

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
11-125-002-00	5764 MCKIBBIN RD	07/14/23	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$122,700	47.93	\$245,465	\$98,003	\$157,997	\$130,152	1.214
11-125-015-00	5894 MCKIBBIN RD	06/24/21	\$204,000	WD	24-PARTIAL ASSESSMENT	\$204,000	\$91,700	44.95	\$183,480	\$93,583	\$110,417	\$79,344	1.392
11-125-018-10	5940 MCKIBBIN RD	02/11/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$99,100	53.57	\$198,198	\$86,745	\$98,255	\$98,370	0.999
11-125-026-00	5960 MCKIBBIN RD	02/14/22	\$260,000	WD	24-PARTIAL ASSESSMENT	\$260,000	\$142,500	54.81	\$284,989	\$116,312	\$143,688	\$148,876	0.965
Totals:			\$905,000			\$905,000	\$456,000		\$912,132		\$510,357	\$456,742	
								Sale. Ratio =>	50.39			E.C.F. =>	1.117
<i>*Due to a lack of current sales, time period was extended to develop ECF</i>								Std. Dev. =>	4.66			Ave. E.C.F. =>	1.142