	45.3219	MODULAR
04-0021-0007-08-7	09/30/22	\$150,000	\$78,200	52.13	\$175,188	\$48,181	\$101,819	\$171,399	0.594	1,456	\$69.93	RRMH	8.0932	MODULAR
04-0125-0020-11-2	02/04/22	\$80,000	\$41,500	51.88	\$92,513	\$23,936	\$56,064	\$92,547	0.606	1,616	\$34.69	RRMH	6.9185	MODULAR
05-0117-0009-03-1	12/02/22	\$105,000	\$44,300	42.19	\$88,666	\$31,204	\$73,796	\$74,723	0.988	1,344	\$54.91	RRMH	13.8359	ONE STORY
Totals:		\$758,900	\$317,000		\$690,505		\$569,015	\$666,549			\$84.79		0.4438	
				Sale, Ratio =>	41.77	2024 RATE		E.C.F. =>	0.854	Std. Deviation=>		0.23872628		
				Std. Dev. =>	9.02			Ave. E.C.F. =>	0.849	Ave. Variance=>		16.4602	Coefficient of Var=>	19.38234631

2024 ECF RIVERFRONT

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost/Variance	E.C.F.	Floor Area	\$/SQ.Ft.	ECF Area	Dev. by Area (%)	Building Style	Land Title
05-0103-0001-07-3	03/25/22	\$925,000	\$389,000	42.05	\$777,899	\$217,834	\$707,166	\$610,758	1.158	4,836	\$146.23	STJOE	1.4031	2 STORY	ST JOSEPH RIVER FRONT
05-0103-0001-09-0	09/20/22	\$635,000	\$326,400	51.40	\$652,752	\$324,294	\$310,706	\$358,188	0.867	3,874	\$80.20	STJOE	30.4442	ONE STORY	ST JOSEPH RIVER FRONT
05-0115-0007-03-2	12/21/21	\$280,000	\$100,000	35.71	\$199,923	\$69,471	\$210,529	\$142,260	1.480	1,188	\$177.21	STJOE	30.8012	ONE STORY	ST JOSEPH RIVER FRONT
05-8520-0013-00-3	11/15/22	\$400,000	\$169,400	42.35	\$338,714	\$126,915	\$273,085	\$230,969	1.182	1,996	\$136.82	STJOE	1.0461	ONE STORY	ST JOSEPH RIVER FRONT
Totals:		\$2,240,000	\$984,800		\$1,969,288		\$1,501,486	\$1,342,174			\$135.12		5.3185		
				Sale. Ratio =>	43.96	2024 RATE		E.C.F. =>	1.119	Std. Deviation=>		0.250241748			
				Std. Dev. =>	6.45			Ave. E.C.F. =>	1.172	Ave. Variance=>		15.9237	Coefficient of Var=>	13.58812225	

2024 ECF RED BUD MEADOWS

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Adj. Sale	Cur. Appraisal	Land Value	Bldg. Residual	Cost	Value	E.C.F.	Floor Area	\$/SQFT	ECR	Dev. by Mean (%)	Building Style	Land Table
05-6600-0019-00-2	04/30/21	\$310,200	\$160,000	51.58	\$320,060	\$43,886	\$266,314	\$251,525	1.059		1,734	\$153.58	6600	12.5915	ONE STORY	RED BUD MEADOWS
05-6600-0021-01-0	11/12/21	\$310,000	\$145,700	47.00	\$291,476	\$42,144	\$267,856	\$227,078	1.180		1,536	\$174.39	6600	0.5139	ONE STORY	RED BUD MEADOWS
05-6600-0030-01-0	04/08/22	\$388,000	\$166,800	42.99	\$333,430	\$58,284	\$329,716	\$250,588	1.316		1,638	\$201.29	6600	13.1054	ONE STORY	RED BUD MEADOWS
Totals:		\$1,008,200	\$472,500		\$944,966		\$863,886	\$729,191				\$176.42		0.0004		
			Sale. Ratio =>	46.87			2024 RATE	E.C.F. =>	1.185		Std. Deviation=>	0.12856127				
			Std. Dev. =>	4.30				Ave. E.C.F. =>	1.185		Ave. Variance=>	8.7369	Coefficient of Var=>	7.374693486		

2024 ECF SANCTUARY/RVRBEND AREAS

Parcel Number	Sale Date	Adj. Sale \$	Cur. Assmt	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	Land Table
05-6850-0014-00-0	04/01/21	\$435,000	\$194,100	44.62	\$388,276	\$99,780	\$335,220	\$350,117	0.957	2,508	\$133.66	7000	6.9641	ONE STORY	RIVERBEND
05-7000-0005-00-9	07/30/21	\$350,000	\$165,100	47.17	\$330,218	\$53,125	\$296,875	\$336,278	0.883	2,328	\$127.52	7000	14.4267	2 STORY	SANCTUARY
05-7000-0013-01-0	08/16/21	\$1,200,000	\$440,800	36.73	\$881,584	\$111,797	\$1,088,203	\$934,208	1.165	5,188	\$209.75	7000	13.7748	ONE STORY	SANCTUARY
05-7000-0058-00-5	05/31/22	\$575,000	\$225,500	39.22	\$450,953	\$84,924	\$490,076	\$444,210	1.103	2,880	\$170.17	7000	7.6160	1 1/2 STORY	SANCTUARY
Totals:		\$2,560,000	\$1,025,500		\$2,051,031		\$2,210,374	\$2,064,812			\$160.28		4.3403		
			Sale. Ratio =>	40.06			2024 RATE	E. C. F. =>	1.070		Std. Deviation=>	0.12966296			
			Std. Dev. =>	4.80				Ave. E.C.F. =>	1.027		Ave. Variance=>	10.6954	Coefficient of Var=>	10.4132418	

2024 ECF WEST RIVER TERRACE

Parcel Number	Sale Date	Parcel #	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Dev. Coefficient	Building Style	Parcel Table	
05-0122-0002-16-5	12/19/22	\$812,500	\$114,600	36.67	\$229,218	\$41,647	\$270,853	\$182,108	1.487	1,451	\$186.67	8520	41.4512	ONE STORY	WEST RIVER TERRACE
05-0122-0002-38-6	11/26/21	\$85,000	\$62,900	74.00	\$125,722	\$17,259	\$67,741	\$119,849	0.565	1,080	\$62.72	8520	50.7589	ONE STORY	WEST RIVER TERRACE
05-0122-0002-43-2	09/16/21	\$195,000	\$98,000	50.26	\$196,017	\$31,283	\$163,717	\$182,027	0.899	1,912	\$85.63	8520	17.3397	TRI-LEVEL	WEST RIVER TERRACE
05-7150-0011-00-1	09/30/21	\$299,000	\$127,600	42.68	\$255,125	\$26,808	\$272,192	\$252,284	1.079	2,147	\$126.78	8520	0.6101	1 3/4 STORY	WEST RIVER TERRACE
05-8520-0016-00-2	06/03/22	\$230,000	\$91,300	39.70	\$182,563	\$20,111	\$209,889	\$179,505	1.169	1,564	\$134.20	8520	9.6456	ONE STORY	WEST RIVER TERRACE
05-8520-0026-00-8	12/13/21	\$215,000	\$106,300	49.44	\$212,526	\$24,590	\$190,410	\$207,664	0.917	1,884	\$95.97	8520	15.5897	ONE STORY	WEST RIVER TERRACE
05-8520-0042-00-3	10/29/21	\$225,000	\$88,100	39.16	\$176,283	\$27,247	\$197,753	\$164,681	1.201	1,534	\$128.91	8520	12.8017	ONE STORY	WEST RIVER TERRACE
05-8520-0043-00-0	09/23/21	\$197,000	\$87,600	44.47	\$175,271	\$16,942	\$180,058	\$174,949	1.029	2,150	\$83.75	8520	4.3608	BI - LEVEL	WEST RIVER TERRACE
05-8520-0046-00-9	04/22/22	\$175,000	\$82,600	47.20	\$165,196	\$17,237	\$157,763	\$163,491	0.965	1,999	\$78.92	8520	10.7843	BI - LEVEL	WEST RIVER TERRACE
05-8520-0048-00-1	06/28/21	\$272,500	\$103,500	37.98	\$207,046	\$31,866	\$240,634	\$193,563	1.243	2,587	\$93.02	8520	17.0333	BI - LEVEL	WEST RIVER TERRACE
05-8520-0048-00-1	11/19/21	\$273,000	\$103,500	37.91	\$207,046	\$31,866	\$241,134	\$193,569	1.246	2,587	\$93.21	8520	17.2916	BI - LEVEL	WEST RIVER TERRACE
Totals:		\$2,479,000	\$1,066,000		\$2,132,013		\$2,192,144	\$2,013,695			\$106.34		1.5808		
			Sale. Ratio ==>	43.00			2024 RATE USED	E.C.F. ==>	1.089		Std. Deviation==>	0.24124915			
			Std. Dev. ==>	10.62				Ave. E.C.F. ==>	1.073		Ave. Variance==>	17.9697	Coefficient of Var==>	16.75013744	

2024 ECF AGRICULTURAL

Parcel Number	Sale Date	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Lot + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Table
05-0107-0004-06-7	12/23/21	\$1,220,000	\$527,600	43.25	\$1,055,242	\$924,877	\$295,123	\$161,944	1.822	2,039	\$144.74	AG	179.1804	1 1/2 STORY	AGRICULTURAL
04-0035-0012-02-1	04/20/22	\$200,000	\$76,700	38.35	\$189,644	\$134,671	\$65,329	\$54,809	1.192	700	\$93.33	AG	120.6938	2 STORY	AGRICULTURAL
22-0011-0015-07-0	06/01/21	\$175,888	\$114,800	65.27	\$272,972	\$158,206	\$17,682	\$98,936	0.179	1,425	\$12.41	AG	492.4582	1.5 STORY	AG
02-0034-0006-00-8	06/25/21	\$430,000	\$144,500	33.60	\$358,078	\$159,811	\$270,189	\$175,925	1.536	1,437	\$188.02	00002	45.6047	RANCH	RURAL AG
02-0034-0009-03-1	11/15/21	\$725,000	\$433,600	59.81	\$827,654	\$435,996	\$289,004	\$431,341	0.670	2,738	\$105.55	00002	40.9764	RANCH	RURAL AG
Totals:		\$2,750,888	\$1,297,200		\$2,703,590		\$937,327	\$922,955			\$108.81		6.4204		
				Sale. Ratio =>	47.16	2024 RATE USED			E.C.F. =>	1.016	Std. Deviation=>	0.66178208			
				Std. Dev. =>	13.79				Ave. E.C.F. =>	1.080	Ave. Variance=>	175.7827	Coefficient of Var=>	162.7955106	

2024 ECF COMMERCIAL

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	8100: Residual	Cost Man. \$	ECF	Floor Area	\$/sqft	ECF Area	Dev. by Mean (%)	Building Style	Land Table
10-0015-0011-37-9	10/22/21	\$900,000	\$457,400	50.82	\$1,073,430	\$128,390	\$771,610	\$1,387,724	0.556	21,078	\$36.61	2000	106.0894		2000 COM
54-0340-0141-03-8	08/25/22	\$300,000	\$117,800	39.27	\$250,653	\$33,637	\$266,363	\$387,529	0.687	2,360	\$112.87	2010	35.2944		COMMERCIAL
54-0340-0039-00-4	06/08/22	\$890,000	\$404,000	45.39	\$879,178	\$48,119	\$841,881	\$1,484,034	0.567	12,763	\$65.96	2010	23.2898		COMMERCIAL
51-0340-0199-04-0	04/19/22	\$189,900	\$103,600	54.56	\$228,459	\$18,750	\$171,150	\$374,480	0.457	12,400	\$13.80	2010	12.2639		COMMERCIAL
51-0340-0256-00-1	09/30/21	\$300,000	\$0	0.00	\$395,790	\$16,870	\$283,130	\$676,643	0.418	6,987	\$40.52	2010	8.4039		COMMERCIAL
10-0027-0018-06-7	07/11/22	\$90,000	\$49,200	54.67	\$120,931	\$48,687	\$41,313	\$99,236	0.416	5,612	\$7.36	2000	120.0610		2000 COM
10-4540-0171-01-0	02/24/22	\$120,000	\$58,300	48.58	\$154,734	\$74,921	\$45,079	\$109,633	0.411	4,108	\$10.97	2000	120.5740	RANCH	2000 COM
10-6750-0002-00-6	06/24/21	\$25,000	\$21,500	86.00	\$56,664	\$7,110	\$17,890	\$68,069	0.263	960	\$18.64	2000	135.4097		2000 COM
30-0340-0005-03-1	04/23/21	\$75,000	\$74,800	99.73	\$172,384	\$26,400	\$48,600	\$174,413	0.279	4,640	\$10.47	00009	62.5568		COMMERCIAL
05-0104-0014-02-5	01/17/20	\$16,250,000	\$6,718,700	41.35	\$13,437,443	\$780,645	\$15,469,355	\$17,338,079	0.892	614,405	\$25.18	COM	39.7488		COMMERCIAL
Totals:		\$19,139,900	\$8,005,300		\$16,769,666		\$17,956,371	\$22,099,841			\$34.24		31.7781		
				Sale. Ratio =>	41.83	2024 RATE		E.C.F. =>	0.813	Std. Deviation=>		0.1900181			
				Std. Dev. =>	26.84			Ave. E.C.F. =>	0.495	Ave. Variance=>		66.3692	Coefficient of Var=>	134.1522946	

2024 ECF INDUSTRIAL

Parcel Number	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Year (%)	Building Style
54-0340-0141-03-8	08/25/22	\$300,000	\$117,800	39.27	\$250,653	\$33,637	\$266,363	\$387,529	0.687	2,360	\$112.87	2010	35.2944	
54-0340-0039-00-4	06/08/22	\$890,000	\$404,000	45.39	\$879,178	\$48,119	\$841,881	\$1,484,034	0.567	12,763	\$65.96	2010	23.2898	
53-1300-0125-01-8	09/10/21	\$60,000	\$81,500	135.83	\$66,526	\$21,144	\$38,856	\$103,141	0.377	30,468	\$1.28	3000	96.7604	
05-0105-0008-13-9	12/14/21	\$1,195,000	\$461,500	38.62	\$922,981	\$67,281	\$1,127,719	\$1,062,981	1.061	27,980	\$40.30	IND	31.2036	
Totals:		\$2,445,000	\$1,064,800		\$2,119,338		\$2,274,819	\$3,037,685			\$55.10		7.5801	
			Sale. Ratio =>	43.55			2024 RATE	E.C.F. =>	0.749		Std. Deviation=>	0.2884586		
			Std. Dev. =>	47.47				Ave. E.C.F. =>	0.673		Ave. Variance=>	46.6370	Coefficient of Var=>	69.29055427