

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.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
36-18-02-479-065	3251 ORCHARD LAKE RD	10/30/24	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$341,490	52.54	\$682,985	\$289,179	\$360,821	\$369,424	0.977	4,094	\$88.13	CRS	39.3542			\$269,440	No	/ /		Land Table COM	201
36-18-11-230-003	3425 ORCHARD LAKE RD	08/09/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$104,420	32.13	\$208,839	\$51,016	\$273,984	\$155,338	1.764	1,910	\$143.45	CRL	39.3542			\$38,956	No	/ /		Land Table COM	201
<b>Totals:</b>						<b>\$975,000</b>	<b>\$445,910</b>		<b>\$891,824</b>		<b>\$634,805</b>	<b>\$524,762</b>			<b>\$115.79</b>		<b>16.0553</b>								
								Sale. Ratio =>	45.73			E.C.F. =>	1.210	Std. Deviation=>		0.556552934									
								Std. Dev. =>	14.43			Ave. E.C.F. =>	1.370	Ave. Variance=>		39.3542	Coefficient of Var=>	28.72037959							

Used Waterford information due to lack of sales.  
Lowered CRS by 1%  
Set APT cap rate to 9% based on realty rates