

RR-03 - RURAL RES HOMES FROM 2000-2899 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
000-12-02-376-006-02	5976 MC CAIN RD	10/03/22	\$376,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$423,936	\$173,300	40.88	\$368,166	\$75,262	\$348,674	\$308,587	1.130	2,946
000-12-26-201-003-00	5427 VROOMAN RD	08/19/24	\$610,000	WD	03-ARM'S LENGTH	\$632,944	\$154,700	24.44	\$654,811	\$88,173	\$544,771	\$471,189	1.156	2,844
000-12-11-226-006-02	5905 MC CAIN RD	05/24/24	\$440,000	WD	03-ARM'S LENGTH	\$460,051	\$191,400	41.60	\$459,167	\$37,423	\$422,628	\$350,702	1.205	2,540
000-12-23-376-006-05	5678 VROOMAN RD	09/30/24	\$425,000	WD	03-ARM'S LENGTH	\$439,858	\$199,300	45.31	\$429,846	\$59,934	\$379,924	\$307,601	1.235	2,656
000-12-03-376-007-02	6884 MC CAIN RD	12/08/23	\$370,000	WD	03-ARM'S LENGTH	\$391,770	\$137,000	34.97	\$377,899	\$45,657	\$346,113	\$276,277	1.253	2,266
000-12-01-201-001-06	714 O'BRIEN RD	11/06/24	\$557,500	WD	03-ARM'S LENGTH	\$574,032	\$204,900	35.69	\$549,424	\$68,810	\$505,222	\$399,656	1.264	2,617
000-12-23-451-007-00	5454 VROOMAN RD	03/20/23	\$349,000	WD	03-ARM'S LENGTH	\$383,669	\$140,300	36.57	\$366,688	\$40,440	\$343,229	\$271,291	1.265	2,100
000-12-08-101-001-06	8785 MC CAIN RD	05/10/22	\$463,000	WD	03-ARM'S LENGTH	\$538,988	\$215,300	39.95	\$501,887	\$53,206	\$485,782	\$373,102	1.302	2,572
000-12-11-226-001-01	5911 MC CAIN RD	08/19/24	\$475,000	WD	03-ARM'S LENGTH	\$492,866	\$176,900	35.89	\$459,021	\$126,568	\$366,298	\$276,452	1.325	2,140
000-12-27-426-001-05	7032 MATHEWS RD	04/05/22	\$267,750	WD	03-ARM'S LENGTH	\$313,655	\$62,700	19.99	\$269,489	\$21,376	\$292,279	\$206,319	1.417	2,432
000-12-02-251-001-08	5189 SLAYTON RD	05/17/22	\$294,000	AFF	03-ARM'S LENGTH	\$342,252	\$0	0.00	\$285,305	\$18,884	\$323,368	\$221,543	1.460	2,028
000-12-33-151-002-04	7874 SEARS RD	02/27/23	\$290,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$320,113	\$108,100	33.77	\$222,951	\$58,297	\$261,816	\$153,787	1.702	1,725
Totals:			\$4,917,250			\$5,314,134	\$1,763,900		\$4,944,654		\$4,620,104	\$3,616,505		
								Sale. Ratio =>	33.19			E.C.F. =>	1.278	
								Std. Dev. =>	12.42			Ave. E.C.F. =>	1.310	