

LINCOLN AG ECF


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
006-0-002-200-055-00	3201 M 76	05/28/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$93,400	38.92	\$248,685	\$22,869	\$217,131	\$329,178	0.660
006-0-011-300-132-00	3914 DUPRIE RD	06/26/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$38,300	25.20	\$150,023	\$21,720	\$130,280	\$187,031	0.697
006-0-014-200-040-00	3954 IRWIN RD	11/21/22	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$41,300	23.61	\$163,007	\$16,140	\$158,760	\$214,092	0.742
006-0-020-200-005-10	4554 LINCOLN RD	04/08/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$47,300	30.52	\$141,044	\$15,477	\$139,523	\$183,042	0.762
006-0-021-100-015-00	4580 DEEP RIVER	07/15/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$52,500	43.75	\$110,738	\$5,443	\$114,557	\$153,491	0.746
006-0-031-100-015-09	5653 W WORTH RD	04/05/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$33,400	25.71	\$126,135	\$14,969	\$114,931	\$162,050	0.709
010-0-022-100-025-00	4169 SAGATOO RD	06/08/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$36,700	34.62	\$87,202	\$4,348	\$101,652	\$120,778	0.842
010-0-023-300-025-00	4939 S HURON RD	11/10/22	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$43,500	33.98	\$126,735	\$15,186	\$112,814	\$162,608	0.694
010-0-025-400-015-00	5432 ARENAC-STATE RD	01/20/22	\$142,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$142,900	\$43,000	30.09	\$141,843	\$6,996	\$135,904	\$196,570	0.691
010-1-008-100-115-00	3780 LACLAIR RD	09/29/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$30,800	21.24	\$129,633	\$10,158	\$134,842	\$174,162	0.774
010-1-019-200-020-00	4745 FOCO RD	02/06/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$23,200	33.14	\$89,708	\$10,841	\$59,159	\$114,966	0.515
010-1-019-200-025-00	4753 S FOCO RD	06/06/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$39,500	34.35	\$114,667	\$9,287	\$105,713	\$153,615	0.688
010-1-020-200-015-00	4511 LENTZ RD	04/25/23	\$138,500	WD	03-ARM'S LENGTH	\$138,500	\$33,500	24.19	\$109,845	\$5,678	\$132,822	\$151,847	0.875
010-1-020-400-010-00	4802 LACLAIR RD	04/30/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$45,500	39.57	\$116,579	\$30,231	\$84,769	\$125,872	0.673
Totals:			\$1,932,200			\$1,932,200	\$601,900		\$1,855,844		\$1,742,857	\$2,429,302	
							Sale. Ratio =>	31.15				E.C.F. =>	0.717
							Std. Dev. =>	6.76				Ave. E.C.F. =>	0.719

LINCOLN AG LAND VALUE

NBHD	Parcel Number	Sale Date	Sale Price	Conf.	Liber/Page	Unadjusted Price per Acre	Topology	Irrigated	Public Water	Public Sewer	Total Acre	ROW	Drain	Residual Acre	Scrub Acre	Wet Acre	% of Land Adjusted	Other Acre Value	Tillable Acre	Building Value	Residual			Time			Adjusted Sale Price	Tillable Price Per Acre	Comments								
																					Value	Days	Months	Adjustment													
2	006-0-031-100-015-01	2/13/2022	\$120,000	No	202101422	\$3,208					38.170	0.764	0.000	37.406	18.906		50.54%	\$34,031	18.500	\$0	\$85,969	0	0	0	0	85,969	\$4,647										
2	010-1-031-300-015-00	1/6/2022	\$195,250	No	202200109	\$5,861					35.750	2.438	0.000	33.312	0.000		0.00%	\$0	33.312	\$0	\$195,250	0	0	0	0	195,250	\$5,861										
2	006-0-003-100-030-05	3/6/2023	\$53,010	No	202300760	\$3,129					17.059	0.117	0.000	16.942	0.000		0.00%	\$0	16.942	\$0	\$53,010	0	0	0	0	53,010	\$3,129										
2	006-0-016-100-015-00	10/7/2022	\$152,000	No	202203547	\$4,182					38.209	1.861	0.000	36.348	2.466		6.78%	\$4,439	33.882	\$0	\$147,561	0	0	0	0	147,561	\$4,355										
1	002-0-035-300-030-00	5/13/2021	\$146,500	No	202102208	\$2,610					57.140	1.000	0.000	56.140	4.900		8.73%	\$8,820	51.240	\$0	\$137,680	0	0	0	0	137,680	\$2,687										
						\$666,760							\$3,701							180.148							153.876	\$0							619,470	\$4,026	Use \$4,000 per Acre
SCRUB		1800																																			

Combind

		If you're using the Square Footage Table in Assessing.net				
Curve Formula From Chart		SqFt	Acres	\$/sf	\$/ac	Concluded \$
		2,500	0.057	\$2.81	\$122,596	\$7,036
Formula Pt 1:	156.37	5,000	0.115	\$1.97	\$85,882	\$9,858
Formula Pt 2:	-0.5135	7,500	0.172	\$1.60	\$69,740	\$12,008
		10,000	0.230	\$1.38	\$60,163	\$13,812
		12,500	0.287	\$1.23	\$53,650	\$15,395
		15,000	0.344	\$1.12	\$48,855	\$16,823
		20,000	0.459	\$0.97	\$42,146	\$19,351
		25,000	0.574	\$0.86	\$37,583	\$21,570
		30,000	0.689	\$0.79	\$34,225	\$23,571
		40,000	0.918	\$0.68	\$29,525	\$27,112
		50,000	1.148	\$0.60	\$26,328	\$30,221
		60,000	1.377	\$0.55	\$23,975	\$33,024
		87,120	2.000	\$0.45	\$19,797	\$39,594
		130,680	3.000	\$0.37	\$16,076	\$48,228
		174,240	4.000	\$0.32	\$13,868	\$55,474
		217,800	5.000	\$0.28	\$12,367	\$61,835
		435,600	10.000	\$0.20	\$8,664	\$86,635
		653,400	15.000	\$0.16	\$7,035	\$105,528
		871,200	20.000	\$0.14	\$6,069	\$121,381
		1,089,000	25.000	\$0.12	\$5,412	\$135,301



 If the above formulas are not calculating, make sure that any sales with a 0 or less \$ per unit are set to "not used". If they are still not calculating, refresh them by double clicking them and pressing "enter".

If you're using the Acreage Table in Assessing.net					
SqFt	Acres	\$/sf	\$/ac	Concluded \$	
43,560	1.0	\$0.65	\$28,260	\$28,260	
65,340	1.5	\$0.53	\$22,948	\$34,423	
87,120	2.0	\$0.45	\$19,797	\$39,594	
108,900	2.5	\$0.41	\$17,654	\$44,135	
130,680	3.0	\$0.37	\$16,076	\$48,228	
174,240	4.0	\$0.32	\$13,868	\$55,474	
217,800	5.0	\$0.28	\$12,367	\$61,835	
304,920	7.0	\$0.24	\$10,405	\$72,833	
435,600	10.0	\$0.20	\$8,664	\$86,635	
653,400	15.0	\$0.16	\$7,035	\$105,528	
871,200	20.0	\$0.14	\$6,069	\$121,381	
1,089,000	25.0	\$0.12	\$5,412	\$135,301	
1,306,800	30.0	\$0.11	\$4,928	\$147,851	
1,742,400	40.0	\$0.10	\$4,252	\$170,063	
2,178,000	50.0	\$0.09	\$3,791	\$189,565	
4,356,000	100.0	\$0.06	\$2,656	\$265,592	

Com Ind Sales

Valuation Method	Parcel Number	Address	Sale Date	Sale Price	Conf	Liber/ Page	Total Acre	Total Sq Ft	Total Front Ft	ROW (Sq Ft)	Imprvnts Value	LandResidual	Indicated/LB Ratio	ResidAcre	ResidSq Ft	Unadjst\$/ acre	Unadjst\$ / Sq Ft	Months ToMid-Point	TimeAdjust	AdjustedSale Price	Adjust \$Per Acre	Adjust \$Per Sq Ft	
Vacant	003-0-016-400-010-01	E Huron Rd	43223	9000	No	201801325	16.33	798454.6		21780	0	90000	N/A	17.83	776674.8	5047.672462	0.12	47	0.04188688	93768.01892	5259.002744	0.12	
Abstraction	011-2-000-000-090-00		43528	9000	No	201900588	0.043	1873.08		0	8662	0	0.2375555556	0.043	1873.08	45720.93023	1.14	37	0.03295903	2208.468400	51359.6839	1.18	
Allocation	011-2-000-000-090-00		43528	9000	No	201900588	0.043	1873.08		0	0	0	0.3395	0.043	1873.08	71058.13953	1.63	37	0.03295903	3156.206318	73400.14694	1.69	
Abstraction	012-0-025-400-035-10	515 N Huron	43538	300000	No	201900700	0.83	36154.8	5401.44	157006	0	142994	0.4766486667	0.706	30753.38	202541.0785	4.65	37	0.03295903	147706.9436	209216.634	4.8	
Allocation	012-0-025-400-035-10	515 N Huron	43538	300000	No	201900700	0.83	36154.8	5401.44	0	0	0	0.3395	0.706	30753.38	144263.4561	3.31	37	0.03295903	105206.8773	149018.2398	3.42	
Abstraction	030-0-000-012-002-06	214 E Center St	43559	7000	No	201901082	1.1	47916		47405	0	22595	0.322785714	1.1	47916	20540.90909	0.37	36	0.03286825	23319.82022	21199.62002	0.49	
Allocation	030-0-000-012-002-06	214 E Center St	43559	7000	No	201901082	1.1	47916		0	0	0	0.3395	1.1	47916	21604.54545	0.5	36	0.03286825	24527.10187	22297.36534	0.51	
Abstraction	020-0-027-000-035-06	620 E Huron Rd	43581	5000	No	201901573	2.047	89187.32	3300	10034	0	39966	0.79932	1.971	85867.32	20277.01874	0.47	35	0.03117746	14212.03843	20909.20265	0.48	
Allocation	020-0-027-000-035-06	620 E Huron Rd	43581	5000	No	201901573	2.047	89187.32	3300	0	0	0	0.3395	1.971	85867.32	8612.379503	0.2	35	0.03117746	17504.23741	8880.891633	0.2	
Abstraction	006-0-002-200-015-05	3253 M-76	43616	4000	No	201902032	0.39	16998.4		0	30955	0	0.228125	0.39	16998.4	23192.30789	0.53	34	0.03286825	9318.842894	23894.75962	0.55	
Allocation	006-0-002-200-015-05	3253 M-76	43616	4000	No	201902032	0.39	16998.4		0	0	0	0.3395	0.39	16998.4	34620.51262	0.8	34	0.03286825	13991.29307	35875.11044	0.82	
Abstraction	003-0-027-200-005-18	2050 Dreyer Rd	43654	360000	Yes	201902372	9.97	434289.2		29315.88	0	13580	0.3395	5.287	404977.32	13148.17619	0.3	33	0.02939586	12612.7866	13532.61976	0.31	
Allocation	008-0-008-400-035-01	2030 M-79	43658	44000	No	201902593	5.389	234744.8		34978.66	8117	0	0.860677273	4.586	199788.16	8260.575665	0.19	30	0.02838589	36986.40459	8503.402857	0.2	
Abstraction	040-1-400-000-297-00	S Court St	43776	41000	No	201903744	0.639	27834.84		0	21815	0	0.467925829	0.639	27834.84	30023.47418	0.69	29	0.02583275	19680.60138	30799.0832	0.71	
Allocation	040-1-400-000-297-00	S Court St	43776	41000	No	201903744	0.639	27834.84		0	0	0	1.3919.5	0.639	27834.84	21783.25509	0.5	29	0.02583275	14270.07902	22345.97655	0.51	
Vacant	003-0-009-100-005-00	Shenfield Rd	43785	269500	No	201904267	80	3484800		43560	0	269500	N/A	79	3441240	3411.392405	0.08	29	0.02583275	276481.9272	3498.518065	0.08	
Vacant	020-0-008-000-002-00	W Huron Rd	43875	22500	No	20200069	1	43560		0	0	0	0.22500	1	43560	22500	0.26	26	0.0231604	23021.109	23021.109	0.53	
Abstraction	003-2-M50-000-007-00	2426 E Huron Rd	43889	99000	No	202000926	1.316	57324.96	6621.12	55626	0	43374	0.438121212	1.164	50703.84	37262.8666	0.86	25	0.02226962	44339.8223	38092.71875	0.87	
Allocation	003-2-M50-000-007-00	2426 E Huron Rd	43889	99000	No	202000926	1.316	57324.96	6621.12	0	0	0	0.3395	1.164	50703.84	28875	0.66	25	0.02226962	34356.98291	29518.03514	0.68	
Abstraction	010-1-009-400-070-00	2088 Pine River Rd	44046	150000	No	202002981	1.134	49397.04	13677.84	108112	0	41888	0.279253333	0.82	35719.2	51082.92683	1.17	20	0.01781569	42634.26372	51993.00453	1.19	
Allocation	010-1-009-400-070-00	2088 Pine River Rd	44046	150000	No	202002981	1.134	49397.04	13677.84	0	0	0	0.3395	0.82	35719.2	62103.65884	1.43	20	0.01781569	51832.26413	63210.07821	1.45	
Vacant	009-0-017-200-011-00	E Huron Rd	44051	32000	No	202003277	2.27	98881.2		0	0	0	0.32000	N/A	2.27	98881.2	14099.8163	0.32	19	0.01692491	32541.58705	14335.60531	0.33
Abstraction	009-0-018-400-015-02	3280 E Huron Rd	44133	60000	No	202004313	2.062	89920.72	0	22256	0	37744	0.6290686667	2.062	89920.72	18304.55968	0.42	17	0.0154334	36315.57017	18581.75081	0.43	
Allocation	009-0-018-400-015-02	3280 E Huron Rd	44133	60000	No	202004313	2.062	89920.72	0	0	0	0	0.3395	2.062	89920.72	9876.759487	0.23	17	0.0154334	20876.46989	10028.35597	0.23	
Abstraction	040-3-200-000-104-00	122 E Cedar St	44200	130000	No	202100116	0.215	9365.4		116574	0	13428	0.103276923	0.215	9365.4	52448.51163	1.43	15	0.01338177	13606.39511	83380.9075	1.45	
Allocation	040-3-200-000-104-00	122 E Cedar St	44200	130000	No	202100116	0.215	9365.4		0	0	0	0.3395	0.215	9365.4	205279.0898	4.71	15	0.01338177	44724.72168	208021.9813	4.78	
Abstraction	005-1-000-000-840-00	322 Saginaw St	44250	15000	No	202100715	0.172	7500		8000	0	9000	0.6	0.172	7500	52325.5814	1.2	13	0.0115802	8104.22116	52931.52209	1.21	
Allocation	005-1-000-000-840-00	322 Saginaw St	44250	15000	No	202100715	0.172	7500		0	0	0	0.3395	0.172	7500	29807.55814	0.68	13	0.0115802	5151.472168	29950.41958	0.69	
Abstraction	020-0-011-000-035-05	207 W HURON ROAD	44316	70000	No	202102787	0.403	17554.68		53954	0	16046	0.229228571	0.403	17554.68	39816.37717	0.91	11	0	16046	39616.37717	0.91	
Allocation	020-0-011-000-035-05	207 W HURON ROAD	44316	70000	No	202102787	0.403	17554.68		0	0	0	0.3395	0.403	17554.68	58970.22333	1.35	11	0	23765	58970.22333	1.35	
Vacant	020-0-011-000-035-10	W HURON ROAD	44316	15000	No	202102786	0.527	22956.12		0	0	0	0.15000	N/A	0.527	22956.12	28482.9981	0.65	11	0	15000	28482.9981	0.65
Abstraction	008-0-A20-010-045-00	1396 S M-76	44319	81000	No	202101971	0.774	33715.44		63540	0	17460	0.2155555556	0.774	33715.44	22558.13953	0.52	11	0	17460	22558.13953	0.52	
Allocation	008-0-A20-010-045-00	1396 S M-76	44319	81000	No	202101971	0.774	33715.44		0	0	0	0.3395	0.774	33715.44	35529.06977	0.82	11	0	27498.5	35529.06977	0.82	
Abstraction	003-0-014-200-025-20	2115 E HURON RD	44348	225000	No	202102475	6.35	278606		163750	0	61290	0.2722222222	6.35	278606	9645.669291	0.22	10	0	61290	9645.669291	0.22	
Allocation	003-0-014-200-025-20	2115 E HURON RD	44348	225000	No	202102475	6.35	278606		0	0	0	0.3395	6.35	278606	12029.52756	0.28	10	0	76387.5	12029.52756	0.28	
Vacant	020-0-027-000-035-03	E HURON ROAD VACANT	44378	91500	No	202103353	4.153	183904.7		0	0	0	0.51500	N/A	4.153	180904.69	12400.67421	0.28	9	0	51500	12400.67421	0.28
Abstraction	020-0-011-000-035-00	215 W HURON ROAD	44482	120000	No	202104284	0.52	22851.2		102362	0	17618	0.1468186667	0.52	22851.2	33980.76923	0.78	6	0	17618	33980.76923	0.78	
Allocation	020-0-011-000-035-00	215 W HURON ROAD	44482	120000	No	202104284	0.52	22851.2		0	0	0	0.3395	0.52	22851.2	78348.15385	1.8	6	0	40740	78348.15385	1.8	
Vacant	040-1-000-000-006-16	AIRPARK	44559	50000	No	202202120	6.719	292679.6		0	0	0	0.50000	N/A	6.719	292679.64	7441.583569	0.17	3	0	50000	7441.583569	0.17
Vacant	010-0-023-300-035-00	4969 S HURON	44565	10000	No	202200005	1.012	44082.72		0	0	0	0.10000	N/A	1.012	44082.72	9881.422925	0.23	3	0	10000	9881.422925	0.23
Vacant	010-0-023-300-035-00	4788 S HURON RD	44565	10000	No	202200005	0.899	39160.44	4922.28	0	0	0	0.10000	N/A	1.012	44082.72	9881.422925	0.23	3	0	10000	9881.422925	0.23
Abstraction	007-1-000-000-085-00	101 N STATE ST	44566	25000	No	202200140	0.069	3005.64		19296	0	5704	0.22816	0.069	3005.64	82666.66667	1.9	3	0	5704	82666.66667	1.9	
Allocation	007-1-000-000-085-00	101 N STATE ST	44566	25000	No	202200140	0.069	3005.64		0	0	0	0.3395	0.069	3005.64	123007.2464	2.82	3	0	8487.5	123007.2464	2.82	
Abstraction	020-0-011-000-015-03	HURON RD	44649	200000	No	202201058	0.577	25134.12		112065													

LINCOLN RESIDENTIAL LAND VALUE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
006-0-009-100-060-00	3590 DEEP RIVER RD	01/20/22	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$37,000	52.11	\$73,976	\$3,234	\$6,210	82.0	330.0	0.62	0.62	\$39	\$5,208
006-0-002-200-185-01	3146 GROVE RD	08/16/22	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$9,400	72.31	\$18,822	\$13,000	\$9,360	260.0	156.8	0.94	0.94	\$50	\$13,889
006-0-020-200-005-10	4554 LINCOLN RD	04/08/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,900	42.52	\$131,883	\$35,789	\$12,672	0.0	0.0	1.76	1.76	#DIV/0!	\$20,335
006-0-010-400-005-10	4025 JOHNSFIELD RD	10/12/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$35,400	59.00	\$70,840	\$3,128	\$13,968	0.0	0.0	1.94	1.94	#DIV/0!	\$1,612
001-0-024-200-035-00	1626 S KLEIN RD	05/12/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$7,600	76.00	\$15,172	\$38,917	\$15,072	0.0	0.0	4.71	5.00	#DIV/0!	\$10,518
006-0-002-200-055-00	3201 M 76	05/28/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$117,500	48.96	\$235,041	\$23,715	\$18,756	0.0	0.0	5.21	5.21	#DIV/0!	\$4,552
006-0-014-300-002-00	4315 HENDERSON ROAD	01/17/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$45,800	45.80	\$91,510	\$42,798	\$34,308	600.0	0.0	9.54	9.53	\$71	\$4,486
001-0-026-200-010-00	6784 BRENNON RD	03/31/23	\$197,000	PTA	03-ARM'S LENGTH	\$197,000	\$102,200	51.88	\$204,453	\$76,513	\$17,247	0.0	0.0	19.46	10.00	#DIV/0!	\$3,932
006-0-032-100-025-00	5647 MOORE RD	06/21/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$50,800	37.08	\$101,571	\$69,806	\$34,377	0.0	0.0	16.37	16.37	#DIV/0!	\$1,815
006-0-020-200-005-05	4585 LINCOLN ROAD	07/09/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$160,900	53.63	\$321,895	\$18,467	\$40,362	0.0	0.0	19.22	19.22	#DIV/0!	\$4,264
006-0-005-200-010-00	3141 LINCOLN RD	12/16/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$186,400	53.26	\$372,874	\$105,520	\$95,958	0.0	0.0	45.09	84.88	#DIV/0!	\$2,340
											\$118,832			84.88	84.88	#DIV/0!	\$1,131

<1.5	10000	2023
1.5-3		10000
3-4	7200	7200
5-10	3900	4400
10-20	2300	3600
20-40		2100
40-70		2000
70+	1200	1800
		1400

LINCOLN RESIDENTIAL ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
006-0-002-100-055-00	3029 NORTH GROVE RD	09/23/22	\$90,100	WD	03-ARM'S LENGTH	\$90,100	\$56,600	62.82	\$113,188	\$10,008	\$80,092	\$122,833	0.652
006-0-002-200-055-00	3201 M 76	05/28/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$117,500	48.96	\$235,041	\$24,470	\$215,530	\$250,680	0.860
006-0-002-200-165-00	3196 GROVE RD	05/05/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$27,700	55.40	\$55,495	\$9,592	\$40,408	\$54,646	0.739
006-0-005-200-010-00	3141 LINCOLN RD	12/16/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$186,400	53.26	\$372,874	\$138,877	\$211,123	\$278,568	0.758
006-0-006-400-010-10	5710 W M 61	05/12/21	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$102,100	58.38	\$204,229	\$30,744	\$144,156	\$206,530	0.698
006-0-009-100-060-00	3590 DEEP RIVER RD	01/20/22	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$37,000	52.11	\$73,976	\$12,221	\$58,779	\$73,518	0.800
006-0-009-100-065-00	3578 DEEP RIVER RD	12/14/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$58,100	44.69	\$116,208	\$10,678	\$119,322	\$125,631	0.950
006-0-010-400-005-10	4025 JOHNSFIELD RD	10/12/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$35,400	59.00	\$70,840	\$20,567	\$39,433	\$59,849	0.659
006-0-011-300-132-00	3914 DUPRIE RD	06/26/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$59,600	39.21	\$119,172	\$25,507	\$126,493	\$111,506	1.134
006-0-014-300-002-00	4315 HENDERSON ROAD	01/17/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$45,800	45.80	\$91,510	\$37,268	\$62,732	\$64,574	0.971
006-0-020-200-005-05	4585 LINCOLN ROAD	07/09/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$160,900	53.63	\$321,895	\$59,439	\$240,561	\$312,448	0.770
006-0-020-200-005-10	4554 LINCOLN RD	04/08/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$65,900	42.52	\$131,883	\$17,732	\$137,268	\$135,894	1.010
006-0-021-100-015-00	4580 DEEP RIVER	07/15/22	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$56,600	47.17	\$113,157	\$9,126	\$110,874	\$123,846	0.895
006-0-031-100-015-09	5653 W WORTH RD	04/05/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$49,200	37.88	\$98,363	\$13,892	\$116,008	\$100,561	1.154
Totals:			\$2,122,900			\$2,122,900	\$1,058,800		\$2,117,831		\$1,702,779	\$2,021,083	
								Sale. Ratio =>	49.88			E.C.F. =>	0.843
								Std. Dev. =>	7.58			Ave. E.C.F. =>	0.861