

RR-01 - RURAL RES HOMES UNDER 1500 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
000-12-03-176-003-00	1533 S DEARING RD	09/16/24	\$170,000	WD	03-ARM'S LENGTH	\$175,943	\$90,100	51.21	\$202,153	\$21,008	\$154,935	\$152,223	1.018	1,040
000-12-09-101-002-00	7797 MC CAIN RD	10/18/22	\$211,250	WD	03-ARM'S LENGTH	\$238,464	\$96,100	40.30	\$260,775	\$46,183	\$192,281	\$180,329	1.066	1,248
000-12-32-251-001-00	8600 SEARS RD	09/19/24	\$251,000	MLC	03-ARM'S LENGTH	\$259,775	\$109,500	42.15	\$279,050	\$83,608	\$176,167	\$164,237	1.073	1,400
000-12-08-451-005-00	8460 KING RD	02/15/24	\$174,000	AFF	03-ARM'S LENGTH	\$183,314	\$77,100	42.06	\$191,216	\$18,510	\$164,804	\$145,131	1.136	1,272
000-12-08-426-001-00	2570 CHAPEL RD	11/10/22	\$346,000	WD	03-ARM'S LENGTH	\$387,577	\$133,400	34.42	\$396,956	\$160,264	\$227,313	\$198,901	1.143	1,456
000-12-16-382-003-00	205 E MAIN ST	08/18/23	\$159,500	WD	03-ARM'S LENGTH	\$171,756	\$62,900	36.62	\$171,810	\$12,993	\$158,763	\$133,460	1.190	1,365
000-12-10-101-003-00	2171 S DEARING RD	05/28/24	\$226,000	WD	03-ARM'S LENGTH	\$236,299	\$96,400	40.80	\$230,915	\$26,279	\$210,020	\$171,963	1.221	1,092
000-12-22-151-003-01	6850 CARTER RD	11/15/22	\$299,900	WD	03-ARM'S LENGTH	\$335,937	\$98,200	29.23	\$326,734	\$47,189	\$288,748	\$234,912	1.229	1,404
000-12-32-176-002-00	6437 CROSS RD	04/25/24	\$400,000	WD	03-ARM'S LENGTH	\$419,290	\$181,200	43.22	\$408,025	\$68,430	\$350,860	\$285,374	1.229	1,286
000-12-22-276-001-02	4372 MOSCOW RD	10/02/24	\$265,000	WD	03-ARM'S LENGTH	\$273,561	\$107,900	39.44	\$264,070	\$24,553	\$249,008	\$201,275	1.237	1,120
000-12-16-101-005-00	7925 KING RD	12/03/24	\$205,000	WD	03-ARM'S LENGTH	\$210,535	\$94,500	44.89	\$202,541	\$24,776	\$185,759	\$149,382	1.244	1,080
000-12-23-351-006-07	5890 VROOMAN RD	10/31/23	\$206,000	WD	03-ARM'S LENGTH	\$219,974	\$70,000	31.82	\$204,600	\$16,000	\$203,974	\$158,487	1.287	1,008
000-12-07-476-003-01	9006 KING RD	03/15/24	\$390,000	PTA	03-ARM'S LENGTH	\$409,842	\$0	0.00	\$384,256	\$81,763	\$328,079	\$254,196	1.291	1,432
000-12-03-376-003-02	1835 S DEARING RD	12/12/24	\$195,000	WD	03-ARM'S LENGTH	\$200,265	\$55,900	27.91	\$184,068	\$20,493	\$179,772	\$137,458	1.308	1,313
000-12-10-151-001-01	2251 S DEARING RD	04/03/23	\$260,000	WD	03-ARM'S LENGTH	\$284,658	\$111,300	39.10	\$261,016	\$24,780	\$259,878	\$198,518	1.309	1,464
000-12-03-451-001-00	6500 MC CAIN RD	03/15/24	\$237,500	PTA	03-ARM'S LENGTH	\$251,160	\$53,500	21.30	\$228,326	\$18,177	\$232,983	\$176,596	1.319	1,260
000-12-12-151-006-00	2531 REYNOLDS RD	11/20/24	\$280,000	WD	03-ARM'S LENGTH	\$288,303	\$83,500	28.96	\$259,360	\$31,890	\$256,413	\$191,151	1.341	1,328
000-12-23-276-003-00	4666 REYNOLDS RD	11/23/22	\$199,900	WD	03-ARM'S LENGTH	\$223,921	\$82,600	36.89	\$198,739	\$24,210	\$199,711	\$146,663	1.362	976
000-12-15-101-003-02	3207 S DEARING RD	04/11/24	\$240,000	WD	33-TO BE DETERMINED	\$251,574	\$96,200	38.24	\$221,002	\$35,707	\$215,867	\$155,710	1.386	1,222
000-12-01-151-005-00	4880 SLAYTON RD	02/23/24	\$275,000	AFF	03-ARM'S LENGTH	\$289,721	\$96,500	33.31	\$248,999	\$21,041	\$268,680	\$191,561	1.403	1,200
000-12-01-151-005-00	4880 SLAYTON RD	04/20/22	\$247,500	WD	03-ARM'S LENGTH	\$289,933	\$84,800	29.25	\$248,999	\$21,041	\$268,892	\$191,561	1.404	1,200
000-12-33-151-002-08	7870 SEARS RD	12/21/23	\$380,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$402,358	\$146,800	36.48	\$329,201	\$158,569	\$243,789	\$164,705	1.480	1,152
000-12-13-151-007-00	3353 REYNOLDS RD	06/30/22	\$224,000	WD	03-ARM'S LENGTH	\$259,122	\$66,200	25.55	\$207,854	\$23,041	\$236,081	\$155,305	1.520	1,350
000-12-16-101-001-00	3001 CHAPEL RD	08/18/22	\$150,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$171,321	\$72,700	42.43	\$145,196	\$51,284	\$120,037	\$78,663	1.526	1,206
000-12-06-151-003-00	1627 S PARMA RD	08/07/23	\$272,500	WD	03-ARM'S LENGTH	\$293,438	\$96,600	32.92	\$229,172	\$18,543	\$274,895	\$176,999	1.553	1,232
000-12-11-201-001-00	5929 MC CAIN RD	11/09/22	\$210,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,234	\$89,100	37.88	\$189,409	\$37,373	\$197,861	\$127,350	1.554	1,400
000-12-03-401-001-05	6400 MC CAIN RD	04/26/24	\$392,000	WD	03-ARM'S LENGTH	\$410,904	\$151,100	36.77	\$314,817	\$28,100	\$382,804	\$240,939	1.589	1,352
000-12-03-401-001-05	6400 MC CAIN RD	07/29/22	\$361,000	WD	03-ARM'S LENGTH	\$414,958	\$136,200	32.82	\$314,817	\$28,100	\$386,858	\$240,939	1.606	1,352
000-12-27-476-001-02	7437 MATHEWS RD	09/23/24	\$295,000	WD	03-ARM'S LENGTH	\$305,313	\$57,200	18.73	\$231,972	\$120,185	\$185,128	\$93,939	1.971	0
<b>Totals:</b>			<b>#REF!</b>			<b>\$8,094,450</b>	<b>\$2,697,500</b>		<b>\$7,336,048</b>		<b>\$6,800,360</b>	<b>\$5,097,926</b>		
								<b>Sale. Ratio =&gt;</b>	<b>33.33</b>			<b>E.C.F. =&gt;</b>	<b>1.334</b>	
								<b>Std. Dev. =&gt;</b>	<b>#REF!</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.345</b>	