

10

Township Mobile Home ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
FAO-102-3015-00	7615 S ADRIAN HWY	09/13/19	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$47,600
FAO-102-3175-00	1371 CODLING RD	12/30/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$80,800
FAF-400-0180-00	7466 JEFFERSON ST	03/25/19	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$40,800
FAF-400-0240-00	7482 JEFFERSON ST	05/24/19	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$42,700
FAF-440-0140-00	1217 CHURCH ST	08/01/19	\$147,970	WD	03-ARM'S LENGTH	\$147,970	\$59,300
FAJ-000-0090-00	8401 FERGUSON ST	08/31/18	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$43,900
FAJ-111-1745-00	1160 RAILROAD AVE	07/09/20	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$58,200
FAJ-500-2130-00	1472 OGDEN ST	02/08/19	\$25,900	WD	03-ARM'S LENGTH	\$25,900	\$7,100
Totals:			\$822,870			\$822,870	\$380,400

Sale. Ratio =>

Std. Dev. =>

Due to lack of sales in this neighborhood, I expanded the analysis to include sales of Modular/Manufactured homes in the entire township along with expanded the sales dates to include additional sales.

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
50.11	\$136,920	\$26,550	\$68,450	\$117,917	0.580	1,456	\$47.01	FAM
35.91	\$228,456	\$21,017	\$203,983	\$221,623	0.920	2,320	\$87.92	FAM
54.40	\$106,619	\$17,500	\$57,500	\$130,482	0.441	1,296	\$44.37	FAF
48.52	\$83,032	\$15,000	\$73,000	\$101,830	0.717	1,248	\$58.49	FAF
40.08	\$118,097	\$25,203	\$122,767	\$140,748	0.872	1,384	\$88.70	FAF
69.68	\$100,696	\$22,293	\$40,707	\$121,367	0.335	1,228	\$33.15	FAU
56.50	\$137,806	\$25,000	\$78,000	\$163,619	0.477	1,848	\$42.21	FAU
27.41	\$66,843	\$21,665	\$4,235	\$69,935	0.061	1,152	\$3.68	FAU
	\$978,469		\$648,642	\$1,067,521			\$50.69	
46.23				E.C.F. =>	0.608		Std. Deviation=>	0.286044
13.21				Ave. E.C.F. =>	0.550		Ave. Variance=>	30.2279

Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table
2.7121	MODULAR/MAN		\$20,000		RESIDENTIAL LAND TABLE
31.2790	MODULAR/MAN		\$21,017		RESIDENTIAL LAND TABLE
16.6941	MODULAR/MAN		\$17,500		FAIRFIELD VILLAGE 401
16.6462	MODULAR/MAN		\$15,000		FAIRFIELD VILLAGE 401
87.2244	MODULAR/MAN		\$20,000		FAIRFIELD VILLAGE 401
33.5405	MODULAR/MAN		\$20,000		JASPER VILLAGE 401
47.6716	MODULAR/MAN		\$25,000	FAJ-510-1361-00	JASPER VILLAGE 401
6.0556	MODULAR/MAN		\$19,000		JASPER VILLAGE 401
5.7193					

Coefficient of Var=> 54.91767671

Property Class	Building	Depr.
401		72
401		79
401		86
401		69
401		83
401		82
401		73
401		65

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/16/2022 10:32 AM

Parcel:	FA0-102-3015-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BARNETT, DEANA A	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7615 S ADRIAN HWY ADRIAN, MI 49221	Taxable Status	TAXABLE
Liber/Page:	2585-963	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAM TWP MODERN 401

Mailing Address:

BARNETT, DEANA A
7615 S ADRIAN HWY
ADRIAN MI 49221

Description:

LD 221.9 FT S 1 DEG 19'10"E AND 75 FT N 88 DEG 40'50"E FROM W 1/4 COR SEC 2 RUNN TH N 88 DEG 40'50"E 256.25 FT
TH S 1 DEG 19'10"E 170 FT TH S 88 DEG 40'50"W 256.25 FT TH N 1 DEG 19'10"W 170 FT TO POB

Most Recent Sale Information

Sold on 09/13/2019 for 95,000 by RICHARDS, RODERICK & TRACY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2585-963

Most Recent Permit Information

Permit FA19-10 on 06/24/2019 for \$0 category REROOF.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	72,000	2022 Taxable:	59,705	Acreage:	1.00
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: MODULAR/MAN
Exterior:
% Good (Physical): 71
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 0
Floor Area: 1,456
Ground Area: 1,456
Garage Area: 0
Basement Area: 1,456
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/16/2022 10:32 AM

Parcel:	FA0-102-3175-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KMIC, JODY & NATHAN M	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1371 CODLING RD ADRIAN, MI 49221	Taxable Status	TAXABLE
Liber/Page:	2591-147	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAM TWP MODERN 401
Mailing Address:	Description:		
KMIC, JODY & NATHAN M 1371 CODLING RD ADRIAN MI 49221	LD BEG 1543.12 FT N 89°8'20" E FROM W 1/4 COR SEC 2 RUNN TH N 89°8'20" E 170 FT TH S 0°51'40" E 343 FT TH S 89°8'20" W 170 FT TH N 0°51'40" W 343 FT TO POB - 1.338 ACRES		

Most Recent Sale Information

Sold on 12/30/2019 for 225,000 by FRANK, LIBBEY L.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2591-147

Most Recent Permit Information

Permit FA13-020 on 09/05/2013 for \$5,000 category REROOF.

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	120,400	2022 Taxable:	87,986	Acreage:	1.34
Zoning:		Land Value:	Tentative	Frontage:	170.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	343.0

Improvement Data

of Residential Buildings: 1
Year Built: 2001
Occupancy: Single Family
Class: C
Style: MODULAR/MAN
Exterior:
% Good (Physical): 78
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 2 Half Baths: 1
Floor Area: 2,320
Ground Area: 1,008
Garage Area: 1,408
Basement Area: 1,008
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/16/2022 10:32 AM

Parcel:	FAF-400-0180-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	DUNCAN, BRADLEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7466 JEFFERSON ST ADRIAN, MI 49221	Taxable Status	TAXABLE
Liber/Page:	2578-38	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAF FAIRFIELD VILLAGE 401
Mailing Address:	DUNCAN, BRADLEY 7466 JEFFERSON ST ADRIAN MI 49221	Description:	LOT 18 & 20 O.J. AVERYS ADD TO V/FAIRFIELD

Most Recent Sale Information

Sold on 03/25/2019 for 75,000 by BAAS, LARRY R.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2577-856

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	55,100	2022 Taxable:	51,546	Acreage:	0.43
Zoning:		Land Value:	Tentative	Frontage:	126.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	148.5

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C-5
Style: MODULAR/MAN
Exterior:
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,296
Ground Area: 1,296
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/16/2022 10:32 AM

Parcel:	FAF-400-0240-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	MORGRET, HEIDI	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	7482 JEFFERSON ST ADRIAN, MI 49221	Taxable Status	TAXABLE
Liber/Page:	2580-735	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAF FAIRFIELD VILLAGE 401
Mailing Address:	MORGRET, HEIDI 7482 JEFFERSON ST ADRIAN MI 49221	Description:	LOT 24 O.J. AVERYS ADD. TO VILL. OF FAIRFIELD

Most Recent Sale Information

Sold on 05/24/2019 for 88,000 by MCGEE, DOUGLAS E.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2580-735

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	43,500	2022 Taxable:	40,596	Acreage:	0.23
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	148.5

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: MODULAR/MAN
Exterior:
% Good (Physical): 68
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,248
Ground Area: 1,248
Garage Area: 0
Basement Area: 1,248
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 2
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/16/2022 10:32 AM

Parcel:	FAF-440-0140-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BORTON, LEVI	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1217 CHURCH ST ADRIAN, MI 49221	Taxable Status	TAXABLE
Liber/Page:	2583-925	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAF FAIRFIELD VILLAGE 401

Mailing Address:

BORTON, LEVI
1217 CHURCH ST
ADRIAN MI 49221

Description:

LOT 14 ORIN BAKERS ADDITION TO THE VILLAGE OF FAIRFIELD

Most Recent Sale Information

Sold on 08/01/2019 for 147,970 by MYERS, TREVOR SCOTT & ROSEMARIE S.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2583-925

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	62,000	2022 Taxable:	58,157	Acreage:	0.25
Zoning:		Land Value:	Tentative	Frontage:	82.5
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	132.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: C-5
Style: MODULAR/MAN
Exterior:
% Good (Physical): 82
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,384
Ground Area: 812
Garage Area: 400
Basement Area: 572
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/16/2022 10:32 AM

Parcel:	FAJ-000-0090-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ALCOCK, KOLTON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8401 FERGUSON ST JASPER, MI 49248	Taxable Status	TAXABLE
Liber/Page:	2568-538	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAJ JASPER VILLAGE 401

Mailing Address:

ALCOCK, KOLTON
8401 FERGUSON ST
JASPER MI 49248

Description:

LOTS 9 AND 10 ORIG PLAT-JASPER VILLAGE

Most Recent Sale Information

Sold on 08/31/2018 for 63,000 by PRESTON, KERRI.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2568-538

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	56,900	2022 Taxable:	51,018	Acreage:	0.50
Zoning:		Land Value:	Tentative	Frontage:	132.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	165.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: MODULAR/MAN
Exterior:
% Good (Physical): 80
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,228
Ground Area: 1,228
Garage Area: 0
Basement Area: 1,228
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/16/2022 10:32 AM

Parcel:	FAJ-111-1745-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WOOD, JASON C	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1160 RAILROAD AVE JASPER, MI 49248	Taxable Status	TAXABLE
Liber/Page:	2600-518	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAJ JASPER VILLAGE 401

Mailing Address:

WOOD, JASON C
1160 RAILROAD AVE
JASPER MI 49248

Description:

LD DES AS COMM AT THE W1/4 COR OF SEC 11 T8S R3E TH N 129.99 FT ALG THE W LI OF SD SEC TH N63°55'12"E 883.20 FT TH S51°45'44"E (ALSO DES AS S53°24'11"E) 60.90 FT POB TH N63°58'16"E (ALSO DES AS N62°14'05"E) 103.59 FT TH N 61.19 FT TH N63°55'12"E 179.97 FT TH S26°04'48"E 50 FT TH N63°55'12"E 484.57 FT TH S 111.34 FT TH S63°55'12"W 700.30 FT TH N51°45'44"W 105.54 FT TO POB (SURVEY 1.93 AC)

Most Recent Sale Information

Sold on 07/09/2020 for 103,000 by FLORES, RICHARDO D & LINDA C.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2600-518

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	64,400	2022 Taxable:	63,632	Acreage:	1.93
Zoning:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: MODULAR/MAN
Exterior:
% Good (Physical): 73
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 2 Half Baths: 0
Floor Area: 1,848
Ground Area: 1,848
Garage Area: 0
Basement Area: 1,848
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/16/2022 10:32 AM

Parcel:	FAJ-500-2130-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	BILLINGHAM, WILLIAM & SHARON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1472 OGDEN ST JASPER, MI 49248	Taxable Status	TAXABLE
Liber/Page:	2575-289	Prev. Taxable Stat	TAXABLE
Split:	/ /	Gov. Unit:	FA0 FAIRFIELD TOWNSHIP
Public Impr.:	None	School:	46130 SAND CREEK COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	FAJ JASPER VILLAGE 401

Mailing Address:

BILLINGHAM, WILLIAM & SHARON
5151 PALMYRA RD
PALMYRA MI 49268

Description:

LOTS 213 AND 212 JAMES LIVESAYS EASTERN ADD TO THE VILL OF JASPER

Most Recent Sale Information

Sold on 02/08/2019 for 25,900 by WAITE, CHRISTINE K (VAN DUSEN).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2575-289

Most Recent Permit Information

None Found

Physical Property Characteristics

2023 S.E.V.:	Tentative	2023 Taxable:	Tentative	Lot Dimensions:	
2022 S.E.V.:	37,600	2022 Taxable:	35,089	Acreage:	0.50
Zoning:		Land Value:	Tentative	Frontage:	132.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	165.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D
Style: MODULAR/MAN
Exterior:
% Good (Physical): 65
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,152
Ground Area: 1,152
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Township Residential Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
FAO-103-2310-00	7094 S ADRIAN HWY	10/08/21	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$28,600	46.13
FAO-103-2750-00	1391 SENECA ST	05/20/21	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$26,900	30.74
FAO-120-1225-00	3757 W WESTON RD	04/14/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$66,300	55.25
FAO-123-4850-00	10995 ARNOLD HWY	07/09/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$78,400	33.79
FAO-105-4400-00	7784 LYONS HWY	09/10/20	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$51,300	75.44
FAO-133-4350-00	12714 MORSE HWY	08/14/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$68,600	39.20
FAO-132-3510-00	12765 SAND CREEK HWY	07/16/21	\$91,724	WD	03-ARM'S LENGTH	\$91,724	\$46,500	50.70
FAO-105-3525-00	7777 SAND CREEK HWY	11/05/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$69,600	36.83
FAO-106-4840-00	7886 SAND CREEK HWY	09/28/21	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$51,200	32.41
FAO-103-3600-00	7877 MORSE HWY	01/20/22	\$221,500	PTA	03-ARM'S LENGTH	\$221,500	\$102,600	46.32
FAO-106-4535-00	7887 AWKERMANN HWY	07/24/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,700	41.74
FAO-131-2300-00	4083 W MULBERRY RD	09/16/20	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$95,300	31.45
FAO-132-1075-00	3820 W MULBERRY RD	09/01/20	\$287,900	WD	03-ARM'S LENGTH	\$287,900	\$104,800	36.40
FAO-109-1300-00	2520 W HORTON RD	10/06/21	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$113,300	44.78
FAO-120-4250-00	3185 HAYES RD	08/05/20	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$149,900	50.99
FAO-109-3600-00	8901 LYONS HWY	06/15/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$88,400	33.36
FAO-110-3800-00	1600 PACKARD RD	09/25/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$110,300	38.03
FAO-130-3650-00	4908 W MULBERRY RD	04/27/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$68,700	45.83

Totals: \$3,402,524

\$3,402,524

\$1,385,400

Sale. Ratio =>

40.72

Std. Dev. =>

10.99

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$62,558	\$5,292	\$5,850	46.0	185.0	0.20	0.20	\$115	\$27,138	\$0.62
\$56,627	\$49,873	\$19,000	0.0	0.0	0.95	0.95	#DIV/0!	\$52,498	\$1.21
\$138,220	\$6,780	\$25,000	0.0	0.0	2.00	2.00	#DIV/0!	\$3,390	\$0.08
\$223,660	\$33,340	\$25,000	0.0	0.0	2.00	2.00	#DIV/0!	\$16,670	\$0.38
\$171,204	(\$77,104)	\$26,100	0.0	0.0	2.55	2.55	#DIV/0!	(\$30,237)	(\$0.69)
\$184,738	\$17,222	\$26,960	0.0	0.0	2.98	2.98	#DIV/0!	\$5,779	\$0.13
\$95,862	\$22,862	\$27,000	0.0	0.0	3.00	3.00	#DIV/0!	\$7,621	\$0.17
\$175,257	\$40,983	\$27,240	0.0	0.0	3.08	3.08	#DIV/0!	\$13,306	\$0.31
\$108,044	\$80,042	\$30,086	0.0	0.0	4.04	4.04	#DIV/0!	\$19,798	\$0.45
\$217,834	\$37,642	\$33,976	0.0	0.0	4.22	4.22	#DIV/0!	\$8,920	\$0.20
\$173,706	\$12,268	\$30,974	0.0	0.0	4.49	4.49	#DIV/0!	\$2,734	\$0.06
\$269,980	\$65,020	\$32,000	0.0	0.0	5.00	5.00	#DIV/0!	\$13,004	\$0.30
\$327,891	(\$7,991)	\$32,000	0.0	0.0	5.00	5.00	#DIV/0!	(\$1,598)	(\$0.04)
\$269,645	\$16,849	\$33,494	0.0	0.0	5.39	5.39	#DIV/0!	\$3,127	\$0.07
\$360,527	(\$24,348)	\$42,179	0.0	0.0	7.97	7.97	#DIV/0!	(\$3,056)	(\$0.07)
\$230,596	\$81,834	\$47,430	0.0	0.0	10.01	10.01	#DIV/0!	\$8,172	\$0.19
\$296,179	\$41,542	\$47,721	0.0	0.0	10.15	10.15	#DIV/0!	\$4,093	\$0.09
\$132,439	\$65,738	\$48,277	0.0	0.0	11.70	11.70	#DIV/0!	\$5,619	\$0.13
\$3,494,967	\$467,844	\$560,287	46.0		84.72	84.72			
Average									
per FF=>			\$115		Average				
					per Net Acre=>		5,522.04		
					Average				
					per SqFt=>			\$0.13	

Actual Front	ECF Area	Liber/Page	Land Table	Class
46.00	FAM 2627-418		RESIDENTIAL LAND TABLE	401
0.00	FAO 2619-809		RESIDENTIAL LAND TABLE	401
0.00	FAO 2617-799		RESIDENTIAL LAND TABLE	401
0.00	FAM 2600-441		RESIDENTIAL LAND TABLE	401
0.00	FAO 2603-878		RESIDENTIAL LAND TABLE	401
0.00	FAM 2602-785		RESIDENTIAL LAND TABLE	401
0.00	FAO 2623-376		RESIDENTIAL LAND TABLE	401
0.00	FAM 2629-151		RESIDENTIAL LAND TABLE	401
0.00	FAO 2626-873		RESIDENTIAL LAND TABLE	401
0.00	FAM 0005-107		RESIDENTIAL LAND TABLE	401
0.00	FAM 2601-551		RESIDENTIAL LAND TABLE	401
0.00	FAM 2604-258		RESIDENTIAL LAND TABLE	401
0.00	FAM 2603-420		RESIDENTIAL LAND TABLE	401
0.00	FAM 2627-600		RESIDENTIAL LAND TABLE	401
0.00	FAM 2601-938		RESIDENTIAL LAND TABLE	401
0.00	FAM 2599-240		RESIDENTIAL LAND TABLE	401
0.00	FAM 2604-781		RESIDENTIAL LAND TABLE	401
0.00	FAO 2618-288		RESIDENTIAL LAND TABLE	401