

8

Neighborhoods Used: FAJ.JASPER VILLAGE 401

8291 JEFFERSON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FAJ-000-0500-00 08/31/2022 FAJ 401 99,000 25,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 59 69,494 91,582 0.759
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 4506 5938 0.759



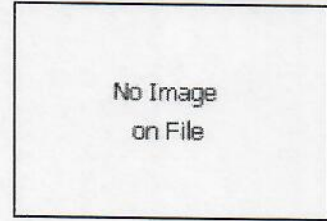
1121 OVID ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FAJ-000-0810-00 08/19/2022 FAJ 401 135,000 25,828
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family RANCH 64 109,172 121,380 0.899



8568 CHURCH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FAJ-530-2570-00 05/11/2022 FAJ 401 110,000 25,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 49 75,379 79,962 0.943
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 9621 10206 0.943



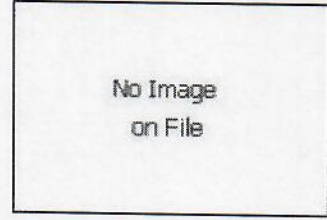
1149 OGDEN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FAJ-000-0920-00 12/29/2021 FAJ 401 140,000 25,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family CONVENTIONAL 59 115,000 129,565 0.888



GENEVA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FAJ-500-1850-00 12/01/2021 FAJ 401 162,000 33,769
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO STORY 80 128,231 159,687 0.803



8542 LOGAN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
FAJ-000-0980-00 09/13/2021 FAJ 401 99,000 27,500
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family SINGLE STORY 49 70,588 88,682 0.796
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 912 1146 0.796



Neighborhoods Used: FAJ.JASPER VILLAGE 401

<<<<<<<<<<<<<< Single Family Computed Costs by Manual >>>>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	129,565	79,962
DUPLEX	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MODULAR/MAN	0	0	0	0	0	0
MULTI - FAMILY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
RANCH	0	0	0	121,380	91,582	0
SINGLE STORY	0	0	0	0	0	88,682
TRI - LEVEL	0	0	0	0	0	0
TWO STORY	0	0	159,687	0	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 670,858
 Total Mobile Home Costs by Manual : 0
 Total Town Home Costs by Manual : 0
 Total Agricultural Costs by Manual : 17,290
 Total Commercial Costs by Manual : 0

<<<<<<<<<<<<<< Single Family Sale Residual Values >>>>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	115,000	75,379
DUPLEX	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MODULAR/MAN	0	0	0	0	0	0
MULTI - FAMILY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
RANCH	0	0	0	109,172	69,494	0
SINGLE STORY	0	0	0	0	0	70,588
TRI - LEVEL	0	0	0	0	0	0
TWO STORY	0	0	128,231	0	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 567,864
 Total Mobile Home Sale Residual Values : 0
 Total Town Home Sale Residual Values : 0
 Total Agricultural Sale Residual Values : 15,039
 Total Commercial Sale Residual Values : 0

<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
6	3	5.28	6.91	1.002
After Application of E.C.F.s		0.24	0.39	1.000

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONVENTIONAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HISTORICAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR/MAN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI - FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SINGLE STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.796(1)
TRI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO STORY	1.000(0)	1.000(0)	0.803(1)	1.000(0)	1.000(0)	1.000(0)

Neighborhoods Used: FAJ.JASPER VILLAGE 401

1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0) 1.000(0)

Single Family E.C.F. : 0.846 (6)
Mobile Home E.C.F. : 1.000 (0)
1 Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 0.870 (3)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 04/01/2021
Ending Date: 03/31/2023

Terms Selected: 3
Analyze by Style:
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): FAJ - JASPER VILLAGE 401

Max # of Res. Buildings: 300

Max # of Ag. Buildings: 300

Max # of C/I Buildings: 300

Minimum E.C.F. (Residential): 0.30
Maximum E.C.F. (Residential): 3.00

Minimum E.C.F. (Agricultural): 0.25
Maximum E.C.F. (Agricultural): 3.00

Minimum E.C.F. (Commercial): 0.25
Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 1:46 PM

Parcel:	FAJ-000-0500-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WURM, KYLE J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8291 JEFFERSON ST JASPER, MI 49248	Taxable Status	TAXABLE
Liber/Page:	2644-714	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:		Description:	
WURM, KYLE J 8291 JEFFERSON ST JASPER MI 49248		LOT 50 ORIG PLAT - JASPER VILLAGE	

Most Recent Sale Information

Sold on 08/31/2022 for 99,000 by BROCKWAY, BRAD M & RACHEL M.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2644-714

Most Recent Permit Information

Permit 6544-64654 on 12/07/2022 for \$0 category DECK/PORCH.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	44,700	2023 Taxable:	44,700	Acreage:	0.26
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	173.3

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior:
% Good (Physical): 59
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,198
Ground Area: 1,198
Garage Area: 0
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 1:46 PM

Parcel:	FAJ-000-0810-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HUBBARD, TAYLOR	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1121 OVID ST JASPER, MI 49248	Taxable Status	TAXABLE
Liber/Page:	2645-538	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:		Description:	
HUBBARD, TAYLOR KENDAY CARD 1121 OVID ST JASPER MI 49248		LOT 81 ORIG PLAT - JASPER VILLAGE	

Most Recent Sale Information

Sold on 08/19/2022 for 135,000 by RICHARD, CYNTHIA R.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2644-63

Most Recent Permit Information

Permit FA19-0006 on 04/15/2019 for \$0 category REROOF.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	52,100	2023 Taxable:	52,100	Acreage:	0.26
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	173.3

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C-5
Style: RANCH
Exterior:
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 990
Ground Area: 990
Garage Area: 896
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 1:46 PM

Parcel:	FAJ-000-0920-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SMITH, KELSEY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	1149 OGDEN ST JASPER, MI 49248	Taxable Status	TAXABLE
Liber/Page:	2631-962	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:		Description:	
SMITH, KELSEY 1149 OGDEN ST JASPER MI 49248		LOT 92 ORIG PLAT AND N 1/2 OF LOT 255 AND ALL OF LOT 242 OF SHUMWAYS SOUTHEASTERN ADD TO THE VILL OF JASPER	

Most Recent Sale Information

Sold on 12/29/2021 for 140,000 by OPEL, MELLISA M (FARLEY).

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2631-962

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	54,500	2023 Taxable:	51,240	Acreeage:	0.38
Zoning:		Land Value:	Tentative	Frontage:	99.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	165.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D+5
Style: CONVENTIONAL
Exterior:
% Good (Physical): 59
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,672
Ground Area: 1,288
Garage Area: 816
Basement Area: 336
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 1:46 PM

Parcel:	FAJ-000-0980-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	EICHENBERG, ROBERT JAMES JR, TRUST	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8542 LOGAN ST JASPER, MI 49248	Taxable Status	TAXABLE
Liber/Page:	2626-57	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:	EICHENBERG, ROBERT JAMES JR, TRUST 8542 LOGAN ST JASPER MI 49248	Description:	LOTS 98 - 87 & 86 - ORIG PLAT JASPER VILLAGE 4/17/2017 COMB FROM FAJ-000-0860-00

Most Recent Sale Information

Sold on 09/13/2021 for 99,000 by PORTER, CHRISTOPHER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2626-57

Most Recent Permit Information

Permit 2021-0028 on 11/27/2021 for \$5,500 category REROOF.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	42,800	2023 Taxable:	39,900	Acres:	0.75
Zoning:		Land Value:	Tentative	Frontage:	132.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	247.5

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D+5
Style: SINGLE STORY
Exterior: Wood Siding
% Good (Physical): 49
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,312
Ground Area: 1,312
Garage Area: 576
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 1:46 PM

Parcel:	FAJ-500-1850-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	WORKMAN, CODY TYLER & AMY LYNN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8447 GENEVA ST JASPER, MI 49248	Taxable Status	TAXABLE
Liber/Page:	2630-666	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:		Description:	
WORKMAN, CODY TYLER & AMY LYNN 8447 GENEVA ST JASPER MI 49248		LOT 185 JAMES LIVESAY'S EASTERN ADDITION TO VILLAGE OF JASPER	

Most Recent Sale Information

Sold on 12/01/2021 for 162,000 by SESSINK, ERIKA & BRENDA WEBSTER.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2630-417

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	68,500	2023 Taxable:	65,415	Acreage:	0.25
Zoning:		Land Value:	Tentative	Frontage:	66.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	165.0

Improvement Data

of Residential Buildings: 1
Year Built: 2004
Occupancy: Single Family
Class: C
Style: TWO STORY
Exterior:
% Good (Physical): 80
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,224
Ground Area: 652
Garage Area: 0
Basement Area: 652
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/04/2023 1:46 PM

Parcel:	FAJ-530-2570-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	PENNINGTON, JOSH	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	8568 CHURCH ST JASPER, MI 49248	Taxable Status	TAXABLE
Liber/Page:	2659-380	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:		Description:	
PENNINGTON, JOSH 4706 CURTIS LANE CLARKSTON MI 48346		LOTS 257 AND 258-SHUMWAYS SE ADD TO THE VILL OF JASPER	

Most Recent Sale Information

Sold on 05/11/2022 for 110,000 by PENNINGTON, JOSHUA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2639-781

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 42,900

2023 Taxable: 42,900

Acres: 0.63

Zoning:

Land Value: Tentative

Frontage: 165.0

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: CONVENTIONAL

Exterior:

% Good (Physical): 49

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,092

Ground Area: 1,092

Garage Area: 576

Basement Area: 840

Basement Walls:

Estimated TCV: Tentative

of Agricultural Buildings: 2

Estimated TCV: Tentative

Cmts:

Jasper Village ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
FAJ-000-0500-00	8291 JEFFERSON ST	08/31/22	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$39,600
FAJ-000-0810-00	1121 OVID ST	08/19/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,600
FAJ-000-0920-00	1149 OGDEN ST	12/29/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$45,000
FAJ-000-0980-00	8542 LOGAN ST	09/13/21	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$36,200
FAJ-500-1850-00	8447 GENEVA ST	12/01/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$49,700
FAJ-530-2570-00	8568 CHURCH ST	05/11/22	\$110,000	MLC	03-ARM'S LENGTH	\$110,000	\$37,800
Totals:			\$745,000			\$745,000	\$254,900

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
40.00	\$95,961	\$25,000	\$74,000	\$97,520	0.759	1,198	\$61.77	FAJ
34.52	\$112,008	\$25,828	\$109,172	\$121,380	0.899	990	\$110.27	FAJ
32.14	\$116,991	\$25,000	\$115,000	\$129,565	0.888	1,672	\$68.78	FAJ
36.57	\$91,610	\$27,500	\$71,500	\$89,828	0.796	1,312	\$54.50	FAJ
30.68	\$147,147	\$33,769	\$128,231	\$159,687	0.803	1,224	\$104.76	FAJ
34.36	\$91,979	\$25,000	\$85,000	\$90,168	0.943	1,092	\$77.84	FAJ
	\$655,696		\$582,903	\$688,148			\$79.65	
34.21				E.C.F. =>	0.847		Std. Deviation=>	0.07191727
3.30				Ave. E.C.F. =>	0.848		Ave. Variance=>	6.1982

Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
8.9095	RANCH	\$25,000	JASPER VILLAGE 401	401	59
5.1505	RANCH	\$25,000	JASPER VILLAGE 401	401	64
3.9671	CONVENTIONAL	\$25,000	JASPER VILLAGE 401	401	59
5.1948	SINGLE STORY	\$27,500	JASPER VILLAGE 401	401	49
4.4903	TWO STORY	\$25,000	JASPER VILLAGE 401	401	80
9.4769	CONVENTIONAL	\$25,000	JASPER VILLAGE 401	401	49
0.0855					

Coefficient of Var=> 7.309895364

Jasper Village Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
FAJ-000-0500-00	8291 JEFFERSON ST	08/31/22	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$39,600
FAJ-000-0810-00	1121 OVID ST	08/19/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$46,600
FAJ-000-0920-00	1149 OGDEN ST	12/29/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$45,000
FAJ-000-0941-00	8559 LOGAN ST	12/23/21	\$103,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$103,000	\$60,000
FAJ-000-0980-00	8542 LOGAN ST	09/13/21	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$36,200
FAJ-500-1850-00	8447 GENEVA ST	12/01/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$49,700
FAJ-530-2570-00	8568 CHURCH ST	05/11/22	\$110,000	MLC	03-ARM'S LENGTH	\$110,000	\$37,800
Totals:						\$848,000	\$314,900

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
40.00	\$93,461	\$28,039	\$22,500	66.0	173.3	0.26	0.26	\$425	\$106,612
34.52	\$109,508	\$47,992	\$22,500	66.0	173.3	0.26	0.26	\$727	\$182,479
32.14	\$114,491	\$48,009	\$22,500	99.0	165.0	0.38	0.38	\$485	\$128,024
58.25	\$203,301	\$17,199	\$70,000	412.5	462.0	1.50	0.38	\$42	\$11,466
36.57	\$89,110	\$34,890	\$25,000	132.0	247.5	0.75	0.75	\$264	\$46,520
30.68	\$144,647	\$39,853	\$22,500	66.0	165.0	0.25	0.25	\$604	\$159,412
34.36	\$89,479	\$43,021	\$22,500	165.0	165.0	0.63	0.63	\$261	\$68,834
37.13	\$843,997	\$259,003	\$207,500	1,006.5	Average	4.03	2.90	Average	Average
9.39				\$257	per FF=>	64,332.59	per Net Acre=>	per SqFt=>	

Dollars/SqFt	Actual Front	ECF Area	Librer/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1
\$2.45	66.00	FAJ 2644-714			JASPER VILLAGE 401	401	A-AVG W/WTR
\$4.19	66.00	FAJ 2644-63			JASPER VILLAGE 401	401	A-AVG W/WTR
\$2.94	99.00	FAJ 2631-962			JASPER VILLAGE 401	401	A-AVG W/WTR
\$0.26	412.50	FAJ 2632-120		FAJ-000-0960-00, FAJ-000-0990-00	JASPER VILLAGE 401	401	A-AVG W/WTR
\$1.07	132.00	FAJ 2626-57			JASPER VILLAGE 401	401	C-LG W/ WTR
\$3.66	66.00	FAJ 2630-417			JASPER VILLAGE 401	401	A-AVG W/WTR
\$1.58	165.00	FAJ 2639-781			JASPER VILLAGE 401	401	A-AVG W/WTR

\$1.48