

Platted Sagola and Channing ECF 2021-2023

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
005-323-009-00	11700 N STATE HWY M95	03/07/22	\$29,950	QC	11-FROM LENDING INSTITUTION EXPOSED	\$29,950	\$21,000	70.12	\$48,298
005-323-012-00	413 HWY M-95	08/02/21	\$12,000	QC	03-ARM'S LENGTH	\$12,000	\$8,400	70.00	\$20,168
005-325-001-00		05/04/21	\$10,000	QC	03-ARM'S LENGTH	\$10,000	\$3,100	31.00	\$6,748
005-375-005-00	712 TOBIN AVE	01/10/23	\$74,200	WD	03-ARM'S LENGTH	\$74,200	\$17,200	23.18	\$38,633
005-440-005-00	808 RAILROAD AVE	10/11/22	\$28,500	WD	03-ARM'S LENGTH	\$28,500	\$6,500	22.81	\$14,595
005-506-001-00	301 SAGOLA AVE	10/07/21	\$34,350	QC	03-ARM'S LENGTH	\$34,350	\$11,600	33.77	\$28,015
005-506-001-00	301 SAGOLA AVE	10/12/21	\$34,350	LC	03-ARM'S LENGTH	\$34,350	\$11,600	33.77	\$28,015
005-507-008-25	204 CHANNING AVE	08/03/21	\$4,300	WD	03-ARM'S LENGTH	\$4,300	\$2,900	67.44	\$6,368
005-510-004-00	306 SECOND ST	01/27/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$15,600	34.67	\$37,787
005-510-004-00	306 SECOND ST	06/20/22	\$38,000	QC	03-ARM'S LENGTH	\$38,000	\$16,400	43.16	\$37,787
Totals:			\$310,650			\$310,650	\$114,300		\$266,414
								Sale. Ratio =>	36.79
								Std. Dev. =>	18.99

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$2,554	\$27,396	\$109,698	0.250
\$2,554	\$9,446	\$42,240	0.224
\$3,405	\$6,595	\$8,017	0.823
\$1,703	\$72,497	\$88,561	0.819
\$4,041	\$24,459	\$25,309	0.966
\$1,627	\$32,723	\$63,281	0.517
\$1,627	\$32,723	\$63,281	0.517
\$1,000	\$3,300	\$12,873	0.256
\$1,715	\$43,285	\$86,504	0.500
\$1,715	\$36,285	\$86,504	0.419
	\$288,709	\$586,266	
		E.C.F. =>	0.492
		Ave. E.C.F. =>	0.529