

Otsego Schools

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.		
02-31-110-007	4785 WF	02/11/22	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$128,450	43.56	\$269,242	\$41,530	\$253,370	\$234,755	1.08	1,484	\$170.73	SD63	17.3949	RANCH	\$38,880	OTSEGO SCHOOLS *	401	60		
02-31-110-015	5796 N 12TH	10/30/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$178,300	59.43	\$377,454	\$45,621	\$254,379	\$342,096	0.74	1,966	\$129.39	SD63	16.1758	RANCH	\$44,034	OTSEGO SCHOOLS *	401	84		
02-31-130-011	4173 WF	06/16/21	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$160,600	53.89	\$337,354	\$123,067	\$174,933	\$220,669	0.79	1,836	\$95.28	SD63	11.2609	CAPECOD	\$105,174	OTSEGO SCHOOLS *	401	59		
02-31-301-040	5482 RAVINE	01/18/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$95,200	41.39	\$202,292	\$42,000	\$188,000	\$165,249	1.14	1,995	\$94.24	SD63	23.2326	TWO STORY	\$42,000	OTSEGO SCHOOLS *	401	53		
02-31-355-020	5004 RAVINE	10/30/20	\$151,000	WD	03-ARM'S LENGTH	\$150,880	\$85,900	56.93	\$180,802	\$33,140	\$117,740	\$152,229	0.77	1,348	\$87.34	SD63	13.1907	TWO STORY	\$32,270	OTSEGO SCHOOLS *	401	50		
Totals:			\$1,273,900			\$1,273,780	\$648,450		\$1,367,144		\$988,422	\$1,114,998			\$115.40		1.8869							
							Sale. Ratio =>	50.91			E.C.F. =>	0.89			Std. Deviation=>	0.187402933			Ave. Variance=>	16.2510			Coefficient of Var=>	17.94997593
							Std. Dev. =>	8.10			Ave. E.C.F. =>	0.91												

Using 0.91 ECF

LOW																						
02-30-378-004	4330 WF	07/27/23	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$72,050	70.64	\$153,824	\$51,507	\$50,493	\$105,161	0.48	1,499	\$33.68	SD63	42.5197	TWO STORY	\$50,549	OTSEGO SCHOOLS *	401	45