

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
043-358-005-00	4643 MIDDLE	12/22/21	\$185,000	WD	03-ARM'S LENGTH
043-360-003-00	4428 CENTRAL ST	08/11/20	\$136,000	WD	03-ARM'S LENGTH
043-361-010-00	4420 LAPEER ST	01/03/22	\$184,000	WD	03-ARM'S LENGTH
043-434-003-50	4261 COLUMBIAVILLE	07/02/21	\$308,500	WD	03-ARM'S LENGTH
043-434-005-00	4136 LAPEER	10/29/20	\$224,000	WD	03-ARM'S LENGTH
043-434-010-00	4300 OUR ACRES DR	12/04/20	\$220,500	WD	03-ARM'S LENGTH
043-450-011-00	4354 LAPEER	08/27/21	\$239,900	WD	19-MULTI PARCEL ARM'S LENGTH
043-450-029-00	4409 CENTRAL	10/27/20	\$146,000	WD	03-ARM'S LENGTH
043-450-030-00	4416 GILBERT ST	11/13/20	\$102,500	WD	03-ARM'S LENGTH
043-450-031-50	4404 GILBERT	10/08/20	\$158,000	WD	03-ARM'S LENGTH
043-450-032-00	4377 CENTRAL	09/13/21	\$110,000	WD	03-ARM'S LENGTH
043-450-106-00	4271 LAPEER ST	10/26/20	\$130,000	WD	03-ARM'S LENGTH
043-450-107-00	4283 LAPEER	12/29/21	\$142,000	WD	11-FROM LENDING INSTITUTION EXPOSED
043-502-005-00	4727 SECOND	02/03/21	\$80,000	WD	03-ARM'S LENGTH
043-502-016-00	4726 THIRD	04/19/21	\$105,000	WD	03-ARM'S LENGTH
043-503-008-00	4792 WATER	01/14/22	\$114,000	WD	03-ARM'S LENGTH
043-503-009-00	4710 FOURTH	12/14/21	\$132,000	WD	03-ARM'S LENGTH
043-504-003-00	4727 FOURTH	03/11/22	\$140,000	WD	03-ARM'S LENGTH
043-504-006-00	4820 WATER	10/15/21	\$146,000	WD	03-ARM'S LENGTH
043-506-003-00	4469 THIRD	11/17/21	\$142,000	WD	03-ARM'S LENGTH
043-506-004-50	4457 THIRD	12/08/20	\$97,000	WD	03-ARM'S LENGTH
043-510-002-00	4425 SECOND ST	01/15/21	\$87,800	WD	03-ARM'S LENGTH
043-510-007-00	4743 PINE	08/31/21	\$175,000	WD	03-ARM'S LENGTH

Totals: \$3,505,200

Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$185,000	\$101,700	54.97	\$203,326	\$11,713	\$173,287
\$136,000	\$70,500	51.84	\$140,900	\$14,258	\$121,742
\$184,000	\$86,600	47.07	\$173,266	\$20,800	\$163,200
\$303,500	\$137,900	45.44	\$348,575	\$41,230	\$262,270
\$224,000	\$105,700	47.19	\$211,439	\$26,083	\$197,917
\$220,500	\$134,900	61.18	\$269,796	\$33,482	\$187,018
\$210,000	\$94,600	45.05	\$221,276	\$19,541	\$190,459
\$146,000	\$72,700	49.79	\$145,356	\$9,755	\$136,245
\$102,500	\$38,000	37.07	\$75,999	\$11,544	\$90,956
\$158,000	\$65,700	41.58	\$131,304	\$12,876	\$145,124
\$110,000	\$63,100	57.36	\$126,254	\$17,351	\$92,649
\$130,000	\$63,300	48.69	\$126,673	\$20,527	\$109,473
\$142,000	\$71,700	50.49	\$143,359	\$19,637	\$122,363
\$80,000	\$47,300	59.13	\$94,511	\$5,716	\$74,284
\$105,000	\$49,000	46.67	\$97,991	\$8,908	\$96,092
\$114,000	\$46,600	40.88	\$93,183	\$6,454	\$107,546
\$132,000	\$68,900	52.20	\$137,721	\$5,876	\$126,124
\$140,000	\$67,700	48.36	\$135,315	\$11,091	\$128,909
\$146,000	\$57,500	39.38	\$115,060	\$16,901	\$129,099
\$142,000	\$66,500	46.83	\$133,097	\$12,992	\$129,008
\$97,000	\$57,000	58.76	\$113,928	\$11,942	\$85,058
\$87,800	\$50,500	57.52	\$101,061	\$10,393	\$77,407
\$175,000	\$100,600	57.49	\$201,167	\$13,713	\$161,287
\$3,470,300	\$1,718,000		\$3,540,557		\$3,107,517
	Sale. Ratio =>	49.51			
	Std. Dev. =>	6.76			

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$211,028	0.821	2,088	\$82.99	043	9.4430	TWO-STORY
\$139,474	0.873	1,729	\$70.41	043	4.2720	TWO-STORY
\$167,914	0.972	1,838	\$88.79	043	5.6337	FARMHOUSE
\$338,486	0.775	3,316	\$79.09	043	14.0755	TWO-STORY
\$204,137	0.970	1,536	\$128.85	043	5.3944	ONE-STORY RANCH
\$260,258	0.719	1,448	\$129.16	043	19.7000	ONE-STORY RANCH
\$222,175	0.857	1,668	\$114.18	043	5.8341	ONE-STORY RANCH
\$149,340	0.912	1,432	\$95.14	043	0.3276	ONE-STORY RANCH
\$70,986	1.281	612	\$148.62	043	36.5741	ONE-STORY RANCH
\$130,427	1.113	1,088	\$133.39	043	19.7093	ONE-STORY RANCH
\$119,937	0.772	1,296	\$71.49	043	14.3109	ONE-STORY RANCH
\$116,901	0.936	1,008	\$108.60	043	2.0872	ONE-STORY RANCH
\$136,258	0.898	1,008	\$121.39	043	1.7562	ONE-STORY RANCH
\$97,792	0.760	892	\$83.28	043	15.5975	TWO-STORY
\$98,109	0.979	792	\$121.33	043	6.3853	TWO-STORY
\$95,517	1.126	752	\$143.01	043	21.0353	ONE-STORY RANCH
\$145,204	0.869	1,456	\$86.62	043	4.6988	TWO-STORY
\$136,811	0.942	1,978	\$65.17	043	2.6656	FARMHOUSE
\$108,105	1.194	1,088	\$118.66	043	27.8616	ONE-STORY RANCH
\$132,274	0.975	1,396	\$92.41	043	5.9719	TWO-STORY
\$112,319	0.757	1,126	\$75.54	043	15.8301	TWO-STORY
\$99,855	0.775	894	\$86.59	043	14.0391	ONE-STORY RANCH
\$206,447	0.781	2,116	\$76.22	043	13.4337	TWO-STORY
\$3,499,751			\$100.91		2.7663	
E.C.F. =>	0.888		Std. Deviation=>	0.149587073		
Ave. E.C.F. =>	0.916		Ave. Variance=>	11.5929	Coefficient of Var=>	12.66171044

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
DDA COLUMBIA\	\$10,690	No	/ /	
DDA COLUMBIA\	\$12,621	No	/ /	
	\$20,800	No	/ /	
	\$19,455	No	/ /	013-034-003-50
	\$21,060	No	/ /	
	\$30,560	No	/ /	
	\$19,541	No	/ /	043-450-012-00
DDA COLUMBIA\	\$9,755	No	/ /	
DDA COLUMBIA\	\$11,544	No	/ /	
	\$12,876	No	/ /	
DDA COLUMBIA\	\$15,008	No	/ /	
DDA COLUMBIA\	\$20,527	No	/ /	
DDA COLUMBIA\	\$17,470	No	/ /	
DDA COLUMBIA\	\$5,716	No	/ /	
DDA COLUMBIA\	\$5,716	No	/ /	
DDA COLUMBIA\	\$6,454	No	/ /	
DDA COLUMBIA\	\$5,876	No	/ /	
DDA COLUMBIA\	\$11,091	No	/ /	
DDA COLUMBIA\	\$16,901	No	/ /	
DDA COLUMBIA\	\$12,992	No	/ /	
DDA COLUMBIA\	\$10,301	No	/ /	
DDA COLUMBIA\	\$10,393	No	/ /	
DDA COLUMBIA\	\$9,850	No	/ /	

Land Table	Property Class	Building Depr.
COLUMBIAVILLE VILLAGE	401	74
COLUMBIAVILLE VILLAGE	401	78
COLUMBIAVILLE VILLAGE	401	66
COLUMBIAVILLE VILLAGE	401	80
COLUMBIAVILLE VILLAGE	401	86
COLUMBIAVILLE VILLAGE	401	74
COLUMBIAVILLE VILLAGE	401	79
COLUMBIAVILLE VILLAGE	401	65
COLUMBIAVILLE VILLAGE	401	76
COLUMBIAVILLE VILLAGE	401	66
COLUMBIAVILLE VILLAGE	401	64
COLUMBIAVILLE VILLAGE	401	76
COLUMBIAVILLE VILLAGE	401	82
COLUMBIAVILLE VILLAGE	401	85
COLUMBIAVILLE VILLAGE	401	85
COLUMBIAVILLE VILLAGE	401	74
COLUMBIAVILLE VILLAGE	401	65
COLUMBIAVILLE VILLAGE	401	68
COLUMBIAVILLE VILLAGE	401	78
COLUMBIAVILLE VILLAGE	401	85
COLUMBIAVILLE VILLAGE	401	81
COLUMBIAVILLE VILLAGE	401	79
