

Acreage Used 1.48

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.
003-011-010-00	3574 CROFTON RD SW	04/11/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$137,400	54.96	\$274,821	\$73,560	\$176,440	\$140,742	1.254
003-011-010-00	3574 CROFTON RD SW	03/06/25	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$137,400	53.36	\$274,821	\$73,560	\$183,940	\$140,742	1.307
003-013-013-10	4642 PUFFER RD SW	09/22/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$179,600	56.13	\$359,213	\$34,400	\$285,600	\$227,142	1.257
003-015-005-45	4027 TAYLOR CRK RD SW	08/21/23	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$171,700	66.55	\$343,429	\$15,846	\$242,154	\$229,079	1.057
003-018-003-00	7516 SUPPLY RD SW	08/07/23	\$269,000	PTA	03-ARM'S LENGTH	\$269,000	\$98,200	36.51	\$196,468	\$34,400	\$234,600	\$113,334	2.070
003-019-002-21	7503 SUPPLY RD SW	05/24/24	\$870,000	PTA	03-ARM'S LENGTH	\$870,000	\$359,600	41.33	\$719,185	\$94,967	\$775,033	\$436,516	1.775
003-020-001-51	6199 SUPPLY RD SW	10/31/24	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$114,500	50.22	\$229,015	\$34,294	\$193,706	\$136,169	1.423
003-024-001-01	2189 BOARDMAN RD SW	06/14/24	\$514,000	PTA	03-ARM'S LENGTH	\$514,000	\$236,300	45.97	\$472,633	\$108,000	\$406,000	\$254,988	1.592
003-027-009-00	6235 BUTLER RD SW	10/15/24	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$111,200	45.02	\$222,308	\$15,700	\$231,300	\$144,481	1.601
003-027-015-31	6948 CREIGHTON RD SW	03/06/25	\$614,000	PTA	03-ARM'S LENGTH	\$614,000	\$332,700	54.19	\$665,424	\$70,370	\$543,630	\$416,122	1.306
003-029-020-13	6230 HUDSON RD SW	06/14/24	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$68,100	28.98	\$136,262	\$23,626	\$211,374	\$78,766	2.684
003-031-002-10	7056 SHIPPY RD SW	10/11/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$64,200	47.56	\$128,493	\$53,600	\$81,400	\$52,373	1.554
003-031-013-40	7610 INMAN RD SW	04/12/24	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$246,100	54.69	\$492,145	\$58,000	\$392,000	\$303,598	1.291
Totals:			\$4,647,500			\$4,647,500	\$2,257,000		\$4,514,217		\$3,957,177	\$2,674,052	
								Sale. Ratio =>	48.56			E.C.F. =>	1.480
								Std. Dev. =>	9.65			Ave. E.C.F. =>	1.552

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003-011-010-00	3574 CROFTON RD SW	04/11/24	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$137,400	54.96	\$274,821	\$73,560	\$176,440	\$140,742	1.254
003-011-010-00	3574 CROFTON RD SW	03/06/25	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$137,400	53.36	\$274,821	\$73,560	\$183,940	\$140,742	1.307
003-013-013-10	4642 PUFFER RD SW	09/22/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$179,600	56.13	\$359,213	\$34,400	\$285,600	\$227,142	1.257
003-015-005-45	4027 TAYLOR CRK RD SW	08/21/23	\$258,000	PTA	03-ARM'S LENGTH	\$258,000	\$171,700	66.55	\$343,429	\$15,846	\$242,154	\$229,079	1.057
003-018-003-00	7516 SUPPLY RD SW	08/07/23	\$269,000	PTA	03-ARM'S LENGTH	\$269,000	\$98,200	36.51	\$196,468	\$34,400	\$234,600	\$113,334	2.070
003-019-002-21	7503 SUPPLY RD SW	05/24/24	\$870,000	PTA	03-ARM'S LENGTH	\$870,000	\$359,600	41.33	\$719,185	\$94,967	\$775,033	\$436,516	1.775
003-020-001-51	6199 SUPPLY RD SW	10/31/24	\$228,000	PTA	03-ARM'S LENGTH	\$228,000	\$114,500	50.22	\$229,015	\$34,294	\$193,706	\$136,169	1.423
003-024-001-01	2189 BOARDMAN RD SW	06/14/24	\$514,000	PTA	03-ARM'S LENGTH	\$514,000	\$236,300	45.97	\$472,633	\$108,000	\$406,000	\$254,988	1.592
003-027-009-00	6235 BUTLER RD SW	10/15/24	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$111,200	45.02	\$222,308	\$15,700	\$231,300	\$144,481	1.601
003-027-015-31	6948 CREIGHTON RD SW	03/06/25	\$614,000	PTA	03-ARM'S LENGTH	\$614,000	\$332,700	54.19	\$665,424	\$70,370	\$543,630	\$416,122	1.306
003-029-020-13	6230 HUDSON RD SW	06/14/24	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$68,100	28.98	\$136,262	\$23,626	\$211,374	\$78,766	2.684
003-031-002-10	7056 SHIPPY RD SW	10/11/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$64,200	47.56	\$128,493	\$53,600	\$81,400	\$52,373	1.554
003-031-013-40	7610 INMAN RD SW	04/12/24	\$450,000	PTA	03-ARM'S LENGTH	\$450,000	\$246,100	54.69	\$492,145	\$58,000	\$392,000	\$303,598	1.291
Totals:			\$4,647,500			\$4,647,500	\$2,257,000		\$4,514,217		\$3,957,177	\$2,674,052	
								Sale. Ratio =>	48.56			E.C.F. =>	1.480
								Std. Dev. =>	9.65			Ave. E.C.F. =>	1.552

Crofton Crossing Used 2.22

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.		
003-011-101-15	3431 TREE LN SW	11/19/24	\$206,500	PTA	03-ARM'S LENGTH	\$206,500	\$91,000	44.07	\$181,949	\$20,497	\$186,003	\$82,796	2.247		
003-011-101-18	3393 TREE LN SW	12/12/23	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$93,500	56.33	\$187,002	\$15,700	\$150,300	\$87,847	1.711		
003-011-101-21	3440 TREE LN SW	02/21/24	\$198,000	PTA	03-ARM'S LENGTH	\$198,000	\$43,300	21.87	\$137,012	\$8,000	\$190,000	\$66,160	2.872		
003-011-101-23	3345 SAWMILL LN SW	10/25/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$88,200	44.10	\$176,347	\$15,700	\$184,300	\$82,383	2.237		
Totals:			\$770,500			\$770,500	\$316,000		\$682,310		\$710,603	\$319,186			
								Sale. Ratio =>	41.01					E.C.F. =>	2.226
								Std. Dev. =>	14.36					Ave. E.C.F. =>	2.267

Mobile Home 1.48

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.		
003-090-006-00	5141 BOARDMAN RD SW	03/22/24	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$41,600	64.00	\$83,201	\$16,576	\$48,424	\$42,436	1.141		
003-016-022-00	4830 CHURCH ST SW	01/03/25	\$40,000	PTA	03-ARM'S LENGTH	\$40,000	\$24,500	61.25	\$49,007	\$9,983	\$30,017	\$24,856	1.208		
003-034-007-40	7185 BUTLER RD SW	12/18/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$170,700	56.90	\$341,461	\$58,900	\$241,100	\$180,603	1.335		
003-033-018-00	5866 INMAN RD SW	09/22/23	\$495,000	PTA	03-ARM'S LENGTH	\$495,000	\$247,000	49.90	\$493,956	\$336,000	\$159,000	\$100,609	1.580		
003-034-007-45	4897 WOODMAN RD SW	11/22/24	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$115,000	45.10	\$229,935	\$30,743	\$224,257	\$126,874	1.768		
Totals:			\$1,155,000			\$1,155,000	\$598,800		\$1,197,560		\$702,798	\$475,379			
								Sale. Ratio =>	51.84					E.C.F. =>	1.478
								Std. Dev. =>	7.86					Ave. E.C.F. =>	1.406

Village Area Used 1.30

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.		
003-016-027-00	5546 BOARDMAN RD SW	08/18/23	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$129,900	63.99	\$259,824	\$16,431	\$186,569	\$187,225	0.996		
003-200-014-00	4794 PINE ST SW	11/29/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$118,000	56.19	\$235,955	\$13,892	\$196,108	\$170,818	1.148		
003-601-002-00	5400 BOARDMAN RD SW	10/31/24	\$213,400	PTA	03-ARM'S LENGTH	\$213,400	\$82,700	38.75	\$165,460	\$21,896	\$191,504	\$110,434	1.734		
003-700-009-51	5376 MILL ST SW	08/05/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$47,800	39.83	\$95,577	\$9,988	\$110,012	\$65,838	1.671		
003-700-061-00	5553 BOARDMAN RD SW	02/26/25	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$115,800	47.27	\$231,565	\$9,578	\$235,422	\$170,759	1.379		
Totals:			\$991,400			\$991,400	\$494,200		\$988,381		\$919,615	\$705,074			
								Sale. Ratio =>	49.85					E.C.F. =>	1.304
								Std. Dev. =>	10.82					Ave. E.C.F. =>	1.386

Water Influence 1.48

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.		
003-017-002-05	4567 TWINS TRL SW	01/31/25	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$303,100	51.37	\$606,139	\$163,200	\$426,800	\$270,085	1.580		
003-300-010-00	5165 LOCKWOOD ST SW	08/07/23	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$167,200	61.70	\$334,369	\$112,500	\$158,500	\$135,483	1.170		
003-400-022-00	6946 HART RD SW	05/17/23	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$213,700	46.46	\$427,474	\$67,140	\$392,860	\$219,716	1.788		
003-500-086-00	6226 DYER RD SW	08/08/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$85,000	65.38	\$170,008	\$44,500	\$85,500	\$76,529	1.117		
003-500-086-00	6226 DYER RD SW	03/17/25	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$85,000	47.22	\$170,008	\$44,500	\$135,500	\$76,529	1.771		
003-700-046-00	5094 W MAIN ST SW	03/21/24	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$155,400	63.43	\$310,867	\$90,000	\$155,000	\$134,675	1.151		
Totals:			\$1,876,000			\$1,876,000	\$1,009,400		\$2,018,865		\$1,354,160	\$913,017			
								Sale. Ratio =>	53.81					E.C.F. =>	1.483
								Std. Dev. =>	8.55					Ave. E.C.F. =>	1.429

Crofton Crossing Used 2.22

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.		
003-011-101-15	3431 TREE LN SW	11/19/24	\$206,500	PTA	03-ARM'S LENGTH	\$206,500	\$91,000	44.07	\$181,949	\$20,497	\$186,003	\$82,796	2.247		
003-011-101-18	3393 TREE LN SW	12/12/23	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$93,500	56.33	\$187,002	\$15,700	\$150,300	\$87,847	1.711		
003-011-101-21	3440 TREE LN SW	02/21/24	\$198,000	PTA	03-ARM'S LENGTH	\$198,000	\$43,300	21.87	\$137,012	\$8,000	\$190,000	\$66,160	2.872		
003-011-101-23	3345 SAWMILL LN SW	10/25/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$88,200	44.10	\$176,347	\$15,700	\$184,300	\$82,383	2.237		
Totals:			\$770,500			\$770,500	\$316,000		\$682,310		\$710,603	\$319,186			
								Sale. Ratio =>	41.01					E.C.F. =>	2.226
								Std. Dev. =>	14.36					Ave. E.C.F. =>	2.267

Mobile Home 1.48

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.		
003-090-006-00	5141 BOARDMAN RD SW	03/22/24	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$41,600	64.00	\$83,201	\$16,576	\$48,424	\$42,436	1.141		
003-016-022-00	4830 CHURCH ST SW	01/03/25	\$40,000	PTA	03-ARM'S LENGTH	\$40,000	\$24,500	61.25	\$49,007	\$9,983	\$30,017	\$24,856	1.208		
003-034-007-40	7185 BUTLER RD SW	12/18/23	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$170,700	56.90	\$341,461	\$58,900	\$241,100	\$180,603	1.335		
003-033-018-00	5866 INMAN RD SW	09/22/23	\$495,000	PTA	03-ARM'S LENGTH	\$495,000	\$247,000	49.90	\$493,956	\$336,000	\$159,000	\$100,609	1.580		
003-034-007-45	4897 WOODMAN RD SW	11/22/24	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$115,000	45.10	\$229,935	\$30,743	\$224,257	\$126,874	1.768		
Totals:			\$1,155,000			\$1,155,000	\$598,800		\$1,197,560		\$702,798	\$475,379			
								Sale. Ratio =>	51.84					E.C.F. =>	1.478
								Std. Dev. =>	7.86					Ave. E.C.F. =>	1.406

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003-016-027-00	5546 BOARDMAN RD SW	08/18/23	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$129,900	63.99	\$259,824	\$16,431	\$186,569	\$187,225	0.996		
003-200-014-00	4794 PINE ST SW	11/29/23	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$118,000	56.19	\$235,955	\$13,892	\$196,108	\$170,818	1.148		
003-601-002-00	5400 BOARDMAN RD SW	10/31/24	\$213,400	PTA	03-ARM'S LENGTH	\$213,400	\$82,700	38.75	\$165,460	\$21,896	\$191,504	\$110,434	1.734		
003-700-009-51	5376 MILL ST SW	08/05/24	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$47,800	39.83	\$95,577	\$9,988	\$110,012	\$65,838	1.671		
003-700-061-00	5553 BOARDMAN RD SW	02/26/25	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$115,800	47.27	\$231,565	\$9,578	\$235,422	\$170,759	1.379		
Totals:			\$991,400			\$991,400	\$494,200		\$988,381		\$919,615	\$705,074			
								Sale. Ratio =>	49.85					E.C.F. =>	1.304
								Std. Dev. =>	10.82					Ave. E.C.F. =>	1.386

Water Influence 1.48

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003-017-002-05	4567 TWINS TRL SW	01/31/25	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$303,100	51.37	\$606,139	\$163,200	\$426,800	\$270,085	1.580		
003-300-010-00	5165 LOCKWOOD ST SW	08/07/23	\$271,000	PTA	03-ARM'S LENGTH	\$271,000	\$167,200	61.70	\$334,369	\$112,500	\$158,500	\$135,483	1.170		
003-400-022-00	6946 HART RD SW	05/17/23	\$460,000	PTA	03-ARM'S LENGTH	\$460,000	\$213,700	46.46	\$427,474	\$67,140	\$392,860	\$219,716	1.788		
003-500-086-00	6226 DYER RD SW	08/08/23	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$85,000	65.38	\$170,008	\$44,500	\$85,500	\$76,529	1.117		
003-500-086-00	6226 DYER RD SW	03/17/25	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$85,000	47.22	\$170,008	\$44,500	\$135,500	\$76,529	1.771		
003-700-046-00	5094 W MAIN ST SW	03/21/24	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$155,400	63.43	\$310,867	\$90,000	\$155,000	\$134,675	1.151		
Totals:			\$1,876,000			\$1,876,000	\$1,009,400		\$2,018,865		\$1,354,160	\$913,017			
								Sale. Ratio =>	53.81					E.C.F. =>	1.483
								Std. Dev. =>	8.55					Ave. E.C.F. =>	1.429