

Cherry Valley ECF Commercial .578

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table	Property Class	
052-214-010-50	127 S MAIN ST	09/17/21	\$63,800	WD	03-ARM'S LENGTH	\$63,800	\$27,900	43.73	\$55,765	\$7,700	\$56,100	\$93,694	0.599	COMMERCIAL LOTS	201	
15-768-020-00	12 E BALDWIN RD	10/04/21	\$74,200	QC	33-TO BE DETERMINED	\$74,200	\$37,600	50.67	\$75,280	\$8,939	\$65,261	\$103,983	0.628	2001-COMMERCIAL PROP	201	
14-015-014-50	8335 S M-37	12/23/21	\$124,650	WD	03-ARM'S LENGTH	\$124,650	\$63,200	50.70	\$138,222	\$87,018	\$37,632	\$88,435	0.426	2020 COMMERCIAL M-37	201	
11-034-004-00	5408 S M-37	01/14/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$66,400	51.08	\$132,871	\$50,821	\$79,179	\$126,231	0.627	COMMERCIAL	201	
Totals:			\$392,650			\$392,650	\$195,100		\$402,138		\$238,172	\$412,343				
								Sale. Ratio =>	49.69			E.C.F. =>	0.578			
								Std. Dev. =>	3.55			Ave. E.C.F. =>	0.570			