

Neighborhoods Used: 4020.4020 FRIEND, ELMWOOD, DOREEN & OTHERS

7747 FRIEND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-060-000-095-00	08/10/2023 4020	401	220,000	78,949
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	47	141,051	103,135
E.C.F. 1.368				

!!MULTI-PARCEL SALE!!



7717 FRIEND RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-060-000-105-00	10/25/2022 4020	401	260,000	36,935
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	47	223,065	135,287
E.C.F. 1.649				



7822 ELMWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
140-060-000-155-00	06/27/2022 4020	401	220,000	20,839
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	56	185,115	106,748
E.C.F. 1.734				
Agricultural Buildings:	ResidualValue	CostByManual	E.C.F.	
	14046	8100	1.734	



Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00