

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
14-070-013-021-01	CONRAD RD	11/02/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$77,661	\$2,339	\$4,839	0.483	AG
14-070-018-016-01	70367 IRONWOOD DR	09/28/20	\$220,000	WD	22-OUTLIER	\$220,000	\$156,908	\$63,092	\$119,294	0.529	AG
14-030-016-221-00	25500 JEFFERSON CENTER	08/12/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,027	\$83,973	\$104,245	0.806	AG
14-070-011-025-00	29473 US 12	03/10/21	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$24,474	\$157,026	\$158,188	0.993	AG
14-010-011-195-01	WILLIAMSVILLE	01/20/21	\$128,900	WD	03-ARM'S LENGTH	\$128,900	\$24,674	\$104,226	\$136,034	0.766	AG
14-030-016-221-00	25500 JEFFERSON CENTER	08/12/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$41,027	\$83,973	\$104,245	0.806	AG
14-030-020-251-10	26831 JEFFERSON CENTER	02/26/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$33,911	\$71,089	\$83,900	0.847	AG
14-090-012-002-00	69092 CHRISTIANA LAKE	07/13/20	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$38,077	\$142,923	\$168,704	0.847	AG
14-090-014-014-00	23465 MAY	08/07/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$17,782	\$162,218	\$180,443	0.899	AG
14-060-008-136-01	20560 GRANGE	02/18/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$27,839	\$112,161	\$172,607	0.650	AG
14-060-020-345-10	20875 OLD 205	01/27/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$9,182	\$140,818	\$170,433	0.826	AG
Totals:			\$1,616,400			\$1,616,400		\$1,123,838	\$1,402,930		

E.C.F. =>	0.801	
Ave. E.C.F. =>	0.768	AG
USE ==>	0.800	