

Northport Crossing

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
02-01-378-004	10038 TAPLIN	12/27/23	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$378,250	50.77	\$782,793	\$79,434	\$665,566	\$541,045	1.230	2,384	\$279.18	TPLN	15.6741	RANCH	\$73,533	PLAINWELL SCHOOLS *	401	77	
02-19-351-014	4992 W E	06/24/21	\$519,000	WD	03-ARM'S LENGTH	\$519,000	\$259,800	50.06	\$577,005	\$148,039	\$370,961	\$404,685	0.917	2,005	\$185.02	WWSC	15.6741	RANCH	\$110,138	WALKER WOODS SITE CONDOS	401	72	
Totals:			\$1,264,000			\$1,264,000	\$638,050		\$1,359,798		\$1,036,527	\$945,730			\$232.10		2.2600						
								Sale. Ratio =>	50.48					E.C.F. =>	1.096	Std. Deviation=>		0.221665212					
								Std. Dev. =>	0.50					Ave. E.C.F. =>	1.073	Ave. Variance=>		15.6741	Coefficient of Var=>		14.60219099		

No recent sales in NorthPort

Using 1.07 ECF

Using these sales that best represent