

RR-02 - RURAL RES HOMES FROM 1501-1999 SQ FT

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
000-12-08-301-001-00	2500 RIEGEL RD	03/28/23	\$150,000	WD	03-ARM'S LENGTH	\$164,901	\$83,200	50.45	\$219,482	\$22,458	\$142,443	\$177,707	0.802	1,680
000-12-15-476-001-04	3700 MOSCOW RD	04/18/22	\$215,000	WD	03-ARM'S LENGTH	\$251,861	\$125,500	49.83	\$295,548	\$36,853	\$215,008	\$233,261	0.922	1,758
000-12-05-376-009-01	8654 MC CAIN RD	12/08/23	\$200,000	WD	03-ARM'S LENGTH	\$211,767	\$107,700	50.86	\$241,391	\$49,868	\$161,899	\$172,855	0.937	1,588
000-12-27-476-002-00	7005 MATHEWS RD	10/10/24	\$120,000	WD	03-ARM'S LENGTH	\$123,877	\$69,100	55.78	\$138,591	\$19,400	\$104,477	\$107,573	0.971	1,184
080-12-17-429-003-00	3764 CHAPEL RD	11/30/23	\$255,000	AFF	03-ARM'S LENGTH	\$271,151	\$125,500	46.28	\$282,229	\$73,568	\$197,583	\$195,201	1.012	1,568
080-12-17-429-008-00	DICKENS	11/30/23	\$255,000	AFF	03-ARM'S LENGTH	\$271,151	\$125,500	46.28	\$282,229	\$73,568	\$197,583	\$195,201	1.012	1,568
000-12-16-276-007-06	3410 S DEARING RD	12/16/22	\$260,000	WD	03-ARM'S LENGTH	\$289,338	\$0	0.00	\$298,877	\$39,706	\$249,632	\$232,084	1.076	1,832
000-12-26-351-005-00	5845 MOSCOW RD	01/13/25	\$355,000	WD	03-ARM'S LENGTH	\$363,786	\$108,400	29.80	\$369,965	\$82,532	\$281,254	\$259,416	1.084	2,677
000-12-20-202-002-00	9423 SPRING ARBOR RD	11/20/24	\$390,000	WD	03-ARM'S LENGTH	\$401,565	\$128,000	31.88	\$405,909	\$28,436	\$373,129	\$340,375	1.096	1,917
000-12-02-251-001-07	5580 SLAYTON RD	09/24/24	\$305,000	WD	03-ARM'S LENGTH	\$315,663	\$120,500	38.17	\$317,698	\$26,707	\$288,956	\$262,627	1.100	1,603
000-12-09-226-001-02	7237 MC CAIN RD	10/09/24	\$405,000	WD	03-ARM'S LENGTH	\$418,084	\$133,000	31.81	\$408,108	\$47,276	\$370,808	\$325,661	1.139	2,620
000-12-13-401-001-01	5495 KIBBY RD	01/08/25	\$350,000	WD	03-ARM'S LENGTH	\$358,663	\$115,000	32.06	\$348,713	\$45,890	\$312,773	\$273,306	1.144	1,880
000-12-03-376-005-00	1987 S DEARING RD	02/26/25	\$255,000	WD	03-ARM'S LENGTH	\$260,738	\$37,400	14.34	\$251,958	\$20,000	\$240,738	\$209,348	1.150	1,624
000-12-09-226-003-00	2124 S DEARING RD	11/30/22	\$228,000	WD	03-ARM'S LENGTH	\$255,397	\$82,500	32.30	\$245,059	\$29,416	\$225,981	\$194,252	1.163	1,814
000-12-26-402-001-00	6351 HORTON RD	11/04/22	\$211,000	WD	03-ARM'S LENGTH	\$236,355	\$82,700	34.99	\$216,521	\$29,329	\$207,026	\$168,946	1.225	1,701
000-12-07-100-001-01	9951 MC CAIN RD	08/25/23	\$275,000	WD	03-ARM'S LENGTH	\$296,130	\$119,700	40.42	\$267,834	\$23,645	\$272,485	\$220,387	1.236	1,406
000-12-26-402-004-00	6261 HORTON RD	08/09/24	\$339,900	AFF	03-ARM'S LENGTH	\$352,684	\$125,300	35.53	\$321,859	\$58,636	\$294,048	\$237,197	1.240	1,868
000-12-25-326-006-00	5600 HORTON RD	10/05/23	\$380,000	WD	03-ARM'S LENGTH	\$405,778	\$169,600	41.80	\$361,435	\$37,881	\$367,897	\$292,016	1.260	1,426
000-12-01-251-001-01	800 O'BRIEN RD	03/25/24	\$250,000	PTA	03-ARM'S LENGTH	\$262,719	\$87,700	33.38	\$233,770	\$26,719	\$236,000	\$186,869	1.263	1,954
000-12-16-226-001-05	7131 KING RD	04/26/24	\$320,000	WD	03-ARM'S LENGTH	\$335,432	\$123,400	36.79	\$296,249	\$25,572	\$309,860	\$244,293	1.268	1,650
000-12-36-401-003-04	6900 THORNE RD	01/26/24	\$698,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$737,216	\$236,300	32.05	\$627,132	\$149,124	\$588,092	\$447,172	1.315	1,972
000-12-16-276-002-02	3470 HENDERSON RD	08/04/22	\$345,000	WD	03-ARM'S LENGTH	\$394,039	\$142,600	36.19	\$339,337	\$66,104	\$327,935	\$246,600	1.330	1,597
000-12-23-276-004-00	4668 REYNOLDS RD	09/21/22	\$180,000	WD	03-ARM'S LENGTH	\$204,267	\$76,300	37.35	\$171,802	\$21,102	\$183,165	\$136,011	1.347	1,596
000-12-09-400-001-09	7328 KING RD	02/10/23	\$264,900	WD	03-ARM'S LENGTH	\$292,407	\$108,900	37.24	\$236,675	\$24,729	\$267,678	\$191,287	1.399	1,922
Totals:			\$7,006,800			\$7,474,969	\$2,633,800		\$7,178,371		\$6,416,450	\$5,549,646		
								Sale. Ratio =>	35.23			E.C.F. =>	1.156	
								Std. Dev. =>	11.74			Ave. E.C.F. =>	1.145	