

ROSE TWP 2022 Aggregate Agricultural Vacant Land Value Analysis

Parcel Code	Total Acres	Acres Net of ROW	Tillable Acres	Sale Price	Sale Date	Buildings Imp, Res Land	Residual Land Value	Sale Value Per Acre
001-008-011-22	60.04	60.04	32.43	132,000	10/10/2019	0	132,000	2199
003-017-003-20	36.69	35.25	35.25	70,000	1/17/2020	0	70,000	1986
014-002-031-10	56.2	55.72	55.72	115,000	08/02/2019	0	115,000	2064
008-013-009-00	36.00	35.26	35.26	100,000	6/20/2019	0	100,000	2,836
002-009-007-10	110.00	109.05	109.05	158,000	3/19/2020	0	158,000	1,449
009-007-002-20	22.42	21.66	21.66	57,500	6/8/2020	0	57,500	2,655
007-007-014-00	109.50	106.34	79.52	245,000	11/27/2019	0	245,000	2,304
003-032-010-30	24.62	23.93	23.93	47,500	6/22/2020	0	47,500	1,929
007-018-001-77	42.57	42.22	42.22	60,000	12/28/2020	0	60,000	1,409
012-001-001-10	80.00	80.00	80.00	240,000	2/12/2021	0	240,000	3,000
012-002-001-10	160.00	160.00	160.00	480,000	2/12/2021	0	480,000	3,000
012-029-006-00	40.00	40.00	40.00	80,000	10/22/2020	0	80,000	2,000
013-129-030-00	79.71	78.71	78.71	134,900	5/28/2020	0	134,900	1,714
014-014-010-00	40.00	39.00	21.40	160,000	8/20/2020	122,517	37,483	961
Overall Values	897.75	887.18	815.15				1,957,383	Average 2,206
Ogemaw County Vacant	857.75	887.18	793.75				1,919,900	2164
	=							Use 2,200

Sales not used in study

**2021 Rose Twp
Commercial Industrial Land Value Study**

Parcel Code	Sale Date	Sale Price	Bldg. & Imp Appraisal	Land Residual	EFF Depth	Net Acres	Price/EFF	Price/Acre	Price/Sq Ft	Notes
Rural Out County										
003-012-010-00	Jul-19	\$70,000	\$54,772	\$15,228	132	412	0.936	\$115	\$16,269	
005-108-008-00	Jun-19	\$70,000	\$45,902	\$24,098	100	172	0.395	\$241		
006-020-021-60	Feb-20	\$70,000	\$40,159	\$29,841	236	385	2.1	\$126	\$14,210	
007-035-016-00	Mar-21	\$60,000	\$47,458	\$12,542	350	250	1.865	\$36	\$6,725	
013-135-005-50	Jan-21	\$120,000	\$41,176	\$78,824	1188	1320	37.5	\$66	\$2,102	
Rural Resort Area										
004-460-001-10	Jun-19	\$380,000	\$149,558	\$230,442	200	208		\$1,152	\$6,500.00	\$0.15
Out-County Comm Corridor										
002-006-001-05	Jan-21	\$375,000	\$336,840	\$38,160	289	350	2.48	\$132		
010-131-003-00	Jan-21	\$30,500	\$19,086	\$11,414	50	110		\$228		
010-250-001-00	Jun-19	\$110,000	\$76,519	\$33,481	150	150		\$223		
010-220-004-00	Oct-20	\$65,000	\$30,867	\$34,133	150	150	0.517	\$228		
013-131-021-00	Nov-20	\$102,000	\$32,573	\$69,427	234	280	1.286	\$436		
013-131-037-00	Feb-21	\$12,000	\$0	\$12,000	200	375	1.722	\$60		
013-131-037-10	Aug-20	\$49,125	\$17,786	\$31,339	150	375	1.291	\$209		
014-029-003-31	Feb-20	\$112,000	\$0	\$112,000	318	372		\$352		
014-028-009-00	Jan-20	\$94,000	\$59,353	\$34,647	235	300		\$147		
014-028-021-00	May-20	\$150,000	\$110,750	\$39,250	148	330	1.13	\$265		
				\$415,851	1924			\$216		

For 2021 Use \$225 N/A \$1.40

For 2022 Use \$300 N/A \$1.50

ROSE TWP 2020 ISLAND LAKE BACK LOTS

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth
013-280-106-00	300 MAPLEWOOD ROAD	12/30/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$26,600	59.11	\$54,283	\$2,728	\$12,011	80.6	117.0
013-300-085-00	465 OGEMAW ROAD	08/27/20	\$84,500	WD	03-ARM'S LENGTH	\$84,500	\$25,500	30.18	\$92,091	\$42,951	\$10,542	160.1	100.0
013-300-127-50	475 ABBOTT ROAD	01/24/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$28,600	47.67	\$68,341	\$6,440	\$14,781	99.2	100.0
013-300-134-00		09/30/20	\$4,500	WD	03-ARM'S LENGTH	\$4,500	\$2,800	62.22	\$5,729	\$4,500	\$5,729	38.5	100.0
Totals:			\$194,000			\$194,000	\$83,500		\$180,444	\$56,619	\$43,063	378.3	
2021 WAS \$1150													
Sale. Ratio =>												43.04	
Std. Dev. =>												14.50	
Average													
per FF=>													\$150 USE

ROSE TWP 2022 ISLAND LAKE FF

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of sale	Adj. sale \$	Asd. when Sold	Acq./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Efct. Front	Depth
013-280-005-00	416 DYER ROAD	12/04/19	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$53,300	44.45	\$127,285	\$23,306	\$30,691	47.0	144.0
013-280-006-00	410 DYER ROAD	09/11/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$75,400	68.55	\$162,608	\$32,282	\$84,890	130.0	158.0
013-280-043-00	262 DYER ROAD	02/04/21	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$37,000	56.06	\$84,943	\$62,395	\$81,338	124.6	195.0
013-280-046-50	226 DYER ROAD	07/15/20	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$52,700	48.35	\$106,267	\$9,524	\$6,791	45.6	96.0
013-300-069-00	464 OGE MAW ROAD	12/22/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$43,400	32.15	\$92,884	\$86,520	\$44,404	68.0	100.0
013-300-141-00	530 OGE MAW ROAD	10/05/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$51,100	32.97	\$137,593	\$66,250	\$48,843	57.0	100.0
013-340-009-00	426 OGE MAW ROAD	06/18/19	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$60,100	52.26	\$153,873	\$45,364	\$84,237	129.0	165.0
013-340-012-00	424 OGE MAW ROAD	01/03/20	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$32,200	31.57	\$78,708	\$51,371	\$28,079	43.0	107.0
Totals:			\$911,900			\$911,900	\$405,200	44.43	\$944,161	\$377,012	\$409,273	644.1	
2021 WAS 5653							Sale Ratio =>	13.24			Average		
							Std. Dev. =>				per FF=>		\$585 USE

ROSE TWP 2022 MULE SHOE LAKE FF

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Eftac. Front	Depth
013-380-010-00	5754 LAKEVIEW ROAD	07/30/21	\$159,000	WD	03-ARM'S LENGTH	\$153,000	\$29,800	19.48	\$61,861	\$114,324	\$23,185	98.7	226.0
013-380-020-00	5808 LAKEVIEW DRIVE	08/26/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$28,700	24.74	\$59,072	\$77,373	\$20,445	87.0	200.0
013-380-038-50	19 DYER ROAD	09/13/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$39,600	26.40	\$100,467	\$86,193	\$36,680	156.0	141.0
Totals:			\$419,000			\$419,000	\$98,100	23.41	\$221,400	\$277,890	\$80,290	341.7	
2021 WAS \$235							Sale. Ratio =>	23.41			Average		
							Std. Dev. =>	3.61			\$275	USE	

Rose Twp Residential Vacant Land Study 2022

Parcel Id number Parcel Size	Sale Date	Sale Price road	Topo	Covering	Size/Acres	Price/Acre	Inspected
1-1.5 acres							
001-226-009-10*	9/6/2019	10,000 paved			1.46	6849	
				For 2022 Study use		1 Acre 7500	
						1.5 Acre 6000	
1.5 to 2.5 acres							
001-021-002-50*	6/19/2020	9,500 gravel	rolling	mixed	2.1	4524	10/14/2021
011-024-005-15	10/23/2020	25,000 paved	rolling	mixed	2	12500	9/2/2021
011-029-001-10	9/29/2020	17,500 paved	high	wooded	2.2	7955	9/2/2021
		52,000			6.3	8254	
				For 2022 Study Use		2 Acre 5500	
						2.5 Acre 5000	
3 acres							
001-301-311-00*	5/2/2019	15,000 paved	level		3	5000	
006-009-020-60	1/22/2020	10,000 paved	low	brush	3.14	3185	4/29/2020
011-013-015-00	1/12/2021	21,500 paved	rolling	open	3	7167	9/2/2021
		46,500			9.14	5088	
				For 2022 Study Use		5100	
3.5 - 4.5 acres							
003-032-008-40	9/7/2019	25,000 paved	rolling	mixed	3.9	6410	3/31/2020
				For 2022 Study Use		4000	
4.6 - 6 acres							
003-009-006-13	1/4/2021	30,000 paved	rolling	mixed	4.95	6061	8/16/2021
008-001-019-65	6/19/2019	17,000 paved	level	field	5.6	3036	4/28/2020
010-009-023-00	6/12/2020	14,250 dirt	rolling	mixed	5	2850	8/30/2021
013-128-016-40	7/21/2020	14,500 gravel	rolling	wooded	4.74	3059	9/14/2021
004-021-011-00*	7/18/2019	14,500 gravel	rolling	mixed	5	2900	
001-027-029-00	6/26/2020	19,500 paved	rolling	wooded	5	3900	10/14/2021
		109,750			30.29	3623	
				For 2022 Study Use		3600	

ROSE TWP 2022 RES SUBS FF

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres
013-440-004-00	3530 WANGLER ROAD	11/01/19	\$28,000	WD	19-MULTI PARCEL ARMS LENGTH	\$28,000	\$21,100	75.36	\$63,753	\$2,250	\$21,320	410.0	734.0	1.38
013-480-013-00	5480 BEECHWOOD ROAD	04/13/20	\$65,000	WD	19-MULTI PARCEL ARMS LENGTH	\$65,000	\$28,900	44.46	\$62,078	\$12,632	\$7,280	140.0	269.0	0.39
013-500-027-00	587 CIRCLE DRIVE	07/10/20	\$85,000	WD	19-MULTI PARCEL ARMS LENGTH	\$85,000	\$29,700	34.94	\$65,865	\$31,379	\$7,800	150.0	276.0	0.48
013-540-007-00		06/18/20	\$10,000	WD	03-ARMS LENGTH	\$10,000	\$2,600	26.00	\$5,200	\$10,000	\$5,200	100.0	240.0	0.55
013-614-014-00	3288 EUCLID AVENUE	11/30/20	\$75,000	WD	19-MULTI PARCEL ARMS LENGTH	\$75,000	\$38,400	51.20	\$84,197	\$6,095	\$10,192	196.0	248.0	0.56
Totals:			\$263,000			\$263,000	\$120,700		\$281,093	\$62,356	\$51,792	996.0		3.35

2021 WAS \$52

Sale Ratio => 45.89
 Std. Dev => 18.79
 Average per FF=> \$63 USE Average per Net Acre=>

Rose Township

2022-ECF Study & Determination AG

Agricultural

PARCEL NUMBER	True Cash Value	Non ECF Value	Agricultural Bldg Appraised	Cost Manual	ECF
013-116-002-00	456497	350900	105597	203481	0.519
013-132-036-30	414789	258062	156727	193707	0.809

TOTALS 871286 608962 262324 397188 0.660

2021 WAS .85 use 0.660

Rose Township

2022-ECF Study & Determination

PARCEL NUMBER	True Cash Value		Non ECF Value		Commercial		ECF
	Value	Value	Value	Value	Appraised	Cost Manual	
013-025-001-00	124884	20069	104815	161793	0.648		
013-106-004-00	305443	42706	262737	355050	0.740		
013-131-021-00	78468	11553	66915	75857	0.882		
013-131-038-20	88047	12010	76037	77386	0.983		
013-135-005-50	123185	71440	51745	59422	0.871		
013-540-012-00	62361	27086	35275	40903	0.862		
013-606-019-00	12000	5040	6960	9649	0.721		
013-616-021-00	104154	11550	92604	95477	0.970		
TOTALS	898542	201454	697088	875537	0.796	used	0.800

2021 was .82

ROSE TWP 2022 ECF ISLAND LAKE BACK LOTS / MULE SHOE LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
013-280-106-00	300 MAPLEWOOD ROAD	12/30/20	\$45,000	WD	03-ARMY'S LENGTH	\$45,000	\$26,600	59.11	\$54,364	\$13,532	\$31,468	\$49,195	0.640	768
013-300-085-00	465 OGEMAW ROAD	08/27/20	\$84,500	WD	03-ARMY'S LENGTH	\$84,500	\$25,500	30.18	\$52,161	\$11,668	\$72,832	\$58,787	1.239	840
013-300-127-50	475 ABBOTT ROAD	01/24/20	\$60,000	WD	03-ARMY'S LENGTH	\$60,000	\$28,600	47.67	\$68,441	\$15,869	\$44,131	\$63,340	0.697	868
Totals:			\$189,500			\$189,500								
										\$80,700	\$174,966	\$148,431	\$171,322	
										Sale. Ratio =>	42.59	E.C.F. =>	0.866	USE
										Std. Dev. =>	14.57	Ave. E.C.F. =>	0.858	

2021 WAS .83

ROSE TWP 2022 ECF ISLAND LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yaird	Blde.	Residual	Cost Man. \$	E.C.F.	Floor Area
013-280-005-00	418 DYER ROAD	12/04/19	\$119,900	WD	03-ARMT'S LENGTH	\$119,900	\$53,300	44.45	\$124,089	\$30,753		\$89,147	\$76,442	1.166	960
013-280-006-00	410 DYER ROAD	09/11/20	\$110,000	WD	03-ARMT'S LENGTH	\$110,000	\$75,400	68.55	\$153,768	\$80,656		\$29,344	\$59,879	0.490	1,008
013-280-046-50	226 DYER ROAD	07/15/20	\$109,000	WD	03-ARMT'S LENGTH	\$109,000	\$52,700	48.35	\$106,313	\$6,837		\$102,153	\$81,471	1.254	984
013-300-069-00	464 OGEMAW ROAD	12/22/20	\$135,000	WD	03-ARMT'S LENGTH	\$135,000	\$43,400	32.15	\$88,260	\$39,780		\$95,220	\$39,705	2.398	480
013-340-141-00	530 OGEMAW ROAD	10/05/20	\$155,000	WD	03-ARMT'S LENGTH	\$155,000	\$51,100	32.97	\$133,795	\$45,258		\$109,742	\$72,512	1.513	680
013-340-005-00	436 OGEMAW ROAD	02/06/20	\$85,250	M/LC	03-ARMT'S LENGTH	\$85,250	\$49,300	57.83	\$114,282	\$75,661		\$59,589	\$72,581	0.821	1,344
013-340-009-00	426 OGEMAW ROAD	06/18/19	\$115,000	WD	03-ARMT'S LENGTH	\$115,000	\$60,100	52.26	\$145,101	\$76,308		\$38,692	\$56,342	0.687	804
013-340-012-00	424 OGEMAW ROAD	01/03/20	\$102,000	WD	03-ARMT'S LENGTH	\$102,000	\$32,200	31.57	\$75,784	\$26,208		\$75,792	\$40,603	1.867	572
Totals:			\$931,150			\$931,150	\$417,500	44.84	\$941,392			\$599,689	\$499,534	1.200	USE
							Sale. Ratio =>	13.44					E.C.F. =>		
													Ave. E.C.F. =>	1.275	

2021 WAS 1.221

ROSE TWP RES ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Terms of Sale	Adj. Sale \$	Asd. When Sold	Asfd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man \$	E.C.F.	Floor Area
013-002-004-00	561 OGDENWAY ROAD	07/24/20	\$179,000	WD	03-ARMS LENGTH	\$179,000	\$81,100	45.31	\$166,521	\$21,993	\$157,067	\$183,040	0.858	1,740
013-011-020-00	5075 SAWYER LANE	05/06/19	\$80,000	WD	03-ARMS LENGTH	\$80,000	\$43,500	54.38	\$108,068	\$28,132	\$51,868	\$102,614	0.505	1,200
013-011-033-00	610 MARLYN LANE	07/05/19	\$36,000	WD	03-ARMS LENGTH	\$36,000	\$19,900	55.28	\$42,379	\$28,220	\$7,780	\$18,176	0.428	192
013-012-011-00	655 GILGORD RANCH TRAIL	07/17/19	\$106,000	WD	03-ARMS LENGTH	\$106,000	\$36,600	34.72	\$82,912	\$24,118	\$81,882	\$75,474	1.085	864
013-013-001-80	143 HESTAND TRAIL	08/19/20	\$221,400	WD	03-ARMS LENGTH	\$221,400	\$122,300	55.24	\$256,932	\$83,802	\$137,598	\$222,246	0.619	1,940
013-024-004-00	4415 N M-33	04/24/19	\$205,000	WD	19-MULTI PARCEL ARMS LENGTH	\$202,000	\$97,900	48.47	\$276,018	\$94,207	\$107,793	\$157,259	0.685	1,740
013-024-012-30	211 BORDEN ROAD	04/24/19	\$115,000	WD	03-ARMS LENGTH	\$115,000	\$54,100	47.04	\$107,912	\$20,832	\$99,168	\$111,784	0.842	1,544
013-024-028-00	4477 W/O ROAD	08/02/19	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$67,400	46.48	\$161,793	\$129,989	\$15,011	\$40,827	0.368	720
013-026-004-00	529 W OYSTER ROAD	04/11/20	\$70,000	LC	03-ARMS LENGTH	\$70,000	\$32,300	31.86	\$151,992	\$16,383	\$55,612	\$45,711	1.173	980
013-026-016-40	990 LORENZ COURT	11/24/20	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$61,000	42.07	\$128,686	\$29,496	\$115,504	\$127,330	0.907	1,152
013-026-016-46	926 W HEATH ROAD	07/08/19	\$65,000	WD	03-ARMS LENGTH	\$65,000	\$37,100	57.08	\$82,660	\$30,457	\$34,543	\$67,013	0.515	768
013-027-037-40	1021 LORNEZ COURT	09/10/20	\$196,000	WD	03-ARMS LENGTH	\$196,000	\$79,600	40.82	\$187,866	\$45,861	\$149,139	\$182,291	0.818	1,680
013-034-001-17	1081 CARLISLE DRIVE	05/29/19	\$152,500	WD	03-ARMS LENGTH	\$152,500	\$22,200	37.31	\$48,821	\$28,022	\$31,478	\$25,829	1.214	0
013-035-001-00	3421 CAMPBELL ROAD	10/31/19	\$100,000	WD	03-ARMS LENGTH	\$100,000	\$78,900	51.74	\$179,179	\$33,064	\$119,436	\$187,567	0.637	1,904
013-035-014-00	3151 N CAMPBELL ROAD	12/10/19	\$155,000	WD	03-ARMS LENGTH	\$155,000	\$92,200	59.48	\$120,670	\$87,279	\$150,192	\$111,652	0.843	1,744
013-036-003-00	165 W HEATH ROAD	08/07/20	\$25,000	WD	03-ARMS LENGTH	\$25,000	\$15,200	60.80	\$33,769	\$18,583	\$18,583	\$6,417	0.347	672
013-105-018-00	889 MAYHEW ROAD	08/04/20	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$58,400	40.28	\$122,917	\$34,744	\$110,256	\$113,187	0.974	1,040
013-107-001-10	5395 BECHWOOD	02/25/21	\$116,200	WD	03-ARMS LENGTH	\$116,200	\$44,400	38.21	\$95,326	\$12,030	\$104,170	\$106,927	0.974	996
013-107-006-10	5334 BARBARA	10/18/19	\$56,000	WD	03-ARMS LENGTH	\$56,000	\$20,500	36.61	\$51,166	\$9,745	\$46,255	\$59,172	0.870	624
013-108-002-00	828 MAYHEW ROAD	08/15/19	\$102,500	WD	03-ARMS LENGTH	\$102,500	\$68,800	67.12	\$145,622	\$83,386	\$119,134	\$79,918	0.239	768
013-108-007-00	5427 BECHWOOD	06/23/20	\$79,900	WD	03-ARMS LENGTH	\$79,900	\$68,800	30.04	\$73,622	\$15,300	\$64,600	\$74,868	0.863	732
013-108-011-00	5308 BECHWOOD ROAD	06/17/20	\$85,000	WD	03-ARMS LENGTH	\$85,000	\$47,200	55.33	\$99,717	\$76,100	\$8,900	\$30,317	0.294	840
013-108-017-40	5082 BECHWOOD	02/20/21	\$231,000	WD	03-ARMS LENGTH	\$231,000	\$83,800	33.89	\$177,658	\$78,000	\$293,000	\$192,116	1.161	1,428
013-115-010-00	4545 DECKENVILLE ROAD	10/14/20	\$155,000	WD	03-ARMS LENGTH	\$155,000	\$66,300	36.32	\$113,912	\$24,727	\$130,273	\$114,987	1.138	1,170
013-119-004-20	4472 N M-33	10/20/20	\$267,500	WD	03-ARMS LENGTH	\$267,500	\$90,600	33.87	\$190,830	\$33,147	\$234,353	\$202,417	1.158	2,172
013-120-012-00	779 OYSTER ROAD	05/21/19	\$115,000	WD	03-ARMS LENGTH	\$115,000	\$59,500	51.74	\$130,103	\$80,000	\$35,000	\$64,317	0.544	720
013-120-008-00	4142 DECKENVILLE ROAD	11/09/19	\$44,000	WD	03-ARMS LENGTH	\$44,000	\$24,400	55.45	\$53,779	\$27,417	\$16,583	\$33,841	0.990	840
013-123-010-00	4040 DECKENVILLE ROAD	08/22/20	\$90,000	WD	03-ARMS LENGTH	\$90,000	\$53,100	59.00	\$118,779	\$50,832	\$39,168	\$87,823	0.449	1,232
013-128-008-00	3769 MC KELLAR	07/01/20	\$66,500	WD	03-ARMS LENGTH	\$66,500	\$37,900	56.99	\$78,386	\$21,751	\$44,749	\$72,702	0.616	1,307
013-128-009-50	3894 REASNER ROAD	08/17/20	\$103,000	WD	03-ARMS LENGTH	\$103,000	\$52,000	50.49	\$118,417	\$61,945	\$41,055	\$72,493	0.566	1,008
013-128-016-10	3506 REASNER ROAD	09/17/19	\$137,000	WD	03-ARMS LENGTH	\$137,000	\$45,500	33.21	\$103,252	\$26,934	\$110,066	\$97,869	1.123	1,760
013-129-016-00	3546 BECHWOOD ROAD	08/12/19	\$23,000	WD	03-ARMS LENGTH	\$23,000	\$14,100	61.50	\$21,325	\$13,227	\$9,773	\$10,955	0.940	0
013-130-010-10	3673 GRAND JEAN ROAD	09/17/19	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$83,000	40.49	\$196,002	\$26,429	\$178,571	\$217,680	0.820	1,544
013-130-018-14	69 E HEATH ROAD	10/31/19	\$99,900	WD	03-ARMS LENGTH	\$99,900	\$33,000	36.71	\$94,659	\$6,609	\$83,291	\$113,030	0.737	1,995
013-131-035-00	3327 N M-33	09/30/20	\$75,000	WD	03-ARMS LENGTH	\$75,000	\$37,700	50.27	\$81,348	\$5,809	\$69,191	\$86,989	0.714	1,408
013-132-023-00	3333 FLYNN ROAD	08/03/20	\$116,000	WD	03-ARMS LENGTH	\$116,000	\$62,400	53.79	\$130,370	\$12,805	\$103,195	\$150,918	0.684	1,632
013-132-026-00	3275 FLYNN ROAD	09/14/20	\$45,000	WD	03-ARMS LENGTH	\$45,000	\$29,600	65.78	\$62,968	\$12,963	\$32,037	\$64,191	0.499	1,152
013-134-001-00	1966 HEATH ROAD	08/20/20	\$269,000	PTA	03-ARMS LENGTH	\$269,000	\$130,400	48.48	\$272,490	\$91,108	\$177,892	\$332,840	0.764	2,093
013-134-024-10	1571E ROSE CITY ROAD	09/06/19	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$54,200	45.17	\$127,658	\$22,785	\$97,215	\$134,625	0.722	1,320
013-440-004-00	3530 WANGLER ROAD	11/01/19	\$65,000	WD	19-MULTI PARCEL ARMS LENGTH	\$65,000	\$21,100	75.36	\$64,326	\$23,362	\$4,638	\$31,592	0.747	480
013-480-013-00	4580 BECHWOOD ROAD	04/13/20	\$65,000	WD	19-MULTI PARCEL ARMS LENGTH	\$65,000	\$28,900	44.46	\$66,048	\$10,989	\$54,011	\$63,734	0.847	960
013-500-027-00	587 CIRCLE DRIVE	07/10/20	\$85,000	WD	19-MULTI PARCEL ARMS LENGTH	\$85,000	\$29,700	34.94	\$66,263	\$11,436	\$73,564	\$85,225	1.128	920
013-604-023-00	2497 PENN AVENUE	01/08/21	\$56,500	WD	03-ARMS LENGTH	\$56,500	\$38,700	68.50	\$80,800	\$3,906	\$52,994	\$98,709	0.533	1,465
013-614-014-00	3286 EUCLID AVENUE	11/30/20	\$75,000	WD	19-MULTI PARCEL ARMS LENGTH	\$75,000	\$38,400	51.20	\$84,297	\$11,248	\$63,752	\$88,453	0.721	1,290
Totals:						\$5,120,400	\$5,117,400	\$2,356,800	\$5,285,679	\$3,408,116	\$4,481,854	\$4,481,854	0.725	USE
2021 WAS 779								Sale Ratio =>						
								Std. Dev =>						
								11.11						