

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
051-100-260-00	503 N RATH AVE	08/30/21	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$54,800	62.99	\$144,386	\$33,422	\$53,578	\$120,351	0.445	1,976	\$27.11	4320	47.4820	2 STORY	35%	\$30,415
051-105-149-00	201 N WILLIAM ST	05/31/22	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$58,200	41.87	\$160,292	\$32,554	\$106,446	\$138,544	0.768	1,996	\$53.33	4320	15.1683	1 3/4 STORY	22%	\$31,148
051-210-083-50	309 N WASHINGTON AVE	04/20/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$68,000	43.87	\$175,627	\$45,130	\$109,870	\$141,537	0.776	1,502	\$73.15	4320	14.3735	1 1/2 STORY	29%	\$45,130
051-223-005-00	502 E LUDINGTON AVE	11/15/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$84,800	32.87	\$240,517	\$32,194	\$225,806	\$225,947	0.999	2,340	\$96.50	4320	7.9377	2 STORY	12%	\$32,194
051-227-019-00	711 E LOOMIS ST	06/14/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$72,500	45.03	\$187,919	\$38,821	\$122,179	\$161,712	0.756	1,806	\$67.65	4320	16.4462	2 STORY	22%	\$35,424
051-227-022-00	719 E LOOMIS ST	06/11/21	\$193,500	WD	03-ARM'S LENGTH	\$193,500	\$69,700	36.02	\$207,009	\$41,646	\$151,854	\$179,353	0.847	2,514	\$60.40	4320	7.3320	2 STORY	20%	\$39,000
051-235-133-20	820 N EMILY ST	06/14/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$116,400	43.27	\$301,273	\$71,594	\$197,406	\$249,110	0.792	2,222	\$88.84	4320	12.7553	2 STORY	23%	\$61,664
051-242-005-00	809 E LUDINGTON AVE	11/19/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$95,300	34.04	\$247,017	\$51,555	\$228,445	\$211,998	1.078	2,838	\$80.50	4320	15.7583	2 STORY	15%	\$42,956
051-305-001-00	202 S WASHINGTON AVE	11/05/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$82,000	43.39	\$212,983	\$38,043	\$150,957	\$189,740	0.796	3,055	\$49.41	4320	12.4399	2 STORY	20%	\$37,204
051-331-009-00	708 E FILER ST	04/12/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$50,000	34.01	\$128,808	\$33,754	\$113,246	\$103,095	1.098	1,212	\$93.44	4320	17.8459	1 1/4 STORY	22%	\$33,000
051-333-009-00	405 S MADISON	01/27/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$44,800	26.35	\$107,487	\$37,503	\$132,497	\$75,905	1.746	1,555	\$85.21	4320	82.5575	1 3/4 STORY	22%	\$36,760
051-333-016-00	408 S STAFFON ST	04/12/21	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$49,900	40.73	\$128,575	\$62,630	\$59,870	\$71,524	0.837	1,980	\$30.24	4320	8.2936	MANF HOME	48%	\$59,326
051-420-003-00	606 THIRD ST	07/12/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$56,400	59.37	\$140,039	\$27,869	\$67,131	\$121,659	0.552	1,590	\$42.22	4320	36.8205	1 1/2 STORY	29%	\$27,569
051-422-010-00	409 FOURTH ST	08/24/22	\$132,500	WD	03-ARM'S LENGTH	\$132,500	\$62,900	47.47	\$147,652	\$27,569	\$104,931	\$130,242	0.806	1,844	\$56.90	4320	11.4337	1 3/4 STORY	21%	\$27,569
051-452-012-00	401 SEVENTH ST	08/19/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$29,200	58.40	\$67,879	\$29,793	\$20,207	\$41,308	0.489	1,008	\$20.05	4320	43.0821	1 1/2 STORY	55%	\$27,569
051-516-001-00	310 E FOSTER ST	08/31/21	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$63,500	32.73	\$163,265	\$46,374	\$147,626	\$126,780	1.164	2,322	\$63.58	4320	24.4429	2 STORY	23%	\$45,201
051-539-009-00	207 E FILER ST	08/30/21	\$268,500	WD	03-ARM'S LENGTH	\$268,500	\$57,500	21.42	\$160,068	\$39,000	\$229,500	\$131,310	1.748	2,352	\$97.58	4320	82.7771	1 3/4 STORY	15%	\$39,000
051-570-010-00	203 E MELENDY ST	07/11/22	\$113,500	WD	03-ARM'S LENGTH	\$113,500	\$45,900	40.44	\$112,104	\$35,018	\$78,482	\$83,607	0.939	1,866	\$42.06	4320	1.8698	1 3/4 STORY	29%	\$33,000
051-574-005-00	109 W MELENDY ST	06/21/21	\$275,000	WD	25-PARTIAL CONSTRUCTION	\$275,000	\$27,100	9.85	\$295,968	\$46,910	\$228,090	\$270,128	0.844	2,469	\$92.38	4320	7.5622	1 3/4 STORY	17%	\$46,354

Totals:	\$3,299,500		\$3,299,500		\$1,188,900		\$3,328,868		\$2,528,121		\$2,773,849		0.911		\$64.24		0.8587		25%
					Sale. Ratio =>		36.03		E.C.F. =>		0.911		Std. Deviation=>		0.3472106		0.8587		
					Std. Dev. =>		12.90		Ave. E.C.F. =>		0.920		Ave. Variance=>		24.5462		Coefficient of Var=>		26.68069537

