

S2E1 - Section 2 East Side 1, Subs 4610 4600 4220 4230 7100

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard
18-4220-0002-00-8	969 JEAN ANN DR	06/29/20	\$179,000	\$204,129	\$6,065
18-4220-0005-00-7	2895 CARRIE LN	10/02/20	\$175,000	\$196,284	\$2,326
18-4220-0008-00-6	1065 JEAN ANN DR	07/06/22	\$272,500	\$234,465	\$2,356
18-4220-0028-00-7	992 JEAN ANN DR	06/30/21	\$239,000	\$281,682	\$6,507
18-4230-0035-00-1	1035 S TRAIL LANE	05/26/20	\$155,000	\$174,967	\$4,028
18-4230-0038-00-0	1077 S TRAIL LANE	08/28/20	\$182,000	\$207,496	\$19,558
18-4230-0039-00-6	1091 S TRAIL LANE	11/03/21	\$285,000	\$290,389	\$10,013
18-4230-0051-00-6	1050 S TRAIL LANE	11/06/20	\$215,000	\$248,249	\$18,113
18-4230-0057-00-4	2880 JEAN ANN DR	09/27/20	\$164,500	\$192,161	\$2,768
18-4600-0002-00-9	979 WEDGEWOOD RD	10/14/22	\$193,000	\$134,500	\$5,197
18-4600-0022-00-0	1138 WEDGEWOOD RD	08/06/21	\$270,000	\$273,829	\$18,709
18-4600-0024-00-2	1110 WEDGEWOOD RD	07/12/21	\$201,000	\$181,063	\$8,096
18-4600-0030-00-2	1036 WEDGEWOOD RD	06/25/21	\$232,900	\$214,706	\$11,591
18-4600-0033-00-1	990 WEDGEWOOD RD	07/27/22	\$193,000	\$164,629	\$2,387
18-4600-0034-00-8	980 WEDGEWOOD RD	06/25/21	\$176,900	\$167,722	\$2,304
18-4600-0055-00-5	1103 FAIRLAWN RD	10/18/21	\$189,900	\$191,969	\$3,922
18-4600-0058-00-4	1139 FAIRLAWN RD	06/21/21	\$285,000	\$256,326	\$7,592
18-4600-0064-00-4	1070 FAIRLAWN RD	07/24/20	\$161,000	\$154,872	\$6,345
18-4600-0064-00-4	1070 FAIRLAWN RD	03/04/22	\$185,000	\$154,872	\$6,345
18-4600-0072-00-7	968 FAIRLAWN RD	10/16/20	\$173,000	\$188,235	\$2,364
18-4610-0005-00-5	989 LAUSMAN DR	11/15/21	\$180,000	\$207,244	\$7,567
18-4610-0016-00-7	980 VINEWOOD DR	04/16/21	\$165,000	\$165,864	\$4,555
18-4610-0027-00-9	2818 N TRAIL LANE	08/25/21	\$230,000	\$174,866	\$11,292
18-4610-0050-00-1	1053 WILLOW DR	05/12/22	\$139,000	\$182,924	\$5,191
18-4610-0059-00-8	1002 LAUSMAN DR	06/24/20	\$174,000	\$187,170	\$9,006
18-7100-0004-00-6	3175 MC LIN RD	11/29/21	\$215,000	\$207,402	\$7,672
18-7100-0012-00-9	1028 CARLEY LN	04/29/22	\$265,000	\$181,016	\$2,724
18-7100-0015-03-2	1070 CARLEY LN	11/20/20	\$235,000	\$287,066	\$3,955
18-7100-0023-00-1	1049 CARLEY LN	07/19/21	\$237,500	\$225,433	\$4,887
18-7100-0039-00-4	1047 WADENA RD	06/04/21	\$224,900	\$238,312	\$0
18-7100-0043-00-1	991 WADENA RD	08/18/21	\$279,999	\$300,212	\$11,964
Totals:			\$6,473,099	\$6,470,054	

Final Conclusion 1.007

Bldg. Residual	Cost Man. \$	E.C.F.
\$172,935	\$196,687	0.879
\$172,674	\$192,610	0.896
\$270,144	\$230,496	1.172
\$232,493	\$273,262	0.851
\$150,972	\$169,751	0.889
\$162,442	\$186,632	0.870
\$274,987	\$278,427	0.988
\$196,887	\$228,536	0.862
\$161,732	\$188,076	0.860
\$187,803	\$128,404	1.463
\$251,291	\$253,347	0.992
\$192,904	\$171,765	1.123
\$221,309	\$201,703	1.097
\$190,613	\$161,114	1.183
\$174,596	\$164,268	1.063
\$185,978	\$186,740	0.996
\$277,408	\$247,005	1.123
\$154,655	\$147,495	1.049
\$178,655	\$147,495	1.211
\$170,636	\$184,579	0.924
\$172,433	\$198,289	0.870
\$160,445	\$160,188	1.002
\$218,708	\$162,437	1.346
\$133,809	\$176,498	0.758
\$164,994	\$176,926	0.933
\$207,328	\$198,342	1.045
\$262,276	\$177,053	1.481
\$231,045	\$281,143	0.822
\$232,613	\$219,013	1.062
\$224,900	\$236,655	0.950
\$268,035	\$286,244	0.936
\$6,257,700	\$6,211,177	

E.C.F. =>	1.007
Ave. E.C.F. =>	1.022
