

**Cooper Hills Cooper
Heights Muirfield**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$
02-35-410-120	5355 THAYER	06/14/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000
02-35-452-010	2443 SUMMERDALE	06/03/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000
02-35-476-081	5187 SIMMONS	09/04/24	\$274,000	WD	03-ARM'S LENGTH	\$274,000
02-35-476-180	5101 SIMMONS	12/10/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000
02-35-480-080	5120 SOLVEL	02/11/25	\$184,000	WD	03-ARM'S LENGTH	\$184,000
02-36-351-360	2484 WOLVERINE	09/10/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000
Totals:			\$1,458,000			\$1,458,000

02-35-476-150	5136 SIMMONS	07/19/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000
02-35-430-140	5458 LINDENWOOD	04/29/24	\$315,000	WD	03-ARM'S LENGTH	\$315,000

Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$99,200	45.09	\$207,087	\$39,263	\$180,737	\$144,676	1.25	936
\$131,000	45.17	\$275,006	\$45,418	\$244,582	\$197,921	1.24	1,506
\$124,400	45.40	\$259,265	\$38,157	\$235,843	\$190,610	1.24	1,800
\$112,900	47.04	\$236,066	\$36,045	\$203,955	\$172,432	1.18	1,176
\$82,950	45.08	\$172,105	\$52,369	\$131,631	\$103,221	1.28	1,286
\$111,900	44.76	\$236,526	\$44,692	\$205,308	\$165,374	1.24	1,506
\$662,350		\$1,386,055		\$1,202,056	\$974,234		
Sale. Ratio =>	45.43				E.C.F. =>	1.23	
Std. Dev. =>	0.82				Ave. E.C.F. =>	1.24	

Using 1.2 ECF

\$111,300	38.38	\$233,391	\$44,807	\$245,193	\$162,572	1.51	1,176
\$124,400	39.49	\$260,869	\$39,072	\$275,928	\$191,204	1.44	1,328

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table
\$193.10	CHLHT	1.2280	RANCH	\$36,779	CPR HILLS/HEIGHTS/MUIRFIELD *
\$162.41	CHLHT	0.1217	RANCH	\$42,981	CPR HILLS/HEIGHTS/MUIRFIELD *
\$131.02	CHLHT	0.0330	TWO STORY	\$36,198	CPR HILLS/HEIGHTS/MUIRFIELD *
\$173.43	CHLHT	5.4159	RANCH	\$33,743	CPR HILLS/HEIGHTS/MUIRFIELD *
\$102.36	CHLHT	3.8264	RANCH	\$48,608	CPR HILLS/HEIGHTS/MUIRFIELD *
\$136.33	CHLHT	0.4502	RANCH	\$40,565	CPR HILLS/HEIGHTS/MUIRFIELD *
\$149.77		0.3127			
Std. Deviation=>	0.030232635				
Ave. Variance=>	1.8459	Coefficient of Var=:	1.492247518		

\$208.50	CHLHT	27.1234	RANCH	\$35,909	CPR HILLS/HEIGHTS/MUIRFIELD *
\$207.78	CHLHT	20.6131	RANCH	\$33,006	CPR HILLS/HEIGHTS/MUIRFIELD *

Property Class	Building Depr.
401	87
401	58
401	63
401	65
401	47
401	49

401	58
401	56