

Rural Residential ECF

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | |
|-------------------|------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------|-------------|------------------|--------------------|--------------------------|--------------|
| 14-020-012-027-01 | 28350 M 60 | 09/15/22 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$371,317 | \$127,410 | \$92,590 | \$223,563 | 0.414 | |
| 14-020-019-038-00 | 2339 LAKE ST | 03/14/22 | \$200,000 | WD | 03-ARM'S LENGTH | \$200,000 | \$277,806 | \$13,589 | \$186,411 | \$242,179 | 0.770 | |
| 14-020-021-022-00 | 2731 MANNIX | 03/17/22 | \$160,000 | WD | 03-ARM'S LENGTH | \$160,000 | \$126,585 | \$25,781 | \$134,219 | \$92,396 | 1.453 | |
| 14-020-024-002-25 | 28341 COULTER | 04/20/22 | \$220,000 | WD | 03-ARM'S LENGTH | \$220,000 | \$203,322 | \$25,438 | \$194,562 | \$163,047 | 1.193 | |
| 14-020-034-036-00 | 2834 BEEBE RD | 03/25/22 | \$66,400 | WD | 03-ARM'S LENGTH | \$66,400 | \$150,450 | \$44,999 | \$21,401 | \$96,655 | 0.221 | |
| 14-020-590-010-00 | 1033 ANDERSON RD | 09/02/22 | \$332,000 | WD | 03-ARM'S LENGTH | \$332,000 | \$269,836 | \$28,566 | \$303,434 | \$221,146 | 1.372 | |
| Totals: | | | \$1,128,400 | | | \$1,128,400 | \$1,399,316 | | \$932,617 | \$1,038,985 | | |
| | | | | | | | | | | | E.C.F. => | 0.898 |
| | | | | | | | | | | | Ave. E.C.F. => | 0.904 |

Final Conclusion .898