

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		
051-150-006-00	401 W LUDINGTON AVE	09/12/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$77,700	33.78	\$201,043	\$32,400	\$197,600	\$155,431	1.271	866	\$228.18	165LR	5.8626	ONE STORY	14%	\$32,400		
051-150-008-00	401 W LUDINGTON AVE	04/26/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$77,000	36.67	\$199,374	\$32,400	\$177,600	\$153,893	1.154	877	\$202.51	165LR	5.8626	ONE STORY	15%	\$32,400		
Totals:			\$440,000			\$440,000	\$154,700		\$400,417		\$375,200	\$309,324			\$215.34		0.0292		15%			
								Sale. Ratio =>	35.16				E.C.F. =>	1.213	Std. Deviation=>		0.082910366					
								Std. Dev. =>	2.04				Ave. E.C.F. =>	1.213	Ave. Variance=>		5.8626	Coefficient of Var=>	4.834478541			