

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	
051-100-050-00	401 N RATH AVE	07/22/24	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$73,300	35.93	\$145,756	\$37,142	\$166,858	\$103,442	1.613	3,626	\$46.02	4330	27.5371	2 STORY	17%	\$34,996	
051-200-050-00	420 N RATH AVE	03/25/24	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$54,200	21.09	\$231,510	\$59,428	\$197,572	\$163,888	1.206	2,008	\$98.39	4330	13.2155	2 STORY	14%	\$34,996	
051-312-004-00	604 E FILER ST	05/15/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$70,500	64.09	\$140,322	\$33,950	\$76,050	\$101,307	0.751	1,577	\$48.22	4330	58.6998	1 1/2 STORY	30%	\$33,000	
051-335-017-00	605 E MELENDY ST	06/11/24	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$81,500	43.12	\$162,037	\$33,116	\$155,884	\$122,782	1.270	1,709	\$91.21	4330	6.8088	1 1/2 STORY	17%	\$33,000	
051-539-008-00	205 E FILER ST	12/30/24	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$107,100	31.04	\$213,022	\$39,705	\$305,295	\$165,064	1.850	1,995	\$153.03	4330	51.1869	1 3/4 STORY	11%	\$39,000	
Totals:			\$1,105,000			\$1,105,000	\$386,600		\$892,647		\$901,659	\$656,482			\$87.38		3.5783		18%		
								Sale. Ratio =>	34.99			E.C.F. =>	1.373	Std. Deviation=>		0.419674353					
								Std. Dev. =>	16.12			Ave. E.C.F. =>	1.338	Ave. Variance=>		31.4896	Coefficient of Var=>		23.54032062		

