

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	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 ratio	Land Value
051-100-205-00	508 N LAKESHORE DR	10/20/22	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$92,700	24.46	\$271,220	\$93,325	\$285,675	\$137,903	2.072	1,275	\$224.06	4010	32.4938	1 1/4 STORY	23%	\$85,628
051-105-100-00	316 N LAKESHORE DR	05/13/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$123,400	25.44	\$315,595	\$106,111	\$378,889	\$162,391	2.333	1,575	\$240.56	4010	58.6569	1 1/2 STORY	21%	\$102,615
051-125-009-00	704 W FILER ST	06/20/23	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$223,000	41.30	\$479,176	\$88,605	\$451,395	\$302,768	1.491	1,852	\$243.73	4010	25.5732	1 1/2 STORY	15%	\$83,324
051-125-016-00	713 W FILER ST	03/11/22	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$115,900	34.86	\$309,027	\$92,507	\$239,993	\$167,845	1.430	1,672	\$143.54	4010	31.6776	ONE STORY	27%	\$90,534
051-161-003-00	704 N LAKESHORE DR	01/03/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$181,800	40.40	\$457,080	\$80,385	\$369,615	\$292,012	1.266	2,350	\$157.28	4010	48.0871	1 1/2 STORY	16%	\$69,957
051-161-018-00	804 N LAKESHORE DR	12/05/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$122,400	31.79	\$330,644	\$52,529	\$332,471	\$215,593	1.542	1,904	\$174.62	4010	20.4502	ONE STORY	13%	\$48,676
051-170-009-00	620 N LAKESHORE DR	06/17/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$79,300	20.60	\$290,058	\$137,536	\$247,464	\$118,234	2.093	1,573	\$157.32	4010	34.6375	1 3/4 STORY	36%	\$136,992

Totals:	\$2,956,500		\$2,956,500		\$938,500		\$2,452,800		\$2,305,502		\$1,396,746		\$191.59		9.6001		21%			
			Sale. Ratio =>		31.74		E.C.F. =>		1.651		Std. Deviation=>		0.40996484							
			Std. Dev. =>		8.08		Ave. E.C.F. =>		1.747		Ave. Variance=>		35.9395		Coefficient of Var=>		20.57651937			

