

E.C.F.s for Neighborhood: 100 'R - 100- TERESA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.225	0.225	0.225	0.225	0.225	0.225
1 STY		0.200	0.200	0.200	0.200	0.200	0.200
2 STORY		0.225	0.225	0.225	0.225	0.225	0.225
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.225	0.225	0.225	0.225	0.225	0.225
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.200	0.200	0.200	0.200	0.200	0.200
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 100 'R - 100- TERESA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.200	0.200	0.200	0.200	0.240	0.225
1 STY		0.200	0.200	0.200	0.200	0.240	0.225
2 STORY		0.200	0.200	0.200	0.200	0.240	0.225
1.5 STY		0.200	0.200	0.200	0.200	0.240	0.225
1.25 STY		0.200	0.200	0.200	0.200	0.240	0.225
BI-LEVEL		0.200	0.200	0.200	0.200	0.240	0.225
TRI-LEVEL		0.200	0.200	0.200	0.200	0.240	0.225
ESTATE HOME		0.200	0.200	0.200	0.200	0.240	0.225
DUPLEX		0.200	0.200	0.200	0.200	0.240	0.225
TWO UNIT		0.200	0.200	0.200	0.200	0.240	0.225
THREE UNIT		0.200	0.200	0.200	0.200	0.240	0.225
FOUR UNIT		0.200	0.200	0.200	0.200	0.240	0.225

NO multi units
NO R Duplex Exct
NO 1.5

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

$\frac{1 \text{ Sty}}{.2}$
 $\frac{1 \frac{1}{4}}{.225}$
 $\frac{1 \frac{3}{4}}{.225}$
 $\frac{2 \text{ Sty}}{.225}$
 $\frac{4 \frac{1}{2}}{.2}$

all med 200

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Assmt.	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	Eff. Age	Land Value	Land Table
46-26-177-013	6210 BELLTREE LN	03/20/19	\$22,500	WD	\$22,500	\$11,800	52.44	\$23,517	\$4,006	\$18,494	\$97,555	0.190	876	\$21.11	100	1.0102	1 STY	28	\$4,006 R-100
46-26-156-027	2013 BARBARA DR	07/19/19	\$27,500	OC	\$27,500	\$11,700	42.55	\$23,376	\$4,381	\$23,119	\$94,975	0.243	878	\$26.33	100	0.3823	1 STY	33	\$4,381 R-100
46-26-154-008	6410 KAREN DR	07/15/20	\$13,000	LC	\$13,000	\$10,200	78.46	\$20,351	\$4,350	\$8,650	\$80,005	0.108	969	\$8.93	100	10.2145	1 STY	38	\$4,350 R-100
46-26-178-024	1605 BARBARA DR	01/22/20	\$21,500	LC	\$21,500	\$10,500	48.84	\$20,992	\$3,845	\$17,655	\$85,735	0.206	935	\$18.88	100	0.6248	1 STY	38	\$3,845 R-100
46-26-176-056	1806 BARBARA DR	07/13/18	\$25,000	WD	\$25,000	\$11,600	46.40	\$23,247	\$3,843	\$21,157	\$80,850	0.262	869	\$24.35	100	#REF!	1 STY	43	\$3,843 R-100
46-26-178-020	1617 BARBARA DR	05/01/20	\$23,000	LC	\$23,000	\$13,400	58.26	\$26,868	\$3,846	\$19,154	\$95,925	0.200	1,080	\$17.74	100	7.7796	1 STY	43	\$3,846 R-100
46-26-153-021	6409 KAREN DR	07/15/20	\$13,000	LC	\$13,000	\$9,700	74.62	\$19,438	\$4,500	\$8,500	\$62,242	0.137	874	\$9.73	100	13.6564	1 STY	48	\$4,500 R-100
46-26-176-066	1622 BARBARA DR	08/12/20	\$13,500	OC	\$13,500	\$9,100	67.41	\$18,129	\$3,843	\$9,657	\$59,525	0.162	878	\$11.00	100	3.0441	1 STY	48	\$3,843 R-100
Totals:			\$74,500		\$74,500	\$43,800	58.79	\$87,682	\$58,468	\$29,542	\$299,542	0.196				Ave. E.C.F. =>	0.190		
							Std. Dev. =>												
46-26-127-034	6701 DANNA LN	08/21/19	\$28,800	WD	\$28,800	\$9,000	31.25	\$17,993	\$4,937	\$23,863	\$58,027	0.411	1,003	\$23.79	100	41.1242	1 STY	53	\$4,937 R-100
46-26-153-028	2102 CHATEAU DR	07/11/19	\$35,000	LC	\$35,000	\$13,500	38.57	\$26,918	\$6,054	\$28,946	\$104,320	0.277	1,044	\$27.73	100	27.7473	1.25 STY	33	\$6,054 R-100
46-26-152-017	2210 CHATEAU DR	11/22/19	\$28,000	LC	\$28,000	\$13,700	48.93	\$27,356	\$6,022	\$21,978	\$88,992	0.247	1,046	\$21.01	100	24.7245	1.25 STY	43	\$6,022 R-100
46-26-156-030	6113 OKLEY DR	08/11/20	\$69,900	WD	\$69,900	\$17,600	25.18	\$35,182	\$6,241	\$63,659	\$144,705	0.440	1,758	\$36.21	100	43.9923	2 STORY	25	\$6,241 R-100
46-26-154-012	6310 KAREN DR	10/29/20	\$23,005	WD	\$23,005	\$12,200	53.03	\$24,302	\$4,500	\$18,505	\$88,009	0.210	1,789	\$10.34	100	21.0263	2 STORY	53	\$4,500 R-100
46-26-177-019	6501 FLEMING RD	07/17/20	\$24,000	WD	\$24,000	\$14,400	60.00	\$28,726	\$4,759	\$19,241	\$99,863	0.193	1,510	\$12.74	100	19.2675	TRI-LEVEL	43	\$4,759 R-100

E.C.F.s for Neighborhood: 105 'R - 105- TERESA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.150	0.150	0.150	0.150	0.150	0.150
2 STORY		0.150	0.150	0.150	0.150	0.150	0.150
1.5 STY		0.150	0.150	0.150	0.150	0.150	0.150
1.25 STY		0.150	0.150	0.150	0.150	0.150	0.150
BI-LEVEL		0.150	0.150	0.150	0.150	0.150	0.150
TRI-LEVEL		0.150	0.150	0.150	0.150	0.150	0.150
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.150	0.150	0.150	0.150	0.150	0.150
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 0.175
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 105 'R - 105- TERESA'

HAS DUPLEX

Style:	%Good: 100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY	0.225	0.225	0.225	0.225	0.225	0.225
1 STY	0.275	0.275	0.275	0.275	0.275	0.275
2 STORY	0.175	0.175	0.175	0.175	0.175	0.175
1.5 STY	0.175	0.175	0.175	0.175	0.175	0.175
1.25 STY	0.275	0.275	0.275	0.275	0.275	0.275
BI-LEVEL	0.150	0.150	0.150	0.150	0.150	0.150
TRI-LEVEL	0.150	0.150	0.150	0.150	0.150	0.150
ESTATE HOME	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.175	0.175	0.175	0.175	0.175	0.175
TWO UNIT	0.225	0.225	0.225	0.225	0.225	0.225
THREE UNIT	0.225	0.225	0.225	0.225	0.225	0.225
FOUR UNIT	0.225	0.225	0.225	0.225	0.225	0.225

Town Homes/Duplexes: 0.175
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

NO 3+4 units
 NO 1.75 sty
 NO Duplex
 NO Estate

1 sty 1.25 1.5 2 Bldg
 • 2
 high
 • 175
 high
 high
 150

E.C.F.s for Neighborhood: 110 'R - 110- TERESA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.130	0.130	0.130	0.130	0.130	0.130
2 STORY		0.130	0.130	0.130	0.130	0.130	0.130
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.130	0.130	0.130	0.130	0.130	0.130
BI-LEVEL		0.130	0.130	0.130	0.130	0.130	0.130
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 0.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 110 'R - 110- TERESA'

Residential : 0.165
Town Homes/Duplexes: 0.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

NO Multi Units
NO Hi
NO Duplex NO Escondido
NO 1.5 1.75

~~1.8ly 1.25~~ ~~2.8ly~~ RL
0.15 $\xrightarrow{\hspace{10em}}$
too high
0.13

E.C.F.s for Neighborhood: 115 *R - 115- TERESA*

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.130	0.130	0.130	0.130	0.130	0.130
2 STORY		0.130	0.130	0.130	0.130	0.130	0.130
1.5 STY		0.130	0.130	0.130	0.130	0.130	0.130
1.25 STY		0.130	0.130	0.130	0.130	0.130	0.130
BI-LEVEL		0.130	0.130	0.130	0.130	0.130	0.130
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.130	0.130	0.130	0.130	0.130	0.130
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 0.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 115 'R - 115- TERESA'

Residential : 0.125
Town Homes/Duplexes: 0.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

NO 3+4 Units
NO Duplex Estate
NO 2 u
NO 1.75

1 1.25 1.5 ~~1.75~~ 2.5 3.0 2 Unit

0.15 too high
0.130

Parcel Number	Street Address	Sale Date	Instr	Adj. Sale \$	Cur. Assmnt	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	E.C.F. Area	Dev. by Mean (%)	Building Style	Eft. Age	Land Value	Land Table	
46-25-101-014	7006 DUPONT ST	10/23/19	MIC	\$16,000	\$6,400	40.00	\$12,833	\$2,250		\$13,750	\$84,664	0.162	952	\$14.44	115	0.4503	1 STY	36	\$2,250	R-115	
46-25-107-024	614 W HOLBROOK AVE	12/27/18	WD	\$10,000	\$7,400	74.00	\$14,805	\$3,897		\$6,103	\$87,264	0.070	1,044	\$5.85	115	8.7967	1 STY	36	\$2,250	R-115	
46-25-154-021	514 W RUTH AVE	10/04/19	WD	\$7,200	\$4,400	61.11	\$8,773	\$1,800		\$5,400	\$55,784	0.097	903	\$5.98	115	9.6802	1 STY	36	\$1,800	R-115	
46-25-154-021	514 W RUTH AVE	12/03/19	OC	\$18,000	\$4,400	24.44	\$8,773	\$1,800		\$16,200	\$55,784	0.290	903	\$17.94	115	29.0406	1 STY	36	\$1,800	R-115	
Totals:				\$51,200	\$22,600	44.14	\$45,184			\$41,453	\$283,496	0.146									
					Sale. Ratio =>	22.00						Ave. E.C.F. =>	0.155								
					Std. Dev. =>																

mid level

46-25-130-010	209 W ALMA AVE	10/23/19	WD	\$13,500	\$3,600	26.67	\$8,410	\$2,203		\$11,297	\$49,656	0.228	864	\$13.08	115	22.7505	1 STY	41	\$2,203	R-115	
46-25-151-016	638 W LORADO AVE	07/17/19	QC	\$14,500	\$6,200	42.76	\$12,335	\$2,250		\$12,250	\$80,680	0.152	905	\$13.54	115	15.1834	1 STY	41	\$2,250	R-115	
46-25-158-015	405 W AUSTIN AVE	07/05/18	WD	\$8,100	\$5,400	66.67	\$10,829	\$1,800		\$6,300	\$72,232	0.087	912	\$6.91	115	6.7432	1 STY	41	\$1,800	R-115	
Totals:				\$36,100	\$15,200	42.11	\$31,574			\$29,847	\$202,568	0.147									
					Sale. Ratio =>	20.13						Ave. E.C.F. =>	0.156								
					Std. Dev. =>																

mid level

46-25-155-018	630 W AUSTIN AVE	10/18/19	WD	\$10,000	\$5,400	54.00	\$10,886	\$2,250		\$7,750	\$69,088	0.112	870	\$8.91	115	11.2176	1.25 STY	41	\$2,250	R-115
46-25-180-036	106 W AUSTIN AVE	01/11/19	WD	\$14,000	\$4,600	32.86	\$9,289	\$1,800		\$12,200	\$59,912	0.204	827	\$14.75	115	4.5728	1.25 STY	41	\$1,800	R-115
Totals:				\$24,000	\$10,000	41.67	\$20,175			\$19,950	\$129,000	0.155		\$11.27		0.060001515		38.50000		
					Sale. Ratio =>	14.95						Ave. E.C.F. =>	0.158			12.0484	Coefficient of Var=>	76.30190292		
					Std. Dev. =>															

mid level

E.C.F.s for Neighborhood: 120 'R - 120- TERESA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.190	0.190	0.190	0.190	0.190	0.190
2 STORY		0.200	0.200	0.200	0.200	0.200	0.200
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.190	0.190	0.190	0.190	0.190	0.190
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.190	0.190	0.190	0.190	0.190	0.190
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 120 'R - 120- TERESA'

Residential : 0.200
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

NO Multiples
NO Be Duplex Estates
NO 1.5 a 1.75

1 sty 1.25 sty 2 sty & i
.225 .225 .225 ~~.250~~ .225
.225
.225
.225
.225
.225
.225

~~500~~ help
190



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	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	Eff. Age	Land Value	Land Table
46-26-377-010	1821 MARLOWE DR	07/31/19	WD	\$34,200	\$13,000	38.01	\$26,073	\$4,419	\$29,781	\$108,270	0.275	1,053	\$28.28	120	0.5651	1 STY	35	\$4,419 R-120
46-26-372-009	1805 W HOME AVE	09/16/19	MLC	\$30,000	\$17,000	56.67	\$33,957	\$4,720	\$25,280	\$146,185	0.173	1,474	\$17.15	120	#REF!	1 STY	37	\$4,720 R-120
46-26-378-017	1820 MARLOWE DR	06/28/19	CD	\$20,000	\$12,900	64.50	\$25,736	\$4,854	\$15,146	\$104,410	0.145	1,017	\$14.89	120	12.4348	1 STY	37	\$4,627 R-120
Totals:				\$84,200	\$42,900	50.95	\$85,766	\$70,207	\$358,865	E.C.F. => 0.196								
				200		#REF!				Ave. E.C.F. => 0.198								

46-26-329-001	1811 W HOBSON AVE	05/31/19	WD	\$42,000	\$12,700	30.24	\$25,420	\$4,956	\$37,044	\$102,320	0.362	931	\$39.79	120	7.9426	1 STY	40	\$4,956 R-120
46-26-330-036	5602 GRIGGS DR	11/01/18	WD	\$19,000	\$12,200	64.21	\$24,338	\$4,641	\$14,359	\$98,485	0.146	1,053	\$13.64	120	9.2621	1 STY	40	\$4,641 R-120
46-26-378-006	1801 GRIGGS DR	11/01/19	WD	\$26,000	\$10,900	41.92	\$21,786	\$4,882	\$21,118	\$84,520	0.250	999	\$21.14	120	#REF!	1 STY	40	\$4,675 R-120
46-26-378-021	1720 MARLOWE DR	10/30/20	WD	\$22,000	\$11,100	50.45	\$22,156	\$4,089	\$17,911	\$90,335	0.198	999	\$17.93	120	9.1822	1 STY	40	\$4,089 R-120
46-26-303-005	6005 OXLEY DR	06/11/18	QC	\$16,000	\$13,400	83.75	\$26,704	\$5,255	\$10,745	\$107,245	0.100	1,176	\$9.14	120	10.0191	1 STY	42	\$5,253 R-120
46-26-327-023	1732 W HOBSON AVE	09/16/19	WD	\$25,000	\$14,100	56.40	\$28,171	\$4,050	\$20,950	\$120,605	0.174	1,291	\$16.23	120	17.3708	1 STY	42	\$4,050 R-120
46-26-329-012	5710 MARLOWE DR	09/09/20	WD	\$24,900	\$9,800	39.36	\$19,538	\$4,088	\$20,812	\$77,250	0.269	931	\$22.35	120	26.9411	1 STY	42	\$4,088 R-120
46-26-329-034	5601 GRIGGS DR	02/22/19	WD	\$20,000	\$11,700	58.50	\$23,320	\$5,251	\$14,749	\$90,345	0.163	1,053	\$14.01	120	16.3252	1 STY	42	\$4,523 R-120
46-26-330-012	5714 GRIGGS DR	09/24/18	QC	\$15,000	\$11,000	73.33	\$21,968	\$4,751	\$10,249	\$86,085	0.119	931	\$11.01	120	11.9057	1 STY	42	\$4,751 R-120
46-26-451-006	5418 FLEMING RD	08/02/20	WD	\$32,000	\$11,800	36.88	\$23,513	\$4,673	\$27,327	\$94,200	0.290	999	\$27.35	120	0.1838	1 STY	42	\$4,463 R-120
46-26-328-029	5619 MARLOWE DR	07/27/18	WD	\$23,000	\$10,100	43.91	\$20,134	\$5,153	\$17,847	\$74,905	0.238	931	\$19.17	120	23.8262	1 STY	47	\$4,499 R-120
46-26-331-019	5702 LESLIE DR	05/17/19	LC	\$29,000	\$10,700	36.90	\$21,431	\$4,279	\$24,721	\$85,760	0.288	1,092	\$22.64	120	28.8258	1 STY	47	\$4,279 R-120
46-26-331-029	6001 FLEMING RD	03/20/19	WD	\$21,000	\$9,100	43.33	\$18,247	\$3,916	\$17,084	\$71,655	0.238	931	\$18.35	120	23.8420	1 STY	47	\$3,916 R-120
46-26-379-017	5329 SUSSEX DR	10/12/20	QC	\$30,000	\$11,300	37.67	\$22,503	\$5,675	\$24,325	\$84,140	0.289	1,053	\$23.10	120	#REF!	1 STY	47	\$5,066 R-120
Totals:				\$344,900	\$159,900	46.36	\$319,229	\$279,241	\$1,267,850	E.C.F. => 0.220								
				200		15.55				Ave. E.C.F. => 0.223								

46-26-303-014	5713 OXLEY DR	10/09/20	WD	\$45,001	\$16,800	37.33	\$33,549	\$5,825	\$39,176	\$138,620	0.283	1,824	\$21.48	120	28.2614	2 STORY	25	\$4,575 R-120
46-26-326-001	1914 W HOME AVE	07/02/18	QC	\$18,000	\$12,800	71.11	\$25,678	\$6,201	\$11,799	\$97,385	0.121	1,680	\$7.02	120	12.1158	2 STORY	47	\$5,648 R-120

E.C.F.s for Neighborhood: 125 'R - 125- TERESA'

Style:	Good: 100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY	0.000	0.000	0.000	0.000	0.000	0.000
1 STY	0.200	0.200	0.200	0.200	0.200	0.200
2 STORY	0.200	0.200	0.200	0.200	0.200	0.200
1.5 STY	0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY	0.200	0.200	0.200	0.200	0.200	0.200
BI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.200	0.200	0.200	0.200	0.200	0.200
ESTATE HOME	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT	0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT	0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT	0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 125 'R - 125- TERESA'

Residential : 0.175
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

NO mult
NO BE
NO Duplex, Esol
NO 1.75 1.5

1 sty 1.25 2 sty 4u

o d —————

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Assmt.	Acq./Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.ft.	ECF Area	Dev. by Mean (%)	Building Style	Et. Age	Land Value	Land Table
46-26-401-022	6019 SALLY CT	08/20/20	\$57,000	WD	\$58,000	\$13,500	23.28	\$21,102	\$5,409	\$52,591	\$89,674	0.586	1,033	\$50.91	125	32.6949	1STY	25	\$5,409	R-125
46-26-405-003	1313 W HOME AVE	08/14/20	\$58,000	WD	\$58,000	\$12,900	22.24	\$25,856	\$4,916	\$53,084	\$119,657	0.444	1,131	\$46.94	125	29.4780	1STY	30	\$4,916	R-125
46-26-405-018	5908 SUSAN ST	09/21/20	\$18,000	WD	\$18,000	\$10,600	58.89	\$21,190	\$4,723	\$13,277	\$94,097	0.141	944	\$14.06	125	0.7755	1STY	38	\$4,723	R-125
46-26-454-011	5402 MARIA ST	07/31/19	\$13,500	WD	\$13,500	\$7,600	56.30	\$15,149	\$4,112	\$9,388	\$63,069	0.149	912	\$10.29	125	14.8854	1STY	30	\$4,112	R-125
46-26-403-028	5931 MARIA ST	04/01/20	\$17,000	WD	\$17,000	\$8,600	50.59	\$17,204	\$4,715	\$12,285	\$71,366	0.172	934	\$13.15	125	17.2141	1STY	43	\$4,715	R-125
46-26-404-022	6013 SUSAN ST	07/15/19	\$15,000	WD	\$15,000	\$8,900	59.33	\$17,772	\$3,821	\$11,179	\$79,720	0.140	936	\$11.94	125	14.0228	1STY	43	\$3,821	R-125
46-26-404-007	6010 MARIA ST	06/22/20	\$30,000	MILC	\$30,000	\$8,100	27.00	\$16,715	\$3,706	\$26,294	\$71,480	0.368	905	\$29.05	125	36.7851	1STY	48	\$3,706	R-125
46-26-453-023	5417 MARIA ST	12/7/19	\$14,000	WD	\$14,000	\$8,200	58.57	\$16,342	\$3,850	\$10,150	\$71,383	0.142	937	\$10.83	125	11.7327	1STY	48	\$3,850	R-125
46-26-455-009	1401 BOLAN DR	11/27/18	\$18,000	WD	\$18,000	\$9,300	46.11	\$16,673	\$3,913	\$14,087	\$72,914	0.193	881	\$15.99	125	8.2702	1STY	48	\$3,913	R-125
Totals:			\$240,500		\$241,500	\$86,700	35.90	\$167,503	\$202,335	\$733,360	Ave. E.C.F. => 0.276	0.260	Std. Deviation=> 0.16538913	\$22.58	18.4288	Coefficient of Var=> 1.6383	71.01137222	44.54545		
							Std. Dev. => 16.03				Ave. E.C.F. => 0.260									

Prices seem to be going up increase some

E.C.F.s for Neighborhood: 130 'R - 130- TERESA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.125	0.125	0.125	0.125	0.125	0.125
1 STY		0.125	0.125	0.125	0.125	0.125	0.125
2 STORY		0.125	0.125	0.125	0.125	0.125	0.125
1.5 STY		0.125	0.125	0.125	0.125	0.125	0.125
1.25 STY		0.125	0.125	0.125	0.125	0.125	0.125
BI-LEVEL		0.125	0.125	0.125	0.125	0.125	0.125
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.125	0.125	0.125	0.125	0.125	0.125
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.002
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 130 'R - 130- TERESA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.100	0.100	0.110	0.130	0.140	0.140
1 STY		0.100	0.100	0.110	0.130	0.140	0.140
2 STORY		0.100	0.100	0.110	0.130	0.140	0.140
1.5 STY		0.100	0.100	0.110	0.130	0.140	0.140
1.25 STY		0.100	0.100	0.110	0.130	0.140	0.140
BI-LEVEL		0.100	0.100	0.110	0.130	0.140	0.140
TRI-LEVEL		0.100	0.100	0.110	0.130	0.140	0.140
ESTATE HOME		0.100	0.100	0.110	0.130	0.140	0.140
DUPLEX		0.100	0.100	0.110	0.130	0.140	0.140
TWO UNIT		0.100	0.100	0.110	0.130	0.140	0.140
THREE UNIT		0.100	0.100	0.110	0.130	0.140	0.140
FOUR UNIT		0.100	0.100	0.110	0.130	0.140	0.140

Town Homes/Duplexes: 1.002
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

NO 3+ UNITS
 NO 2nd
 NO ESTATE DUPLEX

Bi 2 units

1 sty 1.25 1.5 1.75 ~~2 sty~~
 → 150 →
 - low high
 0.125

Map 100
 1000

Parcel Number	Street Address	Sale Date	Inst	Adj. Sale \$	Cur. Asmnt	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	Eff. Age	Land Value	Land Table
46-25-129-026	145 E ALMA AVE	05/15/20	WD	\$10,000	\$5,800	58.00	\$11,649	\$1,428	\$8,572	\$92,918	0.092	918	\$9.34	130	2.2413	1 STY	23	\$1,428	R-130
46-25-226-027	519 E YORK AVE	07/22/19	WD	\$17,000	\$9,100	53.53	\$18,183	\$5,921	\$11,679	\$91,871	0.127	1,114	\$10.48	130	2.2730	1.25 STY	43	\$5,921	R-130
46-25-207-013	242 E HOLBROOK AVE	09/16/19	WD	\$10,000	\$6,400	64.00	\$12,764	\$1,475	\$8,525	\$102,627	0.083	1,187	\$7.18	130	8.3068	2 STORY	23	\$1,475	R-130
46-25-276-035	426 E FOSS AVE	08/16/19	WD	\$13,500	\$6,400	47.41	\$12,854	\$1,428	\$12,072	\$103,873	0.116	1,214	\$9.94	130	1.1553	2 STORY	23	\$1,428	R-130
Totals:				\$50,500	\$27,700	54.85	\$55,450		\$40,848	\$391,290	0.104		\$9.24	0.02048068			33.80000		
					Sale Ratio =>	7.02				Ave. E.C.F. =>	0.105				3.2441	Coefficient of Var=>	30.99473692		

E.C.F.s for Neighborhood: 135 'R - 135-TERESA'

Residential : 0.175
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 135 *R - 135-TERESA*

NO 324 units
NO Estate Duplex

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1,75 STY		0.300	0.300	0.110	0.110	0.110	0.110
1 STY		0.300	0.300	0.110	0.110	0.110	0.110
2 STORY		0.300	0.300	0.110	0.110	0.110	0.110
1.5 STY		0.300	0.300	0.110	0.110	0.110	0.110
1.25 STY		0.300	0.300	0.110	0.110	0.110	0.110
BI-LEVEL		0.300	0.300	0.110	0.110	0.110	0.110
TRI-LEVEL		0.300	0.300	0.110	0.110	0.110	0.110
ESTATE HOME		0.300	0.300	0.110	0.110	0.110	0.110
DUPLEX		0.300	0.300	0.110	0.110	0.110	0.110
TWO UNIT		0.300	0.300	0.110	0.110	0.110	0.110
THREE UNIT		0.300	0.300	0.110	0.110	0.110	0.110
FOUR UNIT		0.300	0.300	0.110	0.110	0.110	0.110

Town Homes/Duplexes: 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

Bi Yr 2 unit

1 sty 1.25 1.50 1.75 2 sty

• 225



100-90

Leave @ .3

too high

.175

E.C.F.s for Neighborhood: 145 'R - 145-TERESA'

Style:	Good: 100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY	0.175	0.175	0.175	0.175	0.175	0.175
1 STY	0.175	0.175	0.175	0.175	0.175	0.175
2 STORY	0.175	0.175	0.175	0.175	0.175	0.175
1.5 STY	0.175	0.175	0.175	0.175	0.175	0.175
1.25 STY	0.175	0.175	0.175	0.175	0.175	0.175
BI-LEVEL	0.175	0.175	0.175	0.175	0.175	0.175
TRI-LEVEL	0.175	0.175	0.175	0.175	0.175	0.175
ESTATE HOME	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT	0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT	0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT	0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 145 'R - 145-TERESA'

Residential : 0.120
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

NO mult Units
NO Duplex Estate
NO 1.75

1.25 1.25 sty 1.5 ~~1.25~~ 2.0 sty

Ri/Yui

0.225

to high
.175

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Assmt	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	Eff. Age	Land Value	Land Table	
47-29-126-006	7021 CECIL DR	06/26/20	\$18,000	LC	\$18,000	\$4,900	27.22	\$9,739	\$2,360	\$15,640	\$61,492	0.254	870	\$17.98	145	0.3050	1 STY	40	\$2,360	R-145	
47-29-126-007	7017 CECIL DR	10/15/20	\$16,500	WD	\$16,500	\$4,700	28.48	\$9,320	\$2,360	\$14,140	\$58,000	0.244	923	\$15.32	145	0.7501	1 STY	45	\$2,360	R-145	
47-29-127-009	7002 CECIL DR	06/15/20	\$15,000	LC	\$15,000	\$4,300	28.67	\$8,511	\$2,250	\$12,750	\$52,175	0.244	768	\$16.60	145	0.6924	1 STY	45	\$2,250	R-145	
47-29-129-005	1718 POLLY ST	01/17/20	\$20,000	WD	\$20,000	\$3,700	18.50	\$7,332	\$2,306	\$17,694	\$41,883	0.422	735	\$24.07	145	17.1165	1 STY	45	\$2,306	R-145	
47-29-180-011	6202 HATHAWAY DR	09/20/18	\$8,500	WD	\$8,500	\$5,200	61.18	\$10,305	\$2,704	\$5,796	\$63,342	0.992	927	\$6.25	145	15.9790	1 STY	40	\$2,704	R-145	
Totals:			\$78,000		\$78,000	\$22,800		\$45,207		\$66,020	\$276,892					1.2861					
						Sale. Ratio =>	29.23				E.C.F. =>	0.238		Std. Deviation=>	0.1172006						
						Std. Dev. =>	16.41				Ave. E.C.F. =>	0.251		Ave. Variance=>	6.9686						43.00000
																					Coefficient of Var=> 27.7308582

Handwritten: Henry Jones

E.C.F.s for Neighborhood: 153 'R - 153 WINDCLIFF VILLAGE-TERESA'

Residential : 0.375
Town Homes/Duplexes: 0.250
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

*no sales Hold Values
~~reduce dense~~
~~reduce land~~*

E.C.F.s for Neighborhood: 153 *R - 153 WINDCLIFF VILLAGE-TERESA*

Residential : 0.375
Town Homes/Duplexes: 0.250
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 155 'R - 155-TERESA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.250	0.250	0.250	0.250	0.250	0.250
2 STORY		0.250	0.250	0.250	0.250	0.250	0.250
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.250	0.250	0.250	0.250	0.250	0.250
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.250	0.250	0.250	0.250	0.250	0.250
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.250	0.250	0.250	0.250	0.250	0.250
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 0.500
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 155 'R - 155-TERESA'

Residential : 0.200
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.500
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

NO 3+4 units
NO Duplex Estates
NO Bi, 1.50, 1.75

1 sty 1.25 2 sty 2 unit
• 250 —————>

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	E.C.F. Area	Dev. by Mean (%)	Building Style	Eft. Age	Land Value	Land Table	
47-28-305-017	5617 BRANCH RD	11/21/19	QC	\$60,000	\$13,000	21.67	\$26,093	\$4,382	\$55,618	\$108,555	0.512	934	\$59.55	155	28.1753	1STY	30	\$4,382	R-155	
47-29-478-016	2714 ALPINA PL	05/29/20	QC	\$15,000	\$9,800	65.33	\$19,629	\$4,080	\$10,920	\$77,745	0.140	985	\$11.09	155	2.7145	1STY	32	\$4,080	R-155	
47-32-227-007	2721 ALPINA WAY	04/23/19	WD	\$23,000	\$10,100	43.91	\$20,273	\$4,289	\$18,711	\$79,920	0.234	916	\$20.43	155	6.6517	1STY	32	\$4,289	R-155	
47-32-228-017	4921 THETA PASSAGE	12/27/18	WD	\$22,000	\$10,400	47.27	\$20,896	\$4,116	\$17,884	\$83,900	0.213	968	\$18.48	155	11.0722	1STY	32	\$4,116	R-155	
47-32-230-009	4924 THETA PASSAGE	06/20/19	WD	\$25,000	\$10,200	40.80	\$20,403	\$4,202	\$20,798	\$81,005	0.257	942	\$22.08	155	4.4650	1STY	32	\$4,202	R-155	
47-33-101-034	2813 ALPINA WAY	08/07/20	WD	\$36,000	\$11,900	33.06	\$22,001	\$5,562	\$32,438	\$82,200	0.370	1,147	\$26.54	155	10.7091	1STY	32	\$5,562	R-155	
47-33-101-036	2829 ALPINA WAY	08/17/20	WD	\$28,300	\$10,800	28.42	\$21,691	\$5,251	\$32,749	\$82,200	0.398	1,147	\$28.55	155	13.5205	1STY	32	\$5,251	R-155	
47-33-101-038	2833 ALPINA WAY	09/13/18	WD	\$22,320	\$12,600	56.45	\$20,378	\$3,938	\$18,382	\$82,200	0.224	1,147	\$16.03	155	3.9576	1STY	32	\$3,938	R-155	
47-33-102-018	2914 ALPINA WAY	08/20/18	WD	\$17,600	\$12,100	68.75	\$24,196	\$4,382	\$13,218	\$99,070	0.133	922	\$14.34	155	12.9781	1STY	32	\$4,382	R-155	
47-33-104-043	2809 PLAINFIELD AVE	04/12/18	WD	\$15,000	\$12,900	86.00	\$25,791	\$4,527	\$10,473	\$106,320	0.099	937	\$11.18	155	31.9647	1STY	32	\$4,527	R-155	
47-28-355-053	5107 WINSFORD BRYAW	07/19/19	QC	\$30,000	\$11,800	39.33	\$23,695	\$4,846	\$25,154	\$94,245	0.267	1,159	\$21.70	155	26.6900	1STY	37	\$4,846	R-155	
47-28-356-010	5313 BRANCH RD	09/28/18	WD	\$24,500	\$10,900	44.49	\$21,829	\$5,105	\$19,395	\$83,620	0.232	944	\$20.55	155	23.1942	1STY	37	\$4,382	R-155	
47-32-229-010	2502 BETA LN	04/17/19	WD	\$13,000	\$9,500	73.08	\$19,043	\$4,000	\$9,000	\$75,215	0.120	939	\$9.58	155	11.0939	1STY	37	\$4,000	R-155	
47-32-229-011	2414 PLAINFIELD AVE	10/25/18	WD	\$16,500	\$10,700	64.85	\$21,467	\$4,800	\$11,700	\$83,335	0.140	963	\$12.15	155	18.1556	1STY	37	\$4,800	R-155	
47-33-102-019	2918 ALPINA WAY	10/09/19	LC	\$25,000	\$10,300	41.20	\$20,573	\$4,382	\$20,618	\$80,955	0.255	1,021	\$20.19	155	7.5995	1STY	37	\$4,382	R-155	
47-33-103-038	2913 EPSILON TR	08/28/20	MILC	\$34,900	\$11,900	34.10	\$23,852	\$4,290	\$30,610	\$97,810	0.313	1,009	\$30.34	155	17.6225	1STY	37	\$4,290	R-155	
47-33-104-038	2723 PLAINFIELD AVE	05/29/19	WD	\$18,500	\$10,200	55.14	\$20,435	\$4,439	\$14,061	\$79,980	0.176	937	\$15.01	155	10.0934	1STY	37	\$4,439	R-155	
47-33-104-040	2731 PLAINFIELD AVE	10/12/20	LC	\$36,000	\$10,900	27.78	\$19,989	\$4,423	\$31,577	\$77,830	0.406	941	\$33.56	155	33.0845	1STY	37	\$4,423	R-155	
47-33-104-048	2829 PLAINFIELD AVE	10/21/19	WD	\$30,000	\$11,900	39.67	\$23,872	\$4,480	\$25,520	\$96,960	0.263	941	\$27.12	155	6.8219	1STY	37	\$4,480	R-155	
Totals:				\$537,320	\$220,500	41.04	\$435,150	\$447,826	\$1,728,280	E.C.F. =>	0.259	17.47	Ave. E.C.F. =>	0.258						

Handwritten notes: *2030* and *21500*

47-28-355-028	2833 E PIERSON RD	05/08/19	WD	\$20,000	\$9,900	44.50	\$17,780	\$4,032	\$15,968	\$68,740	0.232	924	\$17.28	155	23.2296	1STY	42	\$4,032	R-155	
47-28-358-058	2825 EATON PL	06/13/18	MILC	\$25,000	\$9,000	36.00	\$17,935	\$4,000	\$21,000	\$69,675	0.301	985	\$21.32	155	30.1399	1STY	42	\$4,000	R-155	
47-32-228-003	4918 ALPINA WAY	10/15/19	WD	\$29,000	\$9,700	33.45	\$19,338	\$4,634	\$24,366	\$73,520	0.331	969	\$25.15	155	33.1420	1STY	42	\$4,634	R-155	
47-32-228-028	2423 BETA LN	12/14/18	WD	\$10,000	\$6,600	86.00	\$17,121	\$5,739	\$4,261	\$56,910	0.075	942	\$4.52	155	7.4873	1STY	42	\$5,739	R-155	
47-32-229-002	2408 BETA LN	12/20/19	WD	\$12,000	\$7,900	65.83	\$15,702	\$4,000	\$8,000	\$58,510	0.137	942	\$8.49	155	13.6729	1STY	42	\$4,000	R-155	
47-32-229-026	2420 BETA LN	10/18/19	WD	\$35,000	\$12,200	34.86	\$24,330	\$8,000	\$27,000	\$81,650	0.331	936	\$28.85	155	33.0680	1STY	42	\$8,000	R-155	
47-33-103-043	4907 DELTA DR	08/07/20	MILC	\$24,900	\$8,500	34.14	\$16,906	\$4,000	\$20,900	\$64,530	0.324	1,008	\$20.73	155	10.3046	1STY	42	\$4,000	R-155	
Totals:				\$155,900	\$64,800	41.57	\$129,112	\$121,495	\$473,535	E.C.F. =>	0.257	20.39	Ave. E.C.F. =>	0.247						
47-28-152-015	6325 BRANCH RD	12/10/19	LC	\$25,000	\$13,800	55.20	\$27,505	\$12,040	\$12,960	\$77,325	0.168	1,198	\$10.82	155	16.7604	1STY	54	\$12,040	R-155	
47-28-301-004	5901 WESTERN RD	04/03/18	OC	\$20,500	\$10,100	49.27	\$20,122	\$4,195	\$16,305	\$79,635	0.205	1,093	\$14.92	155	20.4747	2STORY	42	\$4,195	R-155	
47-28-301-017	2825 HAMPSTEAD DR	09/21/18	WD	\$39,900	\$12,500	31.33	\$24,984	\$4,000	\$35,900	\$104,920	0.342	1,378	\$26.05	155	34.2165	2STORY	42	\$4,000	R-155	
47-28-303-001	2802 HAMPSTEAD DR	05/17/19	WD	\$39,900	\$13,800	34.59	\$27,557	\$5,686	\$34,214	\$109,355	0.313	1,540	\$22.22	155	31.2871	2STORY	42	\$5,686	R-155	
47-28-357-019	2918 E PIERSON RD	07/12/19	WD	\$25,000	\$12,100	48.40	\$24,129	\$6,873	\$18,127	\$86,280	0.210	1,350	\$13.43	155	21.0095	2STORY	42	\$6,873	R-155	
Totals:				\$125,300	\$48,500	38.71	\$96,792	\$104,546	\$380,190	E.C.F. =>	0.275	9.27	Ave. E.C.F. =>	0.267						
47-32-231-007	2701 GAMMA LN	04/30/19	WD	\$33,000	\$14,700	44.55	\$29,342	\$5,430	\$27,570	\$119,560	0.231	1,826	\$15.10	155	23.0596	TRI-LEVEL	37	\$5,430	R-155	
47-33-102-030	2809 GAMMA LN	03/27/20	WD	\$43,315	\$11,300	26.09	\$22,667	\$4,469	\$38,846	\$90,990	0.427	1,511	\$25.71	155	42.6926	TRI-LEVEL	42	\$4,469	R-155	

Handwritten notes: *21500* and *21500*

E.C.F.s for Neighborhood: 160 'R - 160-TERESA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.175	0.175	0.175	0.175	0.175	0.175
2 STORY		0.175	0.175	0.175	0.175	0.175	0.175
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.175	0.175	0.175	0.175	0.175	0.175
BI-LEVEL		0.175	0.175	0.175	0.175	0.175	0.175
TRI-LEVEL		0.175	0.175	0.175	0.175	0.175	0.175
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 160 'R - 160-TERESA'

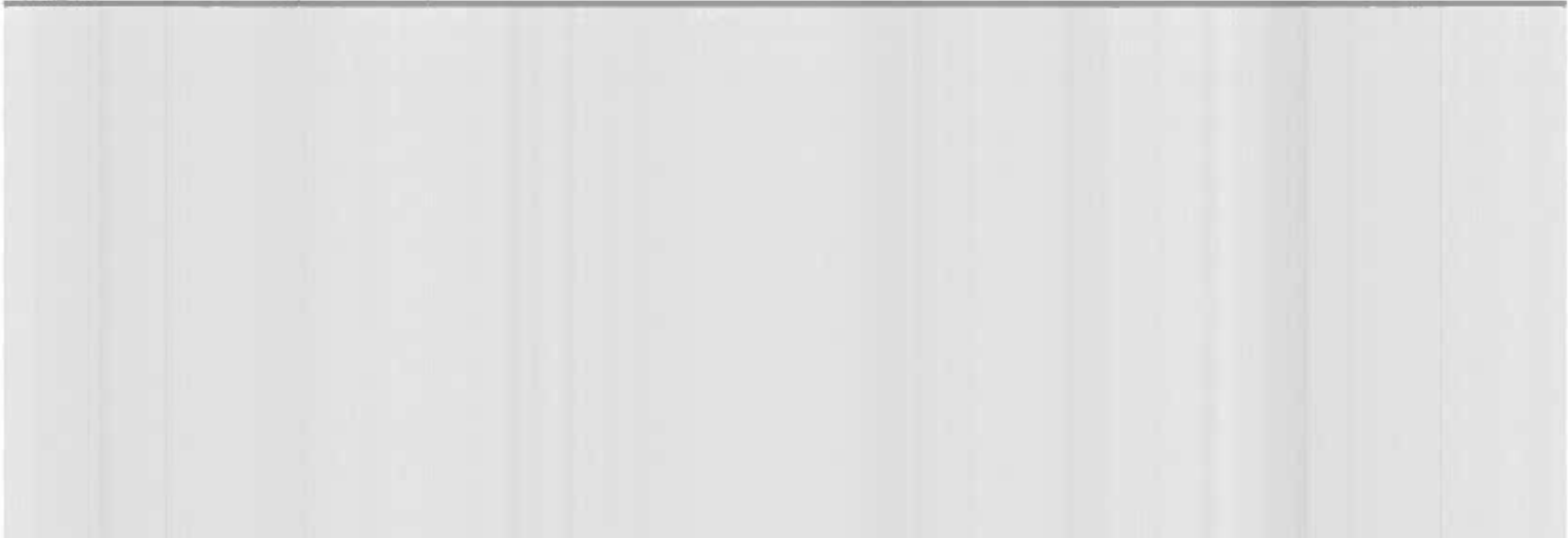
Residential : 0.165
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

NO Multi Units
~~NO Duplex Estate~~
NO 1.75, 1.50

cu / Be

1 sq 1258 sq 285
.175 →



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	Aspd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	E.C.F. Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
46-35-177-053	1906 CASTLE LN	03/04/20	WD	\$31,000	\$10,700	34.52	\$21,453	\$2,715	\$28,285	\$113,564	0.249	986	\$28.69	160	12.1862	1 STY	31	\$2,715	R-160
46-35-177-013	4413 CLOVERLAWN DR	01/10/20	QC	\$20,000	\$11,900	59.50	\$33,797	\$5,215	\$14,785	\$112,618	0.131	997	\$14.83	160	3.4319	1 STY	33	\$3,504	R-160
46-35-105-015	4738 BIRCHCREST DR	10/12/20	QC	\$18,500	\$8,000	43.24	\$15,901	\$2,946	\$15,554	\$78,515	0.198	878	\$17.72	160	19.8102	1 STY	35	\$2,946	R-160
46-35-105-018	4726 BIRCHCREST DR	08/20/20	WD	\$20,000	\$9,300	46.50	\$18,541	\$3,913	\$16,087	\$88,655	0.181	878	\$18.32	160	18.1457	1 STY	35	\$3,000	R-160
46-35-126-020	1714 SHAMROCK LN	08/24/18	WD	\$16,000	\$8,800	55.00	\$17,539	\$3,135	\$12,865	\$87,297	0.147	878	\$14.65	160	14.7371	1 STY	35	\$3,135	R-160
46-35-127-006	1905 SHAMROCK LN	08/15/19	WD	\$17,000	\$9,900	58.24	\$19,796	\$2,750	\$14,250	\$103,309	0.138	1,070	\$13.32	160	13.7936	1 STY	35	\$2,750	R-160
46-35-128-038	1810 CHERRYLAWN DR	07/31/18	WD	\$14,000	\$8,800	62.86	\$17,584	\$2,794	\$11,206	\$89,636	0.125	878	\$12.76	160	12.5016	1 STY	35	\$2,794	R-160
46-35-130-008	1913 CHERRYLAWN DR	11/02/18	WD	\$13,000	\$7,900	60.77	\$15,872	\$3,000	\$10,000	\$78,012	0.128	878	\$11.39	160	4.5827	1 STY	35	\$3,000	R-160
46-35-153-025	2308 CANNIFF ST	04/18/19	WD	\$13,260	\$7,400	55.81	\$16,027	\$3,947	\$9,313	\$73,212	0.127	878	\$10.61	160	2.5279	1 STY	35	\$3,947	R-160
46-35-155-064	2335 SANTA BARBARA DR	07/26/18	WD	\$12,000	\$6,400	70.00	\$16,865	\$3,106	\$8,894	\$83,388	0.107	953	\$9.33	160	12.0101	1 STY	35	\$3,106	R-160
46-35-177-027	2001 SANTA BARBARA DR	01/07/19	WD	\$17,000	\$9,300	54.71	\$18,529	\$3,256	\$13,744	\$92,564	0.148	977	\$14.07	160	7.6687	1 STY	35	\$3,256	R-160
46-35-253-013	1414 BENT DR	07/01/20	WD	\$16,000	\$8,000	50.00	\$15,952	\$2,818	\$13,182	\$79,600	0.166	905	\$14.57	160		1 STY	35	\$2,818	R-160

High Key 20

Totals:																			
		\$207,760		\$108,400		\$217,856		\$168,165		\$1,080,370									
				Sale Ratio =>				E.C.F. =>											
				Std. Dev. =>				Ave. E.C.F. =>											

800

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	Aspd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	E.C.F. Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
46-35-104-037	4707 BIRCHCREST DR	10/10/18	WD	\$14,000	\$8,000	57.14	\$16,005	\$3,022	\$10,978	\$78,685	0.140	878	\$12.50	160	13.9519	1 STY	40	\$3,022	R-160
46-35-105-012	4802 BIRCHCREST DR	12/10/19	WD	\$10,000	\$6,100	81.00	\$16,282	\$3,167	\$6,833	\$79,485	0.086	878	\$7.78	160	8.5966	1 STY	40	\$3,167	R-160
46-35-129-021	1621 SHAMROCK LN	03/20/19	WD	\$22,500	\$9,600	38.22	\$17,233	\$4,276	\$18,224	\$78,527	0.232	878	\$20.76	160	23.2072	1 STY	40	\$4,276	R-160
46-35-129-024	5009 MIAMI LN	12/17/19	LC	\$15,000	\$7,300	48.67	\$14,613	\$2,750	\$12,250	\$71,897	0.170	878	\$13.95	160	17.0383	1 STY	40	\$2,750	R-160
46-35-129-030	4901 MIAMI LN	05/05/20	WD	\$20,000	\$7,300	36.50	\$14,585	\$3,025	\$16,975	\$70,061	0.242	878	\$19.33	160	24.2290	1 STY	40	\$3,025	R-160
46-35-130-011	1905 CHERRYLAWN DR	11/05/18	WD	\$17,000	\$7,400	43.53	\$14,768	\$2,949	\$14,051	\$71,630	0.196	878	\$16.00	160	19.6160	1 STY	40	\$2,949	R-160
46-35-253-017	1313 BENT DR	10/12/20	WD	\$22,000	\$7,400	33.64	\$14,704	\$3,082	\$18,918	\$73,364	0.091	905	\$7.38	160	9.1081	1 STY	40	\$2,818	R-160
				\$130,000	\$61,600	47.38	\$123,113		\$104,911	\$594,085	0.177								
					Sale Ratio =>				E.C.F. =>										
					Std. Dev. =>				Ave. E.C.F. =>										

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	Aspd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	E.C.F. Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
46-35-255-028	1506 W STEWART AVE	07/23/18	WD	\$10,000	\$8,500	85.00	\$16,936	\$3,250	\$6,750	\$82,945	0.081	975	\$6.92	160	#REF!	1.25 STY	37	\$3,250	R-160

E.C.F.s for Neighborhood: 165 'R - 165-TERESA'

Residential : 0.150
Town Homes/Duplexes: 0.190
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

NO Sales
~~Leave as is hold sales~~
reduce some based on 185

E.C.F.s for Neighborhood: 165 'R - 165-TERESA'

Residential : 0.125
Town Homes/Duplexes: 0.190
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000



E.C.F.s for Neighborhood: 170 'R - 170-TERESA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.175	0.175	0.175	0.175	0.175	0.175
2 STORY		0.175	0.175	0.175	0.175	0.175	0.175
1.5 STY		0.175	0.175	0.175	0.175	0.175	0.175
1.25 STY		0.150	0.150	0.150	0.150	0.150	0.150
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.175	0.175	0.175	0.175	0.175	0.175
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.150	0.150	0.150	0.150	0.150	0.150
TWO UNIT		0.175	0.175	0.175	0.175	0.175	0.175
THREE UNIT		0.175	0.175	0.175	0.175	0.175	0.175
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 170 'R - 170-TERESA'

Residential : 0.150
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

NO 4 unit
NO BR Esprit
NO 1.75

1 sty 1.25 1.5 2 sty 2.00
.175 .175 →

mult use



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg	Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq Ft.	E.C.F. Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table	
46-25-302-074	126 W GRACELAWN AVE	08/21/20	MIC	\$40,000	\$15,700	99.25	\$31,353	\$9,927	\$30,073	\$142,840	0.211	1,415	\$21.25	170	#REF!	1 STY	33	\$6,898	R-170	
46-25-352-010	624 W LYNDON AVE	03/26/20	WD	\$15,000	\$8,800	58.67	\$17,539	\$2,830	\$12,170	\$98,060	0.124	1,070	\$11.37	170	#REF!	1 STY	33	\$2,360	R-170	
46-25-303-018	5706 SUBURBAN CT	06/25/18	WD	\$33,000	\$9,500	28.79	\$19,027	\$3,637	\$29,363	\$102,600	0.286	1,022	\$28.73	170	28.6189	1 STY	35	\$3,637	R-170	
46-25-303-022	5722 SUBURBAN CT	03/25/20	WD	\$18,000	\$7,900	43.89	\$15,871	\$2,939	\$15,061	\$86,213	0.175	1,022	\$14.74	170	17.4695	1 STY	35	\$2,939	R-170	
46-26-479-027	5409 EDWARDS AVE	08/10/18	OC	\$4,800	\$7,900	87.78	\$15,740	\$2,968	\$6,032	\$85,142	0.071	864	\$6.98	170	10.1930	1 STY	35	\$2,360	R-170	
46-36-103-018	529 W MARENGO AVE	03/20/19	WD	\$16,000	\$5,200	32.50	\$10,331	\$2,160	\$13,840	\$54,473	0.254	693	\$19.97	170	3.6475	1 STY	35	\$2,160	R-170	
Totals:				\$131,000	\$55,000	41.98	\$109,861	\$106,539	\$569,333	E.C.F. => 0.187										
						21.90				Avg. E.C.F. => 0.187										

46-36-102-007	625 W PULASKI ST	07/18/19	WD	\$9,500	\$6,700	70.53	\$13,489	\$1,800	\$7,700	\$77,927	0.099	986	\$7.81	170	0.1326	1 STY	40	\$1,800	R-170		
46-26-429-011	5806 EDWARDS AVE	10/24/19	WD	\$15,200	\$7,800	51.32	\$15,625	\$2,250	\$12,950	\$89,167	0.145	936	\$13.84	170	#REF!	1.25 STY	35	\$2,250	R-170		
46-36-104-014	605 W PHILADELPHIA BLV	04/03/18	WD	\$13,000	\$7,500	57.69	\$15,051	\$1,812	\$11,188	\$88,260	0.127	975	\$11.47	170	7.6951	1.25 STY	35	\$1,812	R-170		
46-36-104-014	605 W PHILADELPHIA BLV	08/05/20	WD	\$17,700	\$7,500	42.37	\$15,051	\$1,812	\$15,888	\$88,260	0.180	975	\$16.30	170	2.3699	1.25 STY	35	\$1,812	R-170		
46-36-201-034	201 E PULASKI ST	07/20/18	OC	\$10,000	\$8,300	83.00	\$16,655	\$1,800	\$8,200	\$99,033	0.083	933	\$8.60	170	12.0912	1.25 STY	35	\$1,800	R-170		
46-36-202-003	5002 M L KING AVE	08/28/20	WD	\$20,000	\$8,200	41.00	\$16,380	\$2,700	\$17,300	\$91,200	0.190	1,096	\$15.78	170	1.4020	1.25 STY	35	\$2,700	R-170		
Totals:				\$75,900	\$39,300	51.78	\$78,762	\$65,526	\$455,920	E.C.F. => 0.144											
						17.03				Avg. E.C.F. => 0.145											

46-26-407-042	5617 WINTHROP BLVD	08/19/20	WD	\$17,000	\$6,200	36.47	\$12,496	\$2,501	\$14,499	\$66,633	0.218	936	\$15.49	170	21.7594	1.25 STY	40	\$2,501	R-170			
46-25-353-012	5415 GRANVILLE AVE	07/12/19	WD	\$14,000	\$6,300	45.00	\$12,528	\$2,832	\$11,168	\$64,640	0.173	870	\$12.84	170	17.2772	1.25 STY	41	\$2,832	R-170			
46-25-353-012	5415 GRANVILLE AVE	08/13/20	WD	\$16,000	\$6,300	39.38	\$12,528	\$2,832	\$13,168	\$64,640	0.204	870	\$15.14	170	20.3713	1.25 STY	41	\$2,832	R-170			
46-25-379-004	409 W RIDGEWAY AVE	03/02/20	OC	\$12,000	\$8,400	70.00	\$16,855	\$2,250	\$9,750	\$97,367	0.100	1,193	\$8.17	170	10.0137	1.25 STY	41	\$2,250	R-170			
Totals:				\$59,000	\$27,200	46.10	\$54,407	\$48,585	\$293,280	E.C.F. => 0.166												
						15.28				Avg. E.C.F. => 0.174												

Handwritten note: m/c test

46-26-426-045	5605 GLENN AVE	07/26/18	WD	\$11,900	\$7,400	62.18	\$14,860	\$2,171	\$9,729	\$84,593	0.115	936	\$10.39	170	11.5009	2 STORY	35	\$2,171	R-170
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E.C.F.s for Neighborhood: 173 'R - 173-TERESA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.115	0.115	0.115	0.115	0.115	0.115
1 STY		0.115	0.115	0.115	0.115	0.115	0.115
2 STORY		0.115	0.115	0.115	0.115	0.115	0.115
1.5 STY		0.115	0.115	0.115	0.115	0.115	0.115
1.25 STY		0.115	0.115	0.115	0.115	0.115	0.115
BI-LEVEL		0.115	0.115	0.115	0.115	0.115	0.115
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.115	0.115	0.115	0.115	0.115	0.115
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 173 'R - 173-TERESA'

Residential : 0.150
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

NO 3+4 units

NO 2nd, Duplex Esse

1st 1.25 1.5 1.75 2st B: 2nd

0.125 _____

too high

0.115

E.C.F.s for Neighborhood: 175 'R - 175-TERESA'

Style:	*Good: 100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY	0.125	0.125	0.125	0.125	0.125	0.125
1 STY	0.125	0.125	0.125	0.125	0.125	0.125
2 STORY	0.125	0.125	0.125	0.125	0.125	0.125
1.5 STY	0.125	0.125	0.125	0.125	0.125	0.125
1.25 STY	0.125	0.125	0.125	0.125	0.125	0.125
BI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.125	0.125	0.125	0.125	0.125	0.125
ESTATE HOME	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT	0.125	0.125	0.125	0.125	0.125	0.125
THREE UNIT	0.125	0.125	0.125	0.125	0.125	0.125
FOUR UNIT	0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 175 'R - 175-TERESA'

Residential : 0.115
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

1004 Units, Bi, Duplex
100 Estate

.125

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Assmt.	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	Eff. Age	Land Value	Land Table	
46-36-228-056	601 E PHILADELPHIA BLV	07/31/19	QC	\$8,000	\$6,500	81.25	\$12,937	\$1,400	\$6,600	\$100,322	0.066	1,023	\$6.45	175	16.2568	1 STY	22	\$1,400 R-175	
46-36-226-056	633 E PULASKI ST	08/21/20	WD	\$47,500 *	\$4,200	8.94	\$8,428	\$1,400	\$46,100	\$61,113	0.754	864	\$53.36	175	75.4340	1 STY	44	\$1,400 R-175	
46-36-251-031	153 E FLINT PARK BLVD	09/14/20	OC	\$5,000 *	\$3,800	76.00	\$7,675	\$1,657	\$3,343	\$52,330	0.064	810	\$4.13	175	16.4474	1 STY	54	\$1,657 R-175	
46-36-230-056	505 E BISHOP AVE	11/21/19	WD	\$6,000	\$4,300	71.67	\$8,568	\$1,622	\$4,378	\$60,400	0.072	864	\$5.07	175	7.2483	1 STY	56	\$1,622 R-175	
46-36-281-015	654 E ELDRIDGE AVE	05/29/19	LC	\$28,500	\$4,200	14.74	\$8,375	\$1,761	\$26,739	\$57,513	0.465	792	\$33.76	175	23.6565	1 STY	56	\$1,761 R-175	
46-36-253-032	149 E ELDRIDGE AVE	09/01/20	QC	\$9,000	\$5,500	61.11	\$11,060	\$1,565	\$7,435	\$82,565	0.090	1,638	\$4.54	175	9.0050	1.25 STY	54	\$1,565 R-175	
Totals:				\$104,000	\$28,500	27.40	\$57,043	\$94,595	\$414,243	0.228	Std. Deviation=>	\$17.88	0.291958001	24.6747	Coefficient of Var=>	97.94995777	46.57143		
				Sale. Ratio =>	Std. Dev. =>	32.10	Ave. E.C.F. =>	Ave. E.C.F. =>	0.252	Ave. Variance=>	24.6747								

raise some low teens

E.C.F.s for Neighborhood: 180 'R - 180- KATHY'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.090	0.090	0.090	0.090	0.090	0.090
1 STY		0.090	0.090	0.090	0.090	0.090	0.090
2 STORY		0.090	0.090	0.090	0.090	0.090	0.090
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.090	0.090	0.090	0.090	0.090	0.090
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.090	0.090	0.090	0.090	0.090	0.090
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.090	0.090	0.090	0.090	0.090	0.090
THREE UNIT		0.090	0.090	0.090	0.090	0.090	0.090
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 0.120
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 180 'R - 180- KATHY'

N04, Bi, Duplex, Estab, 1.5

Residential : 0.100
Town Homes/Duplexes: 0.120
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

1 sty 1.25 1.75 2 sty Chū 223 units
.09

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man \$	E.C.F.	Floor Area	\$/Sq Ft.	EGR Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	
47-31-126-030	921 LOMITA AVE	08/02/19	\$7,000	QC	\$7,000	\$4,200	60.00	\$8,406	\$986	\$6,014	\$74,200	0.081	740	\$8.13	180	0.1668	1 STY	33	\$986	R-180	
47-31-154-013	718 BLACK AVE	07/05/18	\$7,000	QC	\$7,000	\$4,000	57.14	\$8,065	\$1,244	\$5,756	\$68,210	0.084	780	\$7.38	180	0.1668	1 STY	33	\$1,244	R-180	
Totals:			\$14,000		\$14,000	\$8,200	58.57	\$16,471		\$11,770	\$142,410	0.083		\$7.75		0.00235837					
						Sale. Ratio =>	58.57				E.C.F. =>	0.083		Sd. Deviation=>	0.00235837						
						Std. Dev. =>	2.02				Ave. E.C.F. =>	0.083		Ave. Variance=>	0.1668	Coefficient of Var=>	2.016010459				

Reduce Some

E.C.F.s for Neighborhood: 183 'R - 183-TERESA'

Residential : 0.150
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

1003 Duplex Estate

E.C.F.s for Neighborhood: 183 'R - 183-TERESA'

Residential : 0.175
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

1 sty 1.25. 1.5 1.75 28y Bk/hi 24mm

~~NC Hold Values~~

reduce ..150

E.C.F.s for Neighborhood: 185 *R - 185-TERESA*

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.175	0.175	0.175	0.175	0.175	0.175
2 STORY		0.175	0.175	0.175	0.175	0.175	0.175
1.5 STY		0.175	0.175	0.175	0.175	0.175	0.175
1.25 STY		0.175	0.175	0.175	0.175	0.175	0.175
BI-LEVEL		0.175	0.175	0.175	0.175	0.175	0.175
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.175	0.175	0.175	0.175	0.175	0.175
THREE UNIT		0.175	0.175	0.175	0.175	0.175	0.175
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 0.250
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 185 'R - 185-TERESA'

N09 NO²NE Duplex Estate
1.75

Residential : 0.190
Town Homes/Duplexes: 0.250
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

1 sty 1.25 1.5 2 sty Ri 213 Units
.175

~~NO~~

E.C.F.s for Neighborhood: 190 'R - 190-JEN'

Residential : 0.115
Town Homes/Duplexes: 0.225
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 190 'R - 190-JEN'

NO 3rd Units In Duplex Estate

Residential : 0.200
Town Homes/Duplexes: 0.225
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

1.25 1.50 1.75 2.00

Bi Units

1.15

L.C.F.s for Neighborhood: 195 'R - 195-TERESA'

Residential : 0.115
Town Homes/Duplexes: 0.111
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 195 'R - 195-TERESA'

Residential : 0.100
Town Homes/Duplexes: 0.111
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

*• 125 ~~100~~ negn
• 115*



Parcel Number	Street Address	Sale Date	Instr	Adj. Sale \$	Cur. Assmt	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	Eff. Age	Land Value	Land Table	
47-31-379-008	906 E GILLESPIE AVE	07/11/19	WD	\$8,000	\$3,500	43.75	\$6,928	\$1,582	\$6,418	\$53,460	0.120	841	\$7.63	195	12.0052	1 STY	45	\$1,582	R-195	
47-31-330-028	905 EDMUND ST	04/22/19	QC	\$4,000	\$4,000	100.00	\$8,022	\$1,800	\$2,200	\$62,220	0.085	984	\$2.24	195	6.2368	1 STY	50	\$1,800	R-195	
47-31-326-015	910 E STEWART AVE	07/10/19	WD	\$19,000	\$7,200	37.89	\$14,304	\$1,870	\$17,130	\$124,340	0.138	2,158	\$7.94	195	13.7767	TWO UNIT	45	\$1,870	R-195	
Totals:				\$31,000	\$14,700	47.42	\$29,254		\$25,748	\$240,020	0.107		\$5.94		0.05473344		47.75000			
				Sale. Ratio =>		34.29			E.C.F. =>		0.098			Sqd. Deviation=>		10.6729			109.2125723	
				Sqd. Dev. =>					Ave. E.C.F. =>					Ave. Variance=>						

around
10's
raise
same

E.C.F.s for Neighborhood: 205 *R - 205-KATHY*

HAS DUPLEX

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.275	0.275	0.275	0.275	0.275	0.275
1 STY		0.275	0.275	0.275	0.275	0.275	0.275
2 STORY		0.275	0.275	0.275	0.275	0.275	0.275
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.275	0.275	0.275	0.275	0.275	0.275
BI-LEVEL		0.275	0.275	0.275	0.275	0.275	0.275
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.275	0.275	0.275	0.275	0.275	0.275
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.275	0.275	0.275	0.275	0.275	0.275

Town Homes/Duplexes: 0.275
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 205 'R - 205-KATHY'

*NO3, 4th, Duplex
Estate, 1.5*

HAS DUPLEX

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.250	0.250	0.250	0.250	0.250	0.250
1 STY		0.265	0.265	0.265	0.265	0.265	0.275
2 STORY		0.265	0.265	0.265	0.265	0.265	0.265
1.5 STY		0.250	0.250	0.250	0.250	0.250	0.250
1.25 STY		0.250	0.250	0.250	0.250	0.250	0.250
BI-LEVEL		0.265	0.265	0.265	0.265	0.265	0.265
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.250	0.250	0.250	0.250	0.250	0.250
TWO UNIT		0.175	0.175	0.175	0.175	0.175	0.175
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.175	0.175	0.175	0.175	0.175	0.175

Town Homes/Duplexes: 0.250
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

*1 sty 1.25 1.75 2 sty Bi
 40 : .200 .2 .2 .2 .2
 .205*

*224 Units
 .2*

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	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	Eff. Age	Land Value	Land Table	
47-32-452-030	2002 WEAVER ST	04/07/19	WD	\$22,880	\$9,300	40.65	\$22,001	\$3,895	\$17,985	\$68,424	0.263	1,346	\$13.36	205	1.2289	1 STY	47	\$4,895	R-205	
47-33-304-010	4124 WESTERN RD	07/09/19	WD	\$15,000	\$9,500	63.33	\$19,074	\$4,977	\$11,023	\$56,970	0.193	721	\$15.29	205	10.0361	1 STY	47	\$3,977	R-205	
47-33-307-003	4148 COGGINS AVE	02/06/20	WD	\$17,500	\$8,500	48.57	\$17,051	\$8,616	\$8,884	\$31,830	0.279*	568	\$15.64	205	2.6940	1 STY	47	\$3,897	R-205	
47-33-307-009	4128 COGGINS AVE	03/06/20	WD	\$29,000	\$10,700	36.90	\$21,478	\$3,897	\$25,103	\$66,343	0.378	960	\$26.15	205	12.6213	1 STY	47	\$3,897	R-205	
47-33-307-028	3014 CARR ST	12/17/19	WD	\$24,900	\$11,800	47.39	\$23,526	\$5,956	\$18,944	\$66,302	0.286	921	\$20.57	205	3.3557	1 STY	47	\$4,114	R-205	
47-33-352-030	2955 NATHAN AVE	12/28/18	WD	\$20,000	\$13,000	65.00	\$26,064	\$9,464	\$10,536	\$62,642	0.168	629	\$16.75	205	3.4998	1 STY	47	\$6,750	R-205	
47-33-354-024	3015 MEISNER ST	05/13/20	WD	\$15,000	\$9,000	60.00	\$18,017	\$3,602	\$11,398	\$54,396	0.210*	884	\$12.89	205	16.2476	1 STY	47	\$3,602	R-205	
47-33-358-016	2972 AGREE AVE	09/29/20	WD	\$10,000	\$7,300	73.00	\$14,648	\$3,375	\$6,625	\$42,540	0.156	771	\$8.59	205	12.1610	1 STY	47	\$3,375	R-205	
47-33-376-030	3612 BRANCH RD	01/16/19	WD	\$17,000	\$7,700	45.29	\$15,307	\$4,607	\$12,393	\$40,377	0.307*	700	\$17.70	205	63.1988	1 STY	47	\$4,438	R-205	
Totals:				\$171,280	\$86,800	50.68	\$177,166	\$122,891	\$489,824		0.251									
					Sale. Ratio =>	12.35					Ave. E.C.F. =>	0.249								
					Std. Dev. =>															

High Yields

47-33-304-020	4119 DOUGLAS AVE	12/10/19	QC	\$30,000	\$11,200	37.33	\$22,478	\$5,966	\$24,034	\$60,044	0.400	952	\$25.25	205	40.0276	1 STY	52	\$5,966	R-205		
47-33-305-022	4123 NEEBISH AVE	08/15/19	WD	\$39,750	\$11,300	28.43	\$21,689	\$3,854	\$35,896	\$64,855	0.553	1,108	\$32.40	205	55.3485	1 STY	52	\$3,854	R-205		
47-33-305-023	NEEBISH AVE	08/15/19	WD	\$13,250	\$3,200	24.15	\$6,606	\$3,854	\$9,396	\$10,007	0.999	0	#DIV/0!	205	93.8917	1 STY	52	\$3,854	R-205		
47-33-305-026	4139 NEEBISH AVE	08/17/18	WD	\$27,000	\$13,000	48.15	\$25,955	\$9,634	\$17,366	\$59,349	0.293	984	\$17.65	205	29.2608	1 STY	52	\$9,634	R-205		
47-33-357-045	2931 AGREE AVE	03/13/19	WD	\$18,500	\$9,200	49.73	\$18,372	\$3,375	\$15,125	\$54,535	0.277	1,017	\$14.87	205	1.6502	1 STY	52	\$3,375	R-205		
47-33-376-026	3702 BRANCH RD	03/10/20	QC	\$20,000	\$8,000	40.00	\$16,008	\$4,692	\$15,308	\$41,149	0.372	874	\$17.51	205	14.3398	1 STY	52	\$4,692	R-205		
Totals:				\$148,500	\$55,900	37.64	\$111,108	\$117,125	\$289,938		0.404										
					Sale. Ratio =>	10.28					Ave. E.C.F. =>	0.472									
					Std. Dev. =>																

High Yields

47-33-354-015	4005 BRANCH RD	11/11/18	QC	\$18,500	\$10,800	58.38	\$21,652	\$4,817	\$13,683	\$67,340	0.203	932	\$14.68	205	20.3193	1.25 STY	42	\$4,817	R-205		
47-33-303-007	4213 BRANCH RD	02/01/19	WD	\$18,920	\$9,300	49.15	\$18,784	\$3,089	\$15,831	\$62,780	0.252	1,064	\$14.88	205	25.2166	1.25 STY	47	\$3,089	R-205		
47-33-352-020	2927 NATHAN AVE	05/07/19	WD	\$10,000	\$8,100	81.00	\$16,138	\$3,375	\$6,625	\$51,052	0.130	936	\$7.08	205	12.9770	1.25 STY	57	\$3,375	R-205		
47-33-358-046	2923 MC CLURE AVE	07/09/20	WD	\$49,900	\$11,800	23.65	\$23,630	\$10,125	\$39,775	\$77,171	0.515	1,618	\$24.58	205	51.5411	FOUR UNIT	57	\$10,125	R-205		
Totals:				\$97,320	\$40,000	41.10	\$90,204	\$75,914	\$258,343		0.294										
					Sale. Ratio =>	23.73					Ave. E.C.F. =>	0.275									
					Std. Dev. =>																

High Yields

E.C.F.s for Neighborhood: 210 'R - 210-JEN'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.175	0.175	0.175	0.150	0.150	0.150
2 STORY		0.150	0.150	0.150	0.150	0.150	0.150
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.175	0.175	0.175	0.150	0.150	0.150
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.150	0.150	0.150	0.150	0.150	0.150
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.150	0.150	0.150	0.150	0.150	0.150
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 0.280
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 210 'R - 210-JEN'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.150	0.150	0.150	0.150	0.150	0.150
2 STORY		0.150	0.150	0.150	0.150	0.150	0.150
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.150	0.150	0.150	0.150	0.150	0.150
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.150	0.150	0.150	0.150	0.150	0.150
ESTATE HOME		0.150	0.150	0.150	0.150	0.150	0.150
DUPLEX		0.150	0.150	0.150	0.150	0.150	0.150
TWO UNIT		0.150	0.150	0.150	0.150	0.150	0.150
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

NO 324 Und
NO Bi Duplex Estate
NO 1.5, 1.75

Town Homes/Duplexes: 0.280
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

	1 sty	1.25 sty	2 sty	Tri	2 Units
	.175	.175, .150	.15	.150	.150
20	↓		↓	↓	↓
30	↓				
40					
50					

E.C.F.s for Neighborhood: 215 'R - 215-JEN'

Residential : 0.120
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

.C.F.s for Neighborhood: 215 'R - 215-JEN'

Residential : 0.160
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Li *Mutt Unid*

o 120

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residential	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table	
40-02-234-006	3002 N CHEVROLET AVE	08/30/19	\$16,000	WD	03-ARMY'S LENGTH	\$16,000	\$8,400	52.50	\$16,785	\$2,622	\$88,519	0.151	840	\$15.93	215	4.0712	1 STY	28	\$2,622	R-215	
40-02-228-001	3318 KEYES ST	03/02/20	\$12,000	WD	03-ARMY'S LENGTH	\$12,000 *	\$7,300	60.83	\$14,619	\$2,622	\$74,981	0.125	780	\$12.02	215	2.2495	1 STY	33	\$2,622	R-215	
40-01-126-008	201 W JAMIESON ST	03/26/20	\$18,000	WD	03-ARMY'S LENGTH	\$18,000	\$10,200	56.67	\$20,412	\$2,750	\$110,388	0.138	1,248	\$12.22	215	13.8150	1.25 STY	28	\$2,750	R-215	
40-02-280-002	719 W JACKSON AVE	11/04/19	\$14,900	WD	03-ARMY'S LENGTH	\$14,900	\$8,700	58.39	\$17,383	\$2,098	\$95,531	0.134	1,272	\$10.06	215	1.3558	1.25 STY	28	\$2,098	R-215	
40-01-126-003	221 W PASADENA AVE	08/06/20	\$15,000	WD	03-ARMY'S LENGTH	\$15,000	\$10,200	68.00	\$20,407	\$2,958	\$109,056	0.110	1,277	\$9.43	215	11.0420	1.25 STY	33	\$2,958	R-215	
40-01-178-006	209 W JACKSON AVE	05/21/19	\$17,000	WD	03-ARMY'S LENGTH	\$17,000	\$13,200	77.65	\$26,359	\$2,750	\$147,556	0.097	2,006	\$7.10	215	9.6573	FOUR UNIT	33	\$2,750	R-215	
40-01-128-024	132 W MC CLELLAN ST	07/28/20	\$22,000	WD	33-TO BE DETERMINED	\$22,000	\$11,800	53.64	\$23,622	\$2,750	\$130,450	0.148	1,653	\$11.65	215	14.7566	TWO UNIT	33	\$2,750	R-215	
Totals:						\$114,900	\$69,800		\$139,587	\$96,350	\$756,481	0.127		\$11.20	215	0.1623		34.25000			
							Sale Ratio =>	60.75			E.C.F. =>	0.127									
							Std. Dev. =>	8.93			Ave. E.C.F. =>	0.129									

Handwritten: 2nd Floor

E.C.F.s for Neighborhood: 220 'R - 220-JEN'

Residential : 0.125
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

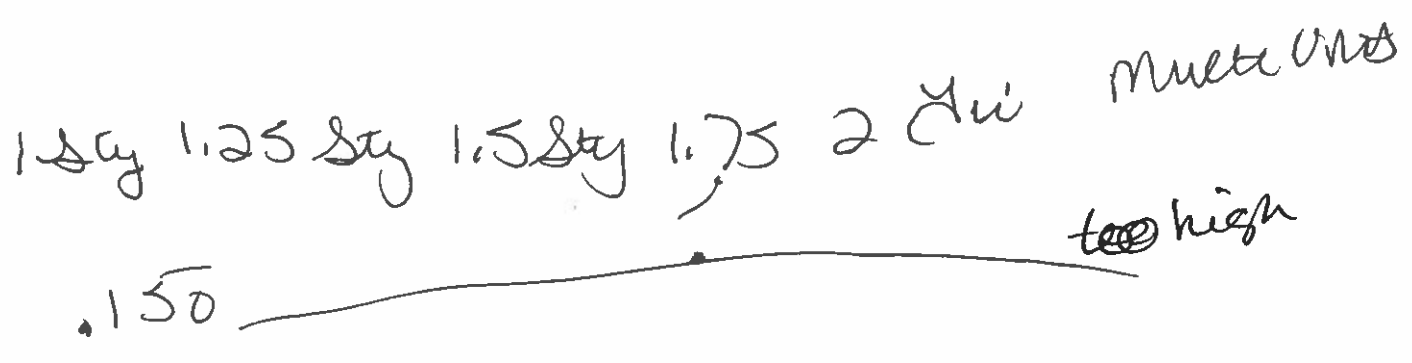
NO Ri, NO Duplex, Estate

I.C.F.s for Neighborhood: 220 'R - 220-JEN'

Residential : 0.125
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

*1 sty 1.25 sty 1.5 sty 1.75 2 Au Multi Units
too high*



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmnt.	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	Eff. Age	Land Value							
40-01-457-009	1726 M L KING AVE	10/16/20	WD	\$13,500	\$7,700	57.04	\$15,492	\$2,727	\$10,773	\$102,120	0.105	1,418	\$7.60	220	0.0902	2 STORY	39	\$2,727							
40-01-435-003	410 E NEWALL ST	09/24/20	WD	\$12,590	\$6,000	47.66	\$11,917	\$2,812	\$9,778	\$72,840	0.134	1,380	\$7.09	220	13.4239	2 STORY	55	\$2,812							
40-01-252-032	321 E DARTMOUTH ST	11/22/19	LC	\$14,000	\$5,600	40.00	\$11,158	\$2,696	\$11,304	\$67,696	0.167	1,416	\$7.98	220	16.6982	2 STORY	58	\$2,696							
46-36-486-016	638 E PASADENA AVE	06/17/20	PTA	\$31,500	\$8,300	26.35	\$16,616	\$2,653	\$28,847	\$111,704	0.258	1,492	\$19.33	220	25.8245	TWO UNIT	44	\$2,653							
40-01-407-008	2402 ALEXANDER ST	07/27/18	QC	\$12,500	\$7,200	57.60	\$14,407	\$2,727	\$9,773	\$93,440	0.105	1,152	\$8.48	220	10.4591	TWO UNIT	48	\$2,727							
40-01-404-017	2313 ADAMS AVE	05/15/19	WD	\$8,500	\$7,400	87.06	\$14,829	\$2,727	\$5,773	\$96,816	0.060	1,936	\$2.98	220	5.9629	TWO UNIT	54	\$2,727							
Totals:													\$92,590	\$42,200	45.58	\$84,419	\$76,248	\$544,616	0.140		\$8.91	12.0765	87.3861838	48.37500	
													Sale. Ratio =>	Std. Dev. =>	Std. Deviation=>	Ave. Variance=>									

*Mid 20s
Newer Dome*

E.C.F.s for Neighborhood: 225 'R - 225-JEN'

HAS DUPLEX

Residential : 0.080
Town Homes/Duplexes: 0.080
Mobile Homes : 1.000
Agricultural Bldgs : 0.100
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 225 'R - 225-JEN'

HAS DUPLEX

Residential : 0.110
Town Homes/Duplexes: 0.100
Mobile Homes : 1.000
Agricultural Bldgs : 0.100
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

• 09 too high

• 086

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	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	Eff. Age	Land Value													
40-01-433-014	2225 CHIPPEWA ST	03/13/20	QC	\$4,000	\$3,600	90.00	\$7,154	\$774	\$3,226	\$58,000	0.056	927	\$3.48	225	1.8645	2 STORY	42	\$716 R-225													
40-01-433-005	526 HURLEY ST	03/06/20	WD	\$5,500	\$7,300	132.73	\$15,661	\$1,984	\$3,516	\$124,336	0.028	1,774	\$1.98	225	2.8278	TWO UNIT	42	\$1,984 R-225													
Totals:																															
													\$9,500	\$10,900		\$22,815	\$6,742	\$182,336			\$2.73	0.01933411	42.00000								
													Sale. Ratio =>	E.C.F. =>	Ave. E.C.F. =>	Std. Dev. =>	Ave. Variance=>	Coefficient of Var=>													
													114.74	0.037	0.042	0.4974	2.3462	55.92832085													
													30.21	0.042	0.042	0.4974	2.3462	55.92832085													

*Vendor due to
Paved*

E.C.F.s for Neighborhood: 233 *R - 233 UNIVERSITY PARK-KATHY*

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.450	0.450	0.450	0.450	0.450	0.450
2 STORY		0.525	0.525	0.525	0.525	0.525	0.525
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 233 'R - 233 UNIVERSITY PARK-KATHY'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.400	0.400	0.400	0.400	0.400	0.400
2 STORY		0.400	0.400	0.400	0.400	0.400	0.400
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.000	0.000	0.000	0.000	0.000	0.000
3I-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 0.175
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

1 sty
.425
.450

2 sty
.5 *too low*
.525

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	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	Eff. Age	Land Value	Land Table	Property Class	Building	Depr.
41-07-116-024	3501 VANDERBILT DR	01/09/20	WD	\$98,000	\$46,300	47.24	\$92,583	\$21,766	\$76,234	\$177,043	0.431	1,533	\$49.73	233	26.4994	1 STY	16	\$19,862	R-233	401	84			
41-07-117-006	818 FISK DR	08/16/19	WD	\$162,900	\$81,200	49.85	\$162,456	\$61,162	\$101,738	\$253,235	0.402	1,783	\$57.06	233	29.3838	1 STY	16	\$53,423	R-233	401	84			
41-07-107-041	730 SPELLMAN DR	04/13/18	WD	\$76,000	\$44,400	58.42	\$88,886	\$21,208	\$54,792	\$169,195	0.324	1,499	\$36.55	233	17.6940	1 STY	20	\$19,352	R-233	401	80			
41-07-117-024	812 TULANE DR	08/28/20	WD	\$165,000	\$60,700	36.79	\$121,495	\$21,446	\$143,554	\$250,123	0.574	2,135	\$67.24	233	12.9763	2 STORY	15	\$19,552	R-233	401	85			
41-07-106-003	709 SPELLMAN DR	08/10/20	WD	\$163,000	\$53,500	32.82	\$107,084	\$25,909	\$137,091	\$202,938	0.676	1,947	\$70.41	233	67.5533	2 STORY	20	\$23,489	R-233	401	80			
41-07-107-026	713 LOYOLA LN	09/17/20	WD	\$129,000	\$42,100	32.64	\$84,243	\$23,677	\$105,323	\$151,415	0.696	1,689	\$62.36	233	69.5592	2 STORY	20	\$21,954	R-233	401	80			
41-07-107-002	722 COLUMBIA LN	07/19/19	WD	\$165,000	\$76,300	46.24	\$152,656	\$40,873	\$124,127	\$279,458	0.444	2,236	\$55.51	233	44.4171	2 STORY	25	\$34,278	R-233	401	75			
Totals:				\$958,900	\$404,500	42.18	\$809,403	\$742,859	\$1,483,405	0.501	19,00000	\$56.98	0.14309563	38.2976	Coefficient of Variance=>	75.613946								
						Std. Dev. =>	9.67																	
						Ave. E.C.F. =>	0.506																	

110002

Close to 900

E.C.F.s for Neighborhood: 235 'R - 235-KATHY'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.175	0.175	0.175	0.175	0.175	0.175
1 STY		0.150	0.150	0.150	0.150	0.150	0.150
2 STORY		0.175	0.175	0.175	0.175	0.175	0.175
1.5 STY		0.175	0.175	0.175	0.175	0.175	0.175
1.25 STY		0.150	0.150	0.150	0.150	0.150	0.150
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.175	0.175	0.175	0.175	0.175	0.175
THREE UNIT		0.175	0.175	0.175	0.175	0.175	0.175
FOUR UNIT		0.175	0.175	0.175	0.175	0.175	0.175

Town Homes/Duplexes: 0.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 235 'R - 235-KATHY'

Style:	% Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.160	0.160	0.160	0.160	0.160	0.160
1 STY		0.130	0.130	0.130	0.130	0.130	0.130
2 STORY		0.160	0.160	0.160	0.160	0.160	0.160
1.5 STY		0.160	0.160	0.160	0.160	0.160	0.160
1.25 STY		0.130	0.130	0.130	0.130	0.130	0.130
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.160	0.160	0.160	0.160	0.160	0.160
THREE UNIT		0.160	0.160	0.160	0.160	0.160	0.160
FOUR UNIT		0.160	0.160	0.160	0.160	0.160	0.160

Town Homes/Duplexes: 0.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

1.8 sty 1.25 sty 1.5 1.75 2.5 sty multi
1.5 .130 .175 .175- .175

E.C.F.s for Neighborhood: 240 'R - 240-KATHY'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.175	0.175	0.175	0.175	0.175	0.175
2 STORY		0.175	0.175	0.175	0.175	0.175	0.175
1.5 STY		0.175	0.175	0.175	0.175	0.175	0.175
1.25 STY		0.175	0.175	0.175	0.175	0.175	0.175
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.150	0.150	0.150	0.150	0.150	0.150
THREE UNIT		0.150	0.150	0.150	0.150	0.150	0.150
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 240 'R - 240-KATHY'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.200	0.200	0.150	0.150	0.150	0.150
1 STY		0.200	0.200	0.150	0.150	0.150	0.150
2 STORY		0.200	0.200	0.150	0.150	0.150	0.150
1.5 STY		0.200	0.200	0.150	0.150	0.150	0.150
1.25 STY		0.200	0.200	0.150	0.150	0.150	0.150
BI-LEVEL		0.200	0.200	0.150	0.150	0.150	0.150
TRI-LEVEL		0.200	0.200	0.150	0.150	0.150	0.150
ESTATE HOME		0.200	0.200	0.150	0.150	0.150	0.150
DUPLEX		0.200	0.200	0.150	0.150	0.150	0.150
TWO UNIT		0.200	0.200	0.150	0.150	0.150	0.150
THREE UNIT		0.200	0.200	0.150	0.150	0.150	0.150
FOUR UNIT		0.200	0.200	0.150	0.150	0.150	0.150

NO 4 unit
 NO Bi Gri
 NO Duplex, Etc
 NO 1.75

Town Homes/Duplexes: 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

1 sty 1.25 1.5 2 sty 2.3 units
 1.75 1.25

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	Adj./Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
41-05-226-036	2435 THOM ST	01/28/20	LC	\$18,000	\$9,300	51.67	\$18,577	\$7,156	\$10,844	\$76,140	0.142	856	\$12.67	240	14.2422	1 STY	33	\$7,156	R-240

41-05-226-025	2513 THOM ST	10/09/20	WD	\$21,000	\$5,700	27.14	\$11,454	\$3,578	\$17,422	\$52,507	0.332	720	\$24.20	240	33.1805	1 STY	45	\$3,578	R-240
41-05-259-011	2018 MARYLAND AVE	09/16/19	WD	\$14,000	\$5,900	42.14	\$11,854	\$2,254	\$11,746	\$64,000	0.184	768	\$15.29	240	18.3531	1 STY	48	\$2,254	R-240
41-05-282-034	2705 DAKOTA AVE	04/02/19	WD	\$6,500	\$6,400	98.46	\$12,852	\$2,596	\$3,904	\$68,373	0.057	915	\$4.27	240	9.3927	1 STY	49	\$2,596	R-240

Totals:

\$41,500 \$18,000

Sale. Ratio => 43.37
Std. Dev. => 37.60

E.C.F. => 0.179
Ave. E.C.F. => #NEFI

41-05-254-022	2309 OKLAHOMA AVE	11/26/19	QC	\$12,000	\$5,000	41.67	\$9,918	\$2,254	\$9,746	\$51,093	0.191	572	\$17.04	240	19.0749	1 STY	51	\$2,254	R-240
41-05-276-034	2416 THOM ST	07/01/20	LC	\$9,500	\$5,100	53.68	\$10,212	\$5,185	\$4,315	\$33,513	0.129	740	\$5.83	240	12.8755	1 STY	55	\$5,185	R-240

Totals:

\$21,500 \$10,100

Sale. Ratio => 46.98
Std. Dev. => 8.50

E.C.F. => 0.166
Ave. E.C.F. => 0.160

41-05-276-024	2431 LEITH ST	12/26/18	WD	\$11,300	\$7,900	69.91	\$15,780	\$2,592	\$8,708	\$87,920	0.099	1,161	\$7.50	240	9.9045	TWO UNIT	30	\$2,592	R-240
41-05-284-019	2705 MARYLAND AVE	10/18/19	WD	\$16,000	\$8,000	50.00	\$15,909	\$2,596	\$13,404	\$98,753	0.151	1,098	\$12.21	240	15.1025	TWO UNIT	42	\$2,596	R-240

mid towns

E.C.F.s for Neighborhood: 245 'R - 245-KATHY'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.350	0.350	0.350	0.350	0.350	0.350
1 STY		0.350	0.350	0.350	0.350	0.350	0.350
2 STORY		0.350	0.350	0.350	0.350	0.350	0.350
1.5 STY		0.350	0.350	0.350	0.350	0.350	0.350
1.25 STY		0.350	0.350	0.350	0.350	0.350	0.350
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.350	0.350	0.350	0.350	0.350	0.350
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 245 'R - 245-KATHY'


NORMAL ESTABLISHMENT
NO BE

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.250	0.250	0.280	0.280	0.280	0.280
1 STY		0.250	0.250	0.280	0.280	0.280	0.280
2 STORY		0.250	0.250	0.280	0.280	0.280	0.280
1.5 STY		0.250	0.250	0.280	0.280	0.280	0.280
1.25 STY		0.250	0.250	0.280	0.280	0.280	0.280
3I-LEVEL		0.250	0.250	0.280	0.280	0.280	0.280
TRI-LEVEL		0.250	0.250	0.280	0.280	0.280	0.280
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

1 Sty 1.25 1.5 1.75 2 Sty hi
 .350
 20 .325 to .350
 30 .350
 40 .350
 50 .350



Parcel Number	Street Address	Sale Date	Instr	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	5/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value		
41-04-130-029	3250 MONTANA AVE	03/24/20	WD	\$27,500	\$14,300	52.00	\$28,648	\$5,377	\$22,123	\$83,111	0.266	866	\$25.55	245	27.7047	1 STY	24	\$5,377		
41-04-130-070	3201 N AVERILL AVE	01/14/19	WD	\$66,000	\$27,000	40.91	\$40,087	\$11,293	\$54,707	\$152,836	0.358	1,559	\$35.09	245	18.5288	1 STY	25	\$11,293		
47-33-376-071	3612 TWILIGHT DR	08/21/20	WD	\$56,000	\$15,300	27.32	\$30,664	\$5,748	\$50,252	\$88,986	0.565	1,021	\$49.22	245	11.0799	1 STY	25	\$5,748		
Totals:										\$149,500	\$56,600		\$113,399							
										Sale. Ratio =>	37.86									
										Std. Dev. =>	12.36									
										E.C.F. =>	0.391									
										Ave. E.C.F. =>	0.396									

47-33-377-036	3616 SUNRIDGE DR	03/02/20	WD	\$40,000	\$16,300	40.75	\$32,651	\$5,250	\$34,750	\$97,861	0.355	1,020	\$34.07	245	8.1480	1 STY	35	\$5,250	
41-04-104-015	2922 COLORADO AVE	10/26/18	WD	\$19,000	\$12,400	65.26	\$24,849	\$4,725	\$14,275	\$71,871	0.199	991	\$14.40	245	2.9935	1 STY	36	\$4,725	
41-04-105-019	3301 BRANCH RD	11/20/18	MLC	\$20,000	\$9,400	47.00	\$18,804	\$5,474	\$14,526	\$47,607	0.305	740	\$19.63	245	7.8568	1 STY	36	\$5,474	
41-04-129-019	3210 COLORADO AVE	08/21/20	WD	\$18,213	\$9,300	51.06	\$18,518	\$5,139	\$13,074	\$47,782	0.274	720	\$18.16	245	43.7024	1 STY	36	\$4,725	
41-04-129-019	3210 COLORADO AVE	10/22/20	WD	\$26,750	\$9,300	34.77	\$18,518	\$5,139	\$21,611	\$47,782	0.452	720	\$30.02	245	25.8359	1 STY	36	\$4,725	
47-33-376-104	3715 SUNRIDGE DR	06/11/19	WD	\$38,500	\$15,500	40.26	\$30,962	\$5,460	\$33,040	\$91,079	0.363	1,014	\$32.58	245	16.5161	1 STY	36	\$5,460	
47-33-377-016	3709 TWILIGHT DR	12/17/18	WD	\$43,000	\$15,400	35.81	\$30,749	\$6,090	\$36,910	\$88,068	0.419	1,017	\$36.29	245	23.6420	1 STY	36	\$6,090	
47-33-377-017	3705 TWILIGHT DR	12/27/19	WD	\$38,000	\$14,600	38.42	\$29,220	\$5,250	\$32,750	\$85,607	0.383	1,014	\$32.30	245	19.9873	1 STY	36	\$5,250	
47-33-377-018	3619 TWILIGHT DR	07/31/20	WD	\$43,000	\$14,300	33.26	\$28,536	\$5,250	\$37,750	\$83,164	0.454	1,010	\$37.38	245	27.1232	1 STY	36	\$5,250	
Totals:										\$286,463	\$116,500		\$232,807						
										Sale. Ratio =>	40.67								
										Std. Dev. =>	10.15								
										E.C.F. =>	0.361								
										Ave. E.C.F. =>	0.356								

41-04-101-007	2922 MC CLURE AVE	08/26/20	WD	\$34,000	\$10,000	29.41	\$20,089	\$5,292	\$28,708	\$52,846	0.543	728	\$39.43	245	54.3234	1 STY	41	\$5,292	
41-04-103-015	3006 WYOMING AVE	01/30/19	WD	\$26,000	\$11,900	45.77	\$23,714	\$5,328	\$20,672	\$65,664	0.315	936	\$22.09	245	31.4813	1 STY	41	\$5,328	
41-04-103-016	3010 WYOMING AVE	04/21/19	WD	\$21,000	\$10,200	48.57	\$20,368	\$5,328	\$15,672	\$53,714	0.292	936	\$16.74	245	29.1766	1 STY	41	\$5,328	
41-04-103-027	2901 COLORADO AVE	01/27/20	WD	\$17,000	\$11,700	68.82	\$23,368	\$5,045	\$11,955	\$65,439	0.183	1,158	\$10.32	245	18.2688	1 STY	41	\$5,045	
41-04-103-035	2925 COLORADO AVE	01/24/20	MLC	\$36,900	\$11,900	32.25	\$23,783	\$8,969	\$27,931	\$52,907	0.528	900	\$31.03	245	52.7925	1 STY	41	\$8,969	
41-04-127-035	3133 WYOMING AVE	09/23/20	WD	\$30,000	\$10,300	34.33	\$20,619	\$5,250	\$24,750	\$54,889	0.451	936	\$26.44	245	45.0908	1 STY	41	\$5,250	
41-04-129-002	3314 BRANCH RD	03/04/19	LC	\$29,000	\$11,600	40.00	\$23,218	\$5,999	\$23,401	\$62,925	0.372	956	\$24.48	245	37.1887	1 STY	45	\$5,999	
41-04-107-007	3022 MONTANA AVE	09/15/20	WD	\$36,900	\$8,200	22.22	\$16,337	\$4,725	\$32,175	\$41,471	0.776	740	\$43.48	245	77.5835	1 STY	46	\$4,725	
41-04-127-046	3217 WYOMING AVE	10/31/18	WD	\$25,750	\$5,500	21.36	\$18,992	\$2,667	\$23,083	\$58,304	0.396	936	\$24.66	245	39.5911	1 STY	46	\$2,667	
47-33-376-058	3826 TWILIGHT DR	12/21/18	WD	\$21,000	\$13,200	62.86	\$26,494	\$7,888	\$13,112	\$66,450	0.197	1,073	\$12.22	245	19.7321	1 STY	46	\$7,888	
47-33-376-114	3830 TWILIGHT DR	12/02/19	MLC	\$49,900	\$11,600	23.25	\$23,291	\$5,990	\$43,910	\$61,789	0.711	1,018	\$43.13	245	71.0641	1 STY	46	\$5,990	
Totals:										\$327,450	\$116,100		\$240,273						
										Sale. Ratio =>	35.46								
										Std. Dev. =>	16.12								
										E.C.F. =>	0.417								
										Ave. E.C.F. =>	0.433								

41-04-102-009	2930 ARIZONA AVE	11/30/18	WD	\$30,000	\$12,900	43.00	\$25,837	\$5,250	\$24,750	\$73,525	0.337	886	\$27.93	245	33.6620	1.25 STY	36	\$5,250	
41-04-102-022	2905 WYOMING AVE	06/26/20	WD	\$42,000	\$12,100	28.81	\$24,190	\$6,300	\$35,700	\$63,893	0.559	886	\$40.29	245	55.8748	1.25 STY	36	\$6,300	
41-04-129-045	3201 MONTANA AVE	10/07/20	WD	\$41,000	\$12,800	31.22	\$25,624	\$4,725	\$36,275	\$74,639	0.486	907	\$39.99	245	48.6004	1.25 STY	36	\$4,725	
Totals:										\$113,000	\$37,800		\$75,651						
										Sale. Ratio =>	33.45								
										Std. Dev. =>	7.59								
										E.C.F. =>	0.456								
										Ave. E.C.F. =>	0.460								

41-04-126-052	3233 ARIZONA AVE	07/03/19	WD	\$22,500	\$12,300	54.67	\$24,654	\$5,250	\$17,250	\$69,300	0.249	886	\$19.47	245	24.8918	1.25 STY	41	\$5,250
41-04-129-055	3237 MONTANA AVE	01/03/20	WD	\$19,000	\$11,000	57.89	\$22,048	\$5,459	\$13,541	\$59,246	0.229	911	\$14.86	245	22.8554	1.25 STY	41	\$4,725

Handwritten note:
 2020
 2/10/20
 2/10/20

E.C.F.s for Neighborhood: 250 'R - 250-KATHY'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.335	0.335	0.335	0.335	0.335	0.335
1 STY		0.425	0.425	0.425	0.400	0.350	0.350
2 STORY		0.335	0.335	0.335	0.335	0.335	0.335
1.5 STY		0.335	0.335	0.335	0.335	0.335	0.335
1.25 STY		0.425	0.425	0.425	0.400	0.350	0.350
BI-LEVEL		0.335	0.335	0.335	0.335	0.335	0.335
TRI-LEVEL		0.335	0.335	0.335	0.335	0.335	0.335
ESTATE HOME		0.335	0.335	0.335	0.335	0.335	0.335
DUPLEX		0.335	0.335	0.335	0.335	0.335	0.335
TWO UNIT		0.335	0.335	0.335	0.335	0.335	0.335
THREE UNIT		0.335	0.335	0.335	0.335	0.335	0.335
FOUR UNIT		0.335	0.335	0.335	0.335	0.335	0.335

Town Homes/Duplexes: 0.275
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 250 'R - 250-KATHY'

Residential : 0.335
Town Homes/Duplexes: 0.275
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

NO 3+4 UNITS
NO Duplex Edge
NO 1.5, 1.75

Bifurcated Units

1 sty 1.25 2 sty
20.425 .335
3.4 .4
40.375
50.375

.335 .355

E.C.F.s for Neighborhood: 253 'R - 253 SUGAR MAPLE FARMS-KATHY'

Residential : 0.280
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 253 *R - 253 SUGAR MAPLE FARMS-KATHY*

Residential : 0.280
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

NO Sales

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

*reduced land already leave
ECT-unchanged*

E.C.F.s for Neighborhood: 255 'R - 255-KATHY'

MAYBE SEPERATE OUT <>1000

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.400	0.400	0.400	0.400	0.400	0.400
1 STY		0.450	0.450	0.425	0.425	0.400	0.400
2 STORY		0.400	0.400	0.400	0.400	0.400	0.400
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.450	0.450	0.425	0.425	0.400	0.400
BI-LEVEL		0.400	0.400	0.400	0.400	0.400	0.400
TRI-LEVEL		0.400	0.400	0.400	0.400	0.400	0.400
ESTATE HOME		0.400	0.400	0.400	0.400	0.400	0.400
DUPLEX		0.400	0.400	0.400	0.400	0.400	0.400
TWO UNIT		0.400	0.400	0.400	0.400	0.400	0.400
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 255 'R - 255-KATHY'

100 3d4
101.5

MAYBE SEPERATE OUT <>1000

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.375	0.375	0.375	0.375	0.375	0.375
1 STY		0.375	0.375	0.375	0.375	0.375	0.375
2 STORY		0.375	0.375	0.375	0.375	0.375	0.375
1.5 STY		0.375	0.375	0.375	0.375	0.375	0.375
1.25 STY		0.375	0.375	0.375	0.375	0.375	0.375
BI-LEVEL		0.375	0.375	0.375	0.375	0.375	0.375
TRI-LEVEL		0.375	0.375	0.375	0.375	0.375	0.375
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.375	0.375	0.375	0.375	0.375	0.375
TWO UNIT		0.375	0.375	0.375	0.375	0.375	0.375
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

1sty 1.25
 20 .450
 30 .425
 40 .40
 50 .40
 .450
 .425
 .4
 .4

1.75 2 sty
 (((

Bi
 .4
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 .4
 Yril
 Juned

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmn.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Main \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
47-33-476-033	3717 JOAL LN	05/01/20	WD	\$82,000 *	\$23,500	28.66	\$47,043	\$6,885	\$75,115	\$107,088	0.701	959	\$78.33	255	19.5012	1 STY	25	\$6,885	R-255

47-33-476-047	3714 DARCEY LN	10/28/20	WD	\$79,900 *	\$18,300	22.90	\$36,646	\$6,893	\$73,007	\$79,341	0.920	910	\$80.23	255	50.2043	1 STY	30	\$6,885	R-255
41-04-227-024	3830 CRAIG DR	09/18/18	WD	\$44,000	\$18,700	42.50	\$37,352	\$7,084	\$36,916	\$80,715	0.457	1,038	\$35.56	255	24.2753	1 STY	35	\$7,064	R-255

41-04-205-020	3611 CRAIG DR	06/12/20	WD	\$39,500 *	\$17,700	44.81	\$35,382	\$8,100	\$31,400	\$72,752	0.432	940	\$33.40	255	43.1603	1 STY	40	\$8,100	R-255
41-04-206-006	3534 CRAIG DR	06/12/18	WD	\$30,000	\$19,400	64.67	\$38,883	\$9,391	\$20,609	\$78,645	0.262	1,017	\$20.26	255	26.2050	1 STY	40	\$9,391	R-255
41-04-206-015	3202 SALISHAN CIR	06/14/18	WD	\$40,000	\$21,700	54.25	\$43,447	\$10,946	\$29,054	\$86,669	0.335	912	\$31.86	255	33.5228	1 STY	40	\$10,918	R-255
41-04-276-017	3109 N CENTER RD	05/22/18	WD	\$37,000	\$21,100	57.03	\$42,262	\$13,558	\$23,442	\$76,544	0.306	1,062	\$22.07	255	30.6255	1 STY	40	\$13,558	R-255
47-33-476-058	3819 DOLPHINE LN	03/28/19	WD	\$58,000	\$19,200	32.76	\$37,966	\$7,529	\$50,471	\$81,165	0.622	924	\$54.62	255	26.8869	1 STY	40	\$7,151	R-255
47-33-478-018	3613 DARCEY LN	05/10/19	WD	\$41,900	\$19,200	45.82	\$38,311	\$7,099	\$34,801	\$83,232	0.418	918	\$37.91	255	2.3692	1 STY	40	\$7,079	R-255

Totals: \$246,400 \$118,100 47.93 \$236,251 \$189,777 \$479,008 Ave. E.C.F. => 0.396
 Std. Dev. => 11.17

41-04-226-004	3718 DOLPHINE LN	05/10/19	WD	\$56,000	\$21,900	39.11	\$43,745	\$8,776	\$47,224	\$93,251	0.506	1,374	\$34.37	255	50.6420	1.25 STY	40	\$7,686	R-255
41-04-226-069	3311 N CENTER RD	10/17/19	WD	\$56,500	\$24,400	43.19	\$38,443	\$11,479	\$45,021	\$71,904	0.626	921	\$48.88	255	62.6127	1.25 STY	45	\$11,479	R-255

47-33-478-012	3606 SHERRY DR	10/24/18	WD	\$52,000	\$25,000	48.08	\$49,938	\$10,138	\$41,862	\$106,133	0.394	1,246	\$33.60	255	39.4428	BI-LEVEL	20	\$7,079	R-255
47-33-478-012	3606 SHERRY DR	01/24/20	MLC	\$60,000	\$25,000	41.67	\$49,938	\$10,138	\$49,862	\$106,133	0.470	1,246	\$40.02	255	46.9805	BI-LEVEL	20	\$7,079	R-255

41-04-205-002	3320 STARKWEATHER ST	10/02/19	WD	\$52,000	\$27,200	52.31	\$54,415	\$13,324	\$38,676	\$109,576	0.353	1,582	\$24.45	255	35.2961	TRI-LEVEL	40	\$13,324	R-255
41-04-227-061	3818 CRAIG DR	06/01/18	WD	\$35,000	\$26,300	75.14	\$52,517	\$11,561	\$23,439	\$109,216	0.215	1,600	\$14.65	255	21.4611	TRI-LEVEL	40	\$11,561	R-255
47-33-476-035	3725 JOAL LN	07/23/19	WD	\$50,000	\$23,200	46.40	\$46,467	\$6,885	\$43,115	\$105,552	0.408	1,439	\$29.96	255	40.8472	TRI-LEVEL	45	\$6,885	R-255

Totals: \$137,000 \$76,700 \$55.99 \$153,399 \$105,230 \$324,344 Ave. E.C.F. => 0.324 Std. Deviations=> 0.170404843
 Std. Dev. => 15.18 Ave. E.C.F. => 0.325 Ave. Variance=> 34.6271 Coefficient of Var=> 106.4308838 37.36842

500

E.C.F.s for Neighborhood: 260 *R - 260-JEN*

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.175	0.175	0.175	0.175	0.175	0.175
1 STY		0.200	0.200	0.200	0.200	0.200	0.200
2 STORY		0.175	0.175	0.175	0.175	0.175	0.175
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.200	0.200	0.200	0.200	0.200	0.200
BI-LEVEL		0.175	0.175	0.175	0.175	0.175	0.175
TRI-LEVEL		0.175	0.175	0.175	0.175	0.175	0.175
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.175	0.175	0.175	0.175	0.175	0.175
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

NO3+4 Unit

L.C.F.s for Neighborhood: 260 'R - 260-JEN'

Residential : 0.170
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

1 sty 1.25 sty
.225 .225

.2

1.75 sty 2 sty Bi/Yu 2 unit
~~.2 .2~~ .2 .2

.175

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt	Asd/Adj Sale	Cur. Appraisal	Land + Yard Bldg	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	E.C.F. Area	Dev. by Mean (%)	Building Style	Efl. Age	Land Value	Land Table
40-02-376-009	1909 WELCH BLVD	05/24/19	WD	\$40,000	\$16,100	40.25	\$32,250	\$5,981	\$34,019	\$154,524	0.220	1,435	\$23.71	260	3.8422	1.25 STY	25	\$5,971	R-260
40-02-379-009	1927 COPEMAN BLVD	07/27/18	MLC	\$36,000	\$12,200	33.89	\$25,481	\$7,531	\$28,469	\$105,588	0.270	1,093	\$26.05	260	0.2738	1.25 STY	30	\$2,453	R-260
40-02-379-009	1927 COPEMAN BLVD	07/02/20	LC	\$31,000	\$12,700	40.97	\$25,481	\$7,531	\$23,469	\$105,588	0.222	1,093	\$21.47	260	5.0091	1.25 STY	30	\$2,453	R-260
40-02-181-008	2608 TRUMBULL AVE	09/25/19	WD	\$11,800	\$9,700	82.20	\$19,303	\$5,040	\$6,760	\$83,900	0.081	914	\$7.40	260	8.0572	1.25 STY	31	\$5,040	R-260
40-02-310-021	2208 COPEMAN BLVD	04/14/20	WD	\$16,000	\$9,500	59.38	\$19,007	\$3,920	\$12,080	\$88,747	0.136	919	\$13.14	260	13.6117	1.25 STY	31	\$3,920	R-260
40-02-310-022	2202 COPEMAN BLVD	08/14/20	WD	\$33,000	\$9,500	28.79	\$19,047	\$3,920	\$29,080	\$88,982	0.327	912	\$31.89	260	32.6806	1.25 STY	31	\$3,920	R-260
40-02-310-028	2108 COPEMAN BLVD	07/19/19	OC	\$27,500	\$9,300	33.82	\$18,638	\$3,920	\$23,580	\$86,576	0.272	918	\$25.69	260	27.2360	1.25 STY	31	\$3,920	R-260
40-02-311-030	2201 COPEMAN BLVD	07/30/20	WD	\$42,000	\$14,900	35.48	\$29,714	\$6,134	\$35,866	\$138,706	0.259	1,427	\$25.13	260	25.8576	1.25 STY	31	\$6,134	R-260
40-02-176-010	1807 W DARTMOUTH ST	07/18/19	PTA	\$12,000	\$9,300	77.50	\$18,639	\$4,993	\$7,007	\$80,271	0.087	914	\$7.67	260	8.7292	1.25 STY	36	\$4,000	R-260
Totals:				\$209,300	\$87,100	41.61	\$175,310	\$166,311	\$778,359	E.C.F. => 0.214									
				\$209,300	\$87,100	21.17	\$175,310	\$166,311	\$778,359	Ave. E.C.F. => 0.207									
40-02-376-006	1927 WELCH BLVD	06/07/19	WD	\$15,000	\$10,500	70.00	\$21,036	\$5,589	\$9,411	\$90,865	0.104	1,037	\$9.08	260	10.3572	1.25 STY	40	\$5,589	R-260
40-02-379-006	2007 COPEMAN BLVD	03/04/20	WD	\$27,000	\$13,500	50.00	\$26,922	\$3,941	\$23,059	\$135,182	0.171	1,668	\$13.82	260	17.0577	2 STORY	41	\$3,941	R-260
40-02-458-002	1505 WELCH BLVD	03/03/20	WD	\$25,000	\$11,100	44.40	\$22,296	\$5,611	\$19,389	\$98,147	0.198	1,140	\$17.01	260	19.7550	2 STORY	41	\$5,611	R-260

Handwritten note: *2020*

E.C.F.s for Neighborhood: 265 'R - 265-JEN'

Residential : 0.175
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	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	Eff. Age	Land Value	Land Table	
40-02-255-023	2633 PROCTOR AVE	07/19/19	QC	\$27,500	\$7,400	26.91	\$14,891	\$2,400	\$62,455	0.402	816	\$30.76	265	18.1431	1STY	41	\$2,400	R-265	
40-02-481-030	914 STOCKDALE ST	01/17/20	WD	\$20,000	\$13,900	69.50	\$27,800	\$4,329	\$117,355	0.134	1,838	\$8.53	265	3.6949	2 STORY	46	\$4,329	R-265	
40-02-481-001	1908 MILBOURNE AVE	07/16/18	WD	\$22,000	\$11,400	51.82	\$22,890	\$4,287	\$93,015	0.190	1,694	\$10.46	265	19.0432	TWO UNIT	41	\$4,287	R-265	
40-02-481-013	909 W PATERSON ST	04/09/18	WD	\$19,888	\$9,700	48.77	\$19,398	\$3,204	\$80,970	0.206	1,310	\$12.74	265	20.6052	TWO UNIT	41	\$3,204	R-265	
40-02-481-013	909 W PATERSON ST	02/04/20	WD	\$17,000	\$9,700	57.06	\$19,398	\$3,204	\$80,970	0.170	1,310	\$10.53	265	17.0384	TWO UNIT	41	\$3,204	R-265	
Totals:				\$106,388	\$52,100	48.97	\$104,377	\$88,964	\$434,765	0.205		\$14.60		1.5833					
				Sale. Ratio =>		48.97			E.C.F. =>		0.205	Std. Deviation=>		0.104987461			41.71429		
				Std. Dev. =>		15.53			Ave. E.C.F. =>		0.220	Ave. Variance=>		15.7029	Coefficient of Var=>		71.22864611		

Highly Valued 200

E.C.F.s for Neighborhood: 270 'R - 270-JEN'

Residential : 0.200
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 270 'R - 270-JEN'

Residential : 0.125
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

NO DU
NO Duplex

1 sty 1.25 1.5 1.75
2

2 sty

2 u mult units
0.3
0.2

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	E.C.F. Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
40-01-356-004	413 JOSEPHINE ST	04/15/18	LC	\$11,000	\$5,000	45.45	\$9,996	\$2,500	\$8,500	\$59,968	0.142	1,008	\$8.43	1.2093	1 STY	41	\$2,500	R-270
40-01-358-004	413 W PATERSON ST	11/25/19	WD	\$9,828	\$6,300	64.10	\$12,671	\$2,500	\$81,368	0.090	1,283	\$5.71	6.3775	1 STY	41	\$2,500	R-270	

40-01-353-010	513 ODETTE ST	09/20/19	WD	\$12,000	\$8,800	73.33	\$17,567	\$2,500	\$9,500	\$120,536	0.079	1,421	\$6.69	2.0077	1.25 STY	36	\$2,500	R-270
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40-01-156-025	320 W RANKIN ST	12/23/19	WD	\$20,000	\$5,000	25.00	\$9,934	\$2,500	\$17,500	\$59,472	0.294	992	\$17.64	29.4256	1.25 STY	51	\$2,500	R-270
40-01-156-025	320 W RANKIN ST	09/24/20	WD	\$21,000	\$5,000	23.81	\$9,934	\$2,500	\$18,500	\$59,472	0.311	992	\$18.65	31.1071	1.25 STY	51	\$2,500	R-270

40-01-358-034	410 GRACE ST	09/19/20	QC	\$38,000	\$7,700	20.26	\$15,322	\$3,750	\$34,250	\$92,576	0.370	1,365	\$25.09	31.1228	1.75 STY	41	\$3,750	R-270
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40-01-331-019	230 W WITHERBEE ST	10/04/19	LC	\$24,000	\$7,400	30.83	\$14,804	\$2,000	\$22,000	\$102,432	0.215	1,512	\$14.55	21.4777	2 STORY	41	\$2,000	R-270	
40-01-351-014	501 W WITHERBEE ST	12/23/19	WD	\$20,000	\$6,300	31.50	\$12,531	\$2,750	\$17,250	\$78,248	0.220	1,274	\$13.54	22.0453	2 STORY	41	\$2,750	R-270	
40-01-351-014	501 W WITHERBEE ST	09/10/20	WD	\$44,000	\$5,000	11.36	\$11,314	\$1,533	\$42,467	\$78,248	0.543	1,274	\$33.33	54.2723	2 STORY	41	\$1,533	R-270	
40-01-376-009	209 W WITHERBEE ST	02/27/19	CD	\$12,500	\$5,200	41.60	\$10,437	\$2,000	\$10,500	\$67,496	0.156	1,092	\$9.62	#REF!	2 STORY	41	\$2,000	R-270	
40-01-376-009	209 W WITHERBEE ST	07/12/19	LC	\$19,500	\$5,200	26.67	\$10,437	\$2,000	\$17,500	\$67,496	0.259	1,092	\$16.03	#REF!	2 STORY	41	\$2,000	R-270	
40-01-380-048	210 STOCKDALE ST	04/29/19	WD	\$33,000	\$13,800	41.82	\$27,579	\$4,079	\$28,921	\$188,000	0.154	3,563	\$8.12	9.5097	2 STORY	41	\$4,079	R-270	
Totals:				\$158,000	\$42,900	28.04	\$87,102	\$138,638	\$581,920	E.C.F. =>	0.238								
						11.25				Ave. E.C.F. =>	0.258								

40-01-159-009	515 W BAKER ST	09/08/20	WD	\$41,000	\$11,100	27.07	\$22,251	\$2,500	\$38,500	\$158,008	0.244	1,897	\$20.30	24.3659	THREE UNIT	41	\$2,500	R-270	
40-01-159-009	515 W BAKER ST	09/08/20	WD	\$27,000	\$11,100	41.11	\$22,251	\$2,500	\$24,500	\$158,008	0.155	1,897	\$12.92	15.5055	THREE UNIT	41	\$2,500	R-270	
40-01-380-002	231 GRACE ST	05/29/18	WD	\$14,000	\$13,200	94.29	\$26,409	\$3,000	\$11,000	\$187,272	0.059	3,216	\$3.42	#REF!	THREE UNIT	41	\$3,000	R-270	
40-01-380-002	231 GRACE ST	05/13/20	M.L.C.	\$65,000	\$13,200	20.31	\$26,409	\$3,000	\$62,000	\$187,272	0.331	3,216	\$19.28	#REF!	THREE UNIT	41	\$3,000	R-270	
Totals:				\$147,000	\$48,600	33.06	\$97,320	\$136,000	\$690,560	E.C.F. =>	0.197								
						33.53				Ave. E.C.F. =>	0.197								

40-01-376-040	2101 M L KING AVE	03/14/19	LC	\$20,000	\$4,900	24.50	\$9,861	\$2,750	\$17,250	\$56,888	0.303	1,998	\$8.63	30.3227	TWO UNIT	50	\$2,750	R-270
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E.C.F.s for Neighborhood: 275 'R - 275-KATHY'

Residential : 0.200
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

No Sales reduce some

-150

E.C.F.s for Neighborhood: 275 *R - 275-KATHY*

Residential : 0.180
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
 A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

E.C.F.s for Neighborhood: 280 'R - 280-KATHY'

Residential : 0.200
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 280 'R - 280-KATHY'

Residential : 0.180
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

1st 1.25 2nd 1.5 1.75 2nd Tri/Bl multiple
2

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	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	Eff. Age	Land Value	Land Table	
41-05-411-010	2204 N VERNON AVE	09/11/18	WD	\$15,000	\$8,000	53.33	\$15,939	\$2,658	\$12,342	\$73,783	0.167	947	\$13.03	280	1STY	31	\$2,658	R-280	
41-05-406-033	2313 MAPLEWOOD AVE	04/19/18	WD	\$12,500	\$6,900	55.20	\$13,764	\$3,040	\$9,460	\$59,578	0.159	828	\$11.43	280	1STY	36	\$3,040	R-280	
41-05-478-021	2211 TORRANCE ST	11/06/18	WD	\$14,000	\$7,100	50.71	\$14,139	\$2,600	\$11,400	\$64,106	0.178	932	\$12.23	280	1STY	36	\$2,600	R-280	
41-05-482-003	2610 BENNETT AVE	11/03/20	OC	\$14,000	\$5,800	41.43	\$11,547	\$2,516	\$11,484	\$50,172	0.229	696	\$16.50	280	1STY	36	\$2,516	R-280	
Totals:				\$55,500	\$27,800	50.09	\$55,399	\$44,686	\$247,639		0.180								
				Sale. Ratio =>		50.09			E.C.F. =>		0.180								
				Std. Dev. =>		6.11			Avg. E.C.F. =>		0.183								
41-05-428-004	2608 COOK ST	07/29/20	WD	\$8,000	\$6,100	76.25	\$12,129	\$2,861	\$5,139	\$51,489	0.100	768	\$6.69	280	1STY	41	\$2,861	R-280	
41-05-429-008	2412 ADAIR ST	06/29/20	WD	\$22,900	\$9,200	40.17	\$18,488	\$7,704	\$15,196	\$59,911	0.254	874	\$17.39	280	1STY	41	\$7,704	R-280	
41-05-432-020	2416 TORRANCE ST	09/20/18	WD	\$11,250	\$6,400	56.89	\$12,819	\$2,600	\$8,650	\$56,772	0.152	765	\$11.31	280	1STY	41	\$2,600	R-280	
41-05-433-003	2308 WOODROW AVE	06/01/18	LC	\$20,000	\$7,300	36.50	\$14,633	\$2,482	\$17,518	\$67,506	0.260	704	\$24.88	280	1STY	41	\$2,482	R-280	
41-05-456-019	1915 ARLINGTON AVE	03/19/19	OC	\$10,000	\$8,700	87.00	\$17,431	\$6,080	\$3,920	\$63,061	0.062	772	\$5.08	280	1STY	41	\$6,080	R-280	
41-05-457-021	1915 N VERNON AVE	02/01/19	LC	\$30,000	\$7,000	23.33	\$13,931	\$2,600	\$27,400	\$62,950	0.435	824	\$33.25	280	1STY	41	\$2,600	R-280	
41-05-477-002	2506 WOODROW AVE	04/10/20	WD	\$12,000	\$5,800	48.33	\$11,520	\$2,550	\$9,450	\$49,833	0.190	768	\$12.30	280	1STY	41	\$2,550	R-280	
41-05-478-016	2309 TORRANCE ST	09/11/20	WD	\$21,000	\$6,200	29.52	\$12,493	\$2,600	\$18,400	\$54,961	0.335	746	\$24.66	280	1STY	41	\$2,600	R-280	
Totals:				\$135,150	\$56,700	41.95	\$113,444	\$105,673	\$466,483		0.227								
				Sale. Ratio =>		41.95			E.C.F. =>		0.227								
				Std. Dev. =>		22.41			Avg. E.C.F. =>		0.223								
41-05-478-025	2212 HOFF ST	06/07/19	WD	\$16,200	\$11,600	71.60	\$23,188	\$8,255	\$7,945	\$82,961	0.096	1,170	\$6.79	280	1.5STY	41	\$8,255	R-280	
41-05-431-035	2433 TORRANCE ST	05/20/20	OC	\$5,000	\$4,100	82.00	\$8,285	\$2,600	\$2,400	\$31,583	0.076	936	\$2.56	280	1.5STY	50	\$2,600	R-280	

mid teens
increase Deme

E.C.F.s for Neighborhood: 285 'R - 285-KATHY'

Residential : 0.325
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 285 'R - 285-KATHY'

NO 3+4
NO Dup NoEs

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.225	0.225	0.225	0.225	0.225	0.225
1 STY		0.275	0.275	0.275	0.275	0.275	0.275
2 STORY		0.250	0.250	0.250	0.250	0.250	0.250
1.5 STY		0.225	0.225	0.225	0.225	0.225	0.225
1.25 STY		0.225	0.225	0.225	0.225	0.225	0.225
BI-LEVEL		0.225	0.225	0.225	0.225	0.225	0.225
TRI-LEVEL		0.225	0.225	0.225	0.225	0.225	0.225
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.210	0.210	0.210	0.210	0.210	0.210
TWO UNIT		0.225	0.225	0.225	0.225	0.225	0.225
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes : 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

1.8sty 1.25 1.5 1.75 2sty 2un 2tri / 1be 2untd
 325

Handwritten: 1500000000

Handwritten: 43.72

Handwritten: 0.325

Handwritten: 0.288

Handwritten: 0.278

Handwritten: 0.288

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man \$	E.C.F.	Floor Area	\$/Sq. Ft.	E.C.F. Area	Dev. by Mean	Building Style	Et. Age	Land Value	Land Table	
41-04-177-001	3002 BRANCH RD	09/20/18	WD	\$55,000	\$22,700	41.27	\$45,331	\$12,201	\$42,799	\$120,473	0.355	1,024	\$41.80	285	21.9502	1 STY	30	\$11,454	R-285	
41-04-176-026	3243 LEITH ST	08/09/18	LC	\$24,000	\$13,400	55.83	\$26,882	\$7,267	\$16,733	\$71,327	0.235	974	\$17.18	285	23.4595	1 STY	35	\$6,603	R-285	
41-04-176-046	3219 LEITH ST	04/02/18	WD	\$25,000	\$13,900	55.60	\$27,757	\$4,913	\$20,087	\$83,069	0.242	835	\$24.06	285	24.1811	1 STY	35	\$4,913	R-285	
41-04-177-005	2910 BRANCH RD	06/28/19	WD	\$42,900	\$14,500	33.80	\$28,906	\$4,524	\$38,376	\$88,662	0.433	900	\$42.64	285	43.2836	1 STY	35	\$4,524	R-285	
41-04-178-032	3131 MARYLAND AVE	10/23/19	WD	\$21,000	\$11,800	56.19	\$23,667	\$4,065	\$16,935	\$71,280	0.238	1,154	\$14.68	285	2.7208	1 STY	35	\$3,458	R-285	
41-04-179-010	3136 MARYLAND AVE	01/25/19	QC	\$29,000	\$14,500	50.00	\$28,902	\$3,833	\$25,167	\$91,160	0.276	1,352	\$18.61	285	6.5699	1 STY	35	\$3,833	R-285	
41-04-330-030	3151 RISEBORPH AVE	08/01/18	WD	\$26,500	\$10,900	41.13	\$21,755	\$3,588	\$22,912	\$66,062	0.347	792	\$28.93	285	17.6191	1 STY	35	\$3,588	R-285	
41-04-376-024	2212 BRANCH RD	10/14/20	WD	\$42,000	\$14,800	35.24	\$29,694	\$8,637	\$33,363	\$76,571	0.436	896	\$37.24	285	17.6594	1 STY	35	\$8,637	R-285	
41-04-384-026	3223 CHURCHILL AVE	08/26/20	WD	\$41,000	\$14,100	34.39	\$28,155	\$6,750	\$34,250	\$77,836	0.440	915	\$37.43	285	22.0426	1 STY	35	\$6,750	R-285	
41-04-460-023	3609 DAVISON RD	03/20/20	WD	\$20,000	\$12,800	64.00	\$25,550	\$3,375	\$16,625	\$80,636	0.206	1,093	\$15.21	285	6.9791	1 STY	35	\$3,375	R-285	
Totals:				\$352,900	\$154,300	43.72	\$308,354	\$290,159	\$893,138	0.325	10,49	Ave. E.C.F. => 0.282								

Handwritten: 200

Handwritten: 47.86

Handwritten: 0.286

Handwritten: 0.288

Handwritten: 0.278

Handwritten: 0.288

41-04-381-008	3124 HOLLY AVE	12/03/19	WD	\$59,000	\$6,900	11.69	\$13,705	\$4,002	\$54,998	\$35,284	1.559	640	\$85.93	285	155.8740	1 STY	50	\$2,925	R-285		
Totals:				\$399,030	\$190,500	47.86	\$386,122	\$309,511	\$1,082,193	0.286	14.20	Ave. E.C.F. => 0.288									
41-04-333-005	3220 RISEBORPH AVE	07/13/18	MLC	\$28,967	\$10,400	35.90	\$20,847	\$6,696	\$12,271	\$74,479	0.299	980	\$22.73	285	29.9024	1.25 STY	32	\$6,696	R-285		
41-04-328-030	3120 DELAWARE AVE	02/06/20	PTA	\$30,000	\$10,800	36.00	\$21,626	\$7,175	\$12,825	\$64,227	0.355	890	\$25.65	285	35.5382	1.25 STY	35	\$7,175	R-285		
41-04-458-027	3525 CHURCHILL AVE	09/09/19	WD	\$30,000	\$15,700	52.33	\$31,433	\$9,385	\$20,615	\$97,991	0.210	960	\$21.47	285	21.0376	1.25 STY	35	\$6,750	R-285		
Totals:				\$88,967	\$36,900	41.48	\$73,906	\$65,711	\$236,697	0.278	9.46	Ave. E.C.F. => 0.288									
41-04-328-025	3147 BEECHWOOD AVE	05/22/18	QC	\$14,000	\$13,300	95.00	\$26,622	\$7,175	\$6,825	\$86,431	0.079	986	\$6.92	285	7.8965	1.5 STY	40	\$7,175	R-285		

41-04-328-025	3147 BEECHWOOD AVE	05/20/19	QC	\$17,000	\$13,300	78.24	\$26,622	\$7,175	\$9,825	\$86,431	0.114	986	\$9,96	285	11,3674	1.5 STY	40	\$7,175	R-285
41-04-332-009	3128 RISEDORPH AVE	11/25/19	WD	\$64,000	\$14,900	23.28	\$29,865	\$3,588	\$60,412	\$105,108	0.575	1,610	\$37,52	285	57,4761	2 STORY	40	\$3,588	R-285

E.C.F.s for Neighborhood: 290 'R - 290-KATHY'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.275	0.275	0.275	0.275	0.275	0.275
2 STORY		0.275	0.275	0.275	0.275	0.275	0.275
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.275	0.275	0.275	0.275	0.275	0.275
BI-LEVEL		0.275	0.275	0.275	0.275	0.275	0.275
TRI-LEVEL		0.275	0.275	0.275	0.275	0.275	0.275
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.275	0.275	0.275	0.275	0.275	0.275
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 290 'R - 290-KATHY'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.225	0.225	0.225	0.225	0.225	0.225
1 STY		0.250	0.250	0.250	0.275	0.275	0.275
2 STORY		0.225	0.225	0.225	0.225	0.225	0.225
1.5 STY		0.250	0.250	0.250	0.250	0.250	0.250
1.25 STY		0.225	0.225	0.225	0.225	0.225	0.225
BI-LEVEL		0.250	0.250	0.250	0.250	0.250	0.250
TRI-LEVEL		0.250	0.250	0.250	0.250	0.250	0.250
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.275	0.275	0.275	0.275	0.275	0.275
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

NO 65, 1, 2

Town Homes/Duplexes: 1.000
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
 B: 0.000
 C: 0.000
 D: 0.000

Bi/Uni Multi
 .275 @ .275

1 sty 1.25 1.25 1.25 2 sty
 .275 .275
 20 .3
 30 .325 .325 - 200 high
 40
 50
 @ 275

Cell Number	Street Address	Sale Date	Instr	Adj. Sales	Cur. Assmt.	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	Fff. Age	Land Value	Land Table		
04-277-050	2826 RIEGLE AVE	08/29/19	WD	\$62,000	\$21,800	35.16	\$40,572	\$8,771	\$139,204	0.382	1,021	\$52.13	290	38.2381	1 STY	23	\$8,771	R-290		
04-277-094	3743 DAKOTA AVE	11/12/19	LC	\$55,000	\$20,400	37.09	\$40,785	\$8,848	\$127,748	0.361	1,014	\$45.51	290	36.1274	1 STY	23	\$8,848	R-290		
04-278-011	3736 DAKOTA AVE	05/31/18	LC	\$33,000	\$18,800	56.97	\$37,552	\$8,268	\$117,136	0.211	1,039	\$23.80	290	21.1139	1 STY	23	\$8,268	R-290		
04-278-020	3719 MARYLAND AVE	08/01/19	LC	\$55,000	\$20,800	37.82	\$41,526	\$8,430	\$132,384	0.352	1,027	\$45.35	290	35.1780	1 STY	23	\$8,430	R-290		
04-427-019	3717 BEECHWOOD AVE	10/26/18	WD	\$49,000	\$17,800	36.33	\$35,525	\$7,250	\$113,100	0.369	954	\$43.76	290	36.9142	1 STY	23	\$7,250	R-290		
04-427-021	3725 BEECHWOOD AVE	08/27/20	WD	\$59,900	\$16,300	27.21	\$32,537	\$7,250	\$101,148	0.521	954	\$55.19	290	52.0524	1 STY	23	\$7,250	R-290		
04-428-017	3817 BEECHWOOD AVE	06/25/18	WD	\$41,500	\$16,800	40.48	\$33,503	\$7,250	\$105,012	0.326	954	\$35.90	290	32.6153	1 STY	23	\$7,250	R-290		
04-429-017	3709 RISEBORPH AVE	07/10/20	WD	\$34,900	\$16,900	48.42	\$33,826	\$7,250	\$106,304	0.260	954	\$28.98	290	26.0103	1 STY	23	\$7,250	R-290		
04-431-013	3746 RISEBORPH AVE	09/02/20	WD	\$39,900	\$17,600	44.11	\$35,194	\$8,120	\$108,296	0.293	954	\$33.31	290	4.5309	1 STY	23	\$8,120	R-290		
04-431-018	3713 WOODROW AVE	10/01/19	QC	\$35,000	\$18,200	52.00	\$36,464	\$7,250	\$116,856	0.237	954	\$29.09	290	1.0674	1 STY	23	\$7,250	R-290		
04-432-003	3810 RISEBORPH AVE	10/01/20	WD	\$40,000	\$17,000	42.50	\$33,900	\$7,250	\$106,600	0.307	954	\$34.33	290	5.9077	1 STY	23	\$7,250	R-290		
04-432-004	3814 RISEBORPH AVE	11/08/19	WD	\$36,500	\$16,400	44.93	\$32,880	\$7,250	\$102,520	0.285	954	\$30.66	290	3.7164	1 STY	23	\$7,250	R-290		
04-432-017	3817 WOODROW AVE	02/15/19	WD	\$31,000	\$16,800	54.19	\$33,644	\$7,250	\$105,576	0.225	954	\$24.90	290	2.3190	1 STY	23	\$7,250	R-290		
04-432-023	3833 WOODROW AVE	11/01/19	WD	\$45,000	\$17,300	38.44	\$34,661	\$7,250	\$109,644	0.344	954	\$39.57	290	9.6150	1 STY	23	\$7,250	R-290		
04-433-016	3705 WHITTIER ST	08/17/18	WD	\$39,900	\$17,100	42.86	\$34,280	\$7,250	\$108,120	0.302	954	\$34.22	290	5.3833	1 STY	23	\$7,250	R-290		
04-434-007	3826 WOODROW AVE	11/13/18	WD	\$31,200	\$17,100	54.81	\$34,268	\$7,250	\$108,072	0.222	954	\$25.10	290	6.8843	1 STY	23	\$7,250	R-290		
04-476-001	3702 WHITTIER ST	03/13/20	MLC	\$80,000	\$20,300	25.38	\$40,569	\$8,912	\$126,628	0.561	1,094	\$64.98	290	1.1550	1 STY	23	\$8,912	R-290		
04-476-008	3726 WHITTIER ST	09/10/20	WD	\$52,500	\$16,700	31.81	\$33,463	\$7,250	\$104,852	0.432	954	\$47.43	290	11.8282	1 STY	23	\$7,250	R-290		
04-476-016	3806 WHITTIER ST	07/20/20	WD	\$46,900	\$18,000	38.38	\$36,074	\$7,250	\$115,296	0.344	954	\$41.56	290	20.5945	1 STY	23	\$9,027	R-290		
04-476-028	3701 BENNETT AVE	01/30/20	WD	\$37,900	\$21,000	55.41	\$41,934	\$9,551	\$129,532	0.219	1,021	\$27.77	290	33.0985	1 STY	23	\$9,027	R-290		
04-476-038	3745 BENNETT AVE	10/17/19	WD	\$32,500	\$20,000	61.54	\$39,926	\$9,746	\$120,720	0.188	1,021	\$22.29	290	10.0661	1 STY	23	\$9,746	R-290		
04-476-044	3718 BENNETT AVE	10/01/19	WD	\$58,500	\$23,100	39.49	\$46,164	\$8,666	\$149,992	0.332	1,207	\$41.29	290	4.3097	1 STY	23	\$8,666	R-290		
04-476-076	3813 HOLLY AVE	11/21/19	WD	\$42,000	\$17,100	40.71	\$34,167	\$9,639	\$98,112	0.330	906	\$35.72	290	10.3685	1 STY	23	\$7,673	R-290		
04-476-078	3821 HOLLY AVE	05/31/18	WD	\$37,500	\$16,300	43.47	\$32,684	\$7,457	\$100,908	0.298	906	\$33.16	290	18.5796	1 STY	23	\$7,457	R-290		
04-477-012	3738 HOLLY AVE	06/02/20	WD	\$32,000	\$15,500	48.44	\$30,955	\$7,227	\$94,912	0.261	906	\$27.34	290	17.2513	1 STY	23	\$7,227	R-290		
Totals:				\$3,108,600	\$455,100	41.05	\$910,053	\$910,715	\$2,848,672	0.320	E.C.F. => 0.320		Avg. E.C.F. => 0.319							
Totals:				\$255,400	\$112,400	42.35	\$324,884	\$214,292	\$631,913	0.339	E.C.F. => 0.339		Avg. E.C.F. => 0.341							

255,400
112,400
341

41-04-454-003	3510 BENNETT AVE	08/16/18 WD	\$39,000	\$15,600	40.00	\$31,108	\$6,525	\$32,475	\$109,258	0.297	1,072	\$30.29	290	29.7233	1.25 STY	23	\$6,525	R-290
41-04-457-009	3324 DALE AVE	01/04/19 WD	\$40,000	\$21,000	52.50	\$42,091	\$7,250	\$32,750	\$154,849	0.211	1,687	\$19.41	290	21.1497	1.25 STY	23	\$7,250	R-290
41-04-453-013	3414 BENNETT AVE	08/21/19 WD	\$57,000	\$17,600	30.88	\$35,166	\$9,739	\$47,261	\$113,009	0.418	1,190	\$39.72	290	41.8206	1.25 STY	30	\$7,250	R-290
41-04-451-029	3316 WHITTIER ST	08/15/19 WD	\$24,000	\$12,300	51.25	\$24,513	\$9,222	\$14,778	\$67,960	0.217	908	\$16.28	290	21.7451	1.25 STY	40	\$9,222	R-290
41-04-451-017	3315 BENNETT AVE	01/17/20 WD	\$20,000	\$14,700	73.50	\$29,432	\$6,525	\$13,475	\$101,809	0.132	962	\$14.01	290	13.2356	2 STORY	23	\$6,525	R-290
41-04-451-017	3315 BENNETT AVE	06/12/20 MLC	\$33,900	\$14,700	43.36	\$29,432	\$6,525	\$27,375	\$101,809	0.269	962	\$28.46	290	26.8886	2 STORY	23	\$6,525	R-290
41-04-454-016	3505 HOLLY AVE	02/12/20 WD	\$54,900	\$13,900	25.32	\$27,887	\$7,262	\$47,638	\$91,667	0.520	1,004	\$47.45	290	51.9687	2 STORY	23	\$6,525	R-290
41-04-454-023	3525 HOLLY AVE	07/24/20 WD	\$37,500	\$14,800	39.47	\$29,671	\$6,525	\$30,975	\$102,871	0.301	964	\$32.13	290	30.1105	2 STORY	23	\$6,525	R-290
41-04-456-018	3513 DALE AVE	07/24/19 WD	\$22,350	\$14,800	66.22	\$29,616	\$6,525	\$15,825	\$102,627	0.154	964	\$16.42	290	15.4200	2 STORY	23	\$6,525	R-290
41-04-456-019	3517 DALE AVE	04/26/18 WD	\$25,200	\$14,900	59.13	\$29,740	\$6,525	\$18,675	\$103,178	0.181	964	\$19.37	290	18.0998	2 STORY	23	\$6,525	R-290
41-04-456-021	3525 DALE AVE	04/01/19 WD	\$28,000	\$16,200	64.80	\$32,468	\$6,525	\$18,475	\$115,302	0.160	1,155	\$16.00	290	16.0231	2 STORY	23	\$6,525	R-290
41-04-458-004	3514 DALE AVE	05/27/20 WD	\$28,000	\$13,600	48.57	\$27,224	\$6,525	\$21,475	\$91,996	0.233	964	\$22.28	290	23.3435	2 STORY	23	\$6,525	R-290
41-04-458-009	3602 DALE AVE	06/01/18 WD	\$40,000	\$13,200	33.00	\$26,453	\$6,525	\$33,475	\$88,569	0.378	964	\$34.73	290	37.7954	2 STORY	23	\$6,525	R-290
41-04-458-010	3606 DALE AVE	12/14/18 WD	\$21,000	\$13,900	66.19	\$27,844	\$6,525	\$14,475	\$94,751	0.153	964	\$15.02	290	15.2769	2 STORY	23	\$6,525	R-290
Totals:			\$307,850	\$144,700	47.00	\$389,767		\$241,863	\$994,578		0.243						24.79592	
			Sale. Ratio =>		16.32	E.C.F. =>		0.248	Ave. E.C.F. =>		0.248							
41-04-277-089	3701 DAKOTA AVE	08/23/18 WD	\$49,800	\$25,000	50.20	\$50,094	\$10,451	\$39,349	\$158,572	0.248	1,639	\$24.01	290	24.8146	TRI-LEVEL	30	\$10,451	R-290

E.C.F.s for Neighborhood: 295 'R - 295-JEN'

Style:	%Good: 100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY	0.000	0.000	0.000	0.000	0.000	0.000
1 STY	0.200	0.200	0.200	0.200	0.200	0.200
2 STORY	0.225	0.225	0.225	0.225	0.225	0.225
1.5 STY	0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY	0.200	0.200	0.200	0.200	0.200	0.200
BI-LEVEL	0.225	0.225	0.225	0.225	0.225	0.225
TRI-LEVEL	0.225	0.225	0.225	0.225	0.225	0.225
ESTATE HOME	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.160	0.160	0.160	0.160	0.160	0.160
TWO UNIT	0.225	0.225	0.225	0.225	0.225	0.225
THREE UNIT	0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT	0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 295 *R - 295-JEN*

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.200	0.200	0.200	0.200	0.200	0.200
1 STY		0.200	0.200	0.200	0.200	0.200	0.200
2 STORY		0.200	0.200	0.200	0.200	0.200	0.200
1.5 STY		0.200	0.200	0.200	0.200	0.200	0.200
1.25 STY		0.200	0.200	0.200	0.200	0.200	0.200
BI-LEVEL		0.200	0.200	0.200	0.200	0.200	0.200
TRI-LEVEL		0.200	0.200	0.200	0.200	0.200	0.200
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.160	0.160	0.160	0.160	0.160	0.160
TWO UNIT		0.200	0.200	0.200	0.200	0.200	0.200
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

no 3+4
no 1.5 or 1.75

Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

1 sty
.2

1.25 sty
.2

2 sty
.225

Tri Bi
.250

Just
.225

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Assmt.	Asst/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table	
40-02-351-009	3023 HELBER ST	08/30/19	WD	\$67,000	\$32,500	48.51	\$65,030	\$17,140	\$239,450	0.208	1,969	\$25.32	295	9.0012	1 STY	30	\$14,846	R-295	
40-02-351-016	3022 BEGOLE ST	10/04/18	WD	\$47,500	\$34,200	72.00	\$68,363	\$10,660	\$288,515	0.128	2,245	\$16.41	295	17.0550	1 STY	30	\$9,602	R-295	
40-02-351-018	3022 BEGOLE ST	11/06/18	WD	\$20,000	\$15,800	79.00	\$31,629	\$9,513	\$110,580	0.095	1,045	\$10.04	295	20.3402	1 STY	30	\$8,607	R-295	
40-02-379-025	2918 HELBER ST	11/01/19	WD	\$27,000	\$14,500	53.70	\$28,937	\$6,929	\$110,040	0.182	1,074	\$18.69	295	10.4426	1 STY	30	\$6,929	R-295	
40-03-479-001	3315 MALLERY ST	07/27/18	WD	\$70,000	\$25,600	36.57	\$51,273	\$10,780	\$202,465	0.292	1,340	\$44.19	295	5.5163	1 STY	30	\$10,780	R-295	
40-03-480-002	3425 CONCORD ST	09/06/19	WD	\$20,000	\$14,400	72.00	\$28,817	\$8,634	\$100,915	0.113	1,028	\$11.06	295	12.4703	1 STY	30	\$8,634	R-295	
40-03-481-007	3225 CONCORD ST	06/01/20	WD	\$40,000	\$13,700	34.25	\$27,362	\$7,195	\$100,835	0.325	996	\$32.94	295	8.8001	1 STY	30	\$7,195	R-295	
40-03-483-001	3319 CLEMENT ST	10/28/20	LC	\$30,000	\$19,700	65.67	\$39,429	\$7,700	\$158,645	0.141	1,129	\$19.75	295	1.1427	1 STY	30	\$7,700	R-295	
40-03-483-004	3320 BARTH ST	12/27/18	PTA	\$36,500	\$19,900	54.52	\$39,839	\$8,191	\$158,240	0.179	1,176	\$24.07	295	4.9760	1 STY	30	\$7,700	R-295	
40-03-485-001	3319 BARTH ST	09/21/19	LC	\$36,000	\$19,900	52.78	\$38,080	\$7,700	\$151,900	0.186	1,232	\$22.97	295	415.5927	1 STY	30	\$7,700	R-295	
40-03-427-003	3316 BEGOLE ST	06/29/18	WD	\$72,000	\$27,300	37.92	\$54,641	\$10,500	\$220,705	0.279	2,200	\$27.95	295	27.8652	1 STY	35	\$10,500	R-295	
40-03-477-014	3201 BEGOLE ST	01/31/19	WD	\$55,000	\$25,600	46.55	\$51,280	\$11,900	\$196,900	0.219	1,473	\$29.26	295	21.8893	1 STY	35	\$11,900	R-295	
40-03-485-014	3302 MACKIN RD	07/09/20	MLC	\$36,000	\$27,300	75.83	\$54,653	\$10,487	\$196,468	0.130	2,670	\$9.56	295	34.4347	1 STY	35	\$9,436	R-295	
Totals:				\$557,000	\$289,500	51.97	\$579,333	\$429,671	\$2,235,658	0.192	15,426	Ave. E.C.F. => 0.191							
						15.46													
40-03-482-012	3416 BARTH ST	02/20/19	WD	\$20,000	\$7,800	39.00	\$15,549	\$5,758	\$48,955	0.291	640	\$22.25	295	29.0920	1 STY	40	\$5,758	R-295	
40-11-104-004	2949 BARTH ST	04/11/19	WD	\$20,000	\$15,100	75.50	\$30,279	\$7,918	\$111,805	0.108	1,354	\$8.92	295	36.6143	1 STY	40	\$7,918	R-295	
40-11-103-012	3006 MACKIN RD	10/19/20	WD	\$427,500	\$13,800	-3.33	\$24,937	\$5,500	\$97,185	0.342	986	\$427.99	295	418.8742	1.25 STY	30	\$5,500	R-295	
40-02-359-007	3101 CLEMENT ST	11/12/18	WD	\$22,000	\$14,700	66.82	\$29,332	\$8,638	\$103,470	0.129	1,044	\$12.80	295	12.9139	2 STORY	30	\$8,638	R-295	
40-03-483-019	1605 SENECA ST	10/31/19	WD	\$68,000	\$16,600	24.41	\$33,132	\$7,700	\$127,160	0.474	1,311	\$46.00	295	18.7383	2 STORY	30	\$7,700	R-295	
40-03-482-008	3440 BARTH ST	07/19/19	OC	\$30,000	\$13,200	44.00	\$26,300	\$6,478	\$99,110	0.237	1,108	\$21.23	295	23.7332	2 STORY	35	\$6,478	R-295	
Totals:				\$120,000	\$44,500	37.08	\$88,764	\$97,184	\$329,740	0.295	3,708	Ave. E.C.F. => 0.280							
						21.22													
40-03-477-004	3309 BEGOLE ST	08/13/20	WD	\$13,200	\$7,700	58.33	\$15,461	\$5,738	\$48,615	0.153	1,031	\$7.24	295	15.3492	2 STORY	47	\$5,738	R-295	
40-03-427-004	3309 HELBER ST	06/12/20	OC	\$67,000	\$20,000	29.85	\$39,928	\$8,877	\$58,123	0.374	1,615	\$35.99	295	37.4371	TRI-LEVEL	30	\$8,400	R-295	
40-03-477-011	3302 MALLERY ST	04/24/19	CD	\$60,000	\$27,200	45.33	\$54,359	\$5,873	\$242,430	0.223	2,119	\$25.54	295	22.3769	TRI-LEVEL	30	\$5,873	R-295	
40-03-426-006	2009 WABASH AVE	08/10/18	WD	\$65,000	\$23,900	36.77	\$47,815	\$12,410	\$177,025	0.297	1,649	\$31.89	295	29.7077	TRI-LEVEL	35	\$12,316	R-295	
Totals:				\$192,000	\$71,100	37.03	\$142,102	\$164,840	\$574,710	0.287	7,706	Ave. E.C.F. => 0.298							
						7.76													

2000-4

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