

8

Neighborhoods Used: PPLAT.PALMYRA PLATTED

3534 DEERFIELD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 PA0-440-0030-00 02/03/2023 PPLAT 401 230,000 27,775
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 84 202,225 188,323 1.074



3140 HUMPHREY HWY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 PA0-420-0280-00 11/10/2022 PPLAT 401 158,000 21,276
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 75 136,724 197,685 0.692



3300 MANOR DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 PA0-420-0480-00 11/02/2022 PPLAT 401 150,000 25,401
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 65 124,599 95,342 1.307



3360 HUMPHREY HWY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 PA0-420-0110-00 08/11/2022 PPLAT 401 154,500 19,897
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 65 133,251 101,975 1.307
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 1352 1035 1.307



45 OGDEN HWY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 PA0-450-0060-00 04/18/2022 PPLAT 401 180,000 15,838
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 65 164,162 153,725 1.068



3040 HUMPHREY HWY
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 PA0-420-0330-00 04/01/2022 PPLAT 401 150,000 22,776
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 65 127,224 94,153 1.351



3317 SHARP RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 PA0-430-0060-00 03/31/2022 PPLAT 401 288,000 25,316
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 64 262,684 252,058 1.042



3040 MANOR DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 PA0-420-0580-00 12/10/2021 PPLAT 401 118,250 27,037
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TWO-STORY 65 87,841 95,916 0.916
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 3372 3682 0.916



Neighborhoods Used: PPLAT.PALMYRA PLATTED

Single Family Computed Costs by Manual						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MODULAR/MAN	0	0	0	0	0	0
MULTI - FAMILY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
RANCH	0	188,323	0	405,783	0	0
SINGLE STORY	0	0	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0
TWO-STORY	0	0	197,685	387,386	0	0
	0	0	0	0	0	0

Total Single Family Costs by Manual : 1,179,177
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 4,717
Total Commercial Costs by Manual : 0

Single Family Sale Residual Values						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	0	0	0	0	0	0
CAPE COD	0	0	0	0	0	0
COLONIAL	0	0	0	0	0	0
CONDO	0	0	0	0	0	0
CONTEMPORARY	0	0	0	0	0	0
CONVENTIONAL	0	0	0	0	0	0
DUPLEX	0	0	0	0	0	0
HISTORICAL	0	0	0	0	0	0
LOG HOME	0	0	0	0	0	0
MODULAR/MAN	0	0	0	0	0	0
MULTI - FAMILY	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
RANCH	0	202,225	0	426,846	0	0
SINGLE STORY	0	0	0	0	0	0
TRI - LEVEL	0	0	0	0	0	0
TWO-STORY	0	0	136,724	472,915	0	0
	0	0	0	0	0	0

Total Single Family Sale Residual Values : 1,238,710
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 4,724
Total Commercial Sale Residual Values : 0

Statistics for this Analysis				
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	0	13.83	19.51	1.002
After Application of E.C.F.s		5.84	9.68	1.006

Economic Condition Factor Estimates (# of data points)						
* Style *	91..100	81..90	71..80	61..70	51..60	0..50
BI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CAPE COD	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
COLONIAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONDO	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONTEMPORARY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
CONVENTIONAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DUPLEX	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
HISTORICAL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
LOG HOME	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MODULAR/MAN	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
MULTI - FAMILY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
OTHER	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
RANCH	1.000(0)	1.074(1)	1.000(0)	1.052(2)	1.000(0)	1.000(0)
SINGLE STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI - LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	0.692(1)	1.221(4)	1.000(0)	1.000(0)

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 1:07 PM

Parcel:	PA0-420-0110-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	ELROD, JEFFERY LYNN, JR	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3360 HUMPHREY HWY PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2643-689	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PPLAT PALMYRA PLATTED
Mailing Address:		Description:	
ELROD, JEFFERY LYNN, JR		LOT 11 MAN-NOR FARMS	
JACEY AUTUM TERRILL			
211 BRITTANY BLVD			
ADRIAN MI 49221			

Most Recent Sale Information

Sold on 08/11/2022 for 154,500 by MC CORMICK FAMILY PROPERTIES LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2643-689

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	62,500	2023 Taxable:	62,500	Acres:	0.69
Financing:		Land Value:	Tentative	Frontage:	0.0
IRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1948
Occupancy: Single Family
Class: CD
Style: TWO-STORY
Exterior:
% Good (Physical): 65
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 932
Ground Area: 641
Garage Area: 480
Basement Area: 641
Basement Walls:
Estimated TCV: Tentative

of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 1:07 PM

Parcel:	PA0-420-0280-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	FRANCOEUR, NATAY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3140 HUMPHREY HWY PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2647-768	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PPLAT PALMYRA PLATTED
Mailing Address:		Description:	
FRANCOEUR, NATAY		LOT 28 MAN-NOR FARMS	
3140 HUMPHREY HWY			
PALMYRA MI 49268			

Most Recent Sale Information

Sold on 11/10/2022 for 158,000 by HOUGHTON, NICOLE A & TRAVIS N.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2647-768

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	111,900	2023 Taxable:	111,900	Acreage:	0.81
Financing:		Land Value:	Tentative	Frontage:	0.0
IRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1955
Occupancy: Single Family
Class: CD+10
Style: TWO-STORY
Exterior: Alum., Vinyl
% Good (Physical): 75
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 1,752
Ground Area: 1,384
Garage Area: 1,000
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 1:07 PM

Parcel:	PA0-420-0330-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	SMITH, JACOB B	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3040 HUMPHREY HWY PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2637-268	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PPLAT PALMYRA PLATTED

Mailing Address:	Description:
SMITH, JACOB B AMELIA M WOODCOCK 3040 HUMPHREY HWY PALMYRA MI 49268	LOT 33 MAN-NOR FARMS

Most Recent Sale Information

Sold on 04/01/2022 for 150,000 by GONZALES, JORGE.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	2637-268
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Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	59,200	2023 Taxable:	59,200	Acreage:	0.87
Financing:		Land Value:	Tentative	Frontage:	0.0
IRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: CD
Style: TWO-STORY
Exterior: Vinyl
% Good (Physical): 65
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 955
Ground Area: 756
Garage Area: 600
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 1:07 PM

Parcel:	PA0-420-0480-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	JONES, ERIC J	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3300 MANOR DR PALMYRA, MI 49268	Taxable Status	TAXABLE
Liber/Page:	2647-511	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PPLAT PALMYRA PLATTED
Mailing Address:		Description:	
JONES, ERIC J 3300 MANOR DR PALMYRA MI 49268		LOT 48 MAN-NOR FARMS	

Most Recent Sale Information

Sold on 11/02/2022 for 150,000 by SWENDSEN, STEPHEN & KIMBERLY.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2647-511

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	61,100	2023 Taxable:	61,100	Acreage:	0.98
Financing:		Land Value:	Tentative	Frontage:	0.0
APRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1950
Occupancy: Single Family
Class: CD
Style: TWO-STORY
Exterior:
% Good (Physical): 65
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,047
Ground Area: 864
Garage Area: 461
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 1:07 PM

Parcel: PA0-420-0580-00
Owner's Name: LAPKEWYCH, CHRITSOPHER
Property Address: 3040 MANOR DR
PALMYRA, MI 49268
Liber/Page: 2630-953
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: PA0 PALMYRA TOWNSHIP
School: 46010 ADRIAN CITY SCHOOL DISTRICT
Neighborhood: PPLAT PALMYRA PLATTED

Mailing Address: LAPKEWYCH, CHRITSOPHER
3040 MANOR DR
PALMYRA MI 49268
Description: LOT 58 MAN-NOR FARMS

Most Recent Sale Information

Sold on 12/10/2021 for 118,250 by STEWART, JAMES.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2630-953

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 64,000

2023 Taxable: 64,000

Acreage: 1.34

Financing:

Land Value: Tentative

Frontage: 0.0

RE: 100.000

Land Impr. Value: Tentative

Average Depth: 0.0

Improvement Data

of Residential Buildings: 1

of Agricultural Buildings: 1

Year Built: 1949

Estimated TCV: Tentative

Occupancy: Single Family

Cmts:

Class: CD

Style: TWO-STORY

Exterior:

% Good (Physical): 65

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 0

of Bedrooms: 4

Full Baths: 1 Half Baths: 0

Floor Area: 925

Ground Area: 732

Garage Area: 784

Basement Area: 0

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 1:07 PM

Parcel:	PA0-430-0060-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	HAZLETT-TEDORA, PHILIP L	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3317 SHARP RD ADRIAN, MI 49221	Taxable Status	TAXABLE
Liber/Page:	2636-895	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PPLAT PALMYRA PLATTED
Mailing Address:		Description:	
HAZLETT-TEDORA, PHILIP L 3317 SHARP RD ADRIAN MI 49221		LOTS 5-6 & 7 EX W 45 FT LOT 5 PINE- VIEW	

Most Recent Sale Information

Sold on 03/31/2022 for 288,000 by SHADEWALD, KEVIN M & CHELSEA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2636-895

Most Recent Permit Information

Permit 17-30 on 08/04/2017 for \$0 category REROOF.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	142,100	2023 Taxable:	142,100	Acreage:	0.97
Financing:		Land Value:	Tentative	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1960
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 64
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 2,246
Ground Area: 2,246
Garage Area: 869
Basement Area: 2,246
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 1:07 PM

Parcel:	PA0-440-0030-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	YOUNGLOVE, BRANDON	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	3534 DEERFIELD RD ADRIAN, MI 49221	Taxable Status:	TAXABLE
Liber/Page:	2650-775	Prev. Taxable Stat:	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46090 MADISON SCHOOL DISTRICT
Topography:	None	Neighborhood:	PPLAT PALMYRA PLATTED
Mailing Address:		Description:	
YOUNGLOVE, BRANDON 120 BENT OAK AVE ADRIAN MI 49221		LOTS 1-2 & 3 THOMPSONS PLAINVIEW SUB-DIV	

Most Recent Sale Information

Sold on 02/03/2023 for 230,000 by NATIONWIDE PROPERTY INVESTMENTS LLC.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2650-775

Most Recent Permit Information

Permit 20-0031 on 10/08/2020 for \$29,750 category MISC.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	110,100	2023 Taxable:	109,643	Acreage:	1.30
Financing:		Land Value:	Tentative	Frontage:	0.0
Net RE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1960
Occupancy: Single Family
Class: CD
Style: RANCH
Exterior:
% Good (Physical): 84
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,191
Ground Area: 1,191
Garage Area: 1,116
Basement Area: 1,191
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/11/2023 1:07 PM

Parcel:	PA0-450-0060-00	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	REUM, MICHAEL	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	4918 OGDEN HWY ADRIAN, MI 49221	Taxable Status	TAXABLE
Liber/Page:	2638-631	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	PA0 PALMYRA TOWNSHIP
Public Impr.:	None	School:	46010 ADRIAN CITY SCHOOL DISTRICT
Topography:	None	Neighborhood:	PPLAT PALMYRA PLATTED
Mailing Address:		Description:	
REUM, MICHAEL 4918 OGDEN HWY ADRIAN MI 49221		LOT 6 WARNER SUB-DIV NO 1	

Most Recent Sale Information

Sold on 04/18/2022 for 180,000 by HARTMAN, VALERIE A, ETAL.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2638-631

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	86,900	2023 Taxable:	86,900	Acreage:	0.44
Zoning:		Land Value:	Tentative	Frontage:	0.0
IRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1966
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 65
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 962
Ground Area: 962
Garage Area: 1,404
Basement Area: 962
Basement Walls:
Estimated TCV: Tentative

Palmyra Platted ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
PA0-420-0110-00	3360 HUMPHREY HWY	08/11/22	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$64,800	41.94
PA0-420-0280-00	3140 HUMPHREY HWY	11/10/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$115,900	73.35
PA0-420-0330-00	3040 HUMPHREY HWY	04/01/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,700	41.13
PA0-420-0480-00	3300 MANOR DR	11/02/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,600	42.40
PA0-420-0580-00	3040 MANOR DR	12/10/21	\$118,250	PTA	03-ARM'S LENGTH	\$118,250	\$50,500	42.71
PA0-430-0060-00	3317 SHARP RD	03/31/22	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$105,100	36.49
PA0-440-0030-00	3534 DEERFIELD RD	02/03/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$62,900	27.35
PA0-450-0060-00	4918 OGDEN HWY	04/18/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$89,800	49.89
Totals:			\$1,428,750			\$1,428,750	\$614,300	

Sale. Ratio => 43.00
 Std. Dev. => 13.34

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$133,308	\$19,897	\$134,603	\$103,010	1.307	932	\$144.42	PPLAT	21.2189
\$239,125	\$21,276	\$136,724	\$197,685	0.692	1,752	\$78.04	PPLAT	40.2890
\$126,533	\$22,776	\$127,224	\$94,153	1.351	955	\$133.22	PPLAT	25.6727
\$130,468	\$25,401	\$124,599	\$95,342	1.307	1,047	\$119.01	PPLAT	21.2348
\$136,418	\$27,037	\$91,213	\$99,598	0.916	925	\$98.61	PPLAT	17.8700
\$303,084	\$25,316	\$262,684	\$252,058	1.042	2,246	\$116.96	PPLAT	5.2358
\$235,307	\$27,775	\$202,225	\$188,323	1.074	1,191	\$169.79	PPLAT	2.0695
\$185,243	\$15,838	\$164,162	\$153,725	1.068	962	\$170.65	PPLAT	2.6621
\$1,489,486		\$1,243,434	\$1,183,894			\$128.84		4.4223

E.C.F. => **1.050** Std. Deviation=> **0.22493063**
Ave. E.C.F. => **1.095** Ave. Variance=> **17.0316** Coefficient of Var=>

Building Style	Land Value	Land Table	Property Class	Building Depr.
TWO-STORY	\$17,250	PALMYRA PLATTED	401	65
TWO-STORY	\$20,250	PALMYRA PLATTED	401	75
TWO-STORY	\$21,750	PALMYRA PLATTED	401	65
TWO-STORY	\$24,375	PALMYRA PLATTED	401	65
TWO-STORY	\$26,011	PALMYRA PLATTED	401	65
RANCH	\$24,250	PALMYRA PLATTED	401	64
RANCH	\$25,885	PALMYRA PLATTED	401	84
RANCH	\$11,000	PALMYRA PLATTED	401	65

15.56086149

Palmyra Platted Land Analysis
 Palmyra Platted Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale
PA0-420-0110-00	3360 HUMPHREY HWY	08/11/22	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$64,800	41.94
PA0-420-0330-00	3040 HUMPHREY HWY	04/01/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,700	41.13
PA0-420-0480-00	3300 MANOR DR	11/02/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,600	42.40
PA0-420-0580-00	3040 MANOR DR	12/10/21	\$118,250	PTA	03-ARM'S LENGTH	\$118,250	\$50,500	42.71
PA0-430-0060-00	3317 SHARP RD	03/31/22	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$105,100	36.49
PA0-440-0030-00	3534 DEERFIELD RD	02/03/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$62,900	27.35
PA0-450-0060-00	4918 OGDEN HWY	04/18/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$89,800	49.89
Totals:			\$1,270,750			\$1,270,750	\$498,400	

Sale. Ratio => 39.22
 Std. Dev. => 6.93

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page
\$131,928	\$38,442	\$15,870	0.69	0.69	\$55,713	\$1.28	PPLAT 2643-689	
\$124,793	\$45,217	\$20,010	0.87	0.87	\$51,974	\$1.19	PPLAT 2637-268	
\$128,518	\$43,907	\$22,425	0.98	0.98	\$45,033	\$1.03	PPLAT 2647-511	
\$134,755	\$7,843	\$24,348	1.34	1.34	\$5,866	\$0.13	PPLAT 2630-953	
\$301,144	\$9,166	\$22,310	0.97	0.97	\$9,449	\$0.22	PPLAT 2636-895	
\$233,602	\$20,578	\$24,180	1.30	1.30	\$15,890	\$0.36	PPLAT 2650-775	
\$184,363	\$5,757	\$10,120	0.44	0.44	\$13,084	\$0.30	PPLAT 2638-631	
\$1,239,103	\$170,910	\$139,263	6.58	6.58				

Average per FF=> Average per Net Acre=> Average per SqFt=>

25,986.01 per Net Acre=> \$0.60

Land Table	Class
PALMYRA PLATTED	401
PALMYRA PLATTED	401
PALMYRA PLATTED	401
PALMYRA PLATTED	401
PALMYRA PLATTED	401
PALMYRA PLATTED	401
PALMYRA PLATTED	401
