

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
013-300-010-00	4126 MARATHON RD	09/15/20	\$195,000	WD	03-ARM'S LENGTH
013-300-011-00	4136 MARATHON	10/26/21	\$175,000	WD	03-ARM'S LENGTH
013-300-012-00	4148 MARATHON	09/02/20	\$133,000	WD	03-ARM'S LENGTH
Totals:			\$503,000		

Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$195,000	\$99,000	50.77	\$197,919	\$20,018	\$174,982
\$175,000	\$98,100	56.06	\$196,141	\$16,029	\$158,971
\$133,000	\$72,200	54.29	\$144,458	\$15,013	\$117,987
\$503,000	\$269,300		\$538,518		\$451,940
	Sale. Ratio =>	53.54			
	Std. Dev. =>	2.69			

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$171,468	1.020	1,316	\$132.97	T2SUB	5.9857	ONE-STORY RANCH
\$173,599	0.916	1,326	\$119.89	T2SUB	4.4900	ONE-STORY RANCH
\$124,764	0.946	960	\$122.90	T2SUB	1.4957	ONE-STORY RANCH
\$469,832			\$125.25		0.1283	
E.C.F. =>	0.962		Std. Deviation=>	0.05395631		
Ave. E.C.F. =>	0.961		Ave. Variance=>	3.9905	Coefficient of Var=>	4.153975343

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
	\$12,539	No	/ /	
	\$12,539	No	/ /	
	\$12,384	No	/ /	

Land Table	Property Class	Building Depr.
TIER 2 SUBDIVISIONS IN T	401	85
TIER 2 SUBDIVISIONS IN T	401	65
TIER 2 SUBDIVISIONS IN T	401	67
