

Parcel Number	Street Address	Sale Date
002-002-019-00	3651 SLATTERY RD	08/23/20
002-003-011-00	3800 N LAKE PLEASANT RD	06/30/21
002-003-017-10	3652 N LAKE PLEASANT RD	07/15/20
002-004-004-50	4443 KINGS MILL RD	03/01/22
002-004-012-00	ALLEN DR	08/16/21
002-004-013-00	3981 ALLEN DR	08/16/21
002-004-022-00	3902 JEFFERSON RD	12/17/20
002-004-031-40	3589 N LAKE PLEASANT RD	07/09/21
002-006-011-00	3816 N FIVE LAKES RD	11/04/21
002-006-017-00	3215 HICKORY HILL DR	02/01/21
002-008-001-00	3544 TREE TOP LA	05/25/21
002-008-019-20	3820 WELCH RD	10/07/20
002-009-003-00	3433 N LAKE PLEASANT RD	06/11/20
002-009-005-00	4293 WELCH RD	03/19/21
002-009-006-20	3345 N LAKE PLEASANT RD	06/16/21
002-009-008-30	3255 BURNING TREE LN	04/23/21
002-009-008-80	3266 BURNING TREE LN	09/24/21
002-009-014-40	3165 N LAKE PLEASANT RD	08/06/21
002-010-005-20	3300 N LAKE PLEASANT RD	06/26/20
002-010-024-00	4848 LITTLE CEDAR DR	02/11/21
002-013-021-00	5957 LYONS RD	12/18/20
002-015-024-00	2608 N LAKE PLEASANT RD	09/16/20
002-015-042-00	2465 N MITCHELL LAKE RD	01/27/21
002-016-024-00	2705 N LAKE PLEASANT RD	03/03/21
002-017-012-00	3555 VERNOR RD	06/24/21
002-017-013-20	3731 VERNOR RD	04/08/21
002-017-022-30	2707 BEN-MIL DRIVE	12/10/21
002-019-004-00	3265 LUM RD	01/14/22
002-019-007-00	3323 LUM RD	05/03/21
002-019-021-00	2132 N FIVE LAKES RD	06/05/20
002-019-026-00	3029 DALEY RD	06/09/20
002-020-034-00	3796 LUM RD	08/14/20

002-021-001-00	2443 N LAKE PLEASANT RD	05/29/20
002-021-023-00	4120 LUM RD	01/07/22
002-022-012-10	4933 LUM RD	05/12/20
002-022-046-00	4870 LUM RD	06/10/21
002-022-049-00	4856 LUM RD	11/12/21
002-022-062-00	2123 N MITCHELL LAKE RD	01/14/21
002-023-007-20	5411 LUM RD	02/26/21
002-023-017-00	5109 LUM RD	10/28/21
002-023-022-00	5184 LUM RD	12/21/20
002-023-059-20	2129 N YOUNG RD	07/22/21
002-023-062-00	2140 N YOUNG RD	09/03/20
002-024-003-10	5845 LUM RD	09/29/21
002-024-006-00	2275 N SUMMERS RD	09/11/20
002-024-017-00	5568 LUM RD	10/04/21
002-025-006-40	1966 N YOUNG RD	01/26/21
002-028-004-00	1963 N LAKE PLEASANT RD	03/30/22
002-029-005-00	3656 DALEY RD	09/23/20
002-029-012-00	1630 HAYDEN RD	02/05/21
002-030-009-80	3369 HAINES RD	05/19/21
002-030-009-84	3447 HAINES RD	12/04/20
002-030-013-10	1510 BEARINGER RD	09/18/20
002-030-013-20	1536 BEARINGER RD	09/02/21
002-030-021-00	3167 HAINES RD	11/04/20
002-033-012-00	4321 BOWERS RD	07/06/21
002-035-008-00	5391 OSTROM RD	01/04/21
002-035-013-00	1470 N MITCHELL LAKE RD	04/22/21
002-035-016-00	5170 OSTROM RD	06/11/21
002-035-025-00	5255 BOWERS RD	10/21/20
002-036-011-00	1146 N YOUNG RD	02/01/21
002-036-020-00	1241 N SUMMERS RD	04/09/20
002-104-005-00	3719 N LAKE PLEASANT RD	01/06/21
002-180-010-00	3474 N LAKE PLEASANT RD	11/25/20

Totals:

ECF FOR ARCADIA RE

ARCADIA TOWNSHIP F

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$117,800
\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$45,700
\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$89,400
\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$40,300
\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$232,700
\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$232,700
\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$124,800
\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$29,300
\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$86,700
\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$91,600
\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$170,400
\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$133,200
\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$131,200
\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$96,200
\$144,000	LC	03-ARM'S LENGTH	\$144,000	\$73,100
\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$108,600
\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$126,900
\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$207,000
\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$77,500
\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$73,100
\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$64,700
\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,000
\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$42,200
\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$82,900
\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$46,900
\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$128,400
\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$116,400
\$164,300	WD	03-ARM'S LENGTH	\$164,300	\$88,900
\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$40,600
\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$52,700
\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$85,300
\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$92,400

\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$59,300
\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$183,200
\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$46,300
\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$103,800
\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$56,800
\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$95,900
\$378,800	WD	03-ARM'S LENGTH	\$378,800	\$143,200
\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$63,300
\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$56,800
\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$74,800
\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$54,700
\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$177,000
\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$80,300
\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$155,500
\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$174,300
\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$55,700
\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$109,100
\$172,900	WD	03-ARM'S LENGTH	\$172,900	\$61,700
\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$132,300
\$241,500	WD	03-ARM'S LENGTH	\$241,500	\$100,000
\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$91,200
\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$120,900
\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$61,400
\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$107,700
\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$88,700
\$500,000	WD	09-FAMILY	\$500,000	\$184,700
\$328,500	WD	09-FAMILY	\$328,500	\$141,300
\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$53,200
\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$80,500
\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$111,900
\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$60,700
\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$104,200
\$16,428,400			\$16,428,400	\$6,369,000

Sale. Ratio =>

CONFIDENTIAL 1.030

RESIDENTIAL 2023 ECF

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
36.25	\$314,617	\$47,461	\$277,539	\$257,873	1.076	1,808
35.18	\$134,429	\$23,977	\$105,923	\$106,614	0.994	985
42.37	\$239,604	\$32,054	\$178,946	\$200,338	0.893	1,260
26.00	\$104,337	\$2,160	\$152,840	\$98,626	1.550	1,056
43.09	\$461,074	\$151,368	\$388,632	\$334,817	1.161	2,200
43.09	\$461,074	\$151,368	\$388,632	\$334,817	1.161	2,200
45.80	\$325,235	\$81,257	\$191,243	\$235,500	0.812	1,425
34.47	\$279,966	\$74,088	\$10,912	\$198,724	0.055	1,880
51.92	\$219,123	\$41,460	\$125,540	\$171,489	0.732	1,408
39.31	\$243,884	\$37,771	\$195,229	\$198,951	0.981	1,680
44.49	\$440,251	\$86,882	\$296,118	\$341,090	0.868	2,124
32.89	\$363,468	\$46,204	\$358,796	\$306,239	1.172	1,861
50.46	\$330,893	\$111,699	\$148,301	\$211,577	0.701	1,660
35.63	\$246,483	\$78,977	\$191,023	\$161,685	1.181	1,872
50.76	\$182,941	\$33,912	\$110,088	\$143,850	0.765	1,996
36.20	\$278,959	\$22,032	\$277,968	\$247,999	1.121	1,640
36.26	\$327,114	\$25,469	\$324,531	\$291,163	1.115	1,998
35.69	\$537,474	\$84,976	\$495,024	\$436,774	1.133	3,066
43.54	\$223,936	\$52,544	\$125,456	\$165,436	0.758	1,352
33.08	\$192,166	\$41,967	\$179,033	\$144,980	1.235	1,456
38.06	\$172,808	\$24,886	\$145,114	\$142,782	1.016	1,296
32.67	\$125,695	\$36,000	\$114,000	\$86,578	1.317	1,064
49.65	\$112,447	\$15,300	\$69,700	\$93,771	0.743	1,207
33.29	\$219,680	\$36,000	\$213,000	\$177,297	1.201	1,120
27.59	\$120,654	\$7,200	\$162,800	\$109,512	1.487	1,008
33.35	\$353,515	\$83,952	\$301,048	\$260,196	1.157	1,614
32.33	\$300,379	\$18,504	\$341,496	\$272,080	1.255	1,512
54.11	\$225,577	\$31,363	\$132,937	\$187,465	0.709	1,680
58.00	\$109,572	\$4,520	\$65,480	\$101,402	0.646	1,242
75.29	\$143,081	\$7,200	\$62,800	\$131,159	0.479	1,417
32.19	\$228,595	\$20,324	\$244,676	\$201,034	1.217	2,292
41.07	\$233,120	\$86,160	\$138,840	\$141,853	0.979	1,203

43.28	\$158,452	\$31,640	\$105,360	\$122,405	0.861	1,736
50.47	\$433,522	\$164,794	\$198,206	\$259,390	0.764	2,144
40.26	\$127,194	\$2,448	\$112,552	\$120,411	0.935	1,016
43.71	\$242,129	\$98,509	\$138,991	\$138,629	1.003	1,319
36.65	\$139,823	\$25,875	\$129,125	\$109,988	1.174	1,341
41.88	\$258,393	\$27,000	\$202,000	\$223,352	0.904	1,512
37.80	\$370,069	\$88,442	\$290,358	\$271,841	1.068	1,600
38.48	\$154,766	\$33,221	\$131,279	\$117,321	1.119	1,056
43.03	\$152,783	\$15,109	\$116,891	\$132,890	0.880	1,377
36.31	\$191,623	\$103,536	\$102,464	\$85,026	1.205	720
43.76	\$146,891	\$15,840	\$109,160	\$126,497	0.863	1,056
33.08	\$457,047	\$93,159	\$441,841	\$351,243	1.258	2,358
40.15	\$203,399	\$88,356	\$111,644	\$111,045	1.005	1,944
34.56	\$404,014	\$14,220	\$435,780	\$376,249	1.158	2,840
33.20	\$453,500	\$120,656	\$404,344	\$321,278	1.259	2,644
29.32	\$144,018	\$4,752	\$185,248	\$134,427	1.378	1,136
50.74	\$239,789	\$34,150	\$180,850	\$198,493	0.911	2,436
35.69	\$166,183	\$21,104	\$151,796	\$140,038	1.084	1,120
48.11	\$342,761	\$14,400	\$260,600	\$316,951	0.822	2,212
41.41	\$268,464	\$14,400	\$227,100	\$245,236	0.926	1,344
36.48	\$247,275	\$19,634	\$230,366	\$219,731	1.048	1,560
33.58	\$307,289	\$65,716	\$294,284	\$233,179	1.262	1,460
35.09	\$162,604	\$26,784	\$148,216	\$131,100	1.131	1,224
37.79	\$275,956	\$26,136	\$258,864	\$241,139	1.074	1,768
35.77	\$236,387	\$35,883	\$212,117	\$193,537	1.096	1,985
36.94	\$435,189	\$165,512	\$334,488	\$260,306	1.285	2,016
43.01	\$365,549	\$85,608	\$242,892	\$270,213	0.899	2,184
35.70	\$144,917	\$5,760	\$143,240	\$134,321	1.066	1,120
43.51	\$214,244	\$32,928	\$152,072	\$175,015	0.869	1,440
34.43	\$295,086	\$58,248	\$266,752	\$228,608	1.167	1,350
31.95	\$161,789	\$22,500	\$167,500	\$134,449	1.246	1,560
38.17	\$279,036	\$16,056	\$256,944	\$253,842	1.012	1,568

\$16,432,292

\$13,256,989

\$12,871,825

38.77

E.C.F. =>

1.030

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
\$153.51	4000	5.4368	C		\$36,000	No
\$107.54	4000	2.8377	D		\$18,893	No
\$142.02	4000	12.8675	CD		\$32,054	No
\$144.73	4000	52.7789	D		\$2,160	No
\$176.65	4000	13.8832	BC		\$110,690	No
\$176.65	4000	13.8832	BC		\$110,690	No
\$134.21	4000	20.9824	C		\$77,040	No
\$5.80	4000	96.6986	CD		\$74,088	No
\$89.16	4000	28.9839	CD		\$26,208	No
\$116.21	4000	4.0603	CD		\$35,280	No
\$139.42	4000	15.3744	C		\$72,144	No
\$192.80	4000	14.9723	C		\$35,208	No
\$89.34	4000	32.0966	C		\$106,920	No
\$102.04	4000	15.9553	CD		\$72,000	No
\$55.15	4000	25.6601	D		\$33,912	No
\$169.49	4000	9.8947	C		\$22,032	No
\$162.43	4000	9.2706	C		\$17,784	No
\$161.46	4000	11.1467	C		\$72,792	No
\$92.79	4000	26.3562	D		\$50,544	No
\$122.96	4000	21.2987	CD		\$36,288	No
\$111.97	4000	0.5563	D		\$21,600	No
\$107.14	4000	29.4833	CD		\$36,000	No
\$57.75	4000	27.8598	D		\$15,300	No
\$190.18	4000	17.9476	C		\$36,000	No
\$161.51	4000	46.4704	CD		\$7,200	No
\$186.52	4000	13.5109	CD		\$83,952	No
\$225.86	4000	23.3234	C		\$18,504	No
\$79.13	4000	31.2768	D		\$28,080	No
\$52.72	4000	37.6147	D		\$4,320	No
\$44.32	4000	54.3089	CD		\$7,200	No
\$106.75	4000	19.5193	C		\$14,400	No
\$115.41	4000	4.3139	C		\$83,160	No

\$60.69	4000	16.1150	CD	\$23,976	No
\$92.45	4000	25.7773	C	\$152,438	No
\$110.78	4000	8.7166	CD	\$2,448	No
\$105.38	4000	1.9288	CD	\$89,550	No
\$96.29	4000	15.2091	CD	\$25,875	No
\$133.60	4000	11.7496	C	\$27,000	No
\$181.47	4000	4.6222	C	\$78,336	No
\$124.32	4000	9.7072	CD	\$32,625	No
\$84.89	4000	14.2289	C	\$11,880	No
\$142.31	4000	18.3193	CD	\$103,536	No
\$103.37	4000	15.8952	CD	\$15,840	No
\$187.38	4000	23.6038	C	\$71,078	No
\$57.43	4000	1.6505	CD	\$72,000	No
\$153.44	4000	13.6326	C	\$14,220	No
\$152.93	4000	23.6652	C	\$106,740	No
\$163.07	4000	35.6164	C	\$4,752	No
\$74.24	4000	11.0782	CD	\$28,094	No
\$135.53	4000	6.2069	D	\$14,400	No
\$117.81	4000	19.9687	C	\$14,400	No
\$168.97	4000	9.5848	C	\$14,400	No
\$147.67	4000	2.6505	CD	\$19,634	No
\$201.56	4000	24.0158	C	\$58,752	No
\$121.09	4000	10.8657	CD	\$26,784	No
\$146.42	4000	5.1609	CD	\$26,136	No
\$106.86	4000	7.4108	C	\$27,792	No
\$165.92	4000	26.3084	C	\$140,000	No
\$111.21	4000	12.3007	CD	\$72,216	No
\$127.89	4000	4.4501	C	\$5,760	No
\$105.61	4000	15.2990	C	\$23,328	No
\$197.59	4000	14.4956	C	\$58,248	No
\$107.37	4000	22.3931	C	\$22,500	No
\$163.87	4000	0.9675	C	\$16,056	No

\$126.92

0.8027

Std. Deviation=> 0.240953122

Ave. Variance=>

18.3471

Coefficient of Var=>

17.95401941

Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
//		4000 ARCADIA RESIDENTI	401	89
//		4000 ARCADIA RESIDENTI	401	59
//		4000 ARCADIA RESIDENTI	401	95
//		4000 ARCADIA RESIDENTI	401	59
//	002-004-013-00	4000 ARCADIA RESIDENTI	401	84
//	002-004-012-00	4000 ARCADIA RESIDENTI	401	84
//		4000 ARCADIA RESIDENTI	401	92
//		4000 ARCADIA RESIDENTI	401	99
//		4000 ARCADIA RESIDENTI	401	79
//		4000 ARCADIA RESIDENTI	401	81
//		4000 ARCADIA RESIDENTI	401	78
//		4000 ARCADIA RESIDENTI	401	94
//		4000 ARCADIA RESIDENTI	401	72
//		4000 ARCADIA RESIDENTI	401	64
//		4000 ARCADIA RESIDENTI	401	64
//		4000 ARCADIA RESIDENTI	401	84
//		4000 ARCADIA RESIDENTI	401	94
//		4000 ARCADIA RESIDENTI	401	94
//		4000 ARCADIA RESIDENTI	401	88
//		4000 ARCADIA RESIDENTI	401	77
//		4000 ARCADIA RESIDENTI	401	79
//		4000 ARCADIA RESIDENTI	401	54
//		4000 ARCADIA RESIDENTI	401	64
//		4000 ARCADIA RESIDENTI	401	74
//		4000 ARCADIA RESIDENTI	401	71
//		4000 ARCADIA RESIDENTI	401	94
//		4000 ARCADIA RESIDENTI	401	94
//		4000 ARCADIA RESIDENTI	401	80
//		4000 ARCADIA RESIDENTI	401	69
//		4000 ARCADIA RESIDENTI	401	64
//		4000 ARCADIA RESIDENTI	401	45
//		4000 ARCADIA RESIDENTI	401	64

//		4000 ARCADIA RESIDENTI	401	64
//		4000 ARCADIA RESIDENTI	401	74
//		4000 ARCADIA RESIDENTI	401	79
//		4000 ARCADIA RESIDENTI	401	65
//		4000 ARCADIA RESIDENTI	401	60
//		4000 ARCADIA RESIDENTI	401	78
//		4000 ARCADIA RESIDENTI	401	90
//		4000 ARCADIA RESIDENTI	401	65
//		4000 ARCADIA RESIDENTI	401	55
//		4000 ARCADIA RESIDENTI	401	65
//		4000 ARCADIA RESIDENTI	401	78
//		4000 ARCADIA RESIDENTI	401	85
//		4000 ARCADIA RESIDENTI	401	45
//		4000 ARCADIA RESIDENTI	401	93
//		4000 ARCADIA RESIDENTI	401	91
//		4000 ARCADIA RESIDENTI	401	65
//		4000 ARCADIA RESIDENTI	401	70
//		4000 ARCADIA RESIDENTI	401	91
//		4000 ARCADIA RESIDENTI	401	94
//		4000 ARCADIA RESIDENTI	401	95
//		4000 ARCADIA RESIDENTI	401	92
//		4000 ARCADIA RESIDENTI	401	88
//		4000 ARCADIA RESIDENTI	401	75
//		4000 ARCADIA RESIDENTI	401	95
//		4000 ARCADIA RESIDENTI	401	65
//	002-035-014-00	4000 ARCADIA RESIDENTI	401	68
//		4000 ARCADIA RESIDENTI	401	95
//		4000 ARCADIA RESIDENTI	401	66
//		4000 ARCADIA RESIDENTI	401	65
//		4000 ARCADIA RESIDENTI	401	84
//		4000 ARCADIA RESIDENTI	401	60
//		4000 ARCADIA RESIDENTI	401	95
