

Parcel Number	Street Address	Sale Date
002-001-006-20	3823 N SUMMERS RD	07/12/21
002-004-013-00	3981 ALLEN DR	12/30/22
002-006-004-50	3920 N FIVE LAKES RD	03/31/23
002-031-014-00	1240 N FIVE LAKES RD	02/10/23
002-035-013-00	1470 N MITCHELL LAKE RD	04/22/21

Totals:

ARCADIA TOWNSHIP AG ECF STUDY

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$320,000	QC	03-ARM'S LENGTH	\$320,000	\$103,100
\$554,999	WD	03-ARM'S LENGTH	\$554,999	\$237,600
\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$218,800
\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$67,100
\$500,000	WD	09-FAMILY	\$500,000	\$184,700
\$2,139,999			\$2,139,999	\$811,300
				Sale. Ratio =>
				Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
32.22	\$280,126	\$259,036	\$60,964	\$21,832	2.792	0
42.81	\$566,095	\$532,934	\$22,065	\$34,328	0.643	0
37.72	\$515,722	\$479,346	\$100,654	\$37,656	2.673	0
36.27	\$161,220	\$145,930	\$39,070	\$15,828	2.468	0
36.94	\$463,615	\$421,072	\$78,928	\$44,040	1.792	0
	\$1,986,778		\$301,681	\$153,685		
37.91				E.C.F. =>	1.963	
3.79				Ave. E.C.F. =>	2.074	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
#DIV/0!	4000	71.8643	CD		\$36,585	No
#DIV/0!	4000	143.0967	BC		\$75,075	No
#DIV/0!	4000	59.9231	C		\$75,750	No
#DIV/0!	4000	39.4652	D		\$5,550	No
#DIV/0!	4000	28.1560	C		\$140,000	No

#DIV/0! **11.0755**

Std. Deviation=> 0.888568809

Ave. Variance=> 68.5011 Coefficient of Var=> 33.0327212

Apr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
//		4000 ARCADIA RESIDENTI.	401	83
//	002-004-012-00	4000 ARCADIA RESIDENTI.	401	83
//		4000 ARCADIA RESIDENTI.	401	93
//		4000 ARCADIA RESIDENTI.	401	64
//	002-035-014-00	4000 ARCADIA RESIDENTI.	401	67

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions

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Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership
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Waterfront Influences

Bottom Character

