

C.F.s for Neighborhood: 300 'R - 300-JEN'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
75 STY		0.000	0.000	0.000	0.000	0.000	0.000
STY		0.300	0.300	0.300	0.300	0.300	0.300
STORY		0.350	0.350	0.350	0.350	0.350	0.350
5 STY		0.000	0.000	0.000	0.000	0.000	0.000
25 STY		0.325	0.325	0.325	0.325	0.325	0.325
1-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
2-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
STATE 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
1/2 UNIT		0.000	0.000	0.000	0.000	0.000	0.000
3/4 UNIT		0.000	0.000	0.000	0.000	0.000	0.000
1/4 UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Down 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: 300 'R - 300-JEN'

NO Units
NO Duplex & Estate
NO I.S or 1.75

Residential : 0.325
Own Homes/Duplexes: 0.210
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 Sly .30
1.25 Sly .325
2 Ste .350
Chai Bi .3,3

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.	EGF Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
40-10-227-009	3133 MACKIN RD	09/12/20	WD	\$55,000	\$28,800	52.36	\$57,618	\$11,289		\$43,711	\$142,551	0.307	1,381	\$31.65	300	6.2726	1 STY	35	\$11,289	R-300
40-10-204-004	1218 ELDORADO DR	01/22/20	WD	\$70,000	\$38,700	55.29	\$77,414	\$15,907		\$54,093	\$189,252	0.286	2,201	\$24.58	300	3.8713	2 STORY	35	\$14,824	R-300
40-10-204-010	3406 SANTA CLARA CT	04/24/18	WD	\$86,000	\$38,100	44.30	\$76,209	\$12,603		\$73,397	\$195,711	0.375	1,952	\$37.80	300	5.0490	2 STORY	35	\$12,603	R-300
40-10-204-011	3402 SANTA CLARA CT	07/06/18	WD	\$87,000	\$37,400	42.99	\$74,778	\$11,487		\$75,513	\$194,742	0.388	2,347	\$32.17	300	6.3222	2 STORY	35	\$11,487	R-300
40-10-227-033	3220 PROSPECT ST	06/28/18	WD	\$70,000	\$37,300	53.29	\$74,566	\$11,770		\$58,230	\$193,218	0.301	2,136	\$27.26	300	2.4221	2 STORY	35	\$11,770	R-300
40-10-227-053	3202 PROSPECT ST	05/22/19	WD	\$86,000	\$38,900	45.23	\$77,771	\$17,483		\$68,517	\$185,502	0.369	2,170	\$31.57	300	4.3771	2 STORY	35	\$17,008	R-300
40-10-201-005	3421 MACKIN RD	04/27/18	WD	\$60,000	\$37,400	62.33	\$74,884	\$13,816		\$46,184	\$167,902	0.246	2,127	\$21.71	300	24.5788	TRI-LEVEL	35	\$13,816	R-300
Totals:				\$514,000	\$256,600	49.92	\$513,240	\$419,645	\$1,288,877	\$1,288,877	0.326		\$29.51	0.053405569	7.5562	23.28286347	35.00000			
				Sale. Ratio =>		7.02					Ave. E.C.F. =>	0.325								
				Std. Dev. =>																

1 SPT
 MEDICAL HOME
 FIN MEDICAL

E.C.F.s for Neighborhood: 305 'R - 305-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		0.250	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		0.275	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		0.300	0.300	0.300	0.300	0.300	0.300
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

E.C.F.s for Neighborhood: 305 'R - 305-JEN'

Residential : 0.215
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

NO 3 & 4 Units
NO Duplex & Estate
NO 1.75 D.I.S

(Optional) Gross Rate Multipliers

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

1 STY
0-30 • 225

40-50 • 200

1. 25 8ly 24 Rid 4u Keep 2 Unit
• 325 • 300 • 300 ~~200~~ • 175
• 275
275
• 275

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq. Ft.	ECT Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
40-10-227-041	3120 PROSPECT ST	01/30/19	\$64,000	WD	\$51,200	\$21,400	41.80	\$51,514	\$7,651	\$43,549	\$204,014	0.213	2,003	\$21.74	305	3.5677 1 STY	23	\$6,000	R-305
40-10-228-002	1406 SUTTON AVE	10/11/19	\$32,000	WD	\$32,000	\$13,500	42.19	\$26,906	\$3,500	\$28,500	\$108,865	0.262	1,010	\$28.22	305	1.2654 1 STY	27	\$3,500	R-305
40-10-279-008	3031 RASKOB ST	01/18/19	\$14,000	WD	\$14,000	\$10,600	75.71	\$21,208	\$2,869	\$11,131	\$85,298	0.130	870	\$12.79	305	39.4706 1 STY	27	\$2,869	R-305
<i>note 30</i>																			
40-10-228-003	3026 PROSPECT ST	01/31/19	\$73,000	WD	\$73,000	\$19,500	26.71	\$38,971	\$4,900	\$68,100	\$158,470	0.430	1,461	\$46.61	305	42.9735 1 STY	30	\$4,900	R-305
40-10-278-007	3147 RASKOB ST	03/07/19	\$43,500	WD	\$13,500	\$8,100	60.00	\$16,277	\$3,945	\$9,555	\$57,358	0.167	711	\$13.44	305	0.9685 1 STY	35	\$3,945	R-305
40-10-232-003	1310 SUTTON AVE	06/23/20	\$12,000	WD	\$12,000	\$6,700	55.83	\$13,309	\$2,800	\$9,200	\$48,879	0.188	676	\$13.61	305	18.8220 1 STY	41	\$2,800	R-305
40-11-155-015	2932 RASKOB ST	12/20/19	\$16,500	WD	\$16,500	\$11,900	72.12	\$23,836	\$11,024	\$5,476	\$59,591	0.092	900	\$6.08	305	23.7604 1 STY	42	\$11,024	R-305
40-11-105-017	2941 MACKIN RD	10/23/19	\$27,000	WD	\$13,500	\$5,900	43.70	\$12,995	\$3,841	\$9,659	\$42,577	0.227	706	\$13.68	305	6.9961 1 STY	51	\$3,841	R-305
40-10-230-003	1364 SUTTON AVE	12/27/18	\$28,500	LC	\$28,500	\$9,400	32.98	\$18,780	\$3,500	\$25,000	\$71,070	0.352	996	\$25.10	305	35.1767 1.25 STY	35	\$3,500	R-305
40-11-106-002	2927 MACKIN RD	02/15/19	\$43,000	WD	\$43,000	\$15,200	35.35	\$30,302	\$6,458	\$36,542	\$110,902	0.329	1,580	\$23.13	305	32.9497 1.25 STY	39	\$6,458	R-305
40-10-234-021	3014 BERKLEY ST	07/17/19	\$45,000	WD	\$45,000	\$10,100	22.44	\$20,116	\$2,869	\$42,131	\$80,219	0.525	1,213	\$34.73	305	52.5202 BI-LEVEL	35	\$2,869	R-305
40-10-234-007	3021 N STEVENSON ST	10/11/19	\$29,000	WD	\$29,000	\$10,900	37.59	\$21,859	\$2,869	\$26,131	\$88,326	0.296	1,117	\$23.39	305	29.5849 TRI-LEVEL	35	\$2,869	R-305
40-10-282-010	1127 DONALDSON ST	03/20/20	\$14,900	WD	\$14,900	\$12,300	82.55	\$24,538	\$2,800	\$12,100	\$101,107	0.120	1,417	\$8.54	305	11.9675 TWO UNIT	34	\$2,800	R-305
40-11-108-009	2913 PROSPECT ST	03/26/20	\$25,000	WD	\$25,000	\$16,300	65.20	\$32,627	\$4,403	\$20,597	\$131,274	0.157	1,616	\$12.75	305	15.6900 TWO UNIT	35	\$4,403	R-305
Totals:			\$437,400		\$411,100	\$171,800	41.79	\$353,238	\$347,671	\$1,347,949	E.C.F. => 0.258		\$20.27	0.1254299		90.51581998	34.28412		
							19.02				Ave. E.C.F. => 0.249			22.5509		Coefficient of Var=>			

note 203

note 30

E.C.F.s for Neighborhood: 310 *R - 310-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		0.250	0.250	0.250	0.225	0.225	0.200
2 STORY		0.250	0.250	0.250	0.250	0.225	0.225
1.5 STY		0.225	0.225	0.225	0.225	0.225	0.225
1.25 STY		0.250	0.250	0.250	0.250	0.235	0.235
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
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		0.000	0.000	0.000	0.000	0.000	0.000
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: 310 'R - 310-JEN'

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	0.235	0.235
1 STY		0.225	0.225	0.225	0.225	0.235	0.235
2 STORY		0.225	0.225	0.225	0.225	0.225	0.225
1.5 STY		0.225	0.225	0.225	0.225	0.235	0.235
1.25 STY		0.225	0.225	0.225	0.225	0.235	0.235
BI-LEVEL		0.225	0.225	0.225	0.225	0.235	0.235
TRI-LEVEL		0.225	0.225	0.225	0.225	0.235	0.235
ESTATE HOME		0.225	0.225	0.225	0.225	0.235	0.235
DUPLEX		0.225	0.225	0.225	0.225	0.235	0.235
TWO UNIT		0.225	0.225	0.225	0.225	0.235	0.235
THREE UNIT		0.225	0.225	0.225	0.225	0.235	0.235
FOUR UNIT		0.225	0.225	0.225	0.225	0.235	0.235

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 RC
 NO 1.5 or 1.75
 NO Estate Duplex

	<u>1 Sty</u>	<u>1.25 Sty</u>	<u>2 Sty</u>	<u>1 Uni</u>	<u>2 Uni</u>	
30	.250	.275	.250	.250	.225	✓ no class
40	.225	.225	.225	.225		
50	.200	.225	.225	.225		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Assmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.F.	ECF Area	Dev. by Mean (%)	Building Style	Eft. Age	Land Value	Land Table	
40-11-110-014	2801 PROSPECT ST	09/18/20	\$35,000	WD	\$35,000	\$12,400	35.43	\$24,740	\$5,541	\$29,459	\$65,329	0.345	813	\$36.23	310	12.1291	1 STY	35	\$5,541 R-310	
40-11-130-004	2713 CONCORD ST	09/10/20	\$20,000	QC	\$20,000	\$8,400	42.00	\$16,759	\$3,702	\$16,298	\$58,031	0.281	728	\$22.39	310	0.3564	1 STY	35	\$3,702 R-310	
40-11-180-004	1260 LAVENDER AVE	10/18/18	\$22,000	WD	\$22,000	\$9,000	40.91	\$17,949	\$3,269	\$18,731	\$65,244	0.287	725	\$25.84	310	11.2939	1 STY	35	\$3,269 R-310	
40-11-180-006	1252 LAVENDER AVE	07/15/20	\$20,000	QC	\$20,000	\$9,300	46.50	\$18,636	\$3,882	\$16,118	\$65,573	0.246	738	\$21.84	310	7.1651	1 STY	35	\$3,882 R-310	
40-11-184-013	2727 RASKOB ST	10/11/18	\$27,500	WD	\$27,500	\$21,300	56.80	\$42,542	\$7,378	\$30,122	\$156,284	0.193	1,474	\$20.44	310	5.7912	1 STY	35	\$7,378 R-310	
40-11-176-019	2718 PROSPECT ST	03/12/19	\$15,000	WD	\$15,000	\$10,200	68.00	\$20,407	\$4,000	\$11,000	\$72,920	0.151	848	\$12.97	310	14.0465	1 STY	39	\$4,000 R-310	
		Totals:	\$139,500		\$149,500	\$70,600	47.22	\$141,033	\$121,728	\$503,382		0.242								
							12.03					0.250								
40-11-153-011	2825 WOLCOTT ST	08/10/19	\$17,222	LC	\$17,222	\$11,800	68.52	\$23,621	\$4,800	\$12,422	\$80,089	0.155	947	\$13.12	310	4.6108	1 STY	42	\$4,800 R-310	
40-11-182-008	2743 BERKLEY ST	05/29/20	\$20,000	WD	\$20,000	\$10,900	54.50	\$21,729	\$3,689	\$16,311	\$76,766	0.212	862	\$18.92	310	3.8927	1 STY	42	\$3,689 R-310	
		Totals:	\$37,222		\$37,222	\$22,700	60.99	\$45,350	\$8,489	\$28,733	\$156,855	0.183								
							9.91					0.184								
40-11-202-027	2414 MALLERY ST	03/26/20	\$15,000	WD	\$15,000	\$9,900	66.00	\$19,707	\$4,351	\$10,649	\$65,345	0.163	936	\$11.38	310	21.8462	1 STY	50	\$3,950 R-310	
40-11-133-017	2848 MACKIN RD	10/31/19	\$20,000	WD	\$20,000	\$8,300	41.50	\$16,547	\$4,022	\$15,978	\$53,298	0.300	766	\$20.86	310	29.9787	1 STY	51	\$4,022 R-310	
40-11-326-029	2612 SLOAN ST	10/05/18	\$12,000	QC	\$12,000	\$8,700	72.50	\$17,392	\$4,099	\$7,901	\$56,566	0.140	816	\$9.68	310	3.4395	1 STY	51	\$4,099 R-310	
		Totals:	\$47,000		\$47,000	\$26,900	57.23	\$53,646	\$34,528	\$175,209		0.197								
							16.35					0.201								
40-11-326-015	2617 RASKOB ST	08/09/19	\$53,900	WD	\$53,900	\$13,500	25.05	\$27,053	\$4,099	\$49,801	\$102,018	0.488	1,375	\$36.22	310	29.0199	1.25 STY	30	\$4,099 R-310	
40-11-132-027	1445 FOREST HILL AVE	01/02/20	\$33,000-WD		\$33,000	\$16,300	49.39	\$32,686	\$6,256	\$26,744	\$117,467	0.228	1,196	\$22.36	310	22.7673	1.25 STY	35	\$6,256 R-310	
40-11-176-026	2620 PROSPECT ST	10/23/18	\$20,000	QC	\$20,000	\$12,400	62.00	\$24,798	\$3,600	\$16,400	\$94,213	0.174	1,210	\$13.55	310	17.4073	1.25 STY	35	\$3,600 R-310	
40-11-180-022	2746 BERKLEY ST	11/08/18	\$15,000	WD	\$15,000	\$11,300	75.33	\$22,565	\$3,689	\$11,311	\$83,893	0.135	1,093	\$10.35	310	13.4826	1.25 STY	35	\$3,689 R-310	
40-11-180-024	2738 BERKLEY ST	07/13/20	\$22,300-QC		\$22,300	\$12,400	55.61	\$24,842	\$3,689	\$18,611	\$94,013	0.198	1,260	\$14.77	310	19.7961	1.25 STY	35	\$3,689 R-310	
40-11-182-016	2719 BERKLEY ST	09/01/18	\$13,500	QC	\$13,500	\$11,500	85.19	\$22,909	\$4,116	\$9,384	\$83,524	0.112	1,009	\$9.30	310	16.4935	1.25 STY	35	\$3,689 R-310	
40-11-184-005	1202 FOREST HILL AVE	10/02/18	\$40,000	LC	\$40,000	\$17,700	31.75	\$25,318	\$4,200	\$35,800	\$93,858	0.381	1,061	\$33.74	310	10.4143	1.25 STY	35	\$4,200 R-310	
40-11-184-007	2755 RASKOB ST	03/12/20	\$32,000	WD	\$32,000	\$13,100	40.94	\$26,135	\$4,099	\$27,901	\$97,938	0.285	1,308	\$21.33	310	32.6617	1.25 STY	35	\$4,099 R-310	
40-11-254-025	2510 PROSPECT ST	10/01/18	\$16,300	WD	\$16,300	\$10,000	61.35	\$20,089	\$3,600	\$12,700	\$73,284	0.173	992	\$12.80	310	46.1607	1.25 STY	35	\$3,600 R-310	
40-11-176-011	2627 MACKIN RD	07/19/19	\$27,500	QC	\$27,500	\$10,100	36.73	\$20,150	\$3,632	\$23,868	\$73,413	0.325	947	\$25.20	310	32.5118	1.25 STY	39	\$3,632 R-310	
40-11-180-026	2730 BERKLEY ST	09/11/19	\$20,000	WD	\$20,000	\$10,700	53.50	\$21,362	\$3,689	\$16,311	\$78,547	0.208	1,027	\$15.88	310	20.7660	1.25 STY	39	\$3,689 R-310	
40-11-181-026	2640 BERKLEY ST	08/04/20	\$17,000	QC	\$17,000	\$9,400	55.29	\$18,748	\$4,099	\$12,901	\$65,107	0.198	929	\$13.89	310	19.8152	1.25 STY	39	\$4,099 R-310	
		Totals:	\$310,500		\$310,500	\$143,400	46.18	\$286,655	\$261,732	\$1,057,276		0.248								
							17.46					0.242								

Handwritten: \$149,500

Handwritten: \$37,222

Handwritten: \$149,500

Handwritten: \$47,000

40-02-381-027	2816 MALLERY ST	10/11/19	\$13,500	WD	\$13,500	\$8,400	62.22	\$16,775	\$4,127	\$9,373	\$53,821	0.174	922	\$10.17	310	17,4150	1.25 STY	40	\$4,127	R-310
40-11-178-012	2733 WOLCOTT ST	05/30/19	\$43,000	WD	\$43,000	\$9,200	21.40	\$18,388	\$3,925	\$39,075	\$61,545	0.635	1,026	\$38.08	310	63,4905	1.25 STY	40	\$3,600	R-310
40-11-128-014	1502 LAVENDER AVE	01/22/20	\$21,000	WD	\$21,000	\$13,000	61.90	\$25,956	\$5,521	\$15,479	\$86,957	0.178	1,258	\$12.30	310	17,8007	1.25 STY	45	\$5,521	R-310
Totals:			\$77,500		\$77,500	\$30,600	39.48	\$61,119		\$63,927	\$202,323	0.316								
							23.48					Ave. E.C.F. => 0.329								

200

40-11-204-024	2430 CLEMENT ST	08/12/20	\$15,000	CD	\$15,000	\$7,500	50.00	\$15,061	\$4,105	\$10,895	\$46,621	0.234	1,200	\$9.08	310	3,2482	1.25 STY	50	\$4,105	R-310
40-11-205-005	2517 CLEMENT ST	05/27/20	\$15,000	WD	\$15,000	\$8,000	53.33	\$16,012	\$4,075	\$10,925	\$50,796	0.215	877	\$12.46	310	1,3868	1.25 STY	51	\$4,075	R-310
40-02-460-011	1708 FOREST HILL AVE	06/14/19	\$22,000	WD	\$22,000	\$11,400	51.82	\$22,700	\$5,422	\$16,578	\$73,523	0.225	1,353	\$12.25	310	22,5479	1.25 STY	55	\$5,422	R-310
40-11-203-006	2517 MALLERY ST	03/10/20	\$20,000	RQC	\$20,000	\$8,500	42.50	\$16,907	\$4,000	\$16,000	\$54,923	0.291	949	\$16.86	310	29,1315	1.25 STY	55	\$4,000	R-310
Totals:			\$72,000		\$72,000	\$35,400	49.17	\$70,680		\$54,398	\$225,864	0.241								
							4.81					Ave. E.C.F. => 0.241								

2500

40-11-184-002	1164 LAVENDER AVE	06/20/19	\$59,900	WD	\$59,900	\$12,200	20.37	\$24,438	\$3,794	\$56,106	\$91,751	0.612	1,170	\$47.95	310	61,1502	2 STORY	35	\$3,794	R-310
40-02-460-001	1213 WELCH BLVD	03/03/20	\$60,000	WD	\$60,000	\$25,000	41.67	\$49,988	\$6,903	\$53,097	\$191,489	0.277	2,066	\$25.70	310	27,7285	2 STORY	37	\$6,903	R-310
40-11-201-002	1610 FOREST HILL AVE	11/27/18	\$30,000	WD	\$30,000	\$15,100	50.33	\$30,120	\$4,425	\$25,575	\$114,200	0.224	1,615	\$15.84	310	22,3949	2 STORY	39	\$4,000	R-310
40-02-460-022	1012 COPEMAN BLVD	10/23/19	\$25,000	WD	\$25,000	\$13,700	54.80	\$27,483	\$4,000	\$21,000	\$104,369	0.201	1,568	\$13.39	310	20,1209	2 STORY	49	\$4,000	R-310
Totals:			\$174,900		\$174,900	\$66,000	37.74	\$132,029		\$155,778	\$501,809	0.310								
							15.29					Ave. E.C.F. => 0.328								

300

E,C,F.s for Neighborhood: 315 'R - 315-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	0.175	0.175	0.150
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		0.200	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		0.000	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		0.000	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: 315 'R - 315-JEN'

Residential : 0.185
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

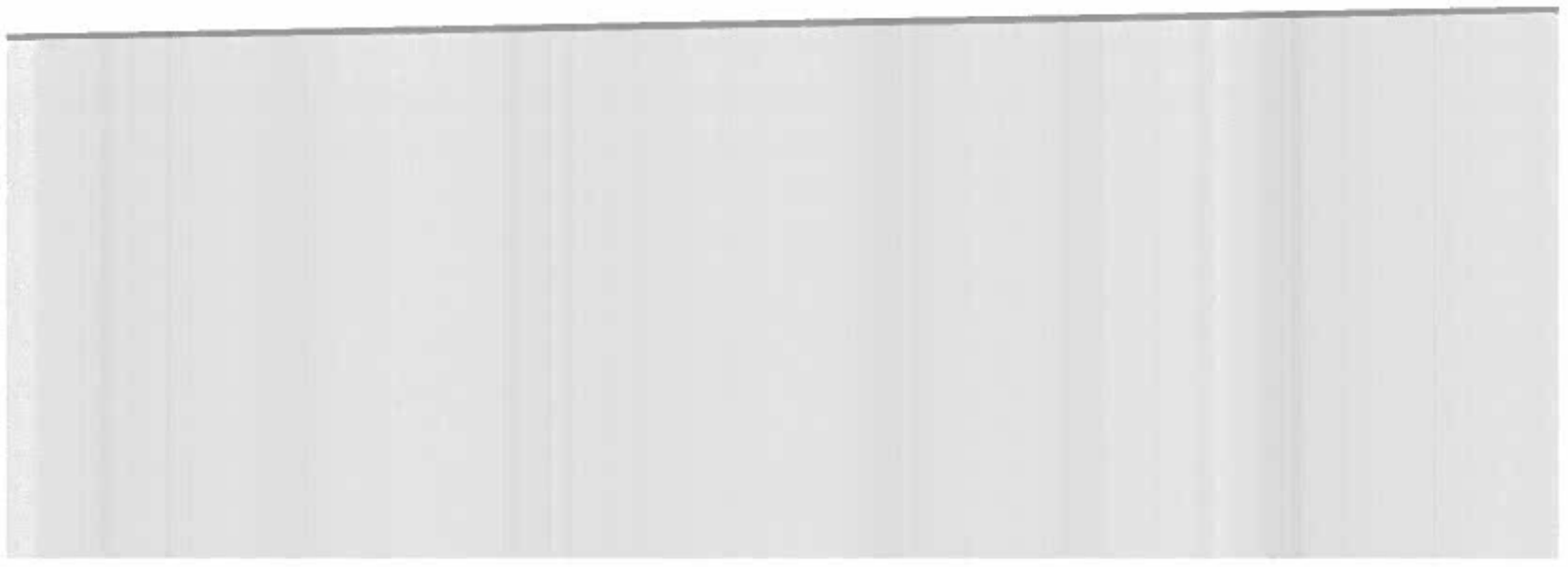
(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

NO 4 Units
NO Bi X u
NO Estate or Duplex
NO 1.5 or 1.75

20 1 Sty
30 .175
40 .175
50s .150

1.25 Sty 2 St
~~.175~~ .2
V
.140

mult unit
.175 teen unit
.140



Parcel Number	Street Address	Sale Date	Sale Price	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	
40-11-429-033	1926 BERKLEY ST	07/01/19	\$15,000	LC		\$15,000	\$9,200		\$15,000	\$2,500	\$12,500	\$85,584	0.146	720	\$17.36	315	3.2138	1 STY	25	\$2,500	R-315	
40-11-402-018	2401 RASKOB ST	04/10/19	\$14,500	WD		\$14,500	\$12,500		\$14,500	\$4,227	\$10,273	\$112,216	0.092	1,192	\$8.62	315	1.1560	1 STY	27	\$4,227	R-315	
40-11-280-023	2102 PROSPECT ST	09/18/19	\$19,500	WD		\$19,500	\$10,800		\$19,500	\$2,523	\$17,063	\$103,168	0.165	969	\$17.61	315	1.2603	1 STY	28	\$2,437	R-315	
40-11-280-023	2102 PROSPECT ST	10/16/20	\$30,000	WD		\$30,000	\$10,800		\$30,000	\$2,437	\$27,563	\$103,168	0.267	969	\$28.44	315	11.4379	1 STY	28	\$2,437	R-315	
Totals:			\$79,000			\$79,000	\$43,300		\$79,000	\$86,366	\$67,399	\$404,135	0.167									
							Sale Ratio =>					Ave. E.C.F. =>	0.168									
							Std. Dev. =>							20.70								

200 (Handwritten)

40-11-430-029	1902 RASKOB ST	04/01/19	\$15,000	LC		\$15,000	\$7,700		\$15,000	\$3,009	\$11,991	\$67,292	0.178	720	\$16.65	315	3.1515	1 STY	43	\$3,009	R-315	
40-11-406-016	2213 RASKOB ST	03/18/20	\$13,500	WD		\$13,500	\$6,500		\$13,500	\$2,500	\$11,000	\$56,595	0.194	672	\$16.37	315	9.8318	1 STY	43	\$2,500	R-315	
40-11-230-013	719 COPEMAN BLVD	03/07/19	\$13,500	WD		\$13,500	\$8,000		\$13,500	\$2,500	\$11,000	\$73,449	0.150	770	\$14.29	315	14.9764	1 STY	43	\$2,500	R-315	
40-11-429-012	1713 N STEVENSON S	06/15/18	\$12,000	LC		\$12,000	\$7,200		\$12,000	\$2,500	\$9,500	\$64,768	0.147	720	\$13.19	315	2.2298	1 STY	43	\$2,500	R-315	
40-11-230-013	719 COPEMAN BLVD	07/17/20	\$19,500	WD		\$19,500	\$8,000		\$19,500	\$2,500	\$17,000	\$73,449	0.231	770	\$22.08	315	23.1454	1 STY	43	\$2,500	R-315	
40-11-406-031	2314 SLOAN ST	08/24/18	\$14,000	QC		\$14,000	\$8,700		\$14,000	\$2,500	\$11,500	\$80,146	0.143	1,071	\$10.74	315	1.9383	1 STY	44	\$2,500	R-315	
40-11-407-048	2122 FLUSHING RD	09/21/18	\$27,500	M/LC		\$27,500	\$8,900		\$27,500	\$2,737	\$24,763	\$81,286	0.305	994	\$24.91	315	8.1249	1 STY	45	\$2,737	R-315	
40-11-401-014	2433 RASKOB ST	09/24/18	\$9,500	WD		\$9,500	\$7,500		\$9,500	\$2,518	\$6,982	\$67,714	0.103	767	\$9.10	315	3.0922	1 STY	46	\$2,518	R-315	
40-11-405-019	2117 BERKLEY ST	03/12/19	\$13,900	QC		\$13,900	\$7,500		\$13,900	\$2,500	\$11,400	\$67,465	0.169	816	\$13.97	315	8.9074	1 STY	47	\$2,500	R-315	
40-11-277-015	1933 CONCORD ST	04/12/19	\$18,000	LC		\$18,000	\$7,400		\$18,000	\$2,500	\$15,500	\$66,632	0.233	768	\$20.18	315	23.2657	1 STY	47	\$2,500	R-315	
40-11-280-008	2021 MACGIN RD	03/07/20	\$10,000	QC		\$10,000	\$8,000		\$10,000	\$2,500	\$7,500	\$72,741	0.103	890	\$8.43	315	10.3106	1 STY	47	\$2,500	R-315	
40-11-402-010	2013 BEGOLE ST	02/19/20	\$10,000	WD		\$10,000	\$8,500		\$10,000	\$2,500	\$7,500	\$78,086	0.096	954	\$7.86	315	9.6047	1 STY	47	\$2,500	R-315	
40-11-407-008	2401 SLOAN ST	07/12/19	\$26,500	WD		\$26,500	\$7,800		\$26,500	\$2,500	\$24,000	\$71,022	0.338	863	\$27.81	315	0.4336	1 STY	47	\$2,500	R-315	
40-11-278-016	1921 CLEMENT ST	07/07/20	\$16,000	WD		\$16,000	\$6,800		\$16,000	\$2,500	\$13,680	\$60,432	0.223	768	\$17.58	315	22.3390	1 STY	48	\$2,500	R-315	
40-11-278-016	1921 CLEMENT ST	03/07/19	\$10,000	WD		\$10,000	\$6,800		\$10,000	\$2,500	\$7,500	\$60,432	0.124	768	\$9.77	315	12.4106	1 STY	48	\$2,500	R-315	
40-11-328-012	2532 FLUSHING RD	08/28/20	\$10,000	WD		\$10,000	\$7,200		\$10,000	\$2,911	\$7,089	\$62,200	0.114	768	\$9.23	315	11.3971	1 STY	48	\$2,911	R-315	
Totals:			\$238,900			\$238,900	\$122,500		\$238,900	\$245,359	\$197,725	\$1,103,697	0.179									
							Sale Ratio =>					Ave. E.C.F. =>	0.178									
							Std. Dev. =>							17.09								

Handwritten initials

40-11-403-033	2102 N STEVENSON S	06/04/20	\$11,000	QC		\$11,000	\$6,400		\$11,000	\$2,500	\$8,500	\$55,632	0.153	861	\$9.87	315	15.2789	1 STY	53	\$2,500	R-315
40-11-328-001	1116 MILLBOURNE AVE	04/13/18	\$10,000	WD		\$10,000	\$7,500		\$10,000	\$4,812	\$5,188	\$54,854	0.095	1,217	\$4.26	315	9.4578	1.25 STY	31	\$4,812	R-315
40-11-231-011	2219 BEGOLE ST	06/04/19	\$12,500	WD		\$12,500	\$10,100		\$12,500	\$2,500	\$10,000	\$95,481	0.105	1,248	\$8.01	315	10.4733	1.25 STY	43	\$2,500	R-315
40-11-407-049	2118 FLUSHING RD	03/06/19	\$25,000	WD		\$25,000	\$9,300		\$25,000	\$2,717	\$22,283	\$86,351	0.258	1,430	\$15.58	315	25.8050	1.25 STY	47	\$2,717	R-315
40-11-229-016	2326 BEGOLE ST	08/07/20	\$31,000	WD		\$31,000	\$9,400		\$31,000	\$3,395	\$27,605	\$82,751	0.334	1,455	\$18.97	315	33.3590	1.25 STY	51	\$3,395	R-315
40-11-231-010	2223 BEGOLE ST	01/17/20	\$20,000	WD		\$20,000	\$13,100		\$20,000	\$3,477	\$16,523	\$123,276	0.134	1,520	\$10.87	315	13.4033	2 STORY	40	\$2,500	R-315
40-11-231-010	2223 BEGOLE ST	07/24/20	\$37,000	M/LC		\$37,000	\$13,100		\$37,000	\$3,477	\$33,523	\$123,276	0.272	1,520	\$22.05	315	27.1935	2 STORY	40	\$2,500	R-315

Handwritten note: not done

E.C.F.s for Neighborhood: 320 *R - 320-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		0.180	0.180	0.180	0.180	0.180	0.180
2 STORY		0.180	0.180	0.180	0.180	0.180	0.180
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.180	0.180	0.180	0.180	0.180	0.180
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		0.180	0.180	0.180	0.180	0.180	0.180
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: 0.200
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: 320 'R - 320-JEN'

Residential : 0.200
Town Homes/Duplexes: 0.200
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 Be or the
NO 1.5 or 1.75

1 sty 125 sty 2 sty 2 unit

• 2 ~~2~~ terms

• 180

E.C.F.s for Neighborhood: 325 *R - 325-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		0.230	0.230	0.230	0.230	0.230	0.230
2 STORY		0.230	0.230	0.230	0.230	0.230	0.230
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.230	0.230	0.230	0.230	0.230	0.230
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		0.230	0.230	0.230	0.230	0.230	0.230
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.230	0.230	0.230	0.230	0.230	0.230

Town Homes/Duplexes: 0.160
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: 325 'R - 325-JEN'

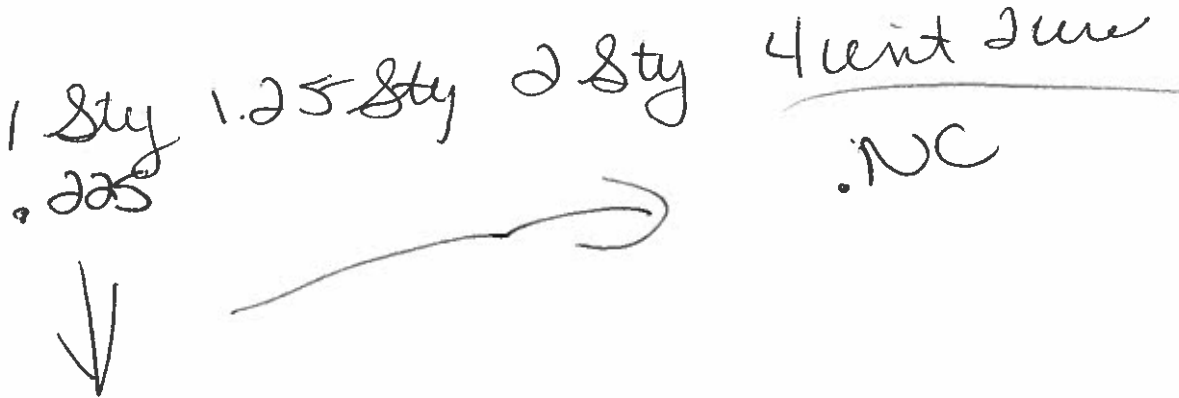
Residential : 0.185
Town Homes/Duplexes: 0.160
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

NO 3 units
NO 1.5, 1.5
NO other B1
NO Duplex or Estal

(Optional) Gross Rate Multipliers

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

1 Sty .225
1.25 Sty
2 Sty
4 unit 2 use
NC



E.C.F.s for Neighborhood: 330 'R - 330-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		0.300	0.300	0.300	0.300	0.300	0.300
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.300
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		0.250	0.250	0.250	0.250	0.250	0.250
THREE UNIT		0.250	0.250	0.250	0.250	0.250	0.250
FOUR UNIT		0.250	0.250	0.250	0.250	0.250	0.250

Town Homes/Duplexes: 0.100
Mobile Homes : 1.000
Agricultural Bldgs : 0.200
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 6.500
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 330 'R - 330-JEN'

HAS DUPLEX

Residential	: 0.200
Town Homes/Duplexes	: 0.100
Mobile Homes	: 1.000
Agricultural Bldgs	: 0.200
Commercial Bldgs	: 1.000
Industrial Bldgs	: 1.000

(Optional) Gross Rate Multipliers

A:	6.500
B:	0.000
C:	0.000
D:	0.000

NO Rents
 NO Duplex No Es
 NO 1.5 or 1.75

1-2 Sfy
 0.3

Mult Unit
 0.250

Flones
High 300
Mid 200
Units

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	
40-12-406-016	818 LYON ST	07/09/18	\$77,000	WD	\$77,000	\$16,200	21.04	\$32,457	\$3,896	\$73,104	\$142,805	0.512	1,538	\$47.53	330	25.7824	2 STORY	21	\$3,896	R-330	
40-12-185-031	411 TENTH AVE	08/25/20	\$37,000	LC	\$37,000	\$13,900	37.57	\$20,352	\$4,472	\$32,528	\$79,400	0.410	1,518	\$21.43	330	11.6194	2 STORY	53	\$4,472	R-330	
40-12-179-020	524 TENTH AVE	04/17/18	\$25,000	QC	\$25,000	\$13,800	55.20	\$27,512	\$3,496	\$21,504	\$120,080	0.179	2,366	\$9.09	330	17.9081	FOUR UNIT	53	\$3,496	R-330	
40-12-426-010	804 GARLAND ST	07/10/19	\$18,700	WD	\$18,700	\$14,800	79.14	\$29,607	\$4,638	\$14,062	\$124,845	0.113	2,770	\$5.08	330	18.1754	FOUR UNIT	58	\$4,638	R-330	
40-12-405-012	929 LYON ST	06/01/18	\$27,500	WD	\$27,500	\$11,300	41.09	\$22,561	\$4,299	\$23,201	\$91,310	0.254	1,908	\$12.16	330	25.4090	THREE UNIT	53	\$4,299	R-330	
Totals:			\$185,200		\$185,200	\$70,000	37.80	\$132,489		\$164,399	\$558,440	0.294		\$19.06		0.16474064			48.00000		
						Sale. Ratio =>	Std. Dev. =>				Ave. E.C.F. =>					Ave. Variance=>					
							21.78				0.293				19.7789		Coefficient of Var=>				67.39452036

.C.F.s for Neighborhood: 335 *R - 335-JEN'

NLY HAS TOWNHOMES FOR CLARK COMMONS

type:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
.75 STY		0.400	0.400	0.175	0.175	0.175	0.175
STY		0.400	0.400	0.175	0.175	0.175	0.175
STORY		0.400	0.400	0.175	0.175	0.175	0.175
.5 STY		0.400	0.400	0.175	0.175	0.175	0.175
.25 STY		0.400	0.400	0.175	0.175	0.175	0.175
I-LEVEL		0.400	0.400	0.175	0.175	0.175	0.175
RI-LEVEL		0.400	0.400	0.175	0.175	0.175	0.175
STATE HOME		0.400	0.400	0.175	0.175	0.175	0.175
UPLEX		0.400	0.400	0.175	0.175	0.175	0.175
WO UNIT		0.400	0.400	0.175	0.175	0.175	0.175
HREE UNIT		0.400	0.400	0.175	0.175	0.175	0.175
OUR UNIT		0.400	0.400	0.175	0.175	0.175	0.175

own Homes/Duplexes: 0.250
obile Homes : 1.000
gricultural Bldgs : 1.000
ommerical Bldgs : 0.800
ndustrial 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: 335 'R - 335-JEN'

Style:	Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.375	0.375	0.125	0.125	0.125	0.125
1 STY		0.375	0.375	0.125	0.125	0.125	0.125
2 STORY		0.375	0.375	0.125	0.125	0.125	0.125
1.5 STY		0.375	0.375	0.125	0.125	0.125	0.125
1.25 STY		0.375	0.375	0.125	0.125	0.125	0.125
BI-LEVEL		0.375	0.375	0.125	0.125	0.125	0.125
TRI-LEVEL		0.375	0.375	0.125	0.125	0.125	0.125
ESTATE HOME		0.375	0.375	0.125	0.125	0.125	0.125
DUPLEX		0.375	0.375	0.125	0.125	0.125	0.125
TWO UNIT		0.375	0.375	0.125	0.125	0.125	0.125
THREE UNIT		0.375	0.375	0.125	0.125	0.125	0.125
FOUR UNIT		0.375	0.375	0.125	0.125	0.125	0.125

NO Duplex Estate
NO 1.75
NO 1.5 or 1.75

Town Homes/Duplexes : 0.090
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.800
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

D-20
0.4

80-50
0.175

PA 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	S/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
40-12-281-026	522 WILLIAMS ST	04/26/19	\$20,000	PTA	\$20,000	\$8,600	43.00	\$17,162	\$1,704	\$18,296	\$123,664	0.148	1,776	\$10.30	335	2.6846	2 STORY	43	\$1,704	R-335
40-01-476-002	406 E WITHERBEE ST	12/23/19	\$20,000	WD	\$20,000	\$5,000	25.00	\$10,032	\$1,533	\$18,467	\$67,992	0.272	1,390	\$13.29	335	27.1605	2 STORY	58	\$1,533	R-335
40-01-476-002	406 E WITHERBEE ST	09/10/20	\$44,000	WD	\$44,000	\$5,000	11.36	\$10,032	\$1,533	\$42,467	\$67,992	0.625	1,390	\$30.55	335	62.4588	2 STORY	58	\$1,533	R-335
40-12-204-020	221 CROSBY ST	06/19/19	\$13,000	WD	\$13,000	\$4,900	37.69	\$9,743	\$1,567	\$11,433	\$65,408	0.175	1,292	\$8.85	335	17.4795	2 STORY	58	\$1,567	R-335
Totals:			\$97,000		\$97,000	\$23,500	24.23	\$46,969	\$90,663	\$325,056	0.279		\$15.75		0.21974967	2.5820			54,25000	
						Std. Dev. =>	14.12				Ave. E.C.F. =>	0.305		Std. Deviation=>	27.4459	Coefficient of Var=>	90.06494141			

E.C.F.s for Neighborhood: 335 N 'R-335 SMITH VILLAGE-JEN'

Residential : 0.275
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
NC

U.C.F.s for Neighborhood: 335 N 'R - 335 SMITH VILLAGE-JEN'

Residential : 0.275
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

NC

E.C.F.s for Neighborhood: 345 'R - 345-KATHY'

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		0.225	0.225	0.225	0.225	0.225	0.225
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		0.000	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		0.200	0.200	0.200	0.200	0.200	0.200
THREE UNIT		0.200	0.200	0.200	0.200	0.200	0.200
FOUR UNIT		0.200	0.200	0.200	0.200	0.200	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: 345 'R - 345-KATHY'

Residential : 0.175
Town Homes/Duplexes: 0.260
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

~~1.0~~ Noise Zone
.2 .25

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Adj./Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq Ft.	FCF Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
41-07-232-018	1329 WASHINGTON AVE	12/27/19	\$13,000	M/C	\$13,000	\$8,100	62.31	\$16,188	\$4,513	\$8,487	0.127	1,080	\$7.86	345	3.0931	1.25 STY	40	\$4,397	R-345
41-07-282-022	1250 ROOSEVELT AVE	06/30/20	\$14,000	LC	\$14,000	\$8,200	58.57	\$16,453	\$2,722	\$11,278	0.144	1,242	\$9.08	345	1.4408	1.75 STY	35	\$2,722	R-345
41-08-153-001	1402 ROOSEVELT AVE	12/03/18	\$16,900	LC	\$16,900	\$7,500	44.38	\$14,911	\$2,691	\$14,209	0.203	1,297	\$10.96	345	4.5339	2 STORY	40	\$2,370	R-345
Totals:			\$43,900		\$43,900	\$23,800	54.21	\$47,552	\$33,974	\$215,006	0.158		\$9.30	0.04012446	0.0131		38.33333		
						Sale. Ratio =>	9.46			Ave. E.C.F. =>	0.158			3.0226	Coefficient of Var=>	19.11286457			

Need to reduce some

NOG revenues sales to determine

NC

E.C.F.s for Neighborhood: 350 'R - 350-KATHY'

Residential : 0.195
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.800
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: 350 'R - 350-KATHY'

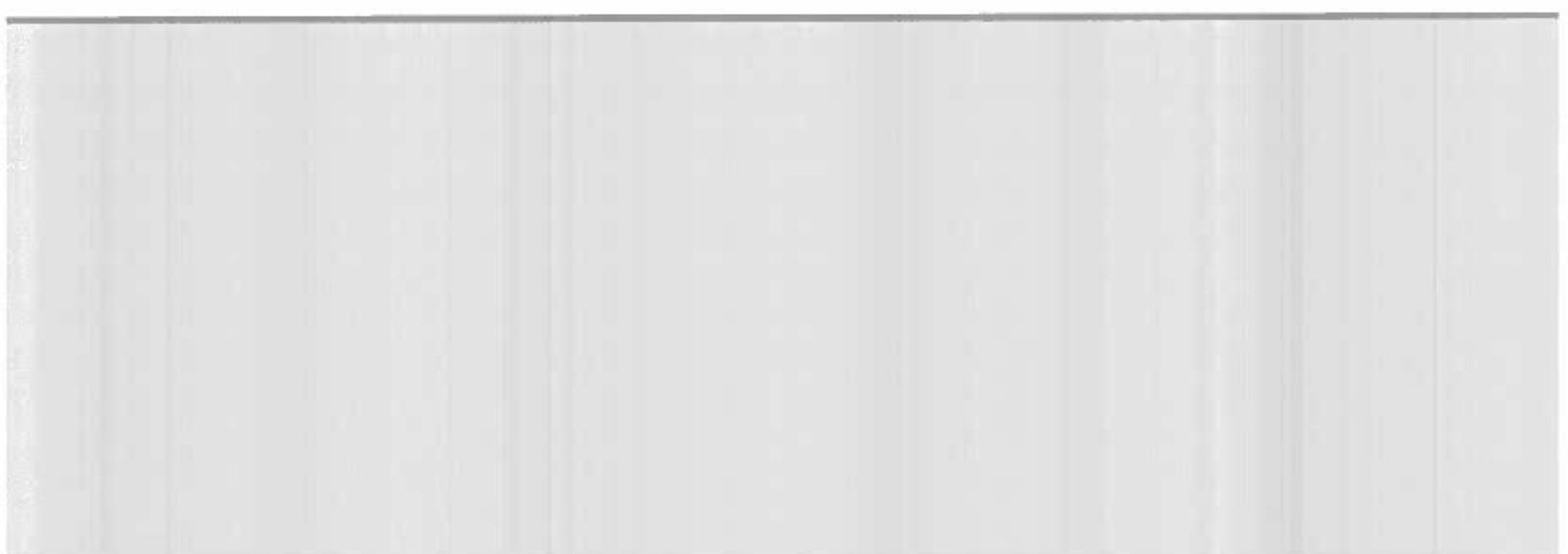
NO 1st & 2nd
NO Duplex & Etc

Residential : 0.195
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.800
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

1.75th
1 sty 1.25 sty 1.5 sty 2 sty
• .225 • 2 • 2 • 2 • 2
Multi Units
toe height • .225
NC



Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Adj. Sale \$	Cur. Assmt.	Add/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	
41-08-135-009	1526 CROOK AVE	09/01/20	\$17,500	WD	\$17,500	\$6,700	38.29	\$13,472	\$3,600	\$13,900	\$50,626	0.275	748	\$18.58	350	4.9319	1 STY	48	\$3,600	R-350	
41-08-183-006	1718 NEBRASKA AVE	08/15/20	\$20,000	M/LC	\$20,000	\$6,500	32.50	\$13,049	\$3,600	\$16,400	\$48,456	0.338	672	\$24.40	350	15.5321	1 STY	56	\$3,600	R-350	
41-08-138-024	1313 N FRANKLIN AVE	11/15/19	\$69,444	QC	\$10,023	\$7,700	76.82	\$15,411	\$3,600	\$6,423	\$60,569	0.106	999	\$6.43	350	0.1682	1 STY	58	\$3,600	R-350	
41-08-105-012	1421 KEARSLEY PARK BLVD	06/10/19	\$19,000	WD	\$19,000	\$9,300	48.95	\$18,697	\$5,265	\$13,735	\$68,882	0.199	948	\$14.49	350	#REF!	1.25 STY	44	\$5,265	R-350	
41-08-102-025	1533 INDIANA AVE	06/27/19	\$18,500	WD	\$18,500	\$9,700	52.43	\$19,466	\$3,600	\$14,900	\$81,364	0.183	1,287	\$11.58	350	18.3127	1.25 STY	52	\$3,600	R-350	
41-08-102-038	1501 INDIANA AVE	05/10/19	\$19,900	QC	\$19,900	\$10,000	50.25	\$20,064	\$5,074	\$14,826	\$76,872	0.193	1,140	\$13.01	350	19.2867	1.25 STY	52	\$5,074	R-350	
41-08-104-016	1556 INDIANA AVE	08/14/18	\$17,500	WD	\$17,500	\$10,000	57.14	\$19,950	\$3,600	\$13,900	\$83,946	0.166	1,386	\$10.03	350	16.5780	1.25 STY	56	\$3,600	R-350	
41-08-103-010	1410 INDIANA AVE	09/07/18	\$21,900	WD	\$21,900	\$7,900	36.07	\$15,802	\$3,547	\$18,353	\$62,846	0.292	1,152	\$15.93	350	29.2031	1.25 STY	58	\$3,547	R-350	
Totals:			\$59,300		\$59,300	\$27,900	47.05	\$55,816	\$47,079	\$223,564		0.211									
							Std. Dev. =>														
41-08-179-007	1718 MISSOURI AVE	08/20/20	\$12,000	CD	\$12,000	\$8,700	72.50	\$17,347	\$5,400	\$6,600	\$61,267	0.108	1,152	\$5.73	350	28.5663	2 STORY	58	\$5,400	R-350	
41-08-128-009	1626 INDIANA AVE	08/11/20	\$21,000	WD	\$21,000	\$7,000	33.33	\$14,076	\$3,600	\$17,400	\$53,723	0.324	974	\$17.86	350	32.3883	2 STORY	60	\$3,600	R-350	
41-08-176-002	1709 KEARSLEY PARK BLVD	08/21/19	\$40,000	WD	\$40,000	\$21,700	54.25	\$43,419	\$6,061	\$33,939	\$191,579	0.177	2,481	\$13.68	350	#REF!	THREE UNIT	54	\$6,061	R-350	
41-08-136-002	1605 KEARSLEY PARK BLVD	05/15/19	\$25,000	WD	\$25,000	\$11,400	45.60	\$22,857	\$4,041	\$20,959	\$96,492	0.217	1,596	\$13.13	350	21.7209	TWO UNIT	49	\$4,041	R-350	
41-08-136-002	1605 KEARSLEY PARK BLVD	07/10/20	\$42,000	WD	\$42,000	\$11,400	27.14	\$22,857	\$4,041	\$37,959	\$96,492	0.393	1,596	\$23.78	350	39.3389	TWO UNIT	49	\$4,041	R-350	

Highlands

Sign Column

300

E.C.F.s for Neighborhood: 355 *R - 355-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: 360 'R - 360-KATHY'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.300	0.300	0.300	0.300	0.300	0.300
1 STY		0.325	0.325	0.325	0.300	0.300	0.300
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY		0.300	0.300	0.300	0.300	0.300	0.300
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.300
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
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		0.300	0.300	0.300	0.300	0.300	0.300
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: 365 'R - 365-JEN'

HAS TOWNHOMES

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		0.300	0.300	0.300	0.300	0.300	0.300
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.300
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: 0.300
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: 365 'R - 365-JEN'

HAS TOWNHOMES

Residential : 0.260
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

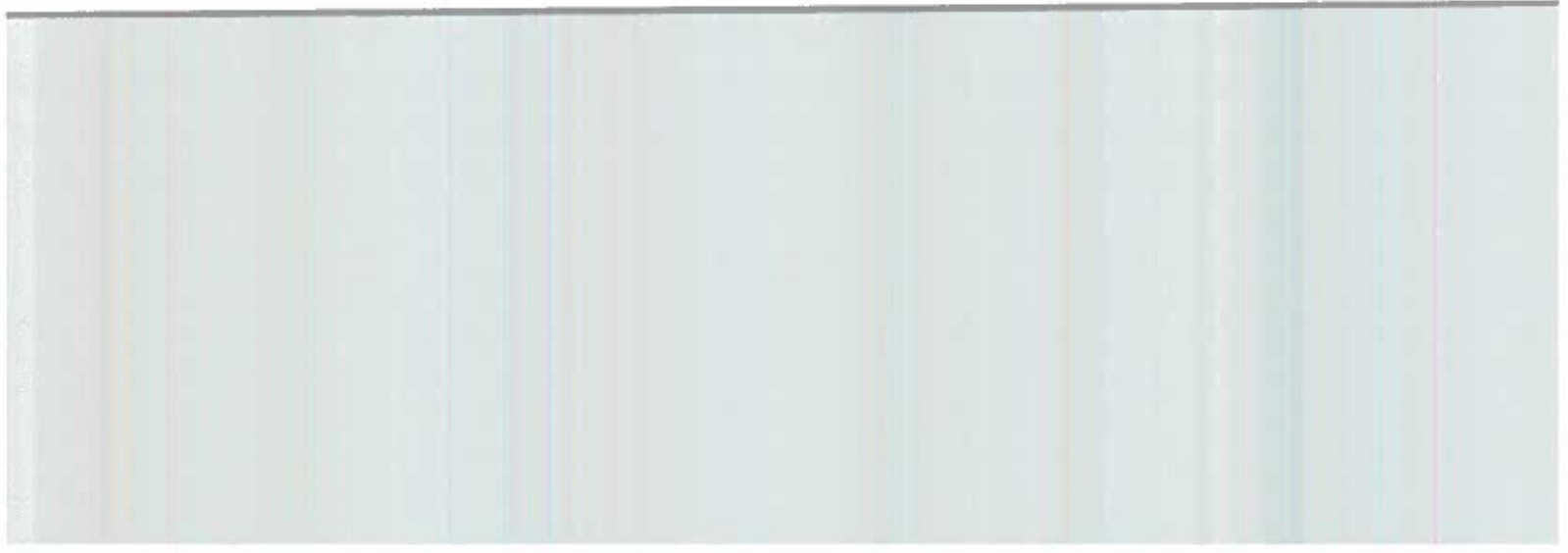
NO multi Unit
NO Ri Tri
NO Duplex/Grow

NOI.S

1 Sty
.3

1.25 Sty
.3

2 Sty
.3



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Assmnt.	Asfd/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
40-11-302-012	2730 GOLFSIDE LN	06/28/19	\$49,900	WD	\$49,900	\$18,800	37.68	\$37,624	\$7,353	\$42,547	\$116,427	0.365	1,094	\$38.89	365	3.1673	1.25 STY	23	\$7,353	R-365
40-11-302-013	2726 GOLFSIDE LN	09/16/20	\$65,000	PTA	\$65,000	\$22,500	34.62	\$45,001	\$7,333	\$57,667	\$144,877	0.398	1,451	\$39.74	365	6.4275	1.25 STY	23	\$7,333	R-365
40-11-302-025	2721 THOMAS ST	07/29/20	\$55,000	WD	\$55,000	\$20,000	36.36	\$39,967	\$7,410	\$47,590	\$125,219	0.380	1,049	\$45.37	365	4.6287	1.25 STY	23	\$7,410	R-365
40-11-302-027	2713 THOMAS ST	08/25/20	\$40,000	WD	\$40,000	\$21,300	53.25	\$42,548	\$7,566	\$32,434	\$134,546	0.241	1,228	\$26.41	365	9.2704	1.25 STY	23	\$6,991	R-365
40-11-302-030	2701 THOMAS ST	06/30/20	\$53,500	WD	\$53,500	\$24,000	44.86	\$47,952	\$10,113	\$43,387	\$145,535	0.298	1,343	\$32.31	365	3.5645	1.25 STY	23	\$10,113	R-365
40-11-303-014	2738 THOMAS ST	01/10/20	\$25,000	WD	\$25,000	\$17,000	68.00	\$38,980	\$7,280	\$17,720	\$102,692	0.379	1,032	\$17.17	365	16.1212	1.25 STY	23	\$7,280	R-365
40-11-303-026	2616 THOMAS ST	04/23/19	\$71,000	MLC	\$71,000	\$19,900	54.29	\$38,003	\$7,146	\$27,854	\$118,681	0.235	1,187	\$23.47	365	9.9069	1.25 STY	23	\$7,146	R-365
40-11-303-043	2717 NORBERT ST	10/14/20	\$71,000	WD	\$71,000	\$19,900	28.03	\$39,705	\$7,540	\$63,460	\$123,712	0.513	1,037	\$61.20	365	17.9201	1.25 STY	23	\$7,540	R-365
40-11-304-024	913 FREMONT ST	11/16/18	\$55,000	WD	\$55,000	\$18,500	33.64	\$37,056	\$7,150	\$47,850	\$115,023	0.416	1,042	\$45.92	365	8.5330	1.25 STY	23	\$7,150	R-365
40-11-304-025	907 FREMONT ST	04/01/19	\$36,500	WD	\$36,500	\$18,500	50.68	\$36,961	\$7,150	\$29,350	\$114,658	0.256	1,040	\$28.22	365	7.4694	1.25 STY	23	\$9,579	R-365
40-11-352-001	514 FREMONT ST	01/22/19	\$37,500	WD	\$37,500	\$18,900	50.40	\$37,818	\$10,038	\$27,462	\$106,846	0.257	990	\$27.74	365	17.1755	1.25 STY	23	\$9,579	R-365
40-11-377-002	708 FREMONT ST	05/10/19	\$28,900	WD	\$28,900	\$19,100	66.09	\$38,264	\$9,292	\$19,608	\$111,431	0.176	998	\$19.65	365	25.2813	1.25 STY	23	\$9,292	R-365
40-11-304-021	2618 NORBERT ST	10/09/19	\$67,000	WD	\$67,000	\$17,400	25.97	\$34,813	\$10,353	\$56,647	\$94,077	0.602	1,023	\$55.37	365	60.2135	1.25 STY	35	\$9,404	R-365
40-11-329-057	2522 ORCHARD LN	08/28/19	\$45,000	WD	\$45,000	\$21,200	47.11	\$42,347	\$4,812	\$40,188	\$150,140	0.268	1,742	\$23.07	365	26.7670	2 STORY	23	\$3,586	R-365
40-11-304-049	2631 ORCHARD LN	08/28/20	\$45,800	WD	\$45,800	\$14,100	30.79	\$28,201	\$3,591	\$42,209	\$98,440	0.429	1,570	\$26.88	365	42.8779	2 STORY	28	\$2,952	R-365
		Totals	\$710,100		\$710,100	\$290,200	40.87	\$580,240		\$595,973	\$1,802,303	0.331		\$34.09	0.12365872				24.00000	
						Sale. Ratio =>	13.09				E.C.F. =>	0.334		Snd. Deviations=>	17.2883					24.00000
											Ave. E.C.F. =>	0.334		Ave. Variance=>	0.12365872					51.79760342
															17.2883					24.00000
															Coefficient of Var=>					0.3093

✓
Kochmans

W= 4000

E.C.F.s for Neighborhood: 370 'R - 370-JEN'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.500	0.500	0.500	0.500	0.425	0.400
1 STY		0.425	0.425	0.425	0.400	0.400	0.350
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY		0.500	0.500	0.500	0.500	0.425	0.400
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		0.000	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		0.400	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: 370 'R - 370-JEN'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.425	0.425	0.425	0.425	0.425	0.425
1 STY		0.400	0.400	0.400	0.400	0.400	0.400
2 STORY		0.425	0.425	0.425	0.425	0.425	0.425
1.5 STY		0.425	0.425	0.425	0.425	0.425	0.425
1.25 STY		0.400	0.400	0.400	0.400	0.400	0.400
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		0.400	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

NO 3+4 units
 NO Bi Tri
 NO Duplex Estate

	<u>1.25 sty</u>	<u>1.25 sty</u>	<u>1.50 sty</u>	<u>1.75 sty</u>	<u>2 sty</u>	<u>Units</u>
20	.425	20 .525	20 .5	20 .5	20 .3	.4
30	.4	30 .4	30 .5	30 .5	30 .3	
40	.4	40 .4	40 .425	40 .425	40 .3	
50	.350	50 .350	50 .4	50 .4	50 .3	

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.	E.C.F. Area	Dev. by Mean	Building Style	Eff. Age	Land Value	Land Table	
40-14-228-025	2026 MONTEITH ST	10/05/18	\$180,000	WD	\$62,000	\$18,800	30.32	\$48,771	\$4,848	\$57,152	\$109,808	0.520	1.427	\$40.05	370	2,9230	1 STY	30	\$4,848	R-370		
40-11-381-001	512 MARQUETTE ST	10/21/19	\$36,000	WD	\$36,000	\$18,200	50.56	\$36,424	\$8,734	\$27,266	\$69,225	0.394	882	\$30.91	370	13,4739	1 STY	35	\$8,734	R-370		
40-14-229-004	2025 MONTEITH ST	10/08/19	\$34,000	WD	\$34,000	\$18,200	53.53	\$36,340	\$7,342	\$26,658	\$72,495	0.368	720	\$37.03	370	7,4201	1 STY	35	\$7,342	R-370		
40-14-252-035	845 FRANK ST	05/21/18	\$22,000	WD	\$22,000	\$20,900	95.00	\$41,827	\$7,671	\$14,329	\$85,390	0.168	955	\$15.00	370	21,7873	1 STY	35	\$7,671	R-370		
40-14-253-039	821 DICKINSON ST	09/07/18	\$39,900	WD	\$39,900	\$19,400	48.62	\$38,796	\$7,998	\$31,902	\$76,995	0.414	859	\$37.14	370	20,1824	1 STY	35	\$7,341	R-370		
40-14-253-044	801 DICKINSON ST	09/05/18	\$46,000	WD	\$46,000	\$16,400	35.65	\$32,740	\$7,000	\$39,000	\$64,350	0.606	738	\$52.85	370	39,3546	1 STY	35	\$7,000	R-370		
40-14-253-056	627 DICKINSON ST	11/01/19	\$52,000	WD	\$52,000	\$20,600	39.62	\$41,125	\$7,000	\$45,000	\$65,313	0.527	882	\$51.02	370	31,4958	1 STY	35	\$7,000	R-370		
40-14-276-042	603 ST CLAIR ST	12/28/18	\$41,000	WD	\$41,000	\$20,800	50.73	\$41,540	\$7,342	\$33,658	\$85,495	0.394	1,094	\$30.77	370	6,6986	1 STY	35	\$7,342	R-370		
Totals:			\$450,900		\$332,900	\$153,300	46.05	\$317,563	\$274,965	\$649,070		0.424										
Totals:			\$1,206,800		\$997,300	\$518,600	52.00	\$1,043,732	\$769,566	\$2,039,995		0.377										
Sld. Dev. =>							14.67															
Sld. Ratio =>																						
Ave. E.C.F. =>																						

200

19.78

40-14-276-031	701 ST CLAIR ST	07/23/20	\$21,000	WD	\$21,000	\$15,400	73.33	\$30,782	\$7,000	\$14,000	\$59,455	0.235	720	\$19.44	370	19,1151	1.5TY	50	\$7,000	R-370
40-11-352-027	2518 NORBERT ST	08/01/19	\$55,000	WD	\$55,000	\$22,200	40.36	\$44,423	\$7,000	\$48,000	\$93,558	0.513	1,011	\$47.48	370	51,3053	1.25 STY	35	\$7,000	R-370
40-14-202-013	2110 CARTIER ST	07/18/18	\$54,000	WD	\$54,000	\$27,400	50.74	\$54,828	\$7,824	\$46,176	\$117,510	0.393	1,494	\$30.91	370	39,2954	1.25 STY	35	\$7,824	R-370
40-11-382-015	2411 NORBERT ST	12/05/18	\$60,000	WD	\$60,000	\$21,800	36.33	\$43,629	\$7,439	\$52,561	\$90,475	0.581	1,432	\$36.70	370	58,0945	1.25 STY	40	\$7,439	R-370
40-11-331-035	909 MARQUETTE ST	02/21/19	\$34,900	WD	\$34,900	\$20,600	59.03	\$41,141	\$8,836	\$26,064	\$80,763	0.323	1,132	\$23.02	370	32,2724	1.25 STY	45	\$8,836	R-370
40-11-351-080	315 MARQUETTE ST	03/14/19	\$66,500	WD	\$66,500	\$28,600	43.01	\$57,229	\$9,640	\$56,860	\$111,974	0.508	1,347	\$42.21	370	50,7796	1.5 STY	35	\$9,640	R-370
40-14-203-029	2102 MONTEITH ST	08/27/20	\$65,000	WD	\$66,000	\$27,100	41.06	\$54,267	\$9,556	\$56,444	\$105,202	0.537	1,423	\$39.67	370	53,6528	1.5 STY	35	\$9,556	R-370
40-14-228-041	1810 MONTEITH ST	07/12/19	\$63,900	WD	\$63,900	\$24,500	38.34	\$48,903	\$7,330	\$56,570	\$97,819	0.578	1,446	\$39.12	370	57,8314	1.5 STY	35	\$7,330	R-370
40-14-253-007	830 FRANK ST	10/07/20	\$81,500	WD	\$81,500	\$24,400	29.94	\$48,714	\$7,576	\$73,924	\$96,795	0.764	1,252	\$59.04	370	60,6061	1.5 STY	35	\$7,576	R-370
Totals:			\$276,900		\$277,900	\$104,600	37.64	\$209,113		\$249,798	\$411,791	0.592								
							5.76				Ave. E.C.F. =>	0.597								

40-11-353-028	2532 THOMAS ST	03/14/19	\$42,000	WD	\$42,000	\$20,900	49.76	\$41,868	\$7,313	\$34,687	\$81,306	0.427	1,187	\$29.22	370	42,6623	1.5 STY	40	\$6,860	R-370
40-11-380-002	906 MARQUETTE ST	11/21/18	\$25,000	WD	\$25,000	\$23,600	94.40	\$47,200	\$7,703	\$17,297	\$92,934	0.186	1,432	\$12.08	370	18,6121	1.5 STY	40	\$7,703	R-370
40-11-380-035	701 BLAIR ST	03/12/20	\$58,000	WD	\$58,000	\$32,500	56.03	\$64,903	\$19,045	\$38,955	\$107,901	0.361	1,615	\$24.12	370	36,1025	1.5 STY	40	\$19,045	R-370
40-11-458-019	2302 MONTEITH ST	03/13/20	\$49,000	PTA	\$49,000	\$25,200	51.43	\$50,317	\$10,918	\$38,082	\$92,704	0.411	1,423	\$26.76	370	41,0793	1.5 STY	40	\$10,619	R-370
40-14-126-001	318 MARQUETTE ST	09/19/18	\$56,000	WD	\$56,000	\$20,100	35.89	\$40,257	\$9,438	\$46,562	\$72,515	0.642	1,017	\$45.78	370	64,2099	1.5 STY	40	\$9,438	R-370
40-14-126-006	2459 THOMAS ST	07/20/18	\$59,900	WD	\$59,900	\$26,400	44.07	\$52,751	\$7,000	\$52,900	\$107,649	0.491	1,723	\$30.70	370	49,1410	1.5 STY	40	\$7,000	R-370
40-14-201-003	2307 MONTEITH ST	10/16/20	\$49,000	WD	\$49,000	\$25,500	52.04	\$50,952	\$8,735	\$40,265	\$99,334	0.405	1,462	\$27.54	370	40,5349	1.5 STY	40	\$8,377	R-370
40-14-229-025	1801 MONTEITH ST	08/08/18	\$50,000	WD	\$50,000	\$25,900	51.80	\$51,704	\$8,984	\$41,016	\$100,518	0.408	1,462	\$28.05	370	40,8048	1.5 STY	40	\$8,984	R-370
40-14-253-032	849 DICKINSON ST	08/29/19	\$83,000	WD	\$83,000	\$30,100	36.27	\$60,241	\$11,313	\$71,687	\$115,125	0.623	1,786	\$40.14	370	62,2690	1.5 STY	45	\$11,313	R-370
Totals:			\$471,900		\$471,900	\$230,200	48.78	\$460,193		\$381,451	\$869,986	0.438								
							17.28				Ave. E.C.F. =>	0.439								

40-14-202-010	2128 CARTIER ST	07/30/20	\$50,000	WD	\$50,000	\$20,900	41.80	\$41,835	\$8,344	\$41,656	\$78,802	0.529	1.017	\$40,96	370	52,8614	1.75 STY	25	\$8,344	R-370
40-11-353-012	2531 NORBERT ST	08/20/20	\$67,900	WD	\$67,900	\$29,200	43.00	\$58,456	\$6,580	\$61,320	\$122,061	0.502	1.530	\$40,08	370	50,2371	1.75 STY	30	\$6,580	R-370
40-14-253-034	841 DICKINSON ST	09/11/18	\$62,000	WD	\$62,000	\$23,000	37.10	\$46,015	\$7,702	\$54,298	\$90,148	0.602	1.260	\$43,09	370	60,2319	1.75 STY	35	\$7,702	R-370
40-11-353-011	2535 NORBERT ST	07/15/20	\$47,000	WD	\$47,000	\$17,700	37.66	\$35,356	\$6,580	\$40,420	\$67,708	0.597	1.022	\$39,55	370	59,6973	1.75 STY	40	\$6,580	R-370
40-14-126-009	2447 THOMAS ST	10/30/18	\$59,000	WD	\$59,000	\$27,600	46.78	\$55,298	\$7,000	\$52,000	\$113,642	0.458	1.452	\$35,81	370	45,7576	1.75 STY	40	\$7,000	R-370
40-14-201-004	454 DOUGHERTY PL	10/31/18	\$31,000	WD	\$31,000	\$18,600	60.00	\$37,115	\$7,609	\$23,391	\$69,426	0.337	1.087	\$21,52	370	33,6920	1.75 STY	40	\$7,609	R-370
40-14-229-047	1912 CARTIER ST	01/08/20	\$43,500	WD	\$43,500	\$25,700	59.08	\$51,490	\$7,546	\$35,954	\$103,398	0.348	1.505	\$23,89	370	34,7726	1.75 STY	40	\$7,546	R-370
40-14-229-049	1902 CARTIER ST	07/19/19	\$57,320	WD	\$57,320	\$24,900	43.44	\$49,838	\$10,695	\$46,625	\$92,101	0.506	1.382	\$33,74	370	50,6237	1.75 STY	40	\$10,695	R-370
40-14-252-038	833 FRANK ST	04/20/20	\$72,500	WD	\$72,500	\$25,300	34.90	\$50,592	\$7,857	\$64,643	\$100,553	0.643	1.536	\$42,09	370	64,2875	1.75 STY	40	\$7,857	R-370
40-14-253-026	624 FRANK ST	06/05/18	\$40,000	WD	\$40,000	\$18,400	92.00	\$50,171	\$4,500	\$15,500	\$107,461	0.144	1.671	\$9,28	370	14,4238	1.75 STY	40	\$4,500	R-370
40-14-277-013	629 DUPONT ST	06/15/18	\$51,000	WD	\$49,800	\$28,500	57.23	\$57,000	\$11,174	\$38,626	\$107,826	0.358	1.452	\$26,60	370	20,0572	1.75 STY	40	\$11,124	R-370
40-14-276-039	2022 W UNIVERSITY AVE	09/11/20	\$27,000	WD	\$27,000	\$23,200	85.93	\$46,496	\$7,342	\$19,658	\$92,127	0.213	1.512	\$13,00	370	3,5994	1.75 STY	45	\$7,342	R-370
Totals:			\$428,320		\$407,120	\$209,900	51.56	\$433,356	\$336,817	\$854,242		0.394								
							20.08				Ave. E.C.F. =>	0.400								

40-11-353-033	2512 THOMAS ST	04/15/20	\$36,000	WD	\$36,000	\$24,800	68.89	\$49,593	\$6,860	\$29,140	\$100,548	0.290	1.227	\$23,75	370	28,9811	2 STORY	35	\$6,860	R-370
40-11-379-001	708 MARQUETTE ST	09/04/20	\$30,000	WD	\$30,000	\$27,400	91.33	\$54,884	\$15,326	\$14,674	\$93,078	0.158	1.254	\$11,70	370	15,7653	2 STORY	35	\$15,326	R-370
40-14-126-015	2423 THOMAS ST	03/29/19	\$49,900	WD	\$49,900	\$23,300	46.69	\$46,546	\$6,891	\$43,009	\$93,306	0.461	1.354	\$31,76	370	46,0946	2 STORY	40	\$6,891	R-370
40-11-353-027	2536 THOMAS ST	03/06/20	\$29,000	WD	\$29,000	\$24,400	84.14	\$48,787	\$7,488	\$21,512	\$97,174	0.221	1.585	\$13,57	370	22,1376	2 STORY	45	\$6,860	R-370
40-11-381-011	2440 NORBERT ST	11/11/19	\$63,000	WD	\$63,000	\$23,900	37.94	\$47,754	\$8,304	\$54,696	\$92,824	0.589	1.712	\$31,95	370	58,9247	2 STORY	45	\$8,304	R-370
40-14-252-034	849 FRANK ST	07/20/20	\$32,000	WD	\$32,000	\$24,800	77.50	\$49,519	\$7,655	\$24,345	\$98,504	0.247	1.495	\$16,28	370	24,7149	2 STORY	45	\$7,655	R-370
Totals:			\$173,900		\$173,900	\$96,400	55.43	\$192,606	\$149,562	\$381,807		0.376								
							22.68				Ave. E.C.F. =>	0.380								

40-14-201-010	424 DOUGHERTY PL	06/07/19	\$28,000	WD	\$28,000	\$20,500	73.21	\$40,979	\$9,571	\$18,429	\$73,901	0.249	1.131	\$16,29	370	24,9374	2 STORY		\$9,571	R-370
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E.C.F.s for Neighborhood: 375 'R - 375-TIM'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.325	0.325	0.325	0.325	0.325	0.325
1 STY		0.325	0.325	0.325	0.325	0.325	0.325
2 STORY		0.325	0.325	0.325	0.325	0.325	0.325
1.5 STY		0.325	0.325	0.325	0.325	0.325	0.325
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		0.425	0.425	0.425	0.425	0.425	0.425
THREE UNIT		0.425	0.425	0.425	0.425	0.425	0.425
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: 375 'R - 375-TIM'

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		0.275	0.275	0.275	0.275	0.275	0.275
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		0.275	0.275	0.275	0.275	0.275	0.275
DUPLEX		0.275	0.275	0.275	0.275	0.275	0.275
TWO UNIT		0.350	0.350	0.350	0.350	0.350	0.350
THREE UNIT		0.350	0.350	0.350	0.350	0.350	0.350
FOUR UNIT		0.350	0.350	0.350	0.350	0.350	0.350

NO4
NOBE Tie
NO Duplex
ESA
NO1, 25

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 .325
1.5 sty .325
1.75 2 sty .325
2 units .425
3 units .425

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur Assmnt	Asfd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	E.C.F. =>	Area	Dew. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table	
40-11-455-021	971 WOODBRIDGE ST	03/06/20	\$29,000	WD	\$29,000	\$14,500	50.00	\$28,901	\$6,691	\$22,309	\$80,764	0.276	936	\$23.83		375	14.9857	1.5TY	44	\$6,334	R-375	
40-14-228-008	2017 JOLLET ST	08/23/19	\$45,000	WD	\$45,000	\$14,800	32.89	\$29,625	\$5,036	\$39,964	\$89,415	0.447	945	\$42.29		375	6.9623	1.75 STY	35	\$5,036	R-375	
40-14-227-004	817 N CHEVROLET AVE	06/24/19	\$27,900	WD	\$27,000	\$22,600	83.70	\$45,280	\$6,294	\$20,706	\$141,767	0.146	1,344	\$15.41		375	53.0815	2 STORY	20	\$6,294	R-375	
40-14-227-004	817 N CHEVROLET AVE	01/22/20	\$64,400	WD	\$64,400	\$22,600	35.09	\$45,280	\$6,294	\$58,106	\$141,767	0.410	1,344	\$43.23		375	26.7002	2 STORY	20	\$6,294	R-375	
40-14-226-023	772 N CHEVROLET AVE	03/08/19	\$50,000	WD	\$50,000	\$16,100	32.20	\$32,223	\$6,294	\$43,706	\$94,287	0.464	1,389	\$31.47		375	20.7612	2 STORY	40	\$6,294	R-375	
40-14-227-015	757 N CHEVROLET AVE	01/08/20	\$34,000	WD	\$34,000	\$15,000	44.12	\$29,939	\$6,086	\$27,914	\$86,738	0.322	1,085	\$25.73		375	10.8345	2 STORY	40	\$6,086	R-375	
40-14-230-001	818 DUPONT ST	06/05/18	\$40,000	WD	\$20,000	\$18,400	92.00	\$35,524	\$4,500	\$15,500	\$112,815	0.137	1,512	\$10.25		375	9.1755	2 STORY	40	\$4,500	R-375	
40-14-230-009	722 N CHEVROLET AVE	04/06/18	\$27,000	WD	\$27,000	\$20,400	75.56	\$40,886	\$7,171	\$19,829	\$122,600	0.162	1,566	\$12.66		375	6.7412	2 STORY	40	\$6,826	R-375	
40-14-230-017	644 N CHEVROLET AVE	01/01/20	\$40,000	LC	\$40,000	\$17,600	44.00	\$35,200	\$6,847	\$33,153	\$109,102	0.322	1,184	\$28.00		375	5.5773	2 STORY	40	\$6,847	R-375	
40-14-230-019	632 N CHEVROLET AVE	08/31/18	\$55,000	WD	\$55,000	\$18,700	34.00	\$37,473	\$6,847	\$48,153	\$111,367	0.482	1,152	\$41.80		375	5.5051	2 STORY	40	\$6,847	R-375	
40-11-479-026	904 DUPONT ST	01/01/20	\$40,000	LC	\$40,000	\$16,600	41.50	\$33,105	\$5,250	\$34,750	\$101,291	0.343	1,524	\$22.80		375	34.3071	2 STORY	41	\$5,250	R-375	
40-11-451-006	1050 N CHEVROLET AVE	01/21/20	\$35,000	WD	\$35,000	\$18,500	52.86	\$36,967	\$6,345	\$28,655	\$111,353	0.257	1,512	\$18.95		375	25.7335	2 STORY	42	\$6,345	R-375	
40-14-230-010	718 N CHEVROLET AVE	04/01/20	\$48,125	WD	\$48,125	\$18,500	49.00	\$36,925	\$6,826	\$41,299	\$109,451	0.377	1,558	\$26.51		375	16.3855	2 STORY	42	\$6,826	R-375	
40-11-380-023	1045 N CHEVROLET AVE	06/26/20	\$30,000	LC	\$30,000	\$14,700	49.00	\$29,342	\$6,455	\$23,545	\$83,225	0.283	1,173	\$20.07		375	28.2906	2 STORY	44	\$6,455	R-375	
40-11-457-003	915 N CHEVROLET AVE	06/13/18	\$39,000	M/LC	\$39,000	\$16,600	42.56	\$33,148	\$6,469	\$32,531	\$97,015	0.335	1,321	\$24.63		375	33.5321	2 STORY	44	\$6,469	R-375	
40-14-226-016	824 N CHEVROLET AVE	05/19/20	\$32,000	WD	\$32,000	\$18,400	57.50	\$36,792	\$8,051	\$23,949	\$104,513	0.229	1,344	\$17.82		375	22.9149	2 STORY	44	\$7,545	R-375	
40-14-226-017	820 N CHEVROLET AVE	04/15/19	\$49,900	WD	\$49,900	\$16,700	33.47	\$33,444	\$8,220	\$41,680	\$91,724	0.454	1,290	\$32.31		375	45.4409	2 STORY	44	\$6,374	R-375	
40-14-226-021	804 N CHEVROLET AVE	03/06/20	\$29,000	WD	\$29,000	\$15,900	50.81	\$31,747	\$6,294	\$22,706	\$92,556	0.245	1,232	\$18.43		375	24.5321	2 STORY	44	\$6,294	R-375	
40-14-227-014	761 N CHEVROLET AVE	01/14/20	\$32,600	WD	\$32,600	\$16,400	54.31	\$32,756	\$6,294	\$26,306	\$96,225	0.273	1,576	\$16.69		375	26.6669	2 STORY	44	\$6,294	R-375	
40-11-456-014	2316 JOLLET ST	01/05/20	\$21,000	WD	\$21,000	\$12,800	60.95	\$25,561	\$5,175	\$15,825	\$74,131	0.213	1,019	\$15.53		375	21.3474	2 STORY	45	\$5,175	R-375	
40-14-227-009	777 N CHEVROLET AVE	07/16/20	\$65,000	WD	\$65,000	\$16,900	26.00	\$33,882	\$12,588	\$52,412	\$77,433	0.677	1,247	\$42.03		375	10.1354	2 STORY	45	\$12,588	R-375	
40-11-456-011	951 N CHEVROLET AVE	08/21/20	\$13,500	WD	\$13,500	\$12,800	94.81	\$25,546	\$6,469	\$7,031	\$69,371	0.101	1,109	\$6.34		375	22.2775	2 STORY	48	\$6,469	R-375	
40-11-481-022	1900 CADILLAC ST	03/27/19	\$19,000	WD	\$19,000	\$11,800	59.00	\$23,508	\$5,036	\$14,964	\$67,171	0.223	994	\$15.05		375	20.7888	2 STORY	48	\$5,036	R-375	
40-11-481-022	1812 CADILLAC ST	02/14/20	\$20,000	WD	\$20,000	\$11,800	62.11	\$23,508	\$5,036	\$13,964	\$67,171	0.208	994	\$14.05		375	22.2775	2 STORY	48	\$5,036	R-375	
40-11-481-024	2249 JOLLET ST	06/28/19	\$54,900	WD	\$54,900	\$12,700	23.13	\$25,394	\$4,706	\$50,194	\$75,229	0.667	1,045	\$48.03		375	66.7215	2 STORY	48	\$4,706	R-375	
40-14-203-001	2249 JOLLET ST	04/16/18	\$25,000	WD	\$25,000	\$13,200	52.80	\$26,347	\$6,924	\$18,076	\$70,629	0.256	1,085	\$16.66		375	25.5929	2 STORY	48	\$6,924	R-375	
40-14-226-022	800 N CHEVROLET AVE	09/06/18	\$20,000	WD	\$20,000	\$13,100	65.50	\$26,170	\$6,294	\$13,706	\$72,276	0.190	1,058	\$12.95		375	18.9633	2 STORY	48	\$6,294	R-375	
40-14-226-022	800 N CHEVROLET AVE	04/15/19	\$45,000	WD	\$45,000	\$13,100	29.11	\$26,170	\$6,294	\$38,706	\$72,276	0.536	1,058	\$36.58		375	53.5528	2 STORY	48	\$6,294	R-375	
40-14-226-030	815 DUPONT ST	04/13/18	\$30,500	WD	\$30,500	\$11,700	38.36	\$23,423	\$4,765	\$25,735	\$67,847	0.379	1,000	\$25.74		375	37.9308	2 STORY	48	\$4,765	R-375	
40-14-227-024	2016 JOLLET ST	03/06/20	\$29,000	WD	\$29,000	\$13,200	45.52	\$26,429	\$5,036	\$23,964	\$77,793	0.308	1,070	\$22.40		375	30.8049	2 STORY	48	\$5,036	R-375	
40-14-227-025	2012 JOLLET ST	09/30/20	\$47,500	WD	\$47,500	\$12,600	26.53	\$25,143	\$5,036	\$42,464	\$73,116	0.581	968	\$43.87		375	58.0773	2 STORY	48	\$5,036	R-375	
40-11-329-044	1055 MARQUETTE ST	10/21/19	\$34,600	WD	\$34,600	\$11,900	34.39	\$23,861	\$5,650	\$28,950	\$66,222	0.437	1,026	\$28.22		375	43.7167	2 STORY	49	\$5,650	R-375	
Totals:			\$1,006,625		\$986,625	\$426,100	43.19	\$850,413	\$809,667	\$2,448,927		0.331			E.C.F. =>							
							18.17					0.336			Ave. E.C.F. =>							
40-14-226-031	811 DUPONT ST	03/17/20	\$43,500	WD	\$43,500	\$12,300	28.28	\$24,656	\$5,072	\$38,428	\$71,215	0.540	1,132	\$33.95		375	53.9609	2 STORY	57	\$5,072	R-375	
40-14-230-015	702 N CHEVROLET AVE	05/07/18	\$116,050	WD	\$116,050	\$38,800	33.43	\$77,613	\$6,826	\$109,224	\$202,249	0.540	1,728	\$63.21		375	#REF!	THREE UNIT	14	\$6,826	R-375	
40-14-230-014	706 N CHEVROLET AVE	05/07/18	\$94,950	WD	\$94,950	\$25,600	26.96	\$51,228	\$6,826	\$88,124	\$126,863	0.695	1,686	\$52.27		375	69.4640	THREE UNIT	40	\$6,826	R-375	
40-14-228-027	2014 MONTFETH ST	10/05/18	\$180,000	WD	\$62,000	\$52,800	85.16	\$105,823	\$13,280	\$46,720	\$985,540	0.126	5,882	\$8.28		375	12.6368	TWO UNIT	43	\$13,280	R-375	

305
\$52,800
1,019,000

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECT Area
40-11-329-044	1055 MARQUETTE ST	10/21/19	\$34,600	WD	\$6,920.0	\$34,600	\$11,900	34.39	\$23,861	\$5,650	45.2	114.4	0.13	0.13	\$153	\$52,824	\$1.21	50.00	375
40-11-380-023	1045 N CHEVROLET AVE	06/26/20	\$30,000	LC	\$6,000.0	\$30,000	\$14,700	49.00	\$29,342	\$6,455	51.6	136.5	0.16	0.16	\$116	\$36,585	\$0.84	52.30	375
40-11-451-006	1050 N CHEVROLET AVE	01/21/20	\$35,000	WD	\$7,000.0	\$35,000	\$18,500	52.86	\$36,967	\$6,345	50.8	102.0	0.14	0.14	\$138	\$50,360	\$1.16	59.47	375
40-11-451-034	2400 BAGLEY ST	07/10/20	\$10,000	DC	\$2,000.0	\$10,000	\$17,300	123.00	\$34,672	\$6,469	51.8	150.0	0.17	0.17	\$39	\$11,628	\$0.27	50.00	375
40-11-455-017	914 N CHEVROLET AVE	08/12/20	\$5,500	WD	\$1,100.0	\$5,500	\$13,600	247.27	\$27,196	\$6,674	53.4	131.9	0.17	0.17	\$21	\$6,587	\$0.15	55.00	375
40-11-455-021	911 WOODBRIDGE ST	03/06/20	\$29,000	WD	\$5,800.0	\$29,000	\$14,500	50.00	\$28,901	\$6,334	50.7	106.8	0.14	0.14	\$114	\$40,845	\$0.94	58.00	375
40-11-456-014	2316 JOULET ST	01/06/20	\$21,000	WD	\$4,200.0	\$21,000	\$12,800	60.95	\$25,561	\$5,175	41.4	150.0	0.14	0.14	\$101	\$30,435	\$0.70	40.00	375
40-11-479-026	904 DUPONT ST	01/01/20	\$40,000	LC	\$8,000.0	\$40,000	\$16,600	41.50	\$33,105	\$5,250	42.0	98.8	0.11	0.11	\$190	\$70,796	\$1.63	50.00	375
40-11-479-028	1501 FLUSHING RD	08/17/20	\$20,000	WD	\$4,000.0	\$20,000	\$26,400	132.00	\$52,837	\$15,346	122.8	83.1	0.31	0.31	\$33	\$13,115	\$0.30	159.67	375
40-11-481-020	1908 CADILLAC ST	08/20/20	\$5,000	WD	\$1,000.0	\$5,000	\$12,400	248.00	\$24,758	\$5,036	40.3	142.0	0.13	0.13	\$25	\$7,692	\$0.18	40.00	375
40-11-481-022	1900 CADILLAC ST	03/27/19	\$20,000	WD	\$4,000.0	\$20,000	\$11,800	59.00	\$23,508	\$5,036	40.3	142.0	0.13	0.13	\$99	\$30,769	\$0.71	40.00	375
40-11-481-022	1900 CADILLAC ST	02/14/20	\$19,000	WD	\$3,800.0	\$19,000	\$11,800	62.11	\$23,508	\$5,036	40.3	142.0	0.13	0.13	\$94	\$29,231	\$0.67	40.00	375
40-11-481-024	1812 CADILLAC ST	06/28/19	\$54,900	WD	\$10,980.0	\$54,900	\$12,700	23.13	\$25,394	\$4,706	37.6	124.0	0.11	0.11	\$292	\$96,316	\$2.21	40.00	375
40-11-482-012	2001 CADILLAC ST	09/01/20	\$20,000	WD	\$4,000.0	\$20,000	\$19,500	97.50	\$39,008	\$6,804	54.4	144.9	0.18	0.18	\$73	\$22,472	\$0.52	53.50	375
40-14-203-005	2237 JOULET ST	08/23/19	\$12,000	WD	\$2,400.0	\$12,000	\$18,400	107.50	\$25,875	\$7,545	60.4	153.4	0.20	0.20	\$106	\$31,527	\$0.72	57.67	375
40-14-226-016	824 N CHEVROLET AVE	05/19/20	\$49,900	WD	\$9,980.0	\$49,900	\$16,700	33.47	\$33,444	\$6,374	51.0	145.6	0.17	0.17	\$196	\$59,760	\$1.37	50.00	375
40-14-226-021	804 N CHEVROLET AVE	03/06/20	\$29,000	WD	\$5,800.0	\$29,000	\$15,900	54.83	\$31,747	\$6,294	50.4	142.0	0.16	0.16	\$115	\$35,583	\$0.82	50.00	375
40-14-226-022	800 N CHEVROLET AVE	04/15/19	\$45,000	WD	\$9,000.0	\$45,000	\$13,100	29.11	\$26,170	\$6,294	50.4	142.0	0.16	0.16	\$179	\$55,215	\$1.27	50.00	375
40-14-226-023	772 N CHEVROLET AVE	03/08/19	\$50,000	WD	\$10,000.0	\$50,000	\$16,100	32.20	\$32,223	\$6,294	50.4	142.0	0.16	0.16	\$199	\$61,350	\$1.41	50.00	375
40-14-226-031	811 DUPONT ST	03/17/20	\$43,500	WD	\$8,700.0	\$43,500	\$12,300	28.28	\$24,656	\$5,072	40.6	130.6	0.13	0.13	\$214	\$69,048	\$1.59	42.00	375
40-14-227-004	817 N CHEVROLET AVE	05/24/19	\$27,000	WD	\$5,400.0	\$27,000	\$12,400	77.50	\$24,814	\$5,309	42.5	101.0	0.12	0.12	\$75	\$27,586	\$0.63	50.00	375
40-14-227-004	817 N CHEVROLET AVE	01/22/20	\$64,400	WD	\$12,880.0	\$64,400	\$22,600	83.70	\$45,280	\$6,294	50.4	142.0	0.16	0.16	\$107	\$33,129	\$0.76	50.00	375
40-14-227-009	777 N CHEVROLET AVE	07/16/20	\$65,000	WD	\$13,000.0	\$65,000	\$16,900	26.00	\$33,882	\$12,588	100.7	284.0	0.33	0.33	\$129	\$39,877	\$0.92	100.00	375
40-14-227-014	761 N CHEVROLET AVE	01/14/20	\$32,600	WD	\$6,520.0	\$32,600	\$16,400	50.31	\$32,756	\$6,294	50.4	142.0	0.16	0.16	\$129	\$40,000	\$0.92	50.00	375
40-14-227-015	757 N CHEVROLET AVE	01/08/20	\$34,000	WD	\$6,800.0	\$34,000	\$15,000	44.12	\$29,939	\$6,086	48.7	132.8	0.15	0.15	\$140	\$44,737	\$1.03	50.00	375
40-14-227-024	2016 JOULET ST	03/06/20	\$29,500	WD	\$5,900.0	\$29,500	\$13,200	45.52	\$26,429	\$5,036	40.3	142.0	0.13	0.13	\$144	\$44,615	\$1.02	40.00	375
40-14-227-025	2017 JOULET ST	09/30/20	\$47,500	PTA	\$9,500.0	\$47,500	\$12,600	26.53	\$25,143	\$5,036	40.3	142.0	0.13	0.13	\$236	\$73,077	\$1.68	40.00	375
40-14-228-008	2017 JOULET ST	08/23/19	\$45,000	WD	\$9,000.0	\$45,000	\$14,800	32.89	\$29,625	\$5,036	40.3	142.0	0.13	0.13	\$223	\$69,231	\$1.59	40.00	375
40-14-230-010	718 N CHEVROLET AVE	04/01/20	\$48,125	WD	\$9,625.0	\$48,125	\$18,500	38.44	\$36,925	\$6,826	54.6	167.0	0.19	0.19	\$176	\$50,130	\$1.15	50.00	375
40-14-230-017	644 N CHEVROLET AVE	01/01/20	\$40,000	LC	\$8,000.0	\$40,000	\$17,600	44.00	\$35,200	\$6,847	54.8	168.0	0.19	0.19	\$146	\$41,451	\$0.95	50.00	375
Totals:			\$1,054,025			\$1,054,025	\$502,500	47.67	\$1,004,798	\$204,871	1,639.0		5.13	4.96					
						Sale Ratio =>		57.32		Average per FF=>	#REF!		Average per Net Acre=>	#REF!		Average per SqFt=>	#REF!		

E.C.F.s for Neighborhood: 380 *R - 380-TIM*

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		0.000	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		0.500	0.500	0.500	0.500	0.500	0.500
THREE UNIT		0.500	0.500	0.500	0.500	0.500	0.500
FOUR UNIT		0.500	0.500	0.500	0.500	0.500	0.500

Town Homes/Duplexes: 0.200
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: 380 'R - 380-TIM'

Residential : 0.325
Town Homes/Duplexes: 0.200
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

NO Bit & Tui
NO Duplex Escape

(Optional) Gross Rate Multipliers

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

Houses
.350

multi
.5

E.C.F.s for Neighborhood: 385 'R - 385-TIM'

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		0.000	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		0.200	0.200	0.200	0.200	0.200	0.200
THREE UNIT		0.200	0.200	0.200	0.200	0.200	0.200
FOUR UNIT		0.200	0.200	0.200	0.200	0.200	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: 385 'R - 385-TIM'

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		0.250	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		0.250	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		0.250	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		0.250	0.250	0.250	0.250	0.250	0.250
DUPLEX		0.250	0.250	0.250	0.250	0.250	0.250
TWO UNIT		0.200	0.200	0.200	0.200	0.200	0.200
THREE UNIT		0.200	0.200	0.200	0.200	0.200	0.200
FOUR UNIT		0.200	0.200	0.200	0.200	0.200	0.200

NO Bi Tri
 NO Duplex Estate
 NO 1.75, 1.5, 1.25

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

Houses
 @ 275

mult unit
 NC

E.C.F.s for Neighborhood: 390 'R - 390-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		0.425	0.425	0.425	0.425	0.425	0.425
2 STORY		0.450	0.450	0.450	0.450	0.450	0.450
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.600	0.600	0.600	0.600	0.600	0.600
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.425	0.425	0.425	0.425	0.425	0.425
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		0.425	0.425	0.425	0.425	0.425	0.425
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: 390 'R - 390-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		0.425	0.425	0.425	0.425	0.425	0.425
1.5 STY		0.425	0.425	0.425	0.425	0.425	0.425
1.25 STY		0.450	0.450	0.450	0.450	0.450	0.450
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.400	0.400	0.400	0.400	0.400	0.400
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		0.400	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

NO 3 & 4
NO Be Estab
NO 1.5, 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 .425 1.25 Sty .6 2 Sty & 2 Unit .450 .425 .425



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	Assd/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
41-08-401-025	2037 TUSCOLA AVE	06/26/19	WD	\$42,000	\$21,500	51.19	\$43,074	\$9,000	\$33,000	\$75,720	0.436	782	\$42.20	390	28,724	1.25 STY	40	\$9,000 R-390
41-08-426-010	2427 TUSCOLA AVE	12/10/18	WD	\$45,000	\$28,800	64.00	\$57,580	\$8,602	\$36,398	\$108,840	0.334	1,115	\$32.64	390	15,316	1.5TY	40	\$8,581 R-390
41-08-405-017	2105 GLENDALE AVE	04/26/19	WD	\$68,900	\$37,600	54.57	\$75,235	\$18,818	\$50,082	\$125,371	0.399	1,345	\$37.24	390	23,684	1.5TY	43	\$18,800 R-390
41-08-427-030	155 COMMONWEALTH AVE	11/30/18	WD	\$39,900	\$25,100	62.91	\$50,251	\$10,434	\$29,466	\$88,482	0.333	911	\$32.34	390	0,556	1.5TY	43	\$10,434 R-390
41-08-403-007	2016 TUSCOLA AVE	08/05/20	WD	\$46,000	\$18,200	39.57	\$36,449	\$8,793	\$27,207	\$61,458	0.605	832	\$44.72	390	60,540	1.5TY	48	\$8,793 R-390
41-08-405-016	306 S VERNON AVE	10/24/19	WD	\$37,000	\$16,400	44.32	\$32,792	\$8,691	\$28,309	\$53,558	0.529	756	\$37.45	390	4,056	1.5TY	48	\$8,691 R-390
		Totals:		\$218,800	\$147,600	52.94	\$295,381	\$214,462	\$513,429	0.418								
				Std. Dev. =>	9.80					0.439								
41-08-405-006	301 HASTINGS ST	09/15/20	WD	\$90,000	\$33,500	37.22	\$67,046	\$8,581	\$81,419	\$129,922	0.627	1,200	\$67.85	390	8,705	1.25 STY	20	\$8,581 R-390
41-08-429-010	2414 GOLD AVE	08/03/20	WD	\$78,900	\$25,300	32.07	\$50,550	\$8,477	\$70,423	\$93,496	0.753	985	\$71.50	390	50,724	1.25 STY	25	\$8,477 R-390
41-08-405-008	305 HASTINGS ST	04/22/20	WD	\$69,900	\$27,100	38.77	\$54,162	\$8,581	\$61,319	\$101,291	0.605	1,200	\$51.10	390	60,537	1.25 STY	30	\$8,581 R-390
41-08-429-018	214 S CUMBERLAND ST	03/01/19	WD	\$62,000	\$24,200	39.03	\$48,383	\$12,726	\$49,274	\$79,238	0.622	935	\$52.70	390	37,590	1.25 STY	35	\$10,748 R-390
41-08-429-018	214 S CUMBERLAND ST	03/10/19	QC	\$62,000	\$24,200	39.03	\$48,383	\$12,726	\$49,274	\$79,238	0.622	935	\$52.70	390	37,590	1.25 STY	35	\$10,748 R-390
		Totals:		\$199,900	\$75,500	38.94	\$150,928	\$159,867	\$258,767	0.615								
				Std. Dev. =>	0.15					0.519								
41-08-404-009	2024 GOLD AVE	08/13/20	WD	\$107,000	\$23,600	22.06	\$47,172	\$8,793	\$98,207	\$85,287	1.151	1,186	\$82.81	390	115,149	1.25 STY	43	\$8,793 R-390
41-08-401-012	1901 TUSCOLA AVE	06/25/20	WD	\$65,000	\$25,100	38.62	\$50,275	\$15,224	\$49,776	\$77,891	0.639	1,326	\$37.54	390	63,904	1.25 STY	48	\$15,224 R-390
41-08-404-002	309 LAFAYETTE ST	07/02/20	WD	\$45,000	\$29,200	64.89	\$58,324	\$9,400	\$35,600	\$108,720	0.327	1,413	\$25.19	390	32,747	1.25 STY	48	\$9,400 R-390
41-08-427-018	138 COMMONWEALTH AVE	03/20/20	WD	\$46,800	\$19,300	41.79	\$38,573	\$8,640	\$16,360	\$66,518	0.476	1,011	\$16.18	390	24,594	1.25 STY	48	\$8,640 R-390
41-08-427-019	144 COMMONWEALTH AVE	07/27/18	MLC	\$46,500	\$21,800	46.88	\$43,582	\$8,640	\$37,860	\$77,649	0.488	1,165	\$32.50	390	48,757	1.25 STY	48	\$8,640 R-390
41-08-428-010	2315 GOLD AVE	08/27/18	WD	\$35,510	\$17,600	49.56	\$35,242	\$8,581	\$26,929	\$59,247	0.455	985	\$27.34	390	45,452	1.25 STY	48	\$8,581 R-390
41-08-429-011	2418 GOLD AVE	05/25/18	WD	\$60,000	\$22,500	37.50	\$44,975	\$8,686	\$51,314	\$80,642	0.636	1,255	\$40.89	390	8,674	1.25 STY	48	\$8,686 R-390
41-08-429-024	246 COMMONWEALTH AVE	08/22/18	WD	\$40,000	\$19,400	48.50	\$38,808	\$9,856	\$30,144	\$64,338	0.469	991	\$30.42	390	1,947	1.25 STY	48	\$9,856 R-390
		Totals:		\$424,010	\$178,500	42.10	\$356,951	\$346,190	\$620,291	0.558								
				Std. Dev. =>	16.96					0.551								
41-08-427-011	213 S CUMBERLAND ST	04/22/19	WD	\$55,000	\$18,500	33.64	\$37,016	\$9,361	\$45,639	\$61,456	0.743	1,014	\$45.01	390	74,263	1.25 STY	53	\$9,361 R-390
41-08-429-005	2322 GOLD AVE	08/12/20	WD	\$75,000	\$20,900	27.87	\$41,868	\$9,496	\$65,504	\$71,938	0.911	1,170	\$55.99	390	91,065	1.25 STY	53	\$9,496 R-390
41-08-401-029	108 S VERNON AVE	12/17/18	LC	\$39,900	\$18,800	47.12	\$37,525	\$9,400	\$30,500	\$62,500	0.488	1,137	\$26.82	390	48,800	1.25 STY	58	\$9,400 R-390
		Totals:		\$169,900	\$58,200	34.26	\$116,409	\$141,643	\$195,893	0.723								
				Std. Dev. =>	9.88					0.714								

raise
high
600

high
600

high
600

E.C.F.s for Neighborhood: 395 'R - 395-KATHY'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.550	0.550	0.550	0.550	0.550	0.550
1 STY		0.500	0.500	0.500	0.500	0.500	0.500
2 STORY		0.575	0.575	0.575	0.575	0.575	0.575
1.5 STY		0.550	0.550	0.550	0.525	0.500	0.500
1.25 STY		0.525	0.525	0.525	0.525	0.525	0.525
BI-LEVEL		0.500	0.500	0.500	0.500	0.500	0.500
TRI-LEVEL		0.500	0.500	0.500	0.500	0.500	0.500
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		0.475	0.475	0.475	0.475	0.475	0.475
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.475	0.475	0.475	0.475	0.475	0.475

Town Homes/Duplexes: 0.500
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: 395 'R - 395-KATHY'

103, Duplex
NO Escals

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.525	0.525	0.525	0.525	0.525	0.525
1 STY		0.475	0.475	0.475	0.475	0.475	0.475
2 STORY		0.575	0.575	0.575	0.575	0.575	0.575
1.5 STY		0.525	0.525	0.525	0.525	0.525	0.525
1.25 STY		0.500	0.500	0.500	0.500	0.500	0.500
BI-LEVEL		0.500	0.500	0.500	0.500	0.500	0.500
TRI-LEVEL		0.500	0.500	0.500	0.500	0.500	0.500
ESTATE HOME		0.500	0.500	0.500	0.500	0.500	0.500
DUPLEX		0.475	0.475	0.475	0.475	0.475	0.475
TWO UNIT		0.525	0.525	0.525	0.525	0.525	0.525
THREE UNIT		0.525	0.525	0.525	0.525	0.525	0.525
FOUR UNIT		0.525	0.525	0.525	0.525	0.525	0.525

Town Homes/Duplexes: 0.500
 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 sty 2 sty Uni - mult unit
 20 .5 .525 .550 .575 .5
 30 .5 .525
 40 .5
 50 .5

475

41-08-379-015	526 S FRANKLIN AVE	04/29/19 PTA	\$100,000	\$45,600	45.60	\$91,298	\$17,531	\$82,469	\$128,290	0.643	1.617	\$51,000	395	64,2830	2 STORY	40	\$17,531	R-395
41-08-379-016	602 S FRANKLIN AVE	01/11/20 LC	\$80,000	\$51,700	64.63	\$103,376	\$17,531	\$62,469	\$149,296	0.418	1.914	\$32.64	395	41.8425	2 STORY	40	\$17,531	R-395
41-08-432-016	410 CHALMERS ST	09/13/19 WD	\$52,100	\$30,100	57.77	\$60,162	\$14,592	\$37,508	\$79,252	0.473	1.219	\$30.77	395	47.3274	2 STORY	40	\$14,592	R-395
41-08-451-021	2001 MONTCLAIR AVE	02/20/20 WD	\$76,600	\$48,300	63.05	\$96,672	\$24,145	\$52,455	\$126,134	0.416	1.446	\$36.28	395	41.5868	2 STORY	40	\$24,145	R-395
41-08-455-021	530 CHANDLER AVE	10/01/20 WD	\$117,000	\$43,900	37.52	\$87,790	\$15,000	\$102,000	\$126,591	0.806	1.420	\$71.83	395	80.5743	2 STORY	40	\$15,000	R-395
41-08-458-014	2201 MONTCLAIR AVE	02/27/20 WD	\$99,800	\$50,700	50.80	\$84,422	\$33,182	\$66,618	\$118,600	0.562	1.467	\$45.41	395	56.1703	2 STORY	40	\$33,182	R-395
41-08-459-016	2101 E COURT ST	05/02/18 WD	\$58,800	\$42,200	72.76	\$84,422	\$14,302	\$95,698	\$121,948	0.358	1.607	\$27.19	395	35.8334	2 STORY	40	\$14,302	R-395
41-08-459-032	2101 E COURT ST	04/16/19 WD	\$109,900	\$44,300	40.31	\$88,637	\$14,302	\$95,598	\$129,278	0.739	1.507	\$63.44	395	73.9475	2 STORY	40	\$14,302	R-395
41-08-479-020	530 S MEADE ST	12/09/19 WD	\$64,900	\$31,900	49.15	\$63,885	\$15,732	\$49,168	\$83,744	0.587	1.196	\$41.11	395	58.7120	2 STORY	40	\$14,437	R-395
41-08-483-011	2402 MOUNTAIN AVE	10/13/20 WD	\$98,500	\$32,900	33.40	\$65,781	\$14,320	\$84,180	\$89,497	0.941	1.248	\$67.45	395	94.0586	2 STORY	40	\$14,302	R-395
41-17-134-024	1122 S FRANKLIN AVE	05/31/18 WD	\$51,000	\$39,800	78.04	\$79,592	\$17,516	\$33,484	\$107,958	0.310	1.360	\$24.62	395	31.0157	2 STORY	40	\$17,516	R-395
41-17-202-028	2117 PIERCE ST	05/23/18 WD	\$90,500	\$44,300	48.95	\$88,626	\$14,302	\$76,198	\$129,259	0.589	1.711	\$44.53	395	58.9498	2 STORY	40	\$14,302	R-395
41-17-202-029	2121 PIERCE ST	11/15/18 WD	\$79,000	\$38,600	48.86	\$77,278	\$15,732	\$63,268	\$107,037	0.591	1.380	\$45.85	395	59.1088	2 STORY	40	\$15,732	R-395
Totals:			\$1,077,300	\$544,300	50.52	\$1,088,896	\$849,113	\$1,496,885		0.567								
					13.44					Ave. E.C.F. =>	0.572							

200

41-17-231-003	1115 E VERNON DR	12/13/19 WD	\$66,000	\$33,200	50.30	\$66,405	\$15,430	\$50,570	\$101,950	0.496	1.170	\$43.22	395	49.6027	TRI-LEVEL	35	\$15,430	R-395
41-17-201-002	912 LAFAYETTE ST	01/13/20 WD	\$95,000	\$53,100	55.89	\$106,226	\$14,302	\$80,698	\$175,093	0.461	2.275	\$35.47	395	46.0886	TWO UNIT	35	\$14,302	R-395
41-17-202-008	2034 E COURT ST	09/14/18 WD	\$82,900	\$40,500	48.85	\$81,041	\$14,337	\$68,563	\$127,055	0.540	1.562	\$43.89	395	53.9631	TWO UNIT	35	\$14,302	R-395
41-17-202-009	2102 E COURT ST	04/06/18 WD	\$90,000	\$53,900	59.89	\$107,891	\$14,302	\$75,698	\$178,265	0.425	2.336	\$32.40	395	42.4638	TWO UNIT	35	\$14,302	R-395
41-17-226-004	2220 E COURT ST	06/15/18 WD	\$110,000	\$79,100	71.91	\$158,165	\$14,302	\$95,698	\$274,025	0.349	2.869	\$33.36	395	34.9231	TWO UNIT	35	\$14,302	R-395
41-17-204-010	2108 HILLS ST	11/21/18 WD	\$83,000	\$55,400	66.75	\$110,871	\$15,012	\$67,988	\$182,589	0.372	2.633	\$25.82	395	37.2356	TWO UNIT	40	\$14,380	R-395
Totals:			\$460,900	\$282,000	61.18	\$564,194	\$388,645	\$937,027		0.415								
					9.03					Ave. E.C.F. =>	0.429							

200

41-08-379-021	1817 MONTCLAIR AVE	02/15/19 WD	\$87,500	\$37,800	43.20	\$75,596	\$15,030	\$72,470	\$115,364	0.628	1.578	\$45.93	395	62.8187	1.75 STY	40	\$15,030	R-395
41-08-453-010	620 ROOME CT	08/23/19 WD	\$68,500	\$34,700	50.66	\$69,373	\$15,000	\$53,500	\$103,568	0.517	1.189	\$45.00	395	51.6571	1.75 STY	40	\$15,000	R-395
41-17-129-025	932 S FRANKLIN AVE	03/19/20 WD	\$66,400	\$46,600	70.18	\$93,148	\$17,516	\$48,884	\$144,061	0.339	1.863	\$26.24	395	20.0303	1.75 STY	40	\$17,516	R-395
Totals:			\$222,400	\$119,100	53.55	\$238,117	\$174,854	\$362,992	E.C.F. => 0.482	Ave. E.C.F. => 0.495								
Std. Dev. =>					13.93													

41-08-407-013	2019 E SECOND ST	07/10/20 WD	\$130,000	\$59,800	46.00	\$119,648	\$19,721	\$110,279	\$173,786	0.635	1.708	\$64.57	395	63.4567	2 STORY	20	\$19,721	R-395
41-08-459-024	1917 E COURT ST	05/06/20 WD	\$134,900	\$38,400	28.47	\$76,773	\$19,581	\$115,319	\$99,377	1.160	1.536	\$75.08	395	116.0415	2 STORY	25	\$19,581	R-395
41-08-453-013	628 ROOME CT	03/06/20 WD	\$95,000	\$51,200	53.89	\$102,339	\$15,000	\$80,000	\$151,894	0.527	1.505	\$53.16	395	52.6683	2 STORY	25	\$15,000	R-395
41-17-204-003	2014 HILLS ST	07/16/20 WD	\$90,000	\$46,100	51.22	\$92,172	\$14,380	\$75,620	\$135,290	0.559	1.196	\$63.23	395	14.3078	2 STORY	25	\$14,380	R-395
Totals:			\$449,900	\$195,500	43.45	\$390,882	\$381,218	\$560,348	E.C.F. => 0.680	Ave. E.C.F. => 0.720								
Std. Dev. =>					11.43													

41-17-206-001	1105 LAFAYETTE ST	07/27/20 WD	\$94,500	\$56,000	59.26	\$111,974	\$18,765	\$75,735	\$162,103	0.467	1.876	\$40.37	395	8.2529	2 STORY	30	\$18,000	R-395
41-08-380-017	1901 MONTCLAIR AVE	07/08/19 WD	\$135,000	\$66,800	49.48	\$133,688	\$19,307	\$115,693	\$198,923	0.582	1.847	\$62.64	395	58.1595	2 STORY	35	\$18,752	R-395
41-08-384-017	720 S FRANKLIN AVE	11/02/18 WD	\$62,000	\$38,900	62.74	\$77,795	\$17,531	\$44,469	\$104,807	0.424	1.552	\$28.65	395	42.4294	2 STORY	35	\$17,531	R-395
41-08-430-012	2307 E SECOND ST	09/18/18 WD	\$77,000	\$37,500	48.70	\$75,080	\$14,100	\$62,900	\$106,052	0.593	1.513	\$41.57	395	59.3104	2 STORY	35	\$14,100	R-395
41-08-431-015	2409 E SECOND ST	03/05/20 WD	\$94,900	\$35,100	36.99	\$70,266	\$15,667	\$79,233	\$94,955	0.834	1.361	\$58.22	395	83.4429	2 STORY	35	\$15,667	R-395
41-08-432-025	2521 E SECOND ST	09/22/20 WD	\$108,900	\$48,900	45.28	\$97,779	\$18,922	\$89,078	\$137,143	0.650	1.855	\$48.02	395	64.9528	2 STORY	35	\$18,922	R-395
41-08-451-005	2020 E SECOND ST	08/17/18 WD	\$113,500	\$59,900	52.78	\$119,745	\$17,087	\$86,413	\$178,536	0.540	2.221	\$43.41	395	54.0021	2 STORY	35	\$17,087	R-395
41-08-456-011	719 S FRANKLIN AVE	03/28/19 WD	\$95,000	\$45,000	47.37	\$89,988	\$16,505	\$78,495	\$127,797	0.614	1.418	\$55.36	395	61.4219	2 STORY	35	\$16,505	R-395
41-08-477-002	2408 E SECOND ST	10/18/19 WD	\$78,000	\$50,600	64.87	\$101,172	\$15,725	\$62,275	\$148,603	0.419	1.907	\$32.66	395	41.9068	2 STORY	35	\$15,725	R-395
41-08-479-024	610 S MEADE ST	01/16/19 WD	\$39,900	\$35,500	88.97	\$70,995	\$14,437	\$25,463	\$98,362	0.259	1.196	\$21.29	395	25.8871	2 STORY	35	\$14,437	R-395
41-17-202-018	2013 PIERCE ST	08/27/18 WD	\$110,000	\$64,500	58.64	\$129,032	\$14,302	\$95,698	\$199,530	0.480	1.678	\$57.03	395	5.0268	2 STORY	35	\$14,302	R-395
41-17-203-019	2013 HILLS ST	11/07/18 WD	\$93,000	\$43,800	47.10	\$87,561	\$14,302	\$78,698	\$127,407	0.618	1.462	\$53.83	395	26.8459	2 STORY	35	\$14,302	R-395
41-17-203-020	2019 HILLS ST	06/14/19 WD	\$115,900	\$42,900	37.01	\$85,729	\$14,302	\$101,598	\$124,221	0.818	1.404	\$72.36	395	46.8651	2 STORY	35	\$14,302	R-395
41-17-203-022	2031 HILLS ST	04/24/20 WD	\$105,000	\$36,800	35.05	\$73,602	\$14,302	\$90,698	\$103,130	0.879	1.320	\$68.71	395	53.0218	2 STORY	35	\$14,302	R-395
41-17-204-007	2032 HILLS ST	07/26/18 WD	\$73,000	\$42,500	58.22	\$85,013	\$14,391	\$58,609	\$122,821	0.477	1.213	\$48.32	395	5.2553	2 STORY	35	\$14,380	R-395
41-17-206-007	2108 CALUMET ST	04/25/19 WD	\$139,900	\$68,100	48.68	\$136,157	\$16,307	\$123,593	\$208,435	0.593	2.737	\$45.16	395	0.1870	2 STORY	35	\$16,307	R-395
41-08-380-014	524 LAFAYETTE ST	10/12/18 WD	\$98,000	\$50,900	51.94	\$101,814	\$15,018	\$82,982	\$150,950	0.550	1.791	\$46.33	395	54.9733	2 STORY	36	\$15,000	R-395
Totals:			\$1,632,600	\$823,700	50.45	\$1,647,390	\$1,361,630	\$2,393,774	E.C.F. => 0.569	Ave. E.C.F. => 0.576								
Std. Dev. =>					12.83													

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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
41-17-204-011	1052 W VERNON DR	01/24/20	WD	\$120,000	\$46,500		38.75	\$92,989	\$22,530	\$148,335	0.657	1,795	\$54.30	395	13.9890	1 STY	20	\$22,530	R-395
41-17-130-016	909 S FRANKLIN AVE	06/14/19	WD	\$92,000	\$43,500		47.28	\$87,015	\$11,678	\$158,604	0.506	1,435	\$55.97	395	1.0689	1 STY	29	\$11,678	R-395

41-08-379-004	502 S FRANKLIN AVE	04/17/19	WD	\$99,000	\$41,300		41.72	\$82,505	\$23,644	\$75,356	0.608	1,448	\$52.04	395	60.8112	1 STY	35	\$23,644	R-395
41-08-455-029	2211 WINDEMERE AVE	06/25/19	WD	\$82,000	\$51,300		62.56	\$102,642	\$31,464	\$50,536	0.337	1,493	\$33.85	395	7.8376	1 STY	35	\$31,464	R-395
41-08-481-027	2313 MOUNTAIN AVE	06/07/18	WD	\$41,000	\$34,400		83.90	\$68,825	\$14,302	\$26,698	0.633	1,174	\$22.74	395	41.2600	1 STY	35	\$14,302	R-395
41-08-481-027	2313 MOUNTAIN AVE	12/14/18	WD	\$79,900	\$34,400		43.05	\$68,825	\$14,302	\$65,598	0.571	1,174	\$55.88	395	7.3707	1 STY	35	\$14,302	R-395
41-08-483-019	2209 E COURT ST	08/28/20	WD	\$50,000	\$30,900		61.80	\$61,856	\$14,666	\$35,334	0.356	1,042	\$33.91	395	3.2993	1 STY	35	\$14,302	R-395
41-17-231-004	2310 CALUMET ST	10/29/19	WD	\$49,900	\$42,600		85.37	\$85,115	\$18,818	\$31,082	0.723	1,480	\$21.00	395	31.5983	1 STY	35	\$18,418	R-395
41-17-231-004	2310 CALUMET ST	09/30/20	WD	\$120,000	\$42,600		35.50	\$85,115	\$18,818	\$101,182	0.725	1,480	\$68.37	395	18.6264	1 STY	35	\$18,418	R-395

Totals: \$521,800 \$277,500 \$881,829
 Sale. Ratio => 53.18
 Std. Dev. => 20.17
 Ave. E.C.F. => 0.437

41-08-331-003	1914 GLENDALE AVE	09/19/19	MLC	\$50,000	\$33,000		66.00	\$66,082	\$15,732	\$34,268	0.323	1,159	\$29.57	395	32.3283	1 STY	40	\$15,732	R-395
41-08-433-009	433 CHALMERS ST	11/07/19	WD	\$87,000	\$42,100		48.39	\$84,212	\$21,224	\$65,776	0.496	1,455	\$45.21	395	9.5063	1 STY	40	\$21,203	R-395
41-17-203-012	2114 PIERCE ST	04/18/18	WD	\$70,000	\$28,400		40.57	\$56,796	\$14,302	\$89,461	0.623	1,015	\$54.87	395	32.1002	1 STY	40	\$14,302	R-395

Totals: \$207,000 \$103,500 \$328,067
 Sale. Ratio => 50.00
 Std. Dev. => 13.02
 Ave. E.C.F. => 0.475

41-17-204-017	2101 CALUMET ST	12/05/19	WD	\$81,500	\$38,400		47.12	\$76,784	\$15,818	\$65,682	0.539	1,190	\$55.19	395	11.2812	1.25 STY	20	\$15,818	R-395
41-17-230-009	2402 HILLS ST	03/31/20	WD	\$109,900	\$38,400		34.94	\$76,873	\$20,276	\$89,624	0.792	1,126	\$79.60	395	28.1369	1.25 STY	20	\$20,276	R-395
41-08-409-007	2113 E SECOND ST	02/15/19	WD	\$119,900	\$58,500		48.79	\$116,966	\$24,711	\$95,189	0.516	1,867	\$50.99	395	8.6553	1.25 STY	25	\$22,541	R-395
41-17-206-008	1111 LAFAYETTE ST	12/27/19	WD	\$74,000	\$33,800		45.68	\$67,587	\$15,000	\$99,000	0.561	1,017	\$58.01	395	33.9913	1.25 STY	25	\$15,000	R-395
41-17-226-026	2309 PIERCE ST	11/14/19	WD	\$130,000	\$45,900		35.31	\$91,725	\$12,872	\$157,706	0.743	1,620	\$72.30	395	41.7253	1.25 STY	25	\$12,872	R-395
41-17-228-030	2405 HILLS ST	03/13/20	WD	\$84,400	\$34,800		41.23	\$69,502	\$14,322	\$70,078	0.635	1,135	\$61.74	395	30.9549	1.25 STY	25	\$14,302	R-395

Totals: \$599,700 \$249,800 \$496,701
 Sale. Ratio => 41.65
 Std. Dev. => 6.01
 Ave. E.C.F. => 0.626

41-08-476-006	523 CHANDLER AVE	08/26/20	WD	\$87,500	\$42,500		48.57	\$85,065	\$14,302	\$73,198	0.517	1,300	\$56.31	395	30.0677	1.25 STY	30	\$14,302	R-395
41-08-331-005	411 S FRANKLIN AVE	11/15/18	WD	\$41,000	\$34,400		83.90	\$68,891	\$16,331	\$24,669	0.235	1,176	\$20.98	395	23.4675	1.25 STY	35	\$15,667	R-395
41-08-380-001	1902 E SECOND ST	07/10/18	WD	\$99,000	\$48,700		49.19	\$97,395	\$20,261	\$78,739	0.510	1,946	\$40.46	395	51.0404	1.25 STY	35	\$18,000	R-395
41-08-380-004	513 S FRANKLIN AVE	06/13/18	WD	\$93,900	\$33,200		35.36	\$66,457	\$15,040	\$78,860	0.767	1,155	\$68.28	395	76.6867	1.25 STY	35	\$15,040	R-395
41-08-458-008	2128 WINDEMERE AVE	09/23/19	WD	\$67,000	\$36,500		54.48	\$72,983	\$17,162	\$49,838	0.446	1,257	\$39.65	395	29.3066	1.25 STY	35	\$17,162	R-395
41-08-459-030	2021 E COURT ST	02/08/19	WD	\$94,000	\$36,000		38.30	\$72,031	\$14,302	\$79,698	0.690	1,409	\$56.56	395	21.7003	1.25 STY	35	\$14,302	R-395
41-17-130-014	1025 S FRANKLIN AVE	11/29/18	WD	\$75,000	\$36,800		49.07	\$73,580	\$15,536	\$59,464	0.512	1,472	\$40.40	395	8.0872	1.25 STY	35	\$15,536	R-395
41-17-202-021	2025 PIERCE ST	02/10/20	WD	\$89,900	\$37,100		41.27	\$74,144	\$14,302	\$75,598	0.632	1,296	\$58.33	395	0.2921	1.25 STY	35	\$14,302	R-395
41-17-206-021	1120 W VERNON DR	11/15/19	WD	\$63,900	\$43,300		67.76	\$86,591	\$21,594	\$42,306	0.375	1,422	\$29.75	395	44.6254	1.25 STY	35	\$21,594	R-395
41-17-231-013	2313 BROOKSIDE DR	11/08/19	WD	\$50,000	\$35,400		70.80	\$70,813	\$17,056	\$32,944	0.306	1,188	\$27.73	395	21.9092	1.25 STY	35	\$17,056	R-395

Totals: \$1761,200 \$383,900 \$767,950
 Sale. Ratio => 50.43
 Std. Dev. => 15.63
 Ave. E.C.F. => 0.494

41-08-330-002	402 S FRANKLIN AVE	09/04/20 WD	\$47,500	\$38,100	80.21	\$76,172	\$24,777	\$22,723	\$102,790	0.222	1.278	\$17,78	395	22.1062	1.25 STY	40	\$24,777	R-395
41-08-331-004	1920 GLENDALE AVE	01/23/19 WD	\$81,500	\$46,400	56.93	\$92,700	\$17,162	\$64,338	\$151,076	0.426	1.590	\$40,46	395	42.5865	1.25 STY	40	\$17,162	R-395
41-08-452-012	2127 SHERIFF PL	06/11/18 WD	\$73,000	\$35,100	48.08	\$70,168	\$14,655	\$58,345	\$111,026	0.526	1.566	\$37,26	395	52.5508	1.25 STY	40	\$14,655	R-395
41-08-454-007	629 ROOMIE CT	07/03/18 WD	\$75,000	\$28,400	37.87	\$66,727	\$14,655	\$60,345	\$84,144	0.711	1.091	\$55,31	395	71.7163	1.25 STY	40	\$14,655	R-395
41-08-456-007	2002 MONTCLAIR AVE	04/13/18 WD	\$84,900	\$31,400	36.98	\$62,803	\$16,957	\$67,943	\$61,692	0.747	1.263	\$53,79	395	74.0992	1.25 STY	40	\$16,957	R-395
41-08-456-017	808 COMMONWEALTH AVE	05/15/18 WD	\$85,360	\$29,400	34.44	\$58,872	\$17,128	\$68,232	\$83,488	0.817	1.035	\$65,92	395	44.4911	1.25 STY	40	\$17,128	R-395
41-08-476-007	527 CHANDLER AVE	08/18/20 WD	\$69,900	\$33,200	47.50	\$66,367	\$14,302	\$55,598	\$104,130	0.534	1.124	\$49,46	395	22.3772	1.25 STY	40	\$14,302	R-395
41-08-476-015	516 S LYNCH AVE	09/19/18 WD	\$59,000	\$29,700	50.34	\$59,384	\$14,302	\$44,698	\$90,164	0.496	1.079	\$41,43	395	18.5584	1.25 STY	40	\$14,302	R-395
41-08-481-016	2201 MOUNTAIN AVE	06/26/18 WD	\$48,000	\$34,600	72.08	\$69,228	\$15,732	\$32,268	\$106,992	0.302	1.316	\$24,52	395	43.7882	1.25 STY	40	\$15,732	R-395
41-17-229-007	2606 PIERCE ST	01/16/19 WD	\$42,000	\$36,300	86.43	\$72,566	\$27,238	\$14,762	\$90,656	0.163	1.260	\$11,72	395	37.7223	1.25 STY	40	\$27,227	R-395
Totals:			\$666,160	\$342,600	51.43	\$684,987	\$489,252	\$1,016,158		0.481								
			Sale. Ratio =>	51.43														
			Std. Dev. =>	18.52														

41-08-483-029	2401 E COURT ST	09/24/20 WD	\$107,000	\$38,700	36.17	\$77,366	\$14,302	\$92,698	\$120,122	0.772	1.374	\$67,47	395	3.4043	1.5 STY	35	\$14,302	R-395
41-08-483-031	2405 E COURT ST	09/10/20 WD	\$89,900	\$37,000	41.16	\$73,903	\$14,935	\$74,965	\$112,320	0.667	1.474	\$50,86	395	13.8319	1.5 STY	35	\$14,302	R-395

41-08-433-004	425 CHALMERS ST	09/06/18 WD	\$50,000	\$29,700	59.40	\$59,492	\$14,475	\$35,525	\$85,747	0.414	1.204	\$29,51	395	41.4302	1.5 STY	40	\$14,456	R-395
41-08-455-026	618 CHANDLER AVE	07/17/19 WD	\$48,500	\$34,900	71.96	\$69,865	\$15,000	\$33,500	\$104,505	0.321	1.337	\$25,06	395	32.0560	1.5 STY	40	\$15,000	R-395
41-08-455-026	618 CHANDLER AVE	02/20/20 WD	\$84,000	\$34,900	41.55	\$69,865	\$15,000	\$69,000	\$104,505	0.660	1.337	\$51,61	395	66.0257	1.5 STY	40	\$15,000	R-395
41-08-458-013	2123 MOUNTAIN AVE	04/02/20 WD	\$84,900	\$41,700	49.12	\$83,475	\$18,689	\$66,211	\$123,402	0.537	1.494	\$44,32	395	53.6548	1.5 STY	40	\$17,162	R-395
41-08-451-019	614 COMMONWEALTH AVE	07/22/20 WD	\$99,900	\$31,200	31.23	\$62,409	\$13,614	\$86,286	\$92,943	0.928	1.227	\$70,32	395	92.8377	1.5 STY	45	\$13,577	R-395
Totals:			\$367,800	\$172,400	46.94	\$345,106	\$290,522	\$511,101		0.568								
			Sale. Ratio =>	46.94														
			Std. Dev. =>	15.76														

41-08-459-015	2102 MOUNTAIN AVE	01/03/20 WD	\$96,000	\$46,900	48.85	\$93,722	\$14,302	\$81,698	\$151,276	0.540	1.407	\$58,07	395	54.0059	1.75 STY	20	\$14,302	R-395
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41-08-451-020	618 COMMONWEALTH AVE	01/23/19 WD	\$56,000	\$41,300	73.75	\$82,662	\$13,481	\$42,519	\$131,773	0.323	1.414	\$30,07	395	32.2668	1.75 STY	35	\$13,083	R-395
41-08-451-020	618 COMMONWEALTH AVE	05/31/19 WD	\$98,500	\$41,300	41.93	\$82,662	\$13,481	\$85,019	\$131,773	0.645	1.414	\$60,13	395	64.5191	1.75 STY	35	\$13,083	R-395
41-17-129-028	1010 S FRANKLIN AVE	08/30/19 WD	\$64,000	\$37,600	58.75	\$75,110	\$17,516	\$46,484	\$109,703	0.424	1.138	\$40,85	395	16.5772	1.75 STY	35	\$17,516	R-395
41-17-206-003	2014 CALUMET ST	01/11/19 WD	\$115,000	\$58,600	50.96	\$117,237	\$18,091	\$96,909	\$188,850	0.513	2.076	\$46,68	395	9.4086	1.75 STY	35	\$18,091	R-395

Totals:			\$333,500	\$178,800	53.61	\$357,671	\$270,931	\$562,099		0.482								
			Sale. Ratio =>	53.61														
			Std. Dev. =>	#REF!														
			Ave. E.C.F. =>	0.476														

.C.F.s for Neighborhood: 400 'R - 400-KATHY'

OUSES IN 395 LESS THAN 1000 SF

type:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
.75 STY		0.500	0.500	0.500	0.500	0.500	0.500
STY		0.475	0.475	0.475	0.475	0.450	0.450
STORY		0.500	0.500	0.500	0.500	0.500	0.500
.5 STY		0.500	0.500	0.500	0.500	0.500	0.500
.25 STY		0.500	0.500	0.500	0.500	0.525	0.525
I-LEVEL		0.500	0.500	0.500	0.500	0.500	0.500
RI-LEVEL		0.500	0.500	0.500	0.500	0.500	0.500
STATE 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
WO UNIT		0.500	0.500	0.500	0.500	0.500	0.500
HREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
OUR UNIT		0.500	0.500	0.500	0.500	0.500	0.500

own Homes/Duplexes: 1.000
obile Homes : 1.000
gricultural Bldgs : 1.000
ommerical Bldgs : 1.000
ndustrial Bldgs : 1.000

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

544,300

NO 3 NO Duplex

L.C.F.s for Neighborhood: 400 'R-400-KATHY'

HOUSES IN 395 LESS THAN 1000 SF

Residential	: 0.450
Row 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	Bi/ctic	<u>Units</u>
20	.475	.5				
30	.475	.5	.5		→	
40	.450	.525				
50	.450	.525				

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	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
41-17-230-019	2319 CALUMET ST	07/08/19	\$72,900	WD	\$72,900	\$26,300	36.08	\$52,612	\$9,587	\$63,313	0.662	980	\$64.61	400	41.4428	1 STY	30	\$9,587	R-400
41-08-432-022	2501 E SECOND ST	09/06/18	\$75,200	WD	\$75,200	\$26,300	34.97	\$52,610	\$62,666	\$89,058	0.704	900	\$69.63	400	18.1257	1 STY	35	\$12,534	R-400
41-17-228-023	2301 HILLS ST	07/16/19	\$69,900	WD	\$69,900	\$24,900	35.62	\$49,765	\$60,365	\$89,400	0.675	965	\$62.55	400	13.3279	1 STY	35	\$9,535	R-400
Totals:			\$218,000		\$218,000	\$77,500	35.55	\$154,987	\$186,344	\$274,069	0.680								
							Std. Dev. =>				Ave. E.C.F. =>								
							0.55				0.680								

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41-08-479-015	615 CHALMERS ST	05/21/18	\$24,000	QC	\$24,000	\$20,300	84.58	\$40,591	\$10,445	\$13,555	0.202	778	\$17.42	400	31.8633	1 STY	40	\$10,445	R-400
41-08-479-016	621 CHALMERS ST	06/06/19	\$30,340	WD	\$30,340	\$23,300	76.80	\$46,579	\$10,445	\$19,895	0.248	981	\$20.28	400	27.3208	1 STY	40	\$10,445	R-400
41-17-227-020	2609 PIERCE ST	07/11/18	\$25,000	WD	\$25,000	\$21,200	84.80	\$42,475	\$8,581	\$16,419	0.218	836	\$19.64	400	20.1271	1 STY	40	\$8,581	R-400
41-17-228-010	2314 PIERCE ST	05/21/20	\$99,900	WD	\$99,900	\$24,100	24.12	\$48,199	\$9,535	\$90,365	0.4082	993	\$91.00	400	11.7151	1 STY	40	\$9,535	R-400
41-17-228-025	2309 HILLS ST	11/06/18	\$40,000	WD	\$40,000	\$19,500	48.75	\$38,967	\$8,581	\$31,419	0.465	758	\$41.45	400	11.0352	1 STY	40	\$8,581	R-400
41-17-230-012	2422 HILLS ST	09/10/19	\$30,000	WD	\$30,000	\$24,500	81.67	\$49,069	\$13,613	\$16,387	0.208	881	\$18.60	400	4.0221	1 STY	40	\$13,613	R-400
41-08-432-001	2612 MACOMBER ST	07/29/19	\$40,000	WD	\$40,000	\$18,900	47.25	\$37,808	\$10,975	\$29,025	0.487	778	\$37.31	400	48.6761	1 STY	45	\$10,975	R-400
41-08-479-017	514 S MEADE ST	09/28/20	\$50,000	WD	\$50,000	\$21,700	43.40	\$43,399	\$11,092	\$38,908	0.542	997	\$39.03	400	54.1944	1 STY	45	\$10,694	R-400
Totals:			\$339,240		\$339,240	\$173,500	51.14	\$347,087	\$255,973	\$586,267	0.437								
							Std. Dev. =>				Ave. E.C.F. =>								
							23.32				0.428								

1000

41-08-481-029	2401 MOUNTAIN AVE	06/06/19	\$87,400	WD	\$87,400	\$27,100	31.01	\$54,109	\$9,535	\$77,865	0.786	960	\$81.11	400	78.6092	1.25 STY	25	\$9,535	R-400
41-08-484-009	2602 MOUNTAIN AVE	02/27/20	\$69,960	WD	\$69,960	\$24,600	35.16	\$49,111	\$7,628	\$62,332	0.676	939	\$66.38	400	67.6166	1.25 STY	30	\$7,628	R-400
41-08-434-005	425 S MEADE ST	06/13/18	\$30,000	WD	\$30,000	\$23,000	76.67	\$46,069	\$10,236	\$19,764	0.248	935	\$21.14	400	24.8201	1.25 STY	35	\$10,236	R-400
41-08-434-005	425 S MEADE ST	08/30/19	\$38,500	WD	\$38,500	\$23,000	59.74	\$46,069	\$10,236	\$28,264	0.355	935	\$30.23	400	35.4947	1.25 STY	35	\$10,236	R-400
41-17-228-032	2409 HILLS ST	03/23/20	\$97,500	WD	\$97,500	\$25,900	26.56	\$51,890	\$9,535	\$67,965	0.935	937	\$93.88	400	93.4583	1.25 STY	35	\$9,535	R-400
41-17-230-020	2401 CALUMET ST	10/31/19	\$50,000	M/LC	\$50,000	\$26,500	53.00	\$52,963	\$9,587	\$40,413	0.419	976	\$41.41	400	0.7148	1.25 STY	35	\$9,587	R-400
Totals:			\$285,960		\$285,960	\$123,000	43.01	\$246,102	\$238,738	\$441,956	0.540								
							Std. Dev. =>				Ave. E.C.F. =>								
							19.90				0.527								

1000

41-08-481-011	2318 WINDEMERE AVE	06/26/19	\$65,500	WD	\$65,500	\$21,000	32.06	\$42,085	\$9,535	\$55,965	0.774	923	\$60.63	400	77.3710	1.25 STY	40	\$9,535	R-400
41-08-484-003	2506 MOUNTAIN AVE	11/14/18	\$50,000	WD	\$50,000	\$20,300	40.60	\$40,680	\$7,628	\$42,372	0.577	939	\$45.12	400	57.6891	1.25 STY	40	\$7,628	R-400
41-08-484-006	2518 MOUNTAIN AVE	08/13/18	\$37,000	WD	\$37,000	\$19,300	52.16	\$38,625	\$7,628	\$29,372	0.426	939	\$31.28	400	42.6409	1.25 STY	40	\$7,628	R-400
41-17-227-022	2617 PIERCE ST	06/10/19	\$36,000	WD	\$36,000	\$23,200	64.44	\$46,468	\$12,188	\$23,812	0.313	902	\$26.40	400	31.2585	1.25 STY	40	\$12,188	R-400
Totals:			\$188,500		\$188,500	\$83,800	44.46	\$167,858	\$151,521	\$290,842	0.521								
							Std. Dev. =>				Ave. E.C.F. =>								
							14.08				0.522								

1000

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	Land Table	
40-14-177-045	326 SHEFFIELD AVE	05/30/18	OC	\$15,000	\$12,400	82.67	\$24,804	\$9,000	\$6,000	\$70,240	0.585	896	\$6.70	407	15.1587	2 STORY	28	\$9,000	R-400	
40-14-177-054	340 SHEFFIELD AVE	07/26/18	WD	\$16,000	\$12,200	76.25	\$24,350	\$9,000	\$7,000	\$68,222	-0.888	896	\$7.81	407	13.4402	2 STORY	28	\$9,000	R-400	
40-14-177-014	3324 PENCOMBE PL	09/24/18	WD	\$40,000	\$21,000	52.50	\$41,922	\$9,000	\$31,000	\$146,320	0.212	1,689	\$18.35	407	0.2778	2 STORY	23	\$9,000	R-400	
40-14-177-019	3306 PENCOMBE PL	02/27/19	WD	\$28,000	\$16,000	57.14	\$31,907	\$9,905	\$18,095	\$97,787	0.185	1,412	\$12.82	407	3.8114	2 STORY	23	\$9,000	R-400	
40-14-177-013	3328 PENCOMBE PL	11/15/19	WD	\$45,000	\$21,600	48.00	\$43,200	\$9,473	\$35,527	\$149,898	0.237	1,749	\$20.31	407	23.7008	2 STORY	23	\$9,000	R-400	
40-14-177-012	3330 PENCOMBE PL	06/19/20	WD	\$43,000	\$18,300	42.56	\$36,561	\$9,000	\$34,000	\$122,493	0.278	1,537	\$22.12	407	27.7566	2 STORY	23	\$9,000	R-400	
40-14-177-017	3312 PENCOMBE PL	07/28/20	WD	\$47,500	\$16,600	34.95	\$33,151	\$9,940	\$37,560	\$103,160	0.364	1,515	\$24.79	407	36.4095	2 STORY	23	\$9,000	R-400	
Totals:				\$234,500	\$118,100	50.36	\$235,895		\$169,182	\$750,120	0.223		\$16.13		0.09722264				24.42857	
					Sale. Ratio =>	17.43				E.C.F. =>					Sht. Deviation=>					
					Std. Dev. =>					Ave. E.C.F. =>	0.209				Ave. Variance=>	17.2221			Coefficient of Var=>	82.36846453

new ECF

250

E.C.F.s for Neighborhood: 405 'R - 405-TIM'

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		0.300	0.300	0.300	0.300	0.375	0.375
2 STORY		0.350	0.350	0.350	0.350	0.350	0.350
1.5 STY		0.375	0.375	0.375	0.375	0.375	0.375
1.25 STY		0.400	0.400	0.400	0.400	0.375	0.375
BI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
TRI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
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		0.300	0.300	0.300	0.300	0.300	0.300
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: 0.225
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

E.C.F.s for Neighborhood: 405 'R - 405-TIM'

HAS TOWNHOMES

Residential : 0.340
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

NO 324 Units
NO Estate + Bi Fee
NO Duplex
~~NO~~ 1.5

1 Sty .3
1.25 Sty^{1/2} .3
1.75 Sty .350
2 Stk ~~.350~~
4 w .350
2 Unit .3

487 .375

New 30%
30%
499%
925 \$
249%

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Blde.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Est. Age	Land Value	Land Table	
40-14-126-023	2470 NOLEN DR	12/30/19	\$205,000	WD	\$205,000	\$69,900	34.10	\$139,749	\$17,571	\$187,429	\$359,347	0.522	2,440	\$76.82	405	14.442	1 STY	20	\$17,571	R-405	
40-11-351-084	2582 NOLEN DR	03/04/20	\$53,313	WD	\$53,313	\$34,700	65.09	\$69,448	\$48,736	\$34,577	\$149,153	0.232	1,357	\$25.48	405	23.1822	1 STY	28	\$18,736	R-405	
40-14-103-019	3762 SHERWOOD DR	03/30/20	\$95,000	WD	\$95,000	\$37,700	39.68	\$75,310	\$17,694	\$77,306	\$169,459	0.456	1,730	\$44.69	405	45.6193	1 STY	28	\$17,694	R-405	
40-14-156-014	3617 NORWOOD DR	06/18/19	\$135,000	WD	\$122,500	\$16,100	71.56	\$42,507	\$6,028	\$16,472	\$107,291	0.154	1,048	\$15.72	405	21.8998	1 STY	28	\$6,028	R-405	
40-14-160-013	3518 NORWOOD DR	07/31/19	\$31,000	WD	\$31,000	\$22,500	72.58	\$45,041	\$9,075	\$21,925	\$105,782	0.207	911	\$24.07	405	22.2269	1 STY	28	\$9,075	R-405	
40-14-160-019	3406 NORWOOD DR	04/03/18	\$44,000	WD	\$44,000	\$22,000	50.00	\$43,913	\$7,425	\$36,575	\$107,318	0.341	1,007	\$36.32	405	17.0169	1 STY	28	\$7,425	R-405	
40-14-176-017	346 ALLENDALE PL	09/13/18	\$67,000	WD	\$67,000	\$34,300	51.19	\$68,638	\$15,585	\$51,415	\$156,038	0.330	1,639	\$31.37	405	7.0639	1 STY	28	\$14,850	R-405	
40-14-176-018	402 ALLENDALE PL	03/19/20	\$54,000	WD	\$54,000	\$32,800	60.74	\$65,685	\$11,138	\$42,862	\$160,432	0.267	1,383	\$30.99	405	13.2976	1 STY	28	\$11,138	R-405	
40-14-180-022	3128 SHERWOOD DR	12/16/19	\$42,000	MLC	\$42,000	\$27,400	65.24	\$54,786	\$12,226	\$29,774	\$125,176	0.238	1,143	\$26.05	405	5.0205	1 STY	28	\$11,536	R-405	
40-14-180-023	3124 SHERWOOD DR	03/20/19	\$61,900	CD	\$61,900	\$33,300	53.80	\$66,613	\$10,849	\$51,051	\$164,012	0.311	1,625	\$31.42	405	2.3203	1 STY	28	\$10,849	R-405	
40-14-328-007	3215 BRENTWOOD DR	04/12/19	\$74,900	WD	\$74,900	\$30,000	40.05	\$59,970	\$14,070	\$60,830	\$135,000	0.451	1,162	\$32.35	405	16.0943	1 STY	28	\$14,070	R-405	
40-14-328-009	3201 BRENTWOOD DR	07/31/18	\$67,900	WD	\$67,900	\$37,700	55.52	\$75,444	\$11,327	\$56,573	\$188,579	0.300	1,400	\$40.41	405	31.1540	1 STY	28	\$11,327	R-405	
40-14-329-005	2729 CRESTWOOD DR	02/22/19	\$45,000	WD	\$45,000	\$26,500	57.86	\$52,972	\$11,238	\$34,562	\$122,747	0.282	1,101	\$31.39	405	13.5980	1 STY	28	\$11,238	R-405	
Totals:			\$1,018,013		\$906,313	\$452,300	49.91	\$914,862	\$731,125	\$2,175,512		0.396									

50's

Sale Ratio => 11.96
Std. Dev. =>

E.C.F. => 0.396
Avg. E.C.F. => 0.309

40-14-160-014	3514 NORWOOD DR	06/05/18	\$24,500	WD	\$24,500	\$22,900	93.47	\$45,714	\$7,425	\$17,075	\$112,615	0.152	1,063	\$16.06	405	20.5844	1 STY	33	\$7,425	R-405	
40-14-160-010	343 WESTCOMBE AVE	07/30/20	\$54,900	WD	\$54,900	\$24,200	44.08	\$48,373	\$11,138	\$43,762	\$109,515	0.400	1,230	\$35.58	405	19.6741	1 STY	33	\$11,138	R-405	
40-14-329-004	2733 CRESTWOOD DR	11/09/18	\$50,000	WD	\$50,000	\$27,100	54.20	\$54,202	\$12,853	\$37,147	\$121,615	0.305	1,101	\$33.74	405	27.5486	1 STY	33	\$12,147	R-405	
Totals:			\$129,400		\$129,400	\$74,200	57.34	\$148,289	\$97,984	\$343,744		0.285									

50's

Sale Ratio => 26.09
Std. Dev. =>

E.C.F. => 0.285
Avg. E.C.F. => 0.285

40-14-333-001	801 BRADLEY AVE	07/17/19	\$69,000	LC	\$69,000	\$29,800	43.19	\$59,586	\$18,313	\$50,687	\$121,391	0.418	977	\$51.88	405	5.5545	1.25 STY	25	\$18,313	R-405	
40-14-154-014	3710 BRENTWOOD DR	06/12/19	\$65,000	WD	\$65,000	\$25,200	38.77	\$50,387	\$8,795	\$56,205	\$122,329	0.459	1,066	\$52.73	405	45.9456	1.25 STY	28	\$8,795	R-405	
40-14-159-016	3506 BRENTWOOD DR	12/13/19	\$84,900	WD	\$84,900	\$26,200	30.86	\$52,418	\$11,746	\$73,154	\$119,624	0.612	1,112	\$65.79	405	61.1535	1.25 STY	28	\$11,746	R-405	
40-14-160-009	3321 BRENTWOOD DR	09/06/19	\$55,000	WD	\$55,000	\$26,100	47.45	\$52,108	\$7,425	\$47,575	\$131,421	0.362	1,270	\$37.46	405	36.2006	1.25 STY	28	\$7,425	R-405	
40-14-179-006	3319 PENCOMBE PL	04/29/20	\$77,000	WD	\$77,000	\$24,300	31.56	\$48,596	\$8,513	\$68,487	\$117,891	0.581	1,125	\$60.88	405	58.0934	1.25 STY	28	\$8,513	R-405	
40-14-328-012	3214 NORWOOD DR	06/15/20	\$46,000	WD	\$46,000	\$21,000	45.65	\$41,923	\$7,013	\$38,987	\$102,676	0.380	955	\$40.82	405	13.1273	1.25 STY	28	\$7,013	R-405	
Totals:			\$396,900		\$396,900	\$152,600	38.45	\$308,018	\$335,095	\$715,332		0.468									

50's

Sale Ratio => 7.11
Std. Dev. =>

E.C.F. => 0.468
Avg. E.C.F. => 0.469

40-14-252-010	2320 NOLEN DR	05/29/19	\$89,900	WD	\$89,900	\$33,800	37.60	\$67,548	\$11,915	\$77,985	\$163,626	0.477	1,759	\$44.33	405	31.5091	1.25 STY	35	\$11,915	R-405
40-14-153-001	3515 SUNSET DR	02/25/19	\$30,000	WD	\$30,000	\$22,900	76.33	\$45,812	\$9,379	\$20,621	\$107,156	0.192	1,355	\$15.22	405	19.2439	1.25 STY	40	\$9,379	R-405
40-14-180-024	3116 SHERWOOD DR	11/21/18	\$37,000	WD	\$37,000	\$20,800	56.22	\$41,627	\$11,338	\$25,662	\$89,085	0.288	1,087	\$23.61	405	28.8061	1.25 STY	40	\$10,879	R-405

40-14-252-005	2344 NOLEN DR	09/24/18	\$78,000	WD	\$78,000	\$34,000	43.59	\$68,099	\$12,125	\$65,875	\$164,629	0.400	1.553	\$42,42	405	40.0141	1.5 STY	28	\$12,125	R-405
40-14-252-017	2256 NOLEN DR	11/06/19	\$61,000	WD	\$61,000	\$32,200	52.79	\$64,342	\$12,680	\$48,320	\$151,947	0.318	1.441	\$33,53	405	3.9462	1.5 STY	28	\$11,714	R-405
40-14-103-010	3811 BRENTWOOD DR	06/07/19	\$69,900	WD	\$69,900	\$25,400	36.34	\$50,709	\$12,547	\$57,353	\$112,241	0.511	1.218	\$47,09	405	51.0980	1.5 STY	33	\$12,547	R-405
40-14-159-025	3318 BRENTWOOD DR	06/25/20	\$85,000	WD	\$85,000	\$34,900	41.06	\$69,775	\$11,959	\$73,041	\$170,047	0.430	1.826	\$40,00	405	42.9534	1.5 STY	33	\$11,959	R-405
40-14-160-022	3314 NORWOOD DR	03/19/20	\$29,000	WD	\$29,000	\$17,900	61.72	\$35,804	\$11,138	\$17,862	\$72,547	0.246	1.224	\$14,59	405	24.6213	1.5 STY	53	\$11,138	R-405
40-14-151-010	3710 SHERWOOD DR	03/09/20	\$55,000	WD	\$55,000	\$33,300	60.55	\$66,614	\$10,215	\$44,785	\$165,879	0.270	1.883	\$23,78	405	26.9985	1.75 STY	28	\$10,215	R-405
40-14-153-019	352 WESTCOMBE AVE	01/17/20	\$50,000	WD	\$50,000	\$30,700	61.40	\$62,192	\$8,162	\$41,838	\$158,912	0.263	1.790	\$23,37	405	26.3278	1.75 STY	28	\$8,162	R-405
40-14-252-018	2250 NOLEN DR	09/14/20	\$147,000	WD	\$147,000	\$42,500	28.91	\$85,038	\$11,714	\$135,286	\$215,659	0.627	1.880	\$71,96	405	62.7315	1.75 STY	28	\$11,714	R-405
Totals:			\$252,000		\$252,000	\$106,500	42.26	\$213,844	\$221,909	\$540,450	0.411					2.3741			30,28205	
			Sale, Ratio =>		Std. Dev =>		18.52	Ave. E.C.F. =>		0.387		Std. Deviances=>		#REF!		#REF!		#REF!		
40-14-151-005	3822 BRENTWOOD DR	03/29/19	\$76,500	WD	\$76,500	\$35,500	46.41	\$71,068	\$13,215	\$63,285	\$170,156	0.372	2.001	\$31,63	405	37.1924	2 STORY	28	\$13,215	R-405
40-14-159-010	3401 SHERWOOD DR	08/20/19	\$30,000	WD	\$30,000	\$27,100	90.33	\$54,205	\$8,097	\$21,903	\$135,612	0.162	1.660	\$13,19	405	16.1513	2 STORY	28	\$7,714	R-405
40-14-160-001	3517 BRENTWOOD DR	01/18/19	\$38,000	WD	\$38,000	\$26,500	69.21	\$52,535	\$16,500	\$21,500	\$105,985	0.203	1.236	\$17,39	405	20.2858	2 STORY	35	\$16,500	R-405
40-14-103-004	3759 SUNSET DR	07/31/19	\$85,000	WD	\$85,000	\$39,600	46.59	\$79,254	\$26,652	\$58,348	\$154,712	0.377	1.945	\$30,00	405	37.7140	2 STORY	40	\$26,652	R-405
40-14-304-013	465 WESTCOMBE AVE	05/02/19	\$68,000	WD	\$68,000	\$32,600	47.94	\$65,161	\$9,900	\$58,100	\$162,532	0.357	1.622	\$35,82	405	35.7467	TRI-LEVEL	28	\$9,900	R-405

E.C.F.s for Neighborhood: 407 'R - 407 TIM'

Residential : 1.000
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

E.C.F.s for Neighborhood: 410 *R - 410-TIM*

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		0.275	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		0.000	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		0.275	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: 0.200
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: 410 'R - 410-TIM'

Residential : 0.250
Town Homes/Duplexes: 0.200
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

DO 3a 4 unit
NO Bi + 2 unit
NO Est Duplex
NO 1.05 + no 1.75

1 Sty
0.250
0.275

1.25 sty

2 Sty

2 units

PC

E.C.F.s for Neighborhood: 415 'R - 415-TIM'

Residential : 0.250
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
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: 415 'R - 415-TIM'

Residential : 0.235
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

a 250

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
40-13-390-008	1421 W SECOND ST	12/14/18	\$25,500	WD	\$25,500	\$12,800	50.20	\$25,676	\$8,131	\$17,369	\$74,660	0.233	1,018	\$17.06	415	23.2643	1 STY	35	\$7,006	R-415
41-18-308-014	1108 S GRAND TRAVERSE	04/30/19	\$19,900	WD	\$19,900	\$12,800	64.32	\$25,570	\$3,568	\$16,332	\$93,626	0.174	1,056	\$15.47	415	6.0026	1.75 STY	20	\$3,568	R-415
40-13-286-041	608 W COURT ST	02/06/20	\$65,000	WD	\$65,000 +	\$20,100	30.92	\$40,121	\$5,928	\$59,072	\$145,502	0.406	1,672	\$35.33	415	40.5987	2 STORY	20	\$5,928	R-415
41-18-302-028	923 OAK ST	02/24/20	\$64,900	WD	\$64,900	\$25,200	38.83	\$50,396	\$9,840	\$55,060	\$172,579	0.319	1,798	\$30.62	415	31.9043	2 STORY	30	\$9,840	R-415
40-13-402-010	611 THAYER ST	07/12/19	\$46,500	WD	\$46,500	\$21,200	45.59	\$42,318	\$7,947	\$38,553	\$146,260	0.264	2,166	\$17.80	415	26.3593	2 STORY	45	\$7,947	R-415
41-18-309-015	1106 CHURCH ST	02/21/20	\$49,900	WD	\$49,900	\$25,000	50.10	\$50,002	\$5,140	\$44,760	\$190,902	0.234	2,922	\$15.32	415	7.6180	FOUR UNIT	40	\$5,140	R-415
40-13-286-022	714 STOCKTON ST	12/06/18	\$45,000	WD	\$39,600	\$15,400	38.89	\$30,300	\$3,405	\$36,195	\$119,533	0.303	1,880	\$19.25	415	30.2803	THREE UNIT	40	\$3,405	R-415
41-18-302-005	915 OAK ST	06/10/19	\$45,000	WD	\$45,000	\$23,600	52.44	\$47,169	\$4,800	\$40,200	\$180,294	0.223	2,496	\$16.11	415	22.2970	TWO UNIT	40	\$4,800	R-415
41-18-304-004	1025 STOCKTON ST	01/18/19	\$22,000	WD	\$22,000	\$14,400	65.45	\$28,824	\$7,920	\$14,080	\$88,953	0.158	1,764	\$7.98	415	15.8285	TWO UNIT	50	\$7,920	R-415
Totals:			\$383,700		\$378,300	\$170,500	45.07	\$340,376		\$321,621	\$1,212,308	0.265		\$19.44		0.07665474			37.80000	
						Sale Ratio =>					E.C.F. =>					Std. Deviations=>				
							11.52					0.257				22.6837				
																Ave. Variance=>				
																	88.21641969			

High 400

E.C.F.s for Neighborhood: 420 'R - 420-KATHY'

HAS TOWNHOMES

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.300	0.300	0.300	0.300	0.300	0.300
1 STY		0.300	0.300	0.300	0.300	0.300	0.300
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY		0.300	0.300	0.300	0.300	0.300	0.300
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.300
BI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
TRI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
ESTATE HOME		0.300	0.300	0.300	0.300	0.300	0.300
DUPLEX		0.300	0.300	0.300	0.300	0.300	0.300
TWO UNIT		0.350	0.350	0.350	0.350	0.350	0.350
THREE UNIT		0.350	0.350	0.350	0.350	0.350	0.350
FOUR UNIT		0.450	0.450	0.450	0.450	0.450	0.450

Town Homes/Duplexes: 0.450
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: 420 'R - 420-KATHY'

HAS TOWNHOMES

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.300	0.300	0.300	0.300	0.300	0.300
1 STY		0.300	0.300	0.300	0.300	0.300	0.300
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY		0.300	0.300	0.300	0.300	0.300	0.300
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.300
BI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
TRI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
ESTATE HOME		0.300	0.300	0.300	0.300	0.300	0.300
DUPLEX		0.300	0.300	0.300	0.300	0.300	0.300
TWO UNIT		0.350	0.350	0.350	0.350	0.350	0.350
THREE UNIT		0.350	0.350	0.350	0.350	0.350	0.350
FOUR UNIT		0.450	0.450	0.450	0.450	0.450	0.450

Town Homes/Duplexes: 0.450
 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 4ce
 .250

1/342 sty
 .275

2 unit
 NC

3 unit
 NC

4 unit
 NC

~~too low~~

NC

Townhomes

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bltg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq. Ft.	E.C.F. Area	Dev. by Mean (%)	Building Style	E.H. Age	Land Value	Land Table
41-07-454-020	624 THOMSON ST	06/11/18	\$18,000	WD	\$18,000	\$13,100		\$26,171	\$12,494	\$5,506	0.121	640	\$8.60	420	10.1236	1 STY	33	\$12,494	R-420
41-18-202-019	625 E THIRD ST	09/04/20	\$32,000	WD	\$32,000	\$24,000		\$47,936	\$8,944	\$23,056	0.177	1,739	\$13.26	420	0.9208	1 STY	38	\$6,944	R-420

41-18-208-011	735 THOMSON ST	08/04/20	\$93,000	WD	\$93,000	\$27,000		\$54,049	\$12,638	\$80,362	0.582	1,673	\$48.03	420	17.1489	2 STORY	25	\$12,638	R-420
41-07-455-029	802 E SECOND ST	08/10/18	\$52,000	WD	\$52,000	\$29,000		\$7,976	\$14,479	\$37,521	0.259	1,820	\$20.62	420	11.9522	2 STORY	28	\$14,479	R-420

Totals: \$145,000 \$145,000 \$56,000
 Sale. Ratio => 38.62
 Std. Dev. => 18.91
 E.C.F. => 0.417
 Ave. E.C.F. => 0.420

41-07-455-028	618 AVON ST	06/07/19	\$40,000	WD	\$40,000	\$29,900		\$59,755	\$18,280	\$21,720	0.157	1,862	\$11.66	420	18.5502	2 STORY	33	\$18,280	R-420
41-07-451-053	504 THOMSON ST	04/18/19	\$82,000	WD	\$82,000	\$32,100		\$64,155	\$15,790	\$66,210	0.411	2,520	\$26.27	420	41.0690	2 STORY	38	\$15,790	R-420
41-07-452-003	431 THOMSON ST	07/02/19	\$35,000	WD	\$35,000	\$22,800		\$45,673	\$14,946	\$20,054	0.196	1,449	\$13.84	420	19.5795	2 STORY	38	\$14,946	R-420
41-07-454-001	603 PIERSON ST	03/25/19	\$68,000	WD	\$61,880	\$31,300		\$63,102	\$12,471	\$49,409	0.293	2,824	\$17.50	420	29.2759	2 STORY	38	\$12,471	R-420
41-07-477-004	715 AVON ST	06/19/19	\$30,000	WD	\$30,000	\$21,200		\$42,343	\$14,252	\$15,748	0.168	1,300	\$12.11	420	16.8182	2 STORY	38	\$14,252	R-420

Totals: \$255,000 \$248,880 \$137,300
 Sale. Ratio => 55.17
 Std. Dev. => 14.84
 E.C.F. => 0.261
 Ave. E.C.F. => 0.245

41-18-207-031	703 E COURT ST	12/10/18	\$79,900	WD	\$79,900	\$56,400		\$112,704	\$31,595	\$48,305	0.179	3,096	\$15.60	420	16.7275	2 STORY	40	\$31,595	R-420
41-18-208-009	725 THOMSON ST	08/02/19	\$85,000	WD	\$85,000	\$33,900		\$67,804	\$12,638	\$72,362	0.590	1,372	\$52.74	420	24.4329	FOUR UNIT	30	\$12,638	R-420
41-18-202-022	616 E SECOND ST	05/20/19	\$77,500	WD	\$77,500	\$40,100		\$80,172	\$17,762	\$59,738	0.431	2,186	\$27.33	420	3.8320	FOUR UNIT	33	\$17,762	R-420
41-07-451-052	436 THOMSON ST	02/13/19	\$85,000	WD	\$85,000	\$50,100		\$100,222	\$16,185	\$68,815	0.368	2,516	\$27.35	420	36.8489	FOUR UNIT	38	\$16,185	R-420
41-18-202-017	617 E THIRD ST	04/19/19	\$118,000	WD	\$118,000	\$57,500		\$115,019	\$13,492	\$104,508	0.463	4,000	\$26.13	420	46.3213	FOUR UNIT	38	\$13,492	R-420

Totals: \$365,500 \$365,500 \$181,600
 Sale. Ratio => 49.69
 Std. Dev. => 7.89
 E.C.F. => 0.453
 Ave. E.C.F. => 0.463

41-07-452-020	512 AVON ST	04/10/19	\$53,500	WD	\$53,500	\$39,700		\$79,301	\$8,747	\$44,753	0.222	2,504	\$17.87	420	22.2008	THREE UNIT	28	\$8,747	R-420
41-18-208-010	729 THOMSON ST	07/30/19	\$75,000	WD	\$75,000	\$32,200		\$64,303	\$12,638	\$62,362	0.422	1,760	\$35.43	420	17.3048	THREE UNIT	30	\$12,638	R-420
41-18-206-003	612 E THIRD ST	02/22/19	\$80,000	WD	\$80,000	\$37,600		\$75,139	\$15,032	\$64,968	0.378	2,813	\$23.10	420	37.8305	THREE UNIT	38	\$15,032	R-420
41-18-206-044	819 EAST ST	05/21/19	\$57,500	WD	\$57,500	\$35,900		\$71,758	\$10,030	\$47,470	0.269	2,482	\$19.13	420	26.9157	THREE UNIT	38	\$10,030	R-420

Totals: \$212,500 \$212,500 \$105,700
 Sale. Ratio => 49.74
 Std. Dev. => 10.29
 E.C.F. => 0.353
 Ave. E.C.F. => 0.357

41-18-208-018	702 AVON ST	07/07/20	\$45,000	WD	\$45,000	\$22,900		\$45,778	\$8,936	\$36,064	0.343	1,652	\$21.83	420	34.2609	TWO UNIT	33	\$8,936	R-420
41-07-452-023	815 E SECOND ST	04/19/18	\$38,000	WD	\$38,000	\$25,000		\$49,950	\$8,367	\$29,633	0.249	1,764	\$16.80	420	24.9418	TWO UNIT	38	\$8,367	R-420
41-07-455-004	613 THOMSON ST	09/10/20	\$64,500	WD	\$64,500	\$25,200		\$50,486	\$9,287	\$55,213	0.469	1,805	\$30.59	420	46.9054	TWO UNIT	38	\$9,287	R-420

Totals: \$147,500 \$147,500 \$73,100
 Sale. Ratio => 49.56
 Std. Dev. => 13.39
 E.C.F. => 0.354
 Ave. E.C.F. => 0.354

Townhouse

41-07-453-054	910 E KEARSELEY ST	11/06/18	\$50,000	WD	\$50,000	\$28,500		\$57,021	\$13,783	\$36,217	0.377	1,212	\$29.88	420	12.7511	2 STORY	23	\$12,000	R-420
41-07-453-056	906 E KEARSELEY ST	05/01/20	\$67,000	WD	\$67,000	\$28,400		\$56,739	\$13,501	\$53,499	0.557	1,212	\$44.14	420	30.7373	2 STORY	23	\$12,000	R-420

41-07-453-061	405 AVON ST	08/12/20	\$60,000	WD	\$60,000	\$28,200	47.00	\$56,402	\$13,714	\$46,286	\$94,862	0.488	1.212	\$38.19	420	23,8511	2 STORY	23	\$12,000	R-420
41-07-453-011	523 AVON ST	07/23/19	\$50,000	WD	\$50,000	\$25,200	50.40	\$50,473	\$9,675	\$40,325	\$116,566	0.346	1.796	\$22.45	420	34.5942	THREE UNIT	33	\$9,675	R-420

E.C.F.s for Neighborhood: 430 'R - 430-KATHY'

HAS TOWNHOMES

Residential : 0.220
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

E.C.F.s for Neighborhood: 430 'R - 430-KATHY'

HAS TOWNHOMES

Residential : 0.220
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

N/C

Parcel Number	Street Address	Sale Date	Sale Price	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. Area	Land Value	Land Table
41-17-151-017	917 E WELLINGTON AVE	05/04/18	\$16,000	WD	\$16,000	\$10,400	65.00	\$20,888	\$5,750	\$10,250	\$68,809	0.149	1,009	\$10.16	430	6.9660	1 STY	45	\$5,750	R-430
41-17-151-002	902 BELMONT AVE	05/08/19	\$60,000	WD	\$60,000	\$17,800	29.33	\$35,240	\$5,771	\$54,229	\$133,950	0.405	1,838	\$29.50	430	40.4845	2 STORY	40	\$5,750	R-430
41-18-280-030	801 E NINTH ST	05/24/19	\$26,855	WD	\$26,855	\$23,400	87.13	\$46,793	\$11,482	\$15,373	\$160,505	0.096	2,601	\$5.91	430	12.2844	2 STORY	45	\$11,482	R-430
41-18-280-001	1301 LAPEER RD	05/06/19	\$32,500	WD	\$32,500	\$16,500	50.77	\$33,096	\$7,230	\$25,270	\$117,573	0.215	2,334	\$10.83	430	21.4931	TWO UNIT	45	\$6,056	R-430
Totals:			\$135,355		\$135,355	\$67,900	50.16	\$136,017		\$105,122	\$480,836	0.219		\$14.10		0.134920419		43.75000		
						Sale Ratio =>	24.30				Ave. E.C.F. =>	0.216		Std. Deviations=>	20.3070	Coefficient of Var=>	93.95759095			
						Std. Dev. =>					Ave. E.C.F. =>			Ave. Variance=>						

Not many sales, no change

E.C.F.s for Neighborhood: 435 'R - 435-KATHY'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.500	0.500	0.500	0.500	0.500	0.500
1 STY		0.425	0.425	0.425	0.425	0.425	0.425
2 STORY		0.500	0.500	0.500	0.500	0.500	0.500
1.5 STY		0.500	0.500	0.475	0.475	0.475	0.475
1.25 STY		0.475	0.475	0.475	0.475	0.475	0.475
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.425	0.425	0.425	0.425	0.425	0.425
ESTATE HOME		0.425	0.425	0.425	0.425	0.425	0.425
DUPLEX		0.400	0.400	0.400	0.400	0.400	0.400
TWO UNIT		0.325	0.325	0.325	0.325	0.325	0.325
THREE UNIT		0.325	0.325	0.325	0.325	0.325	0.325
FOUR UNIT		0.325	0.325	0.325	0.325	0.325	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: 435 'R - 435-KATHY'

NOBU

Style:	%Good: 100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY	0.500	0.500	0.500	0.500	0.500	0.500
1 STY	0.400	0.400	0.400	0.400	0.400	0.400
2 STORY	0.450	0.475	0.475	0.475	0.475	0.475
1.5 STY	0.500	0.500	0.475	0.475	0.475	0.475
1.25 STY	0.475	0.475	0.475	0.475	0.475	0.475
BI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.475	0.475	0.475	0.475	0.475	0.475
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	0.325	0.325	0.325	0.325	0.325	0.325
THREE UNIT	0.325	0.325	0.325	0.325	0.325	0.325
FOUR UNIT	0.325	0.325	0.325	0.325	0.325	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

$\frac{1 \text{ Sty}}{NC}$
~~too low~~
 $\cdot 425$ ✓

$\frac{1.25 \text{ Sty}}{NC}$

$\frac{1.5 \text{ Sty}}{NC}$

$\frac{1.75 \text{ Sty}}{NC}$ ✓

$\frac{2 \text{ Sty}}{.5}$

$\frac{\text{Estate}}{.425}$

$\frac{4i}{.450}$

$\frac{\text{multiple}}{NC}$

Drop Land ratio coming too high

Parcel Number	Street Address	Sale Date	Sale Price	Instr	Adj. Sale \$	Cur Assmnt	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Mean \$	E.C.F.	Floor Area	\$/Sq.Ft.	E.C.F. Area Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
41-17-132-033	1617 LINWOOD AVE	09/27/18	\$102,000	WD	\$102,000	\$52,900	51.86	\$105,728	\$23,554	\$78,446	0.382	1,840	\$42.63	435	8.0621	30	\$21,320	R-435
41-17-179-004	1772 BROOKSIDE DR	06/01/18	\$135,000	WD	\$135,000	\$83,100	61.56	\$166,227	\$46,711	\$298,289	0.295	2,461	\$35.88	435	14.1315	30	\$45,971	R-435
41-08-377-004	624 MAXINE ST	12/13/19	\$92,500	WD	\$92,500	\$34,900	37.73	\$69,826	\$22,426	\$70,074	0.591	1,364	\$51.37	435	\$9,1342	35	\$22,426	R-435
41-08-378-003	1714 E SECOND ST	09/26/18	\$155,000	WD	\$155,000	\$86,700	55.94	\$173,466	\$42,693	\$112,307	0.344	3,161	\$35.53	435	34.3517	35	\$42,693	R-435
41-17-180-025	1614 S FRANKLIN AVE	01/07/20	\$42,500	WD	\$42,500	\$24,200	56.94	\$48,397	\$19,566	\$22,934	0.318	768	\$29.86	435	28.7775	35	\$19,566	R-435
		Totals:	\$527,000		\$527,000	\$281,800	53.47	\$563,644	\$372,050	\$1,021,735	0.364							
							9.11				0.366							
41-17-127-005	1622 E COURT ST	01/14/20	\$81,000	WD	\$81,000	\$31,400	38.77	\$62,756	\$15,944	\$65,056	0.556	1,380	\$47.14	435	11.6746	40	\$15,485	R-435
41-17-131-016	1110 MAXINE ST	12/06/19	\$106,000	WD	\$106,000	\$66,400	62.64	\$132,858	\$27,056	\$78,944	0.354	2,132	\$37.03	435	4.2325	20	\$27,056	R-435
41-08-378-015	516 KENSINGTON AVE	04/20/18	\$85,000	WD	\$85,000	\$45,100	53.06	\$90,246	\$25,008	\$59,992	0.437	1,470	\$40.81	435	43.6804	30	\$25,008	R-435
41-08-383-001	1702 MONTCLAIR AVE	08/29/18	\$70,000	WD	\$70,000	\$58,400	83.43	\$116,721	\$32,287	\$37,713	0.212	1,920	\$19.64	435	21.2162	30	\$31,836	R-435
41-08-383-001	1702 MONTCLAIR AVE	07/26/19	\$140,000	WD	\$140,000	\$58,400	41.71	\$116,721	\$32,287	\$107,713	0.606	1,920	\$56.10	435	60.5961	30	\$31,836	R-435
41-08-383-001	1702 MONTCLAIR AVE	07/13/20	\$158,000	WD	\$158,000	\$58,400	36.96	\$116,721	\$32,287	\$125,713	0.707	1,920	\$65.48	435	70.7223	30	\$31,836	R-435
41-08-383-004	711 BLANCHARD AVE	07/24/20	\$81,900	WD	\$81,900	\$40,900	49.94	\$81,854	\$17,500	\$64,400	0.475	1,463	\$44.02	435	47.5340	30	\$17,500	R-435
41-08-384-007	715 KENSINGTON AVE	10/05/18	\$76,000	WD	\$76,000	\$43,500	57.24	\$87,076	\$19,582	\$56,418	0.397	1,512	\$37.31	435	22.3556	30	\$19,582	R-435
41-17-104-021	1020 BEARD ST	11/02/18	\$116,000	WD	\$116,000	\$67,300	58.02	\$134,524	\$34,955	\$81,045	0.387	2,302	\$35.21	435	51.6333	30	\$34,955	R-435
41-17-132-012	1307 MAXINE ST	12/13/19	\$175,000	WD	\$175,000	\$76,900	43.94	\$153,839	\$35,118	\$139,882	0.560	3,030	\$46.17	435	12.8478	30	\$35,118	R-435
41-17-133-034	1222 KENSINGTON AVE	10/18/19	\$157,000	WD	\$157,000	\$80,100	51.02	\$160,190	\$39,223	\$117,777	0.462	2,388	\$49.32	435	26.9040	30	\$39,223	R-435
		Totals:	\$1,058,900		\$1,058,900	\$529,000	49.96	\$1,057,892	\$790,653	\$1,662,411	0.476							
							13.46				0.471							
41-08-383-014	716 KENSINGTON AVE	05/14/20	\$80,000	WD	\$80,000	\$33,200	41.50	\$66,321	\$17,838	\$62,162	0.609	1,236	\$50.29	435	60.9017	35	\$17,500	R-435
41-17-128-021	924 KENSINGTON AVE	12/05/18	\$77,400	WD	\$77,400	\$41,000	52.97	\$81,900	\$19,123	\$58,277	0.441	1,549	\$37.62	435	2.4256	35	\$17,500	R-435
41-17-135-003	1710 WOODLAWN PARK DR	06/25/18	\$99,100	WD	\$99,100	\$47,100	47.53	\$94,159	\$22,305	\$76,795	0.508	1,604	\$47.88	435	0.5110	35	\$22,305	R-435
		Totals:	\$256,500		\$256,500	\$121,300	47.29	\$242,380	\$197,234	\$385,503	0.512							
							5.74				0.519							
41-08-383-009	801 BLANCHARD AVE	09/13/20	\$95,400	WD	\$95,400	\$42,400	44.44	\$84,814	\$17,500	\$77,900	0.579	1,578	\$49.37	435	57.8631	35	\$17,500	R-435
41-08-383-021	1701 E COURT ST	07/18/19	\$135,000	WD	\$135,000	\$65,100	48.22	\$130,241	\$26,040	\$108,960	0.523	1,978	\$55.09	435	52.2836	35	\$25,500	R-435
41-08-384-001	701 KENSINGTON AVE	11/16/18	\$78,000	WD	\$78,000	\$56,200	72.05	\$112,301	\$26,795	\$51,205	0.299	1,932	\$26.50	435	29.9423	35	\$26,795	R-435
41-17-128-017	1021 BLANCHARD AVE	06/10/19	\$99,000	WD	\$99,000	\$39,900	40.30	\$79,854	\$17,500	\$81,500	0.654	1,620	\$50.31	435	#REF!	35	\$17,500	R-435
		Totals:	\$407,400		\$407,400	\$203,600	49.98	\$407,210	\$319,565	\$638,750	0.500							
							14.24				0.514							

41-17-104-004	911 E FORK DR	03/02/20	\$148,500	WD	\$148,500	\$75,600	50.91	\$151,185	\$20,256	\$128,244	\$275,640	0.465	2.365	\$54.23	435	46.5259	2	STORY	20	\$20,256	R-435
41-08-378-023	1617 MONTCLAIR AVE	05/10/19	\$68,000	WD	\$68,000	\$55,700	81.91	\$111,447	\$27,080	\$40,920	\$177,615	0.230	2.156	\$18.98	435	23.0386	2	STORY	30	\$25,135	R-435
41-08-384-006	711 KENSINGTON AVE	06/28/19	\$52,500	WD	\$52,500	\$50,200	95.62	\$100,416	\$19,582	\$32,918	\$170,177	0.193	1.842	\$17.87	435	19.3434	2	STORY	30	\$19,582	R-435
41-08-384-011	805 KENSINGTON AVE	07/16/18	\$82,450	WD	\$82,450	\$47,200	57.25	\$94,448	\$19,582	\$62,868	\$157,613	0.399	1.772	\$35.48	435	39.8877	2	STORY	30	\$19,582	R-435
41-17-102-017	1014 WOODSIDE DR	07/31/20	\$225,000	WD	\$225,000	\$105,500	46.89	\$210,957	\$34,367	\$190,633	\$371,768	0.513	2.716	\$70.19	435	51.2774	2	STORY	30	\$32,557	R-435
41-17-103-001	1302 E COURT ST	07/26/19	\$160,000	WD	\$160,000	\$156,000	57.56	\$184,206	\$37,277	\$122,723	\$309,324	0.397	2.663	\$46.08	435	39.6746	2	STORY	30	\$37,277	R-435
41-17-103-009	926 E FORK DR	05/28/19	\$156,000	WD	\$156,000	\$93,400	59.87	\$186,794	\$26,404	\$129,596	\$337,663	0.384	2.936	\$44.14	435	38.3803	2	STORY	30	\$26,404	R-435
41-17-106-021	926 E FORK DR	07/21/20	\$172,000	WD	\$172,000	\$93,400	54.30	\$186,794	\$26,404	\$145,596	\$337,663	0.431	2.936	\$49.59	435	43.1187	2	STORY	30	\$26,404	R-435
41-17-126-014	1160 WOODSIDE DR	02/11/20	\$167,000	WD	\$167,000	\$88,600	53.05	\$177,196	\$23,590	\$143,410	\$323,381	0.443	2.578	\$55.63	435	44.3471	2	STORY	30	\$33,237	R-435
41-17-126-014	1025 BEARD ST	07/13/18	\$56,900	WD	\$56,900	\$43,500	76.45	\$87,009	\$18,542	\$38,358	\$144,141	0.266	1.426	\$26.90	435	26.6114	2	STORY	30	\$18,542	R-435
41-17-126-014	1025 BEARD ST	08/26/19	\$137,000	WD	\$137,000	\$45,700	31.75	\$87,009	\$18,542	\$118,458	\$144,141	0.822	1.426	\$83.07	435	82.1820	2	STORY	30	\$18,542	R-435
41-17-126-016	914 MAXINE ST	06/21/19	\$135,000	WD	\$135,000	\$45,700	33.85	\$91,435	\$19,040	\$115,960	\$152,411	0.761	1.464	\$79.21	435	76.0840	2	STORY	30	\$19,040	R-435
41-17-127-030	1010 BLANCHARD AVE	08/25/20	\$158,000	WD	\$158,000	\$66,900	39.61	\$101,315	\$19,014	\$108,986	\$173,265	0.629	1.825	\$59.72	435	62.9012	2	STORY	30	\$19,014	R-435
41-17-128-027	1010 KENSINGTON AVE	02/28/20	\$109,000	WD	\$109,000	\$44,200	42.34	\$133,767	\$25,615	\$137,385	\$227,688	0.581	2.197	\$60.26	435	8.3931	2	STORY	30	\$25,615	R-435
41-17-129-009	919 KENSINGTON AVE	02/25/19	\$136,000	WD	\$136,000	\$61,400	40.55	\$88,314	\$17,500	\$91,500	\$149,082	0.614	1.534	\$59.65	435	6.4032	2	STORY	30	\$17,500	R-435
41-17-129-012	931 KENSINGTON AVE	06/07/19	\$75,000	WD	\$75,000	\$47,300	63.07	\$94,547	\$19,566	\$55,434	\$157,855	0.351	1.956	\$28.34	435	5.8394	2	STORY	30	\$19,566	R-435
41-17-129-014	1005 KENSINGTON AVE	10/11/18	\$99,900	WD	\$99,900	\$50,100	50.15	\$100,166	\$20,421	\$79,479	\$151,735	0.473	1.864	\$42.64	435	6.3851	2	STORY	30	\$19,566	R-435
41-17-131-003	1113 BEARD ST	11/08/19	\$134,000	WD	\$134,000	\$44,500	33.21	\$88,970	\$16,896	\$117,104	\$167,884	0.772	1.736	\$67.46	435	4.1993	2	STORY	30	\$15,975	R-435
41-17-131-012	1325 BEARD ST	09/24/20	\$190,000	WD	\$190,000	\$69,900	36.79	\$139,761	\$19,017	\$120,983	\$254,198	0.673	2.524	\$67.74	435	5.7138	2	STORY	30	\$19,017	R-435
41-17-131-017	1118 MAXINE ST	08/28/20	\$142,400	WD	\$142,400	\$50,800	35.67	\$101,537	\$12,493	\$120,907	\$168,514	0.717	1.786	\$67.70	435	39.0376	2	STORY	30	\$21,493	R-435
41-17-131-023	1318 MAXINE ST	08/05/20	\$160,000	WD	\$160,000	\$63,100	39.44	\$126,270	\$22,385	\$137,615	\$218,705	0.629	2.190	\$62.84	435	1.3963	2	STORY	30	\$22,385	R-435
41-17-133-007	1205 BLANCHARD AVE	07/24/20	\$134,000	WD	\$134,000	\$50,700	37.84	\$101,315	\$17,500	\$116,500	\$176,453	0.660	1.657	\$70.31	435	26.8251	2	STORY	30	\$17,500	R-435
41-17-133-008	1209 BLANCHARD AVE	05/14/18	\$109,000	WD	\$109,000	\$55,900	51.28	\$111,808	\$17,500	\$91,500	\$198,543	0.461	1.686	\$54.27	435	6.8874	2	STORY	30	\$17,500	R-435
41-17-176-020	1521 BROOKWOOD AVE	10/04/19	\$110,000	WD	\$110,000	\$49,700	45.18	\$99,349	\$21,433	\$88,567	\$164,034	0.540	1.751	\$50.58	435	#REF!	2	STORY	30	\$21,433	R-435
Totals:			\$3,242,150		\$3,242,150	\$1,511,300	46.61	\$3,022,091	\$2,694,268	\$5,208,861		0.517									
							16.24				Ave. E.C.F. =>	0.531									

1360

41-08-379-008	521 KENSINGTON AVE	09/20/19	\$80,000	WD	\$80,000	\$43,300	54.13	\$86,569	\$23,498	\$56,502	\$132,781	0.426	1.602	\$35.27	435	42.5528	2	STORY	35	\$23,498	R-435
41-08-381-005	814 MAXINE ST	10/15/18	\$120,000	WD	\$120,000	\$61,000	50.83	\$122,054	\$22,426	\$97,574	\$209,743	0.465	2.082	\$46.87	435	46.5207	2	STORY	35	\$22,426	R-435
41-08-383-019	814 KENSINGTON AVE	07/26/19	\$115,000	WD	\$115,000	\$66,700	58.00	\$133,415	\$23,100	\$91,900	\$232,242	0.396	2.443	\$37.62	435	39.5708	2	STORY	35	\$23,100	R-435
41-08-384-010	801 KENSINGTON AVE	12/06/19	\$79,000	WD	\$79,000	\$35,700	45.19	\$71,415	\$19,582	\$59,418	\$109,122	0.545	1.366	\$43.50	435	54.4509	2	STORY	35	\$19,582	R-435
41-17-102-018	1020 WOODSIDE DR	07/30/18	\$152,500	WD	\$152,500	\$89,900	38.62	\$117,768	\$21,947	\$130,553	\$201,728	0.647	1.984	\$65.80	435	64.7172	2	STORY	35	\$21,947	R-435
41-17-128-016	1017 BLANCHARD AVE	07/16/18	\$60,500	WD	\$60,500	\$41,000	67.77	\$82,066	\$17,500	\$43,000	\$135,928	0.316	1.651	\$26.04	435	31.6343	2	STORY	35	\$17,500	R-435
41-17-129-017	1013 KENSINGTON AVE	08/17/18	\$90,000	WD	\$90,000	\$43,100	47.89	\$86,200	\$19,566	\$70,434	\$140,282	0.502	1.692	\$41.63	435	50.2088	2	STORY	35	\$19,566	R-435
41-17-133-020	1106 KENSINGTON AVE	06/14/18	\$120,000	WD	\$120,000	\$43,100	35.92	\$86,176	\$17,500	\$102,500	\$144,581	0.709	1.592	\$64.38	435	53.5450	2	STORY	35	\$17,500	R-435
Totals:			\$817,000		\$817,000	\$392,800	48.08	\$785,663	\$651,881	\$1,306,408		0.499									
							10.37				Ave. E.C.F. =>	0.501									

around 1000

41-08-379-002	1812 E SECOND ST	10/04/19	\$55,000	WD	\$55,000	\$34,400	62.55	\$68,881	\$17,832	\$37,168	\$107,472	0.346	1.362	\$27.29	435	34,5840	2 STORY	40	\$17,832	R-435
41-17-128-002	1708 E COURT ST	03/15/19	\$84,900	WD	\$84,900	\$49,300	58.07	\$98,518	\$20,600	\$64,300	\$164,038	0.392	2.116	\$30.39	435	39,1983	2 STORY	40	\$20,600	R-435
41-17-131-019	1214 MAXINE ST	06/27/19	\$140,000	WD	\$140,000	\$41,500	29.64	\$82,943	\$19,615	\$120,385	\$133,322	0.903	1.646	\$73.14	435	90,2964	2 STORY	40	\$19,615	R-435
Totals:			\$279,900		\$279,900	\$125,200	44.73	\$250,342		\$221,853	\$404,832	0.548								
						Sale. Ratio =>	17.84				Ave. E.C.F. =>	0.547								

80

41-17-133-005	1117 BLANCHARD AVE	08/13/18	\$123,900	WD	\$123,900	\$32,800	26.47	\$65,617	\$17,500	\$106,400	\$101,299	1.050	1.728	\$61.57	435	105,0356	2 STORY		\$17,500	R-435
41-17-106-003	1121 WOODLAWN PARK DR	10/30/19	\$250,000	WD	\$250,000	\$136,500	54.60	\$272,948	\$47,750	\$202,250	\$562,995	0.359	3.732	\$54.19	435	35,9239	ESTATE HOME	30	\$47,750	R-435
41-17-106-004	1201 WOODLAWN PARK DR	05/17/18	\$249,000	WD	\$249,000	\$115,500	46.39	\$230,926	\$40,646	\$208,354	\$475,700	0.438	3.864	\$53.92	435	43,7995	ESTATE HOME	30	\$37,811	R-435
41-17-106-006	1301 WOODLAWN PARK DR	12/31/19	\$340,000	WD	\$340,000	\$118,300	34.79	\$236,633	\$44,557	\$295,443	\$480,190	0.615	3.670	\$80.50	435	61,5263	ESTATE HOME	30	\$44,557	R-435
41-17-131-026	1515 LINWOOD AVE	05/23/18	\$232,000	WD	\$232,000	\$138,000	59.48	\$276,015	\$34,456	\$197,544	\$603,898	0.327	3.849	\$51.32	435	32,7115	ESTATE HOME	30	\$32,150	R-435
Totals:			\$1,071,000		\$1,071,000	\$508,300	47.46	\$1,016,522		\$903,591	\$2,122,783	0.426								
						Sale. Ratio =>	10.80				Ave. E.C.F. =>	0.435								

250

41-17-178-008	1420 RIDGELAWN AVE	09/03/20	\$153,000	PTA	\$153,000	\$52,900	34.58	\$105,821	\$17,861	\$135,139	\$185,179	0.730	2.156	\$62.68	435	23,2276	TR-LEVEL	30	\$17,861	R-435
41-17-182-004	1615 S FRANKLIN AVE	04/21/20	\$120,000	WD	\$120,000	\$66,700	55.58	\$133,472	\$35,678	\$84,322	\$205,882	0.410	1.684	\$50.07	435	10,1216	TR-LEVEL	30	\$34,707	R-435

1200

41-17-128-029	1018 KENSINGTON AVE	12/05/19	\$62,000	WD	\$62,000	\$50,400	81.29	\$100,860	\$17,500	\$44,500	\$256,492	0.173	2.083	\$21.36	435	17,3494	TWO UNIT	20	\$17,500	R-435
41-17-128-029	1018 KENSINGTON AVE	08/28/20	\$158,500	WD	\$158,500	\$50,400	31.80	\$100,860	\$17,500	\$141,000	\$256,492	0.550	2.083	\$67.69	435	54,9724	TWO UNIT	20	\$17,500	R-435
41-17-181-006	1409 S FRANKLIN AVE	10/24/18	\$67,500	WD	\$67,500	\$35,100	52.00	\$70,208	\$17,354	\$50,146	\$162,628	0.308	2.033	\$24.67	435	30,8348	TWO UNIT	30	\$17,354	R-435
Totals:			\$288,000		\$288,000	\$135,900	47.19	\$271,928		\$235,646	\$675,612	0.349								
						Sale. Ratio =>	16.66				Ave. E.C.F. =>	0.497								

100

E.C.F.s for Neighborhood: 445 'R - 445-KATHY'

NEIGHBORHOOD SITE INSPECTION CONDUCTED DURING 2008

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: 445 'R - 445-KATHY'

NEIGHBORHOOD SITE INSPECTION CONDUCTED DURING 2008

Residential : 0.300
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 Duplex

.350 too high
.325✓

Land was coming in @ 18%
raise \$10 to read 20%

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Adj. Sale \$	Cur Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land & Yard	Blkg. Residual	Cost Mon. \$	E.C.F.	Floor Area	\$/Sq. Ft.	E.C.F. Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table	
41-16-228-004	3426 EASTHAMPTON DR	08/20/18	\$80,000	WD	\$80,000	\$33,400	41.75	\$66,814	\$13,641	\$66,359	\$177,243	0.374	2,147	\$30.91	445	1.5216	1 STY	38	\$13,641	R-445	
41-16-228-007	927 SOMERSET LN	08/21/18	\$30,000	WD	\$30,000	\$23,900	79.67	\$47,847	\$11,646	\$18,354	\$120,670	0.152	1,333	\$13.77	445	25.1714	1 STY	43	\$10,863	R-445	
41-16-228-006	923 SOMERSET LN	11/25/19	\$98,500	WD	\$98,500	\$38,200	38.78	\$76,381	\$9,660	\$88,840	\$222,403	0.399	2,060	\$43.13	445	3.3601	2 STORY	20	\$9,660	R-445	
41-16-228-028	3711 EASTHAMPTON DR	09/04/19	\$45,000	WD	\$45,000	\$19,600	43.56	\$39,102	\$9,203	\$35,797	\$99,663	0.359	1,329	\$26.94	445	9.6637	2 STORY	43	\$8,669	R-445	
41-16-226-021	1018 BURLINGTON DR	04/15/19	\$36,000	WD	\$36,000	\$23,500	65.28	\$47,012	\$8,990	\$27,010	\$126,740	0.228	1,344	\$20.10	445	21.3113	TRI-LEVEL	25	\$8,990	R-445	
41-16-226-021	1018 BURLINGTON DR	11/13/19	\$70,400	WD	\$70,400	\$23,500	33.38	\$47,012	\$8,990	\$61,410	\$126,740	0.485	1,344	\$45.69	445	48.4535	TRI-LEVEL	25	\$8,990	R-445	
41-16-204-032	1106 BARRINGTON DR	12/20/18	\$93,000	WD	\$93,000	\$36,100	38.82	\$72,174	\$11,992	\$81,008	\$200,607	0.404	2,649	\$30.58	445	40.3815	TRI-LEVEL	33	\$10,809	R-445	
41-16-204-031	1030 BARRINGTON DR	07/31/18	\$46,000	WD	\$46,000	\$25,500	55.43	\$51,041	\$10,667	\$35,333	\$134,580	0.263	1,722	\$20.52	445	26.2543	TRI-LEVEL	38	\$10,667	R-445	
41-16-227-033	1018 SOMERSET LN	09/28/18	\$62,000	WD	\$62,000	\$26,300	42.42	\$52,660	\$10,111	\$51,899	\$141,830	0.366	1,938	\$26.77	445	36.5853	TRI-LEVEL	38	\$9,135	R-445	
Totals:			\$560,900		\$560,900	\$250,000	44.57	\$500,043	\$486,000	\$1,350,477		0.345		\$28.71	0.104819925		70.5484238	33.6667			
						Sale. Ratio =>	15.10				Avg. E.C.F. =>	0.335									
						Std. Dev. =>															

Over 50%
Close to 70%

E.C.F.s for Neighborhood: 450 'R - 450-TIM'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.300	0.300	0.300	0.300	0.300	0.300
1 STY		0.300	0.300	0.300	0.300	0.300	0.300
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY		0.300	0.300	0.300	0.300	0.300	0.300
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.300
BI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
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		0.400	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: 3.500
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 450 'R - 450-TIM'

Residential : 0.275
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: 3.500
B: 0.000
C: 0.000
D: 0.000

100 304
100 Estate
100 Air + Duplex

	1 sty	1.25 sty			
	.3	.250	1.5 sty	1.75 sty	2 Unit
20	.3	.250	.3	.3	.4
30	.3	.250			
40	.3 for low	.250			
	.3	100			
		LOW			
		.3			

1.5 sty	1.75 sty	2 sty
.3	.3	.3

2 Unit
.4

40-15-486-006	971 SALLSBURY AVE	01/09/20	\$27,000	WD	\$27,000	\$14,400	53.33	\$28,733	\$4,800	\$22,200	\$87,029	0.255	904	\$24.56	450	12.3906	1.25 STY	33	\$4,800	R-450
40-15-486-009	983 SALLSBURY AVE	07/12/19	\$30,000	LC	\$30,000	\$15,200	50.67	\$30,388	\$4,800	\$25,200	\$93,047	0.271	1,001	\$25.17	450	10.8163	1.25 STY	33	\$4,800	R-450
40-15-454-006	4039 MANNHALL AVE	06/05/18	\$24,500	WD	\$24,500	\$15,900	64.90	\$31,860	\$7,599	\$16,901	\$88,222	0.192	982	\$17.21	450	19.1574	1.25 STY	36	\$7,599	R-450
40-15-478-018	928 JOHNSON AVE	02/28/19	\$21,000	WD	\$21,000	\$11,200	53.33	\$22,364	\$4,500	\$16,500	\$64,960	0.254	947	\$17.42	450	25.4002	1.25 STY	36	\$4,500	R-450
Totals:			\$102,500		\$102,500	\$56,700	55.32	\$113,345	\$80,801	\$333,258		0.242								
											Ave. E.C.F. =>	0.243								

Handwritten initials

Sale. Ratio => 55.32
Std. Dev. => 6.35

E.C.F. => 0.242
Ave. E.C.F. => 0.243

40-15-477-002	3929 ZIMMERMAN ST	06/18/19	\$135,000	WD	\$22,500	\$10,900	48.44	\$23,781	\$3,540	\$18,960	\$73,604	0.258	950	\$19.96	450	25.7596	1.25 STY	41	\$3,540	R-450
Totals:			\$135,000		\$22,500	\$10,900	48.44	\$23,781	\$3,540	\$18,960	\$73,604	0.258	950	\$19.96	450	25.7596	1.25 STY	41	\$3,540	R-450

Handwritten initials

Sale. Ratio => 48.44
Std. Dev. => 6.35

E.C.F. => 0.258
Ave. E.C.F. => 0.258

40-15-456-010	1002 TACKEN ST	04/13/19	\$36,000	LC	\$36,000	\$13,700	38.06	\$27,420	\$4,731	\$31,269	\$82,505	0.379	1,440	\$21.71	450	37.8993	2 STORY	35	\$4,731	R-450
Totals:			\$36,000		\$36,000	\$13,700	38.06	\$27,420	\$4,731	\$31,269	\$82,505	0.379	1,440	\$21.71	450	37.8993	2 STORY	35	\$4,731	R-450

Handwritten initials

Sale. Ratio => 38.06
Std. Dev. => 6.35

E.C.F. => 0.379
Ave. E.C.F. => 0.379

40-15-426-015	4048 FRAZER ST	11/27/19	\$92,000	WD	\$47,840	\$12,400	25.92	\$26,409	\$9,600	\$38,240	\$61,124	0.626	1,105	\$34.61	450	62.5617	TWO UNIT	46	\$4,692	R-450
40-15-426-016	4044 FRAZER ST	11/27/19	\$92,000	WD	\$44,160	\$12,400	28.08	\$24,801	\$7,997	\$36,163	\$61,105	0.592	1,106	\$32.70	450	59.1813	TWO UNIT	46	\$4,692	R-450
40-15-434-019	3922 W COURT ST	08/07/20	\$49,900	M/C	\$49,900	\$14,400	28.86	\$28,801	\$7,500	\$42,400	\$77,458	0.547	1,248	\$33.97	450	54.7392	TWO UNIT	46	\$7,500	R-450
Totals:			\$233,900		\$141,900	\$39,200	27.63	\$80,011	\$24,100	\$116,803	\$199,687	0.585	3,459	\$33.79	1,350	78.4822	TWO UNIT	138	\$16,884	R-450

Handwritten initials

Sale. Ratio => 27.63
Std. Dev. => 1.52

E.C.F. => 0.585
Ave. E.C.F. => 0.588

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Adj. Sale \$	Cur. Amnt.	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	
40-15-479-009	921 JOHNSON AVE	05/29/18	\$35,000	WD	\$35,000	\$15,900	45.43	\$31,767	\$4,000	\$31,000	\$100,971	0.307	0.755	944	\$32.84	450	4.3457	1 STY	25	\$4,000	R-450	
40-15-479-009	921 JOHNSON AVE	01/03/20	\$80,000	WD	\$80,000	\$15,900	19.88	\$31,767	\$4,000	\$76,000	\$100,971	0.755		944	\$80.51	450	40.2216	1 STY	25	\$4,000	R-450	
40-15-481-014	960 SALISBURY AVE	08/12/20	\$25,000	WD	\$25,000	\$11,400	45.60	\$22,834	\$5,061	\$19,939	\$64,629	0.309		708	\$28.16	450	17.5674	1 STY	33	\$5,061	R-450	
40-15-483-019	3906 REYNOLDS ST	08/23/20	\$42,000	WD	\$42,000	\$15,100	35.95	\$30,264	\$4,784	\$37,216	\$92,655	0.402		1,034	\$35.99	450	20.9808	1 STY	35	\$4,784	R-450	
40-15-482-009	932 SUNDAY ST	07/14/20	\$65,000	WD	\$65,000	\$20,400	31.38	\$40,778	\$9,839	\$55,161	\$112,505	0.490		1,190	\$46.35	450	10.1517	1 STY	36	\$9,839	R-450	
40-15-487-019	996 S BALLENGER HWY	03/30/20	\$27,550	WD	\$27,550	\$12,200	44.28	\$24,322	\$5,367	\$22,183	\$68,927	0.322		852	\$26.04	450	13.1933	1 STY	36	\$5,367	R-450	
		Totals:	\$159,550		\$159,550	\$59,100	37.04	\$118,198		\$134,499	\$338,716	0.397										
							10.24					0.430										
40-14-351-021	944 HUBBARD AVE	06/18/19	\$135,000	WD	\$22,500	\$9,500	42.22	\$20,968	\$4,088	\$18,412	\$61,382	0.300		770	\$23.91	450	29.9959	1 STY	41	\$3,900	R-450	
40-14-357-002	955 S BALLENGER HWY	07/09/20	\$22,857	MLC	\$22,857	\$8,800	38.50	\$17,677	\$3,200	\$19,657	\$52,644	0.373		691	\$28.45	450	37.3397	1 STY	41	\$3,200	R-450	
40-14-358-019	972 BARNEY AVE	07/26/19	\$18,000	WD	\$18,000	\$12,000	66.67	\$23,975	\$4,667	\$13,333	\$70,211	0.190		899	\$14.83	450	18.9899	1 STY	41	\$4,000	R-450	
40-15-427-008	3814 FRAZER ST	04/10/18	\$25,000	WD	\$25,000	\$14,900	59.60	\$29,841	\$6,561	\$18,439	\$94,655	0.218		1,136	\$16.23	450	21.7815	1 STY	41	\$6,561	R-450	
40-15-431-003	4017 W KEARSELEY ST	09/27/19	\$15,000	WD	\$15,000	\$10,800	72.00	\$21,674	\$4,000	\$11,000	\$64,269	0.171		918	\$11.98	450	17.1155	1 STY	41	\$4,000	R-450	
40-15-452-017	938 SUNDAY ST	11/14/18	\$43,250	WD	\$43,250	\$15,700	36.30	\$31,324	\$7,778	\$35,472	\$85,622	0.414		924	\$38.39	450	41.4287	1 STY	41	\$7,778	R-450	
40-15-456-006	4019 ORR ST	01/29/20	\$15,000	WD	\$15,000	\$9,900	66.00	\$19,767	\$4,000	\$11,000	\$57,335	0.192		745	\$14.77	450	19.1856	1 STY	41	\$4,000	R-450	
40-15-456-015	4034 BLACKINGTON AVE	02/28/19	\$13,000	WD	\$13,000	\$10,500	80.77	\$21,055	\$5,473	\$7,527	\$56,662	0.133		768	\$9.80	450	45.5433	1 STY	41	\$5,473	R-450	
40-15-458-006	4017 REYNOLDS ST	04/18/18	\$22,500	WD	\$22,500	\$9,300	41.33	\$18,620	\$4,483	\$18,017	\$51,407	0.350		709	\$25.41	450	23.7798	1 STY	41	\$4,358	R-450	
40-15-476-009	3821 W COURT ST	05/18/18	\$15,900	WD	\$15,900	\$9,100	57.23	\$18,283	\$4,195	\$11,705	\$51,229	0.228		672	\$17.42	450	35.9791	1 STY	41	\$4,720	R-450	
40-15-476-022	3910 ZIMMERMAN ST	06/24/19	\$22,500	MLC	\$22,500	\$10,800	48.00	\$21,548	\$4,720	\$17,780	\$61,193	0.291		779	\$22.82	450	29.7717	1 STY	41	\$4,720	R-450	
40-15-476-025	3828 ZIMMERMAN ST	12/28/18	\$18,000	WD	\$18,000	\$10,800	60.00	\$21,676	\$4,195	\$13,805	\$63,567	0.217		749	\$18.43	450	37.1103	1 STY	41	\$4,195	R-450	
40-15-477-024	3910 MANNHALL AVE	06/18/19	\$135,000	WD	\$22,500	\$9,900	44.00	\$21,883	\$3,540	\$18,960	\$66,702	0.284		775	\$24.46	450	28.4250	1 STY	41	\$3,540	R-450	
40-15-477-028	3828 MANNHALL AVE	09/14/18	\$16,000	WD	\$16,000	\$10,100	63.13	\$20,152	\$4,720	\$11,280	\$56,116	0.201		697	\$16.18	450	20.1011	1 STY	41	\$4,720	R-450	
40-15-481-004	3817 MANNHALL AVE	06/11/18	\$13,000	WD	\$13,000	\$9,400	72.31	\$18,783	\$4,986	\$8,014	\$50,171	0.160		674	\$11.89	450	46.5883	1 STY	41	\$4,986	R-450	
40-15-482-016	1010 DARLING ST	04/08/19	\$27,500	WD	\$27,500	\$12,000	43.64	\$24,040	\$5,440	\$22,060	\$67,636	0.326		888	\$24.84	450	1.4682	1 STY	41	\$5,440	R-450	
40-15-483-020	3902 REYNOLDS ST	07/18/19	\$21,500	WD	\$21,500	\$7,900	36.74	\$15,860	\$4,559	\$16,941	\$41,095	0.412		544	\$31.14	450	3.3251	1 STY	41	\$4,559	R-450	
40-15-485-004	1015 DARLING ST	02/28/20	\$60,000	WD	\$20,000	\$10,800	54.00	\$21,569	\$5,546	\$14,454	\$58,265	0.248		845	\$17.11	450	13.0922	1 STY	41	\$5,466	R-450	
40-15-485-015	3816 BLACKINGTON AVE	08/21/18	\$49,000	WD	\$49,000	\$17,900	36.53	\$35,741	\$10,967	\$38,033	\$90,087	0.422		1,063	\$35.78	450	4.3186	1 STY	41	\$10,967	R-450	
		Totals:	\$688,007		\$423,007	\$210,100	49.67	\$424,436		\$325,889	\$1,190,247	0.274										
							14.02					0.270										

mlp 50

300

E.C.F.s for Neighborhood: 455 'R - 455-TIM'

Residential : 0.275
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: ~~455~~ 'R - 455-TIM'

NO Bi, Duplex
NO 3/4

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	0.300	0.250	0.220
1 STY	0.275	0.275	0.275	0.275	0.300	0.250	0.220
2 STORY	0.220	0.220	0.220	0.220	0.220	0.220	0.220
1.5 STY	0.275	0.275	0.275	0.275	0.300	0.220	0.220
1.25 STY	0.275	0.275	0.275	0.275	0.300	0.250	0.220
BI-LEVEL	0.275	0.275	0.275	0.275	0.300	0.220	0.220
TRI-LEVEL	0.275	0.275	0.275	0.275	0.300	0.220	0.220
ESTATE HOME	0.000	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.275	0.275	0.275	0.275	0.300	0.220	0.220
TWO UNIT	0.275	0.275	0.275	0.275	0.275	0.275	0.275
THREE UNIT	0.275	0.275	0.275	0.275	0.275	0.275	0.275
FOUR UNIT	0.300	0.300	0.300	0.300	0.300	0.300	0.300

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

1.25 1.5 1.75 2 mult
 .275 .275
 1 Sty
 30 .275
 46 .325
 30 .2
 1
 fee low
 3
 .275

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	Ft/Lage	Land Value	Land Table
40-14-356-012	935 KNAPP AVE	12/04/18	\$17,000	WD	\$17,000	\$11,100	65.29	\$22,120	\$3,800	\$13,200	0.216	762	\$17.32	455	26.7130	1 STY	31	\$3,800	R-455
40-14-360-027	1013 CHRISTOPHER ST	08/29/19	\$26,500	WD	\$26,500	\$16,400	61.89	\$32,882	\$8,937	\$17,563	0.220	1,062	\$16.54	455	32.1303	1 STY	35	\$8,937	R-455
40-14-365-003	1012 BARNEY AVE	07/09/19	\$57,000	WD	\$57,000	\$27,400	48.07	\$54,876	\$7,910	\$49,090	0.314	1,433	\$34.26	455	2.9197	1 STY	35	\$7,910	R-455
40-14-381-013	912 HAMMOND ST	08/30/19	\$22,000	WD	\$22,000	\$12,400	56.36	\$24,792	\$5,414	\$16,586	0.257	685	\$24.21	455	20.0583	1 STY	36	\$5,414	R-455
40-14-389-002	2827 REYNOLDS ST	07/24/20	\$20,000	WD	\$20,000	\$9,500	47.50	\$18,958	\$3,800	\$16,200	0.321	616	\$26.30	455	15.6433	1 STY	36	\$3,800	R-455
Totals:			\$142,500		\$142,500	\$76,800	53.89	\$153,628	\$112,639	\$412,557	0.273								
							8.00				0.265								
40-14-369-005	3002 FIELDING ST	01/14/20	\$21,000	M/D	\$21,000	\$8,700	41.43	\$17,462	\$4,533	\$16,467	0.318	644	\$25.57	455	4.9224	1 STY	40	\$4,098	R-455
40-14-367-002	3214 FIELDING ST	07/13/20	\$24,000	WD	\$24,000	\$7,800	32.50	\$15,676	\$4,221	\$19,779	0.432	640	\$30.90	455	24.4528	1 STY	41	\$4,098	R-455
40-14-382-005	2906 FIELDING ST	09/06/19	\$33,000	WD	\$33,000	\$11,600	35.15	\$23,156	\$7,684	\$25,316	0.409	770	\$32.88	455	7.4024	1 STY	41	\$7,156	R-455
40-14-388-004	2905 REYNOLDS ST	06/13/19	\$29,000	WD	\$29,000	\$8,500	29.31	\$17,006	\$3,800	\$25,200	0.477	647	\$38.95	455	17.5081	1 STY	41	\$3,800	R-455
40-13-355-007	1940 BECKER ST	05/28/19	\$12,000	LC	\$12,000	\$6,200	51.67	\$12,391	\$3,645	\$8,355	0.239	620	\$13.48	455	23.8823	1 STY	46	\$3,645	R-455
40-13-355-021	1916 BECKER ST	06/13/18	\$14,000	WD	\$14,000	\$11,500	82.14	\$23,037	\$7,204	\$6,796	0.107	933	\$7.28	455	10.7308	1 STY	46	\$7,204	R-455
40-14-360-011	952 MANN AVE	12/06/18	\$33,500	LC	\$33,500	\$10,100	30.15	\$20,278	\$4,337	\$29,163	0.457	792	\$36.82	455	45.7358	1 STY	46	\$3,800	R-455
40-14-360-011	952 MANN AVE	12/06/18	\$33,500	M/LC	\$33,500	\$10,100	30.15	\$20,278	\$4,337	\$29,163	0.457	792	\$36.82	455	45.7358	1 STY	46	\$3,800	R-455
40-14-360-016	968 MANN AVE	06/07/19	\$17,500	WD	\$17,500	\$7,600	43.43	\$15,142	\$3,800	\$13,700	0.302	647	\$21.17	455	30.1975	1 STY	46	\$3,800	R-455
40-14-360-016	968 MANN AVE	05/27/20	\$19,000	M/LC	\$19,000	\$7,600	40.00	\$15,142	\$3,800	\$15,200	0.335	647	\$23.49	455	38.5038	1 STY	46	\$3,800	R-455
Totals:			\$236,500		\$236,500	\$89,700	37.93	\$179,568	\$189,139	\$528,828	0.358								
							15.95				0.353								
40-14-356-019	924 HUGHES AVE	07/18/19	\$12,500	WD	\$12,500	\$6,900	55.20	\$13,723	\$3,903	\$8,597	0.193	784	\$10.97	455	19.2601	1 STY	51	\$3,800	R-455
40-14-380-015	920 BRADLEY AVE	08/02/19	\$15,500	WD	\$15,500	\$8,500	54.84	\$17,078	\$4,221	\$11,279	0.193	859	\$13.13	455	19.2998	1 STY	51	\$4,221	R-455
Totals:			\$28,000		\$28,000	\$15,400													
40-13-360-009	1101 CHRISTOPHER ST	09/03/19	\$30,000	M/LC	\$30,000	\$15,700	52.33	\$31,381	\$4,874	\$25,126	0.284	1,008	\$24.93	455	28.4370	1.5 STY	30	\$4,874	R-455
40-14-427-024	2002 BECKWITH CT	11/03/18	\$20,000	LC	\$20,000	\$11,000	55.00	\$21,967	\$2,815	\$17,185	0.269	1,001	\$17.17	455	6.1055	1.75 STY	36	\$2,815	R-455
40-14-381-008	925 BRADLEY AVE	02/28/20	\$26,000	WD	\$26,000	\$15,000	57.69	\$29,968	\$5,700	\$20,300	0.184	1,509	\$13.45	455	18.4028	2 STORY	36	\$5,700	R-455
40-14-382-003	2924 FIELDING ST	07/11/18	\$23,000	WD	\$23,000	\$13,000	56.52	\$26,013	\$5,841	\$17,159	0.187	1,144	\$15.00	455	18.7140	2 STORY	36	\$5,841	R-455
40-13-355-013	1002 PERSHING ST	12/04/19	\$29,900	M/LC	\$29,900	\$15,600	52.17	\$31,194	\$7,204	\$22,696	0.208	1,684	\$13.48	455	20.8133	2 STORY	41	\$7,204	R-455
40-14-383-005	986 KNIGHT AVE	09/29/20	\$38,500	P/A	\$38,500	\$9,800	25.45	\$19,596	\$3,800	\$34,700	0.483	1,516	\$22.89	455	48.3287	2 STORY	46	\$3,800	R-455
40-13-302-006	1926 W COURT ST	11/08/18	\$35,000	WD	\$35,000	\$21,000	60.00	\$42,004	\$7,204	\$27,796	0.240	1,816	\$15.31	455	23.9621	FOUR UNIT	40	\$7,204	R-455
40-13-302-006	1926 W COURT ST	08/23/19	\$70,000	WD	\$70,000	\$21,000	30.00	\$42,004	\$7,204	\$62,796	0.541	1,816	\$34.58	455	54.1345	FOUR UNIT	40	\$7,204	R-455
40-14-362-014	951 STOCKER AVE	08/07/19	\$23,700	WD	\$23,700	\$13,000	54.85	\$26,029	\$6,175	\$17,525	0.243	1,086	\$16.14	455	24.2741	TWO UNIT	41	\$6,175	R-455
40-14-381-011	943 BRADLEY AVE	11/06/19	\$38,000	M/LC	\$38,000	\$14,300	37.63	\$28,696	\$6,484	\$31,516	0.390	1,824	\$17.28	455	39.0190	TWO UNIT	41	\$6,484	R-455

Handwritten notes: "mld 300" and "mld 300" are written in the left margin of the table.

Handwritten note: "250" is written in the right margin of the table.

Handwritten note: "200 300" is written in the right margin of the table.

Handwritten note: "2000" is written in the right margin of the table.

E.C.F.s for Neighborhood: 460 *R - 460-TIM*

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		0.300	0.300	0.300	0.300	0.300	0.300
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.300
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		0.300	0.300	0.300	0.300	0.300	0.300
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: 0.230
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 3.500
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 460 'R - 460-TIM'

Residential : 0.250
Town Homes/Duplexes: 0.230
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 3.500
B: 0.000
C: 0.000
D: 0.000

00 324 Unit
no Duplex, 21.50
NO 1.75 21.50
WEstal

a3

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Adj. Sale \$	Cur Assmt.	Asd/Adj. Sale	Cur Appraisal	Land Yrd Bldg	Residual	Cost Main \$	E.C.F.	Floor Area	\$/Sq Ft	Gr Area	Dev. Inv. (%)	Building Style	Eff. Age	Land Value	Land Table	
40-22-228-008	3929 AUGUSTA ST	10/12/18	\$25,000	WD	\$25,000	\$12,400	49.60	\$24,750	\$5,642	\$19,108	\$76,432	0.253	777	\$24.91	460	3.9990	1 STY	33	\$5,642	R-460	
40-22-228-012	3722 BROWN ST	01/17/20	\$43,300	WD	\$43,300	\$12,000	36.04	\$23,921	\$3,800	\$20,121	\$80,484	0.367	924	\$31.93	460	15.3251	1 STY	38	\$3,800	R-460	
40-22-233-009	3613 WHITNEY AVE	02/24/20	\$35,000	WD	\$45,000	\$9,100	20.22	\$18,239	\$3,800	\$14,439	\$57,756	0.713	691	\$59.62	460	52.8678	1 STY	38	\$3,800	R-460	
40-22-233-014	3718 ARLENE AVE	01/17/20	\$30,000	WD	\$30,000	\$8,100	27.00	\$16,288	\$3,800	\$12,488	\$49,932	0.525	756	\$34.66	460	33.9835	1 STY	38	\$3,800	R-460	
40-22-277-009	3621 ARLENE AVE	07/31/18	\$23,000	WD	\$23,000	\$8,200	35.65	\$16,359	\$3,800	\$12,559	\$50,236	0.382	651	\$29.49	460	2.7230	1 STY	38	\$3,800	R-460	
40-22-278-028	3828 CLARIMONT ST	03/03/20	\$35,500	WD	\$35,500	\$12,400	34.93	\$24,800	\$3,800	\$21,000	\$84,160	0.377	908	\$32.68	460	5.3984	1 STY	38	\$3,800	R-460	
40-22-280-028	3822 CLARIMONT ST	01/24/20	\$29,900	WD	\$29,900	\$9,500	31.77	\$18,959	\$5,700	\$13,259	\$53,036	0.456	672	\$36.01	460	23.1153	1 STY	38	\$5,700	R-460	
40-22-281-010	3617 CLARIMONT ST	05/18/20	\$23,000	WD	\$23,000	\$10,900	47.39	\$21,781	\$3,800	\$17,981	\$71,924	0.267	908	\$21.15	460	4.1807	1 STY	38	\$3,800	R-460	
40-22-282-031	3810 HOGARTH AVE	02/26/20	\$24,900	WD	\$24,900	\$10,700	42.97	\$21,358	\$4,356	\$16,992	\$66,008	0.302	680	\$30.21	460	3.7735	1 STY	38	\$3,800	R-460	
40-22-283-001	3721 LARCHMONT ST	07/03/18	\$15,000	WD	\$15,000	\$10,000	66.67	\$19,945	\$3,800	\$16,145	\$64,580	0.173	915	\$12.24	460	19.5659	1 STY	38	\$3,800	R-460	
40-22-284-004	3929 HOGARTH AVE	12/20/19	\$40,000	MILC	\$40,000	\$14,300	35.75	\$28,688	\$4,459	\$24,229	\$96,916	0.367	1,007	\$35.29	460	4.0812	1 STY	38	\$4,459	R-460	
Totals:			\$349,600		\$349,600	\$127,600	36.50	\$255,073	\$299,043	\$818,064	0.366										
						Sale Ratio =>	11.91				Avg. E.C.F. =>	0.376									

40-22-230-009	3905 BROWN ST	09/05/19	\$39,900	MILC	\$39,900	\$9,500	23.81	\$19,054	\$3,800	\$15,254	\$61,016	0.592	697	\$51.79	460	59.1648	1 STY	40	\$3,800	R-460	
40-22-282-005	3917 LARCHMONT ST	10/11/19	\$16,000	QC	\$16,000	\$10,500	65.63	\$20,926	\$3,800	\$17,126	\$68,504	0.178	735	\$16.60	460	25.2555	1 STY	40	\$3,800	R-460	
40-22-228-016	3801 AUGUSTA ST	09/08/20	\$37,000	MILC	\$37,000	\$13,800	37.30	\$27,514	\$7,600	\$20,400	\$79,656	0.369	949	\$30.98	460	36.9087	1 STY	43	\$7,600	R-460	
40-22-228-017	3930 BROWN ST	12/04/18	\$26,000	WD	\$26,000	\$10,400	40.00	\$20,801	\$6,330	\$14,471	\$57,884	0.340	880	\$22.35	460	33.9818	1 STY	43	\$6,330	R-460	
40-22-228-018	3814 BROWN ST	03/15/19	\$24,500	WD	\$24,500	\$12,700	51.84	\$22,327	\$7,600	\$14,727	\$70,908	0.238	948	\$17.83	460	23.8337	1 STY	43	\$7,600	R-460	
40-22-230-007	3913 BROWN ST	07/26/19	\$18,000	WD	\$18,000	\$8,100	45.00	\$16,162	\$3,800	\$12,362	\$49,448	0.287	697	\$20.37	460	28.7170	1 STY	43	\$3,800	R-460	
40-22-233-015	3714 ARLENE AVE	10/01/19	\$31,000	WD	\$31,000	\$10,300	33.23	\$20,568	\$3,800	\$16,768	\$67,072	0.406	1,044	\$26.05	460	40.5534	1 STY	43	\$5,700	R-460	
40-22-277-026	3617 ARLENE AVE	09/19/19	\$22,000	WD	\$22,000	\$11,900	54.09	\$23,868	\$5,700	\$18,168	\$72,672	0.224	942	\$17.30	460	22.4295	1 STY	43	\$5,700	R-460	
40-22-280-006	3609 ARLENE AVE	09/06/19	\$25,000	WD	\$25,000	\$14,600	54.40	\$27,131	\$7,600	\$19,531	\$85,724	0.225	1,279	\$15.09	460	22.5141	1 STY	43	\$7,600	R-460	
40-22-280-024	3614 LARCHMONT ST	01/24/20	\$26,800	WD	\$26,800	\$8,600	32.09	\$17,152	\$3,800	\$13,352	\$53,408	0.431	652	\$35.28	460	17.9861	1 STY	43	\$3,800	R-460	
40-22-282-006	3913 LARCHMONT ST	09/24/18	\$23,000	WD	\$23,000	\$9,200	40.00	\$18,340	\$3,800	\$14,540	\$58,160	0.330	687	\$27.95	460	4.5008	1 STY	43	\$3,800	R-460	
40-22-226-017	3814 AUGUSTA ST	05/06/19	\$23,000	WD	\$23,000	\$9,900	39.60	\$19,798	\$3,800	\$15,998	\$63,992	0.331	1,086	\$19.52	460	33.1291	1 STY	48	\$3,800	R-460	
40-22-231-021	3618 WHITNEY AVE	06/02/19	\$30,000	LC	\$30,000	\$9,800	33.00	\$19,798	\$3,800	\$15,998	\$63,992	0.409	1,086	\$24.13	460	40.9426	1 STY	48	\$3,800	R-460	
40-22-282-032	3806 HOGARTH AVE	12/17/18	\$12,000	WD	\$12,000	\$7,500	41.67	\$14,901	\$3,800	\$11,101	\$44,404	0.320	704	\$20.17	460	31.9791	1 STY	48	\$3,800	R-460	
Totals:			\$406,200		\$406,200	\$168,200	41.41	\$335,900	\$327,670	\$1,029,480	0.318										
						Sale Ratio =>	11.47				Avg. E.C.F. =>	0.321									

40-22-229-016	3708 BROWN ST	01/09/19	\$27,000	WD	\$27,000	\$11,300	41.85	\$22,631	\$8,160	\$14,471	\$57,884	0.325	768	\$24.53	460	32.5479	1 STY	53	\$7,600	R-460	
40-22-229-016	3708 BROWN ST	08/08/19	\$27,000	WD	\$27,000	\$11,300	41.85	\$22,631	\$8,160	\$14,471	\$57,884	0.325	768	\$24.53	460	32.5479	1 STY	53	\$7,600	R-460	
40-22-281-012	3601 CLARIMONT ST	08/22/19	\$43,500	WD	\$43,500	\$14,300	32.87	\$28,629	\$7,600	\$21,029	\$84,116	0.427	912	\$39.36	460	42.6792	1.25 STY	35	\$7,600	R-460	
40-22-228-025	3822 BROWN ST	12/06/19	\$27,500	WD	\$27,500	\$12,300	44.73	\$24,581	\$3,800	\$20,781	\$63,124	0.285	909	\$26.07	460	28.5116	1.25 STY	38	\$3,800	R-460	
40-22-230-011	3825 BROWN ST	06/06/18	\$21,023	WD	\$21,023	\$10,500	49.95	\$20,969	\$3,800	\$17,169	\$68,676	0.251	867	\$19.87	460	25.0786	1.25 STY	38	\$3,800	R-460	
40-22-232-031	3918 ARLENE AVE	08/19/20	\$23,400	WD	\$23,400	\$12,300	52.56	\$24,548	\$7,315	\$17,233	\$68,924	0.233	715	\$22.50	460	23.3373	1.25 STY	38	\$7,315	R-460	
40-22-276-028	3806 HERRICK ST	11/09/18	\$20,000	WD	\$20,000	\$11,400	57.00	\$22,789	\$3,800	\$18,989	\$75,956	0.213	903	\$17.94	460	21.3281	1.25 STY	38	\$3,800	R-460	
40-22-280-001	3933 CLARIMONT ST	08/16/19	\$29,000	WD	\$29,000	\$12,900	44.48	\$25,814	\$5,778	\$20,036	\$80,144	0.280	909	\$25.55	460	28.9753	1.25 STY	38	\$5,621	R-460	
40-22-281-023	3618 LARCHMONT ST	10/08/20	\$37,500	QC	\$37,500	\$10,800	39.27	\$21,625	\$3,800	\$17,825	\$71,300	0.332	859	\$27.59	460	33.2398	1.25 STY	38	\$3,800	R-460	
Totals:			\$191,923		\$191,923	\$84,500	44.03	\$156,953	\$532,240	\$532,240	0.293										
						Sale Ratio =>	8.17				Avg. E.C.F. =>	0.280									

40-22-227-012	3825 HERRICK ST	11/02/18	\$16,000	WD	\$16,000	\$10,400	65.00	\$20,738	\$3,800	\$16,938	\$67,752	0.180	908	\$13.44	460	18.0068	1.25 STY	43	\$3,800	R-460
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E.C.F.s for Neighborhood: 465 'R - 465-TIM'

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		0.300	0.300	0.300	0.300	0.300	0.300
2 STORY		0.275	0.275	0.275	0.275	0.275	0.275
1.5 STY		0.275	0.275	0.275	0.275	0.300	0.300
1.25 STY		0.275	0.275	0.275	0.275	0.300	0.300
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		0.275	0.275	0.275	0.275	0.275	0.275
THREE UNIT		0.275	0.275	0.275	0.275	0.275	0.275
FOUR UNIT		0.275	0.275	0.275	0.275	0.275	0.275

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: 3.500
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 465 'R - 465-TIM'

Residential : 0.250
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: 3.500
B: 0.000
C: 0.000
D: 0.000

NO Bed & Bath
NO Duplex Estate

	1 Sly	1 1/4	1 1/5	1 3/4	2	June
		.275	.275	.275	.275	.275
30	.275	3	300	✓	✓	✓
40	.300					

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Adj. Sale \$	Cur. Assmt.	Acq./Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	E.C. Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table	
40-23-157-009	1705 STOCKER AVE	08/20/20	\$60,000	WD	\$60,000	\$19,700	32.83	\$39,420	\$8,500	\$51,500	0.416	1,032	\$49.90	465	#REF!	1STY	20	\$8,500	R-465	
40-23-155-005	3509 CLAIRMONT ST	08/29/19	\$15,110	WD	\$15,110	\$9,700	64.20	\$19,396	\$3,725	\$11,385	0.182	652	\$17.46	465	32.6943	1STY	31	\$3,725	R-465	
40-23-160-017	3514 CHICAGO BLVD	11/12/19	\$35,000	WD	\$35,000	\$18,800	53.71	\$37,614	\$10,174	\$24,826	0.226	1,020	\$24.34	465	11.2983	1STY	31	\$6,061	R-465	
40-23-109-008	1325 MANN AVE	02/22/19	\$14,000	WD	\$14,000	\$7,100	50.71	\$14,224	\$2,851	\$11,149	0.245	680	\$16.40	465	19.1978	1STY	36	\$2,851	R-465	
40-23-109-009	1401 MANN AVE	04/05/18	\$165,000	WD	\$17,500	\$12,400	70.86	\$20,249	\$4,055	\$13,445	0.208	783	\$17.17	465	22.9492	1STY	36	\$4,055	R-465	
40-23-155-007	3501 CLAIRMONT ST	04/06/18	\$25,000	WD	\$25,000	\$11,700	46.80	\$23,404	\$3,725	\$21,275	0.270	899	\$23.67	465	7.6726	1STY	36	\$3,725	R-465	
40-23-156-007	3301 CLAIRMONT ST	01/30/20	\$35,000	LC	\$35,000	\$8,500	24.29	\$16,961	\$3,725	\$31,275	0.591	652	\$47.97	465	39.7169	1STY	36	\$3,725	R-465	
40-23-158-004	3513 LARCHMONT ST	04/18/18	\$21,000	WD	\$21,000	\$10,400	38.52	\$20,881	\$3,725	\$23,275	0.339	652	\$68.624	465	16.9401	1STY	36	\$3,725	R-465	
40-23-159-011	3316 CHICAGO BLVD	04/30/19	\$21,500	WD	\$21,500	\$11,700	54.42	\$23,463	\$3,691	\$17,809	0.225	899	\$19.81	465	30.2194	1STY	36	\$3,691	R-465	
Totals:			\$337,610		\$190,110	\$90,300	47.50	\$176,192	\$154,439	\$562,084	0.275									
					\$587,350	\$241,900	41.18	\$476,758	\$482,708	\$1,528,464	0.322									
							Std. Dev. =>				0.330									
40-23-151-003	3517 ARLENE AVE	07/17/19	\$27,000	WD	\$27,000	\$9,400	34.81	\$18,809	\$3,725	\$23,275	0.386	716	\$32.51	465	21.6686	1STY	40	\$3,725	R-465	
40-23-103-002	1115 BARNEY AVE	09/03/20	\$26,600	WD	\$26,600	\$9,000	33.83	\$18,044	\$3,400	\$23,200	0.396	832	\$27.88	465	39.6067	1STY	41	\$3,400	R-465	
40-23-104-018	1118 STOCKER AVE	02/05/19	\$23,000	WD	\$23,000	\$10,800	46.96	\$21,571	\$3,400	\$19,600	0.270	889	\$22.05	465	26.9660	1STY	41	\$3,400	R-465	
40-23-105-007	1115 STOCKER AVE	07/19/19	\$17,100	WD	\$17,100	\$9,700	56.73	\$19,328	\$3,400	\$13,700	0.215	826	\$16.59	465	21.5030	1STY	41	\$3,400	R-465	
40-23-105-007	1115 STOCKER AVE	05/18/20	\$37,000	WD	\$37,000	\$9,300	26.22	\$19,328	\$3,400	\$33,600	0.527	826	\$40.68	465	52.7573	1STY	41	\$3,400	R-465	
40-23-106-003	3517 BROWN ST	01/24/20	\$29,900	WD	\$29,900	\$3,725	27.76	\$16,592	\$3,725	\$26,175	0.509	929	\$28.18	465	50.8568	1STY	41	\$3,725	R-465	
40-23-108-019	3410 ARLENE AVE	12/20/19	\$17,450	WD	\$17,450	\$8,900	51.00	\$17,874	\$3,725	\$13,725	0.243	629	\$21.82	465	24.2508	1STY	41	\$3,725	R-465	
40-23-110-018	1326 MANN AVE	10/10/18	\$18,500	WD	\$18,500	\$9,200	49.73	\$18,443	\$3,825	\$14,675	0.251	768	\$19.11	465	25.0975	1STY	41	\$3,825	R-465	
40-23-126-018	1517 STOCKER AVE	09/07/18	\$19,000	WD	\$19,000	\$11,700	61.58	\$23,302	\$4,250	\$14,750	0.194	929	\$15.88	465	19.3549	1STY	41	\$4,250	R-465	
40-23-126-018	1202 HUGHES AVE	02/28/20	\$60,000	WD	\$20,000	\$11,400	57.00	\$22,770	\$3,906	\$16,094	0.213	950	\$16.94	465	21.3290	1STY	41	\$3,906	R-465	
40-23-131-006	1317 KNAPP AVE	09/30/19	\$29,900	M/LC	\$29,900	\$8,300	64.84	\$20,282	\$3,906	\$24,524	0.411	871	\$28.16	465	17.6524	1STY	41	\$3,906	R-465	
40-23-131-016	1501 KNAPP AVE	09/26/18	\$80,000	WD	\$19,200	\$8,300	43.23	\$16,926	\$2,600	\$16,600	0.290	679	\$24.45	465	28.9683	1STY	41	\$2,600	R-465	
40-23-132-033	1502 KNIGHT AVE	09/08/20	\$25,500	LC	\$25,500	\$12,300	48.24	\$24,549	\$3,906	\$21,594	0.262	936	\$23.07	465	26.1517	1STY	41	\$3,906	R-465	
40-23-132-034	1506 KNIGHT AVE	06/11/18	\$19,500	WD	\$19,500	\$9,900	50.77	\$19,812	\$3,906	\$15,594	0.245	859	\$18.15	465	24.5096	1STY	41	\$3,906	R-465	
40-23-151-022	3502 HERRICK ST	06/15/18	\$29,000	WD	\$29,000	\$9,600	33.10	\$19,277	\$3,725	\$16,775	0.406	727	\$34.77	465	21.9322	1STY	41	\$3,725	R-465	
40-23-154-005	3221 HERRICK ST	03/22/19	\$23,000	WD	\$23,000	\$10,300	44.78	\$20,660	\$3,725	\$19,275	0.285	816	\$23.62	465	10.0462	1STY	41	\$3,725	R-465	
40-23-154-005	3513 CLAIRMONT ST	09/11/20	\$20,500	WD	\$20,500	\$8,700	42.44	\$17,332	\$3,725	\$16,775	0.308	652	\$25.73	465	10.3375	1STY	41	\$3,725	R-465	
40-23-157-007	1621 STOCKER AVE	08/06/18	\$35,000	WD	\$35,000	\$10,700	30.57	\$21,386	\$5,641	\$29,359	0.466	968	\$30.33	465	7.9162	1STY	41	\$4,250	R-465	
40-23-159-005	3305 LARCHMONT ST	05/03/19	\$44,500	WD	\$44,500	\$9,400	21.12	\$18,837	\$3,825	\$40,675	0.677	736	\$55.26	465	41.9994	1STY	41	\$3,825	R-465	
40-23-176-008	1707 KNAPP AVE	02/26/19	\$15,500	WD	\$15,500	\$10,000	64.52	\$19,949	\$3,906	\$11,594	0.181	739	\$15.69	465	0.3980	1STY	41	\$3,906	R-465	
40-23-101-018	3418 AUGUSTA ST	03/07/19	\$13,500	WD	\$13,500	\$9,100	67.41	\$18,179	\$3,725	\$9,775	0.169	768	\$12.73	465	16.9071	1STY	46	\$3,725	R-465	
40-23-105-027	1222 KNAPP AVE	12/20/19	\$21,900	WD	\$21,900	\$7,600	34.70	\$15,142	\$3,400	\$18,500	0.394	768	\$24.09	465	39.3885	1STY	46	\$3,400	R-465	
40-23-109-004	1309 MANN AVE	04/12/18	\$14,000	WD	\$14,000	\$9,200	65.71	\$18,398	\$3,400	\$10,800	0.177	906	\$11.70	465	17.6690	1STY	46	\$3,400	R-465	
40-23-152-017	3210 HERRICK ST	05/24/19	\$56,000	WD	\$28,000	\$10,300	36.79	\$13,466	\$3,120	\$24,880	0.601	630	\$39.49	465	60.1199	1STY	46	\$3,120	R-465	
Totals:			\$716,150		\$587,350	\$241,900	41.18	\$476,758	\$482,708	\$1,528,464	0.322									
							Std. Dev. =>				0.330									

250

40-23-109-007	1321 MANN AVE	11/21/18	\$50,000	WD	\$50,000	\$14,000	28.00	\$27,967	\$5,053	\$44,947	\$91,656	0.490	1.125	\$39.95	465	49.0388	1.25 STY	36	\$5,053	R-465	
40-23-102-010	3417 AUGUSTA ST	01/24/19	\$17,500	WD	\$17,500	\$8,600	49.14	\$17,105	\$3,725	\$13,775	\$53,570	0.257	845	\$16.30	465	25.7380	1.25 STY	46	\$3,725	R-465	
40-23-131-045	1514 HUGHES AVE	07/27/18	\$58,300	WD	\$58,300	\$18,600	31.90	\$37,139	\$8,857	\$49,443	\$113,128	0.437	1.392	\$35.52	465	43.7054	1.5 STY	36	\$7,813	R-465	
40-23-102-016	3514 BROWN ST	11/08/18	\$49,900	WD	\$49,900	\$17,400	34.87	\$34,872	\$7,449	\$42,451	\$109,692	0.387	1.617	\$26.25	465	38.7002	1.5 STY	41	\$7,449	R-465	
40-23-154-011	3322 CLAIRMONT ST	05/18/20	\$23,000	WD	\$23,000	\$10,300	44.78	\$20,680	\$4,656	\$18,344	\$64,096	0.286	936	\$19.60	465	28.6196	1.5 STY	41	\$4,656	R-465	
40-23-109-029	1302 STOCKER AVE	07/28/20	\$20,500	WD	\$20,500	\$13,500	65.85	\$27,095	\$6,800	\$13,700	\$81,180	0.169	1.213	\$11.29	465	16.8761	1.5 STY	46	\$6,800	R-465	
Totals:			\$93,400		\$93,400	\$41,200	44.11	\$82,647	\$24,495	\$74,495	\$254,968	E.C.F. => 0.292									
							Std. Dev. =>					Ave. E.C.F. =>	0.281								
40-23-131-043	1338 HUGHES AVE	12/05/18	\$14,300	WD	\$14,300	\$12,800	89.51	\$25,630	\$5,672	\$8,628	\$79,832	0.108	980	\$8.80	465	10.8077	1.75 STY	41	\$5,672	R-465	
40-23-151-005	3509 ARLENE AVE	03/11/20	\$20,000	WD	\$20,000	\$11,800	59.00	\$23,589	\$3,725	\$16,275	\$79,456	0.205	1,250	\$13.02	465	20.4830	1.75 STY	41	\$3,725	R-465	
40-23-157-003	1609 STOCKER AVE	07/23/18	\$23,000	WD	\$23,000	\$10,400	45.22	\$20,754	\$4,714	\$18,286	\$64,160	0.285	1,092	\$16.75	465	28.5006	1.75 STY	41	\$4,250	R-465	
Totals:			\$57,300		\$57,300	\$35,000	61.08	\$69,973	\$43,189	\$223,448	E.C.F. =>	0.193									
							Std. Dev. =>					Ave. E.C.F. =>	0.199								
40-23-133-022	1517 KNIGHT AVE	05/02/18	\$24,500	WD	\$24,500	\$15,500	63.27	\$30,941	\$5,391	\$19,109	\$102,200	0.187	1,261	\$15.15	465	18.6977	2 STORY	36	\$4,250	R-465	

255

E.C.F.s for Neighborhood: 470 'R - 470-TIM'

Residential : 0.250
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: 3.500
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 470 'R - 470-TIM'

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		0.225	0.225	0.225	0.225	0.225	0.225
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		0.200	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		0.225	0.225	0.225	0.225	0.225	0.225
DUPLEX		0.225	0.225	0.225	0.225	0.225	0.225
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: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 3.500
B: 0.000
C: 0.000
D: 0.000

*Mobile Home
.250*

40-14-480-017	908 DURAND ST	12/18/19	\$121,300	WD	\$121,300	\$43,000	35.45	\$86,088	\$8,959	\$112,341	\$342,796	0.328	5,437	\$20.66	470	32.7720	FOUR UNIT	30	\$8,959	R-470
40-23-201-010	2648 SWAYZE ST	04/24/19	\$29,000	WD	\$29,000	\$18,500	63.79	\$37,061	\$7,125	\$21,875	\$133,049	0.164	1,694	\$12.91	470	16.4413	THREE UNIT	36	\$7,125	R-470
40-23-201-010	2648 SWAYZE ST	04/30/19	\$40,000	WD	\$40,000	\$18,500	46.25	\$37,061	\$7,125	\$32,875	\$133,049	0.247	1,694	\$19.41	470	24.7090	THREE UNIT	41	\$7,125	R-470
40-14-459-013	2458 GIBSON ST	07/17/18	\$66,600	WD	\$29,970	\$9,200	30.70	\$40,102	\$3,375	\$26,595	\$163,231	0.163	1,701	\$15.63	470	16.2929	THREE UNIT	46	\$3,375	R-470
40-14-457-012	2466 GIBSON ST	10/11/19	\$24,000	WD	\$24,000	\$10,100	42.08	\$20,166	\$3,262	\$20,738	\$75,129	0.276	1,260	\$16.46	470	27.6032	TWO UNIT	47	\$3,262	R-470
40-14-458-028	966 DOWNEY ST	04/03/20	\$33,000	WD	\$33,000	\$14,100	42.73	\$28,280	\$3,019	\$29,981	\$112,271	0.267	2,016	\$14.87	470	26.7041	TWO UNIT	51	\$3,019	R-470

mid 30
top 300
mid 300

40-23-134-012	2741 BROWN ST	12/28/18	\$13,500	OC	\$13,500	\$6,900	51.11	\$13,727	\$3,709	\$9,791	\$44,524	0.220	720	\$13,60	470	3.3153	\$3,709	R-470
40-23-134-027	2722 CUMINGS AVE	02/15/19	\$18,000	WD	\$18,000	\$8,900	49.44	\$17,706	\$3,292	\$14,708	\$64,062	0.230	918	\$16,02	470	2.3465	\$3,292	R-470
40-23-227-014	2109 BROWN ST	10/31/18	\$103,000	WD	\$18,540	\$5,500	29.67	\$12,001	\$2,667	\$15,873	\$41,484	0.383	704	\$22,55	470	6.7583	\$2,667	R-470
		Totals:	\$134,500		\$50,040	\$21,300	42.57	\$43,434	\$9,672	\$40,372	\$150,071	0.269		\$17,39		0.8353		
		Sale. Ratio =>					13.99				Ave. E.C.F. =>	0.277						
		Std. Dev. =>																

40-23-206-018	2542 CUMINGS AVE	11/14/18	\$54,000	CD	\$54,000	\$10,300	19.07	\$20,541	\$3,644	\$50,356	\$84,485	0.596	1,128	\$44,64	470	41.0945	\$3,644	R-470
40-23-201-012	2634 SWAYZE ST	12/05/19	\$22,000	WD	\$22,000	\$7,500	34.09	\$15,011	\$3,000	\$19,000	\$60,055	0.316	987	\$19,25	470	17.7154	\$3,000	R-470
40-14-459-001	2455 REID ST	03/18/20	\$26,000	WD	\$26,000	\$9,000	34.62	\$18,054	\$4,240	\$21,760	\$69,070	0.315	923	\$23,58	470	31.5043	\$4,240	R-470
40-23-203-024	2602 BROWN ST	10/31/18	\$15,000	WD	\$15,000	\$7,200	48.00	\$14,433	\$3,049	\$11,951	\$56,920	0.210	851	\$14,04	470	4.3093	\$3,049	R-470
40-14-385-011	974 HAMMOND ST	08/13/20	\$20,000	WD	\$20,000	\$10,400	52.00	\$20,717	\$6,947	\$13,053	\$68,850	0.190	1,040	\$12,55	470	18.9586	\$6,800	R-470
40-14-385-012	980 HAMMOND ST	08/21/18	\$14,900	QC	\$14,900	\$8,900	59.73	\$17,735	\$3,000	\$11,900	\$73,675	0.162	1,080	\$11,02	470	16.1520	\$3,000	R-470
40-14-476-003	2317 REID ST	06/13/19	\$12,400	WD	\$62,000	\$8,000	12.90	\$15,976	\$2,885	\$59,115	\$65,455	0.903	768	\$76,97	470	90.3140	\$2,885	R-470
40-23-202-005	2546 SWAYZE ST	04/02/18	\$15,000	WD	\$15,000	\$8,000	53.33	\$15,959	\$3,095	\$11,905	\$64,320	0.185	825	\$14,43	470	6.1999	\$3,095	R-470
		Totals:	\$103,300		\$152,900	\$51,500	33.68	\$102,874	\$129,684	\$398,290		0.326						
		Sale. Ratio =>					17.13				Ave. E.C.F. =>	0.327						
		Std. Dev. =>																

40-14-390-010	1010 HAMMOND ST	07/26/19	\$60,000	WD	\$60,000	\$13,800	23.00	\$27,600	\$3,750	\$56,250	\$106,000	0.531	1,512	\$37,20	470	53.0660	\$3,750	R-470
40-13-357-004	1929 BECKER ST	12/28/18	\$26,000	WD	\$15,000	\$5,600	37.33	\$14,936	\$2,844	\$12,156	\$53,742	0.226	863	\$14,09	470	22.6191	\$2,844	R-470
40-13-357-005	1925 BECKER ST	12/28/18	\$26,000	WD	\$11,000	\$5,600	50.91	\$11,192	\$2,844	\$8,156	\$37,102	0.220	624	\$13,07	470	21.9825	\$2,844	R-470
40-14-487-005	1217 DURAND ST	09/10/20	\$65,900	PTA	\$65,900	\$11,400	17.30	\$22,792	\$3,795	\$62,105	\$84,431	0.736	1,224	\$50,74	470	73.5570	\$3,795	R-470
40-13-357-019	1118 BOSTON AVE	02/04/20	\$17,000	MLC	\$17,000	\$10,900	64.12	\$21,736	\$3,223	\$13,777	\$82,280	0.167	1,424	\$9,67	470	16.7440	\$3,223	R-470
40-23-205-016	2640 CUMINGS AVE	06/28/18	\$19,000	WD	\$19,000	\$10,200	53.68	\$20,401	\$6,534	\$12,466	\$61,631	0.202	756	\$16,49	470	3.9339	\$6,534	R-470
		Totals:	\$153,900		\$127,900	\$43,700	34.17	\$91,057	\$108,660	\$319,187		0.340						
		Sale. Ratio =>					18.04				Ave. E.C.F. =>	0.310						
		Std. Dev. =>																

40-23-134-033	2702 CUMINGS AVE	10/24/19	\$40,000	WD	\$40,000	\$13,600	34.00	\$27,112	\$3,489	\$36,511	\$104,991	0.348	1,243	\$29,37	470	34.7753	\$3,489	R-470
40-14-463-016	1114 BRABYN AVE	12/03/18	\$22,000	WD	\$18,920	\$1,600	8.46	\$19,424	\$3,110	\$15,810	\$72,507	0.218	1,195	\$13,23	470	21.8049	\$3,110	R-470
40-23-206-017	2548 CUMINGS AVE	08/10/18	\$67,400	WD	\$67,400	\$18,800	27.89	\$37,622	\$7,053	\$60,347	\$122,276	0.494	1,504	\$40,12	470	22.6490	\$7,053	R-470
40-13-357-006	1921 BECKER ST	12/28/18	\$19,000	WD	\$19,000	\$9,400	49.47	\$18,805	\$2,844	\$16,156	\$63,844	0.253	968	\$16,69	470	25.3054	\$2,844	R-470
40-14-390-002	1007 BRADLEY AVE	01/31/19	\$25,000	WD	\$25,000	\$13,600	54.40	\$27,235	\$7,625	\$22,375	\$98,440	0.227	1,648	\$13,58	470	22.7296	\$7,625	R-470
40-14-459-016	2446 GIBSON ST	06/20/19	\$29,000	WD	\$29,000	\$12,500	43.10	\$25,043	\$7,885	\$26,115	\$88,632	0.295	1,220	\$21,41	470	29.4645	\$7,885	R-470
		Totals:	\$140,400		\$140,400	\$54,300	38.68	\$108,705	\$124,993	\$373,192		0.335						
		Sale. Ratio =>					11.52				Ave. E.C.F. =>	0.317						
		Std. Dev. =>																

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Aspd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Flt. Age	Land Value	Land Table
40-14-484-030	2214 SWAYZE ST	07/01/20	\$7,500	QC	\$7,500	\$9,100	121.33	\$18,123	\$3,525	\$64,880	0.061	796	\$4.99	470	25.510	1 STY	36	\$3,525	R-470
40-23-206-020	2534 CUMINGS AVE	04/26/19	\$39,000	WD	\$39,000	\$8,900	22.82	\$17,851	\$3,433	\$64,080	0.555	796	\$44.68	470	37.2580	1 STY	36	\$3,433	R-470
40-13-356-006	1114 IDA AVE	01/09/19	\$13,000	WD	\$13,000	\$8,700	66.92	\$17,461	\$2,767	\$65,307	0.157	792	\$12.92	470	15.6692	1 STY	41	\$2,767	R-470
40-14-390-004	1011 BRADLEY AVE	07/17/18	\$66,600	WD	\$10,656	\$9,200	86.34	\$18,188	\$3,375	\$65,836	0.111	704	\$10.34	470	5.2335	1 STY	41	\$3,375	R-470
40-14-454-028	978 GAINES AVE	08/06/18	\$9,500	WD	\$9,500	\$7,400	77.89	\$14,831	\$3,612	\$49,882	0.118	700	\$8.41	470	4.6328	1 STY	41	\$3,612	R-470
40-14-451-015	2464 GIBSON ST	07/17/18	\$66,600	WD	\$9,324	\$9,200	98.67	\$19,098	\$3,375	\$69,880	0.085	816	\$12.28	470	24.2588	1 STY	41	\$3,375	R-470
40-14-461-007	2505 GIBSON ST	01/23/19	\$11,500	WD	\$11,500	\$8,800	76.52	\$17,592	\$3,000	\$64,853	0.131	660	\$12.88	470	36.2466	1 STY	41	\$3,000	R-470
40-14-461-007	2505 GIBSON ST	02/28/19	\$27,000	WD	\$27,000	\$8,800	32.59	\$17,592	\$3,000	\$64,853	0.370	660	\$36.36	470	12.3465	1 STY	41	\$3,000	R-470
40-14-462-006	2457 GIBSON ST	07/17/18	\$66,600	WD	\$16,650	\$9,200	55.26	\$19,745	\$3,375	\$72,756	0.182	914	\$14.52	470	31.1071	1 STY	41	\$3,375	R-470
40-14-478-004	2313 REID ST	06/22/18	\$15,000	WD	\$15,000	\$8,200	54.67	\$16,394	\$2,885	\$60,040	0.202	704	\$17.21	470	0.0486	1 STY	41	\$2,885	R-470
40-14-486-007	2305 SWAYZE ST	06/13/19	\$12,400	WD	\$12,400	\$8,100	65.32	\$16,115	\$2,885	\$58,800	0.162	840	\$11.33	470	6.4371	1 STY	41	\$2,885	R-470
40-23-130-017	2754 BROWN ST	06/18/19	\$135,000	WD	\$22,500	\$7,500	33.33	\$16,862	\$3,286	\$60,338	0.318	880	\$21.83	470	13.3350	1 STY	41	\$3,286	R-470
40-23-133-039	1506 CLANCY AVE	06/22/18	\$20,000	WD	\$20,000	\$7,800	39.00	\$15,622	\$3,750	\$52,764	0.308	698	\$23.28	470	12.2882	1 STY	41	\$3,750	R-470
40-23-227-003	2309 BROWN ST	05/02/18	\$14,000	WD	\$14,000	\$7,600	54.29	\$15,164	\$2,895	\$54,529	0.204	704	\$15.77	470	0.9545	1 STY	41	\$2,895	R-470
40-14-454-011	987 HAMMOND ST	02/28/20	\$60,000	WD	\$20,000	\$30,800	154.00	\$61,506	\$13,064	\$193,966	0.036	2,587	\$2.68	470	3.5759	1 STY	42	\$12,984	R-470
40-14-484-021	2107 CORUNNA RD	01/17/20	\$20,000	WD	\$20,000	\$11,600	58.00	\$23,162	\$3,110	\$89,120	0.190	1,048	\$16.12	470	6.3535	1 STY	42	\$3,110	R-470
40-14-477-003	2317 ZIMMERMAN ST	01/08/19	\$9,500	WD	\$9,500	\$7,400	77.89	\$14,838	\$2,885	\$53,124	0.125	749	\$8.83	470	12.2571	1 STY	46	\$2,885	R-470
40-14-484-024	2310 SWAYZE ST	07/30/18	\$23,000	WD	\$23,000	\$9,300	40.43	\$18,574	\$3,110	\$68,729	0.289	768	\$25.90	470	6.2102	1 STY	46	\$3,110	R-470
40-23-130-015	2701 SWAYZE ST	09/11/19	\$16,500	QC	\$16,500	\$6,500	51.52	\$17,085	\$3,000	\$62,600	0.216	768	\$17.58	470	0.2394	1 STY	46	\$3,000	R-470
40-23-204-017	2544 BROWN ST	07/03/19	\$13,500	WD	\$13,500	\$7,000	51.85	\$14,088	\$2,878	\$49,822	0.213	617	\$17.22	470	2.3612	1 STY	46	\$2,878	R-470
40-23-204-017	2544 BROWN ST	05/18/20	\$13,000	WD	\$13,000	\$7,000	22.58	\$14,088	\$2,885	\$49,822	0.564	617	\$45.58	470	37.4861	1 STY	46	\$2,878	R-470
40-23-204-020	2536 BROWN ST	04/06/18	\$13,000	WD	\$13,000	\$6,800	52.31	\$13,512	\$2,885	\$47,231	0.214	746	\$18.40	470	2.4574	1 STY	46	\$2,885	R-470
40-23-227-003	2309 BROWN ST	10/31/18	\$103,000	WD	\$22,660	\$5,500	24.27	\$14,936	\$2,667	\$54,529	0.367	704	\$23.40	470	22.9385	1 STY	46	\$2,667	R-470
40-23-227-014	2109 BROWN ST	08/28/18	\$15,100	QC	\$15,100	\$6,000	39.74	\$12,001	\$2,667	\$41,484	0.300	704	\$17.66	470	29.6332	1 STY	46	\$2,667	R-470
			Totals:		\$761,800	\$365,790	\$200,400	\$408,454	\$288,441	\$1,450,246	0.199								
							Sale. Ratio =>	54.79					E.C.F. =>	0.199					
							Std. Dev. =>	29.01					Ave. E.C.F. =>	0.221					

E.C.F.s for Neighborhood: 475

'R - 475-TIM'

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		0.000	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: 475 'R - 475-TIM'

Residential : 0.275
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

NO Multi
NO G.U.B.
NO Duplex Duplex
NO 1.5 1.75

~~too~~ high
0.250

E.C.F.s for Neighborhood: 485 'R - 485-KATHY'

HAS TOWNHOMES

LOOK AT SF BREAKEDOWN

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

Town Homes/Duplexes: 0.200
Mobile Homes : 1.000
Agricultural Bldgs : 0.200
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: 485 'R - 485-KATHY'

HAS TOWNHOMES

LOOK AT SF BREAKDOWN

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

*NOB
NOEST*

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

NC

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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost. Man. \$	F.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Est. Age	Land Value	Land Table	
41-20-126-001	2101 HOWARD AVE	06/19/18	\$15,000	QC	\$15,000	\$11,100	74.00	\$22,258	\$3,413	\$11,587	\$94,225	0.123	1,036	\$11.18	485	13.3290	1 STY	36	\$3,413	R-485
41-20-127-014	2122 WINANS AVE	10/15/19	\$15,000	WD	\$15,000	\$8,400	56.00	\$16,781	\$3,330	\$11,670	\$67,255	0.174	792	\$14.73	485	8.2743	1 STY	41	\$3,330	R-485
41-20-131-011	2129 BLADES AVE	07/19/19	\$17,000	CD	\$17,000	\$8,600	50.59	\$17,126	\$4,012	\$12,988	\$65,570	0.198	1,470	\$8.84	485	5.8183	1 STY	41	\$3,330	R-485
41-17-377-015	2000 ATKEN AVE	02/19/20	\$12,000	WD	\$12,000	\$8,000	66.67	\$16,075	\$3,330	\$8,670	\$63,725	0.136	930	\$9.32	485	13.6053	1.25 STY	36	\$3,330	R-485
41-17-377-009	2029 HOWARD AVE	07/31/20	\$47,500	WD	\$47,500	\$11,700	24.63	\$23,479	\$3,424	\$44,076	\$100,275	0.440	1,265	\$34.84	485	43.9551	1.75 STY	30	\$3,424	R-485
41-17-455-009	2033 BURR BLVD	11/26/18	\$30,000	WD	\$30,000	\$12,100	40.33	\$24,162	\$3,409	\$26,591	\$103,765	0.256	1,560	\$17.05	485	25.6262	TRI-LEVEL	35	\$3,409	R-485
Totals:			\$136,500		\$136,500	\$59,900	43.88	\$119,881		\$115,582	\$494,815	0.234		\$15.99						
						Sale Ratio =>	43.88				E.C.F. =>	0.234		Std. Deviation=>	0.1171498					
						Sld. Dev. =>	17.90				Ave. E.C.F. =>	0.221		Ave. Variance=>	18.4347	Coefficient of Var=>	83.38764026			38.57143

Property seems to be increasing
but not enough to sales to show
a pattern. NDC

E.C.F.s for Neighborhood: 490 'R - 490-JACQUETTA'

Residential : 0.300
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

E.C.F.s for Neighborhood: 490 'R - 490-JACQUETTA'

NO 4 unit

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

.3 too low

(Optional) Gross Rate Multipliers

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

.325

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.	E.C.F. Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
41-17-458-015	1816 PINGREE AVE	09/25/18	\$55,000	WD	\$55,000	\$30,500	55.45	\$60,966	\$10,825	\$44,175	\$200,564	0.220	1,679	\$26.31	490	18.1383	1 STY	28	\$10,825	R-490
41-17-476-001	1902 KENT ST	12/04/19	\$62,000	MLC	\$62,000	\$24,200	39.03	\$48,415	\$13,724	\$48,276	\$138,764	0.348	1,089	\$44.33	490	3.8460	1 STY	28	\$11,518	R-490
41-17-479-015	1916 PINGREE AVE	08/01/18	\$62,000	WD	\$62,000	\$25,100	40.48	\$50,156	\$13,629	\$48,371	\$146,108	0.331	1,417	\$34.14	490	5.7871	1 STY	28	\$13,629	R-490
41-17-479-027	2058 CHELAN ST	07/10/20	\$102,500	WD	\$102,500	\$23,800	23.22	\$47,697	\$11,168	\$91,332	\$146,116	0.625	1,106	\$82.58	490	35.1872	1 STY	28	\$11,168	R-490
41-17-480-025	2044 MC PHAIL ST	05/18/18	\$46,000	WD	\$46,000	\$22,700	49.35	\$45,375	\$9,580	\$36,420	\$143,180	0.254	1,373	\$26.53	490	1.8828	1 STY	28	\$9,580	R-490
Totals:			\$327,500		\$327,500	\$126,300	38.56	\$252,609	\$268,574	\$774,732	0.347									
						Sale. Ratio =>	12.22				Ave. E.C.F. =>	0.356								
						Std. Dev. =>														

41-17-403-013	1839 SEYMOUR ST	02/22/19	\$23,000	LC	\$23,000	\$13,400	58.26	\$26,786	\$8,573	\$14,427	\$72,852	0.198	865	\$16.68	490	19.8032	1 STY	33	\$8,573	R-490
41-17-429-017	1822 OWEN ST	04/07/20	\$46,000	WD	\$46,000	\$23,100	50.22	\$46,290	\$15,867	\$30,133	\$121,692	0.248	1,056	\$28.54	490	24.7617	1 STY	33	\$15,867	R-490
41-17-454-001	1806 KENT ST	02/19/20	\$40,000	WD	\$40,000	\$18,700	46.75	\$37,332	\$8,573	\$31,427	\$115,036	0.273	996	\$31.55	490	27.3193	1 STY	33	\$8,573	R-490
41-17-479-004	2013 WHITTLESEY ST	08/26/20	\$50,000	QC	\$50,000	\$19,000	38.00	\$37,939	\$9,853	\$40,147	\$112,344	0.357	1,170	\$34.31	490	#REF!	1 STY	33	\$9,853	R-490
41-17-428-006	1815 CHELAN ST	04/06/20	\$64,000	WD	\$64,000	\$22,700	35.47	\$45,419	\$11,353	\$52,647	\$136,264	0.386	1,196	\$44.02	490	38.6360	1 STY	38	\$11,353	R-490
Totals:			\$223,000		\$223,000	\$96,900	43.45	\$193,766	\$168,781	\$558,188	0.302									
						Sale. Ratio =>	9.26				Ave. E.C.F. =>	0.293								
						Std. Dev. =>														

41-17-458-026	2046 WHITTLESEY ST	12/20/19	\$67,000	WD	\$67,000	\$23,000	34.33	\$46,031	\$11,460	\$55,540	\$138,284	0.402	1,348	\$41.20	490	40.1637	2 STORY	25	\$8,569	R-490
41-17-429-012	1847 MC PHAIL ST	11/26/19	\$46,000	WD	\$46,000	\$17,800	38.70	\$35,549	\$9,752	\$36,248	\$103,188	0.351	1,200	\$30.21	490	35.1281	2 STORY	33	\$8,923	R-490
41-17-478-008	1933 MC PHAIL ST	10/15/18	\$30,000	WD	\$30,000	\$22,900	76.33	\$45,736	\$8,923	\$21,077	\$147,252	0.143	1,601	\$13.16	490	14.3136	2 STORY	33	\$8,923	R-490

Play above 50000

WD

E.C.F.s for Neighborhood: 495 'R - 495-KATHY'

HAS TOWNHOMES AND 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	0.250	0.250
1 STY		0.275	0.275	0.275	0.275	0.250	0.250
2 STORY		0.275	0.275	0.275	0.275	0.250	0.250
1.5 STY		0.275	0.275	0.275	0.275	0.250	0.250
1.25 STY		0.275	0.275	0.275	0.275	0.250	0.250
BI-LEVEL		0.275	0.275	0.275	0.275	0.250	0.250
TRI-LEVEL		0.275	0.275	0.275	0.275	0.250	0.250
ESTATE HOME		0.275	0.275	0.275	0.275	0.250	0.250
DUPLEX		0.275	0.275	0.275	0.275	0.250	0.250
TWO UNIT		0.275	0.275	0.275	0.275	0.250	0.250
THREE UNIT		0.275	0.275	0.275	0.275	0.250	0.250
FOUR UNIT		0.275	0.275	0.275	0.275	0.250	0.250

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

U.C.F.s for Neighborhood: 495 'R - 495-KATHY'

AS TOWNHOMES AND DUPLEX

Residential : 0.250
Town Homes/Duplexes: 0.200
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

30.275

Optional) Gross Rate Multipliers

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

60.0250

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	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	Eff. Age	Land Value	Land Table
41-16-455-016	3630 LYNN ST	02/08/19	\$27,800	WD	\$27,800	\$13,700	50.74	\$27,493	\$5,941	\$21,059	\$86,208	0.244	924	\$22.79	495	5.4320	1 STY	35	\$5,100	R-495
41-16-478-017	3743 LYNN ST	11/02/18	\$46,000	WD	\$46,000	\$16,400	35.65	\$32,877	\$5,100	\$40,900	\$111,108	0.368	1,267	\$32.28	495	22.4038	1 STY	35	\$5,100	R-495
41-16-479-005	3720 LYNN ST	12/11/19	\$45,000	WD	\$45,000	\$12,500	27.78	\$25,026	\$5,123	\$39,877	\$79,612	0.501	960	\$41.54	495	35.6819	1 STY	35	\$4,675	R-495
Totals:			\$118,000		\$118,000	\$42,600	36.10	\$85,396		\$101,836	\$276,928	0.368								
						Sale Ratio =>	#REF!				E.C.F. =>	0.368								
						Std. Dev. =>					Ave. E.C.F. =>	0.371								

41-16-329-032	3373 KENT ST	03/26/20	\$21,300	WD	\$21,300	\$13,900	65.26	\$27,719	\$5,681	\$15,619	\$88,152	0.177	936	\$16.69	495	17.7183	1 STY	40	\$5,681	R-495
41-16-380-001	3434 KENT ST	12/05/19	\$30,000	WD	\$30,000	\$14,600	48.67	\$29,159	\$6,526	\$23,474	\$90,532	0.259	1,008	\$23.29	495	25.9290	1 STY	40	\$6,526	R-495
41-16-380-005	1925 HOSLER ST	03/20/19	\$24,000	WD	\$24,000	\$12,400	51.67	\$24,787	\$4,790	\$19,210	\$79,988	0.240	942	\$20.39	495	24.0161	1 STY	40	\$4,790	R-495
41-16-380-006	1929 HOSLER ST	03/20/19	\$16,000	WD	\$16,000	\$12,100	75.53	\$24,242	\$4,790	\$11,210	\$77,808	0.144	942	\$11.90	495	14.4073	1 STY	40	\$4,790	R-495
41-16-380-006	1929 HOSLER ST	06/26/20	\$41,500	WD	\$41,500	\$12,100	29.16	\$24,242	\$4,790	\$36,710	\$77,808	0.472	942	\$38.97	495	47.1802	1 STY	40	\$4,790	R-495
41-16-380-021	3439 LYNN ST	01/22/19	\$32,000	WD	\$32,000	\$13,900	43.44	\$27,713	\$5,661	\$26,339	\$88,208	0.299	1,064	\$24.75	495	29.8601	1 STY	40	\$5,661	R-495
41-16-454-030	3613 LYNN ST	01/28/19	\$17,750	WD	\$17,750	\$12,600	70.99	\$25,122	\$4,675	\$13,075	\$81,788	0.160	960	\$13.62	495	15.9865	1 STY	40	\$4,675	R-495
41-16-455-009	3542 LYNN ST	06/01/18	\$11,000	WD	\$11,000	\$10,600	96.36	\$21,260	\$5,100	\$5,900	\$64,640	0.091	962	\$6.13	495	9.1275	1 STY	40	\$5,100	R-495
41-16-455-030	3617 PROVIDENCE ST	08/01/18	\$37,000	WD	\$37,000	\$13,800	37.30	\$27,608	\$4,675	\$32,325	\$91,732	0.352	954	\$33.88	495	35.2385	1 STY	40	\$4,675	R-495
41-16-455-033	3625 PROVIDENCE ST	10/15/19	\$18,500	WD	\$18,500	\$12,700	68.65	\$25,462	\$4,250	\$14,250	\$84,848	0.168	964	\$14.78	495	16.7947	1 STY	40	\$4,250	R-495
41-16-481-003	3706 PROVIDENCE ST	06/30/20	\$23,500	WD	\$23,500	\$10,600	45.11	\$21,109	\$4,675	\$18,825	\$65,736	0.286	909	\$20.71	495	28.6373	1 STY	40	\$4,675	R-495
41-16-455-014	3624 LYNN ST	01/28/19	\$17,750	WD	\$17,750	\$11,300	63.66	\$22,663	\$5,100	\$12,650	\$70,252	0.180	908	\$13.93	495	18.0066	1 STY	43	\$5,100	R-495
Totals:			\$290,300		\$290,300	\$150,600	51.88	\$301,086		\$229,587	\$961,492	0.239								
						Sale Ratio =>	18.87				E.C.F. =>	0.236								
						Std. Dev. =>					Ave. E.C.F. =>	0.236								

41-16-379-023	1930 HOSLER ST	05/11/18	\$22,500	WD	\$22,500	\$10,200	45.33	\$20,329	\$4,590	\$17,910	\$62,956	0.284	995	\$18.00	495	28.4484	1.25 STY	45	\$4,590	R-495
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.C.F.s for Neighborhood: 500 'R - 500-KATHY'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
.75 STY		0.350	0.350	0.350	0.350	0.350	0.275
STY		0.310	0.310	0.320	0.330	0.330	0.275
STORY		0.350	0.350	0.350	0.350	0.350	0.275
.5 STY		0.350	0.350	0.350	0.350	0.350	0.275
.25 STY		0.310	0.310	0.320	0.330	0.350	0.275
I-LEVEL		0.300	0.300	0.300	0.300	0.300	0.275
RI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.275
STATE HOME		0.275	0.275	0.275	0.275	0.275	0.275
UPLEX		0.275	0.275	0.275	0.275	0.275	0.275
WO UNIT		0.300	0.300	0.300	0.300	0.300	0.275
HREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
OUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

own Homes/Duplexes: 1.000
obile Homes : 1.000
gricultural Bldgs : 1.000
ommerical Bldgs : 1.000
ndustrial Bldgs : 1.000

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

C.F.s for Neighborhood: 500 'R - 500-KATHY'

Residential : 0.275
Own Homes/Duplexes: ~~0.200~~
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

1284 30 40
2000 32 33
31

2024
35
Milevel
23

2-20mths
3

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur Appraisal	Land + Yard	Bldg. Residual	Cont. Mem. \$	E.C.F.	Floor Area	S/50 Ft.	ECF Area	Dev by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
41-16-427-041	1858 SPRINGFIELD ST	04/20/18	\$39,000	WD	\$39,000	\$23,100	59.23	\$46,224	\$11,595	\$27,405	\$125,924	0.218	1,111	\$24.67	500	14.6804	1 STY	28	\$11,595	R-500
41-16-452-028	3656 EVERGREEN PKWY	12/13/18	\$67,000	WD	\$67,000	\$23,600	35.22	\$47,722	\$10,744	\$56,256	\$132,647	0.424	1,133	\$49.65	500	#REF!	1 STY	28	\$9,939	R-500
41-16-476-027	3801 GLOUCESTER ST	02/14/20	\$42,000	WD	\$42,000	\$21,700	51.67	\$43,310	\$11,699	\$30,301	\$114,949	0.264	1,065	\$28.45	500	2.7392	1 STY	28	\$8,700	R-500
41-16-477-031	3801 PARKWAY CT	12/27/18	\$48,000	M/LC	\$48,000	\$27,600	50.27	\$55,270	\$11,410	\$43,490	\$159,491	0.273	1,548	\$28.09	500	6.9530	1 STY	28	\$11,410	R-500
41-16-477-038	3802 PARKWAY CT	10/22/18	\$48,000	WD	\$48,000	\$22,800	47.50	\$45,627	\$12,557	\$35,443	\$120,255	0.295	1,065	\$33.28	500	3.0737	1 STY	28	\$12,557	R-500
41-16-477-038	3802 PARKWAY CT	08/19/20	\$69,000	WD	\$69,000	\$22,800	33.04	\$45,627	\$12,557	\$56,443	\$120,255	0.469	1,065	\$53.00	500	20.5366	1 STY	28	\$12,557	R-500
41-16-477-043	3813 LYNN CT	07/31/20	\$45,000	WD	\$45,000	\$23,500	52.22	\$47,058	\$12,265	\$32,735	\$126,520	0.259	1,111	\$29.46	500	0.5263	1 STY	28	\$12,265	R-500
Totals:			\$364,900		\$364,900	\$165,100	45.25	\$330,338		\$282,073	\$900,040	0.313								
							9.51				Ave. E.C.F. =>	0.314								

Handwritten: ALL NEW TO BE BUILT 505

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41-16-427-021	1880 SPRINGFIELD ST	06/01/18	\$90,800	WD	\$90,800	\$38,400	42.29	\$76,771	\$10,335	\$80,465	\$241,585	0.333	2,597	\$30.98	500	33.3071	1 STY	30	\$10,335	R-500
41-16-476-035	3841 GLOUCESTER ST	07/31/19	\$53,000	WD	\$53,000	\$24,100	45.47	\$48,278	\$12,476	\$40,524	\$130,189	0.311	1,150	\$35.24	500	7.7841	1 STY	30	\$12,476	R-500
41-16-402-030	1818 VALLEY LN	10/27/18	\$40,000	WD	\$40,000	\$26,000	65.00	\$51,915	\$11,843	\$28,157	\$145,716	0.193	1,280	\$22.00	500	19.3232	1 STY	33	\$11,843	R-500
41-16-403-002	3456 EVERGREEN PKWY	06/03/20	\$104,900	CD	\$104,900	\$21,500	20.50	\$42,947	\$9,125	\$95,775	\$122,989	0.779	1,070	\$89.51	500	77.8728	1 STY	33	\$9,125	R-500
41-16-428-017	3737 KENT ST	05/14/19	\$52,900	WD	\$52,900	\$20,400	38.56	\$40,787	\$10,332	\$42,568	\$110,745	0.384	1,093	\$38.95	500	38.4377	1 STY	33	\$9,589	R-500
41-16-454-008	3536 PINGREE AVE	07/23/18	\$45,000	WD	\$45,000	\$23,300	51.78	\$46,513	\$8,700	\$36,300	\$137,502	0.264	1,088	\$33.36	500	26.3997	1 STY	33	\$8,700	R-500
41-16-476-005	3724 KENT ST	11/14/18	\$37,500	WD	\$37,500	\$23,500	62.67	\$47,015	\$10,597	\$26,903	\$132,429	0.203	1,230	\$21.87	500	20.3150	1 STY	35	\$10,597	R-500
41-16-479-012	3822 EVERGREEN PKWY	02/06/20	\$32,000	WD	\$32,000	\$17,900	55.94	\$35,707	\$9,425	\$22,575	\$95,571	0.236	937	\$24.09	500	0.2783	1 STY	35	\$9,425	R-500
Totals:			\$456,100		\$456,100	\$195,100	42.78	\$389,933		\$373,267	\$1,116,727	0.334								
							#REF!				Ave. E.C.F. =>	0.338								

41-16-428-027	1813 SPRINGFIELD ST	03/29/19	\$88,000	WD	\$88,000	\$29,700	33.75	\$59,413	\$9,425	\$78,575	\$181,775	0.432	1,880	\$41.80	500	43.2266	2 STORY	28	\$9,425	R-500
41-16-477-035	3815 PARKWAY CT	05/31/18	\$50,000	WD	\$50,000	\$24,300	48.60	\$48,660	\$9,908	\$40,092	\$140,916	0.285	1,570	\$25.54	500	28.4509	2 STORY	28	\$9,908	R-500
41-16-482-006	3824 PROVIDENCE ST	01/24/20	\$67,900	WD	\$67,900	\$24,200	35.64	\$48,388	\$10,150	\$57,750	\$139,047	0.415	1,483	\$38.94	500	10.3200	2 STORY	28	\$10,150	R-500
Totals:			\$205,900		\$205,900	\$78,200	37.98	\$156,461		\$176,417	\$461,738	0.382								
							8.08				Ave. E.C.F. =>	0.377								
41-16-427-024	1872 SPRINGFIELD ST	03/29/19	\$53,000	WD	\$53,000	\$30,000	56.60	\$59,981	\$13,800	\$39,200	\$167,931	0.233	1,706	\$22.98	500	23.3429	2 STORY	30	\$13,800	R-500
41-16-427-024	1872 SPRINGFIELD ST	06/07/19	\$75,000	M/LC	\$75,000	\$30,000	40.00	\$59,981	\$13,800	\$61,200	\$167,931	0.364	1,706	\$35.87	500	36.4436	2 STORY	30	\$13,800	R-500
41-16-428-037	3839 KENT ST	06/08/20	\$60,000	WD	\$60,000	\$27,300	45.50	\$54,670	\$15,190	\$44,810	\$143,564	0.312	1,519	\$29.50	500	31.2126	TRI-LEVEL	28	\$13,053	R-500
41-16-476-008	3742 KENT ST	04/22/19	\$41,000	WD	\$41,000	\$23,200	56.59	\$46,445	\$9,568	\$31,432	\$134,098	0.234	1,540	\$20.41	500	23.4395	TRI-LEVEL	28	\$9,041	R-500

E.C.F.s for Neighborhood: 505 'R - 505-TIM'

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	0.325	0.325
2 STORY		0.450	0.450	0.450	0.450	0.450	0.450
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		0.325	0.325	0.325	0.325	0.325	0.325
ESTATE HOME		0.350	0.350	0.350	0.350	0.350	0.350
DUPLEX		0.350	0.350	0.350	0.350	0.350	0.350
TWO UNIT		0.300	0.300	0.300	0.300	0.300	0.300
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.300	0.300	0.300	0.300	0.300	0.300

Town Homes/Duplexes: 0.230
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 3.500
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 505 'R - 505-TIM'

Residential : 0.350
Town Homes/Duplexes: 0.230
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 3.500
B: 0.000
C: 0.000
D: 0.000

2 + 4 units

1stly
18-300 = 350

405 = 325

500 = 325

25th
= 450

2nd
= 325

1/45th
200 = 350

300 = 350

400 = 350

500 = 350

20th
= 3

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
40-23-305-027	3109 MILLER RD	10/10/18	\$84,900	WD	\$84,900	\$30,500	35.92	\$60,998	\$13,555	\$71,345	\$135,551	0.526	1,027	\$69.47	505	24.4679	1 STY	26	\$13,555	R-505
40-23-180-014	1611 KNIGHT AVE	06/23/19	\$51,000	WD	\$51,000	\$24,100	47.25	\$48,287	\$7,500	\$43,500	\$116,534	0.373	1,020	\$42.65	505	13.6079	1 STY	28	\$7,500	R-505
40-23-301-023	3502 BRANDON ST	06/15/20	\$45,000	WD	\$45,000	\$25,700	57.11	\$51,499	\$7,500	\$37,500	\$125,711	0.298	1,034	\$36.27	505	7.4689	1 STY	28	\$7,500	R-505

40-23-305-031	3017 MILLER RD	10/21/19	\$70,000	WD	\$70,000	\$26,500	37.86	\$52,968	\$14,022	\$55,978	\$111,274	0.503	912	\$61.38	505	15.1879	1 STY	30	\$14,022	R-505
40-23-305-033	3007 MILLER RD	07/25/19	\$70,000	WD	\$70,000	\$27,300	39.00	\$54,522	\$15,774	\$54,226	\$110,709	0.490	912	\$59.46	505	13.8625	1 STY	30	\$15,774	R-505
40-23-162-002	3317 BRANDON ST	09/20/18	\$22,000	WD	\$22,000	\$16,200	73.64	\$32,326	\$7,500	\$14,500	\$70,931	0.204	734	\$19.75	505	20.4423	1 STY	34	\$7,500	R-505
40-23-180-005	2825 CHICAGO BLVD	02/28/20	\$44,000	WD	\$44,000	\$21,200	48.18	\$42,362	\$8,289	\$35,711	\$97,351	0.367	961	\$37.16	505	0.6458	1 STY	34	\$7,500	R-505
40-23-183-018	2926 MILLER RD	10/25/19	\$45,000	WD	\$45,000	\$29,200	64.89	\$58,472	\$20,000	\$25,000	\$109,920	0.227	1,057	\$23.65	505	29.0952	1 STY	34	\$20,000	R-505
40-23-207-011	1414 BRADLEY AVE	07/22/19	\$43,000	WD	\$41,710	\$21,800	\$2.27	\$43,626	\$7,447	\$34,263	\$103,369	0.331	1,015	\$33.76	505	8.6918	1 STY	34	\$7,447	R-505
40-23-302-010	3505 BRANDON ST	06/14/18	\$27,000	WD	\$27,000	\$15,900	58.89	\$31,732	\$7,500	\$19,500	\$69,234	0.282	774	\$25.19	505	15.5749	1 STY	34	\$7,500	R-505
40-23-305-004	3617 MILLER RD	05/15/18	\$84,000	WD	\$84,000	\$33,100	39.40	\$66,284	\$17,981	\$66,019	\$138,009	0.478	1,241	\$53.20	505	15.6204	1 STY	34	\$15,365	R-505
40-13-361-010	1305 IDA AVE	09/13/19	\$69,000	WD	\$69,000	\$34,400	49.86	\$68,802	\$10,259	\$58,741	\$167,266	0.351	1,631	\$36.02	505	35.1184	1 STY	35	\$10,259	R-505
40-23-161-010	3205 CHICAGO BLVD	04/30/19	\$21,500	WD	\$21,500	\$14,900	69.30	\$29,723	\$7,500	\$14,000	\$63,494	0.220	652	\$21.47	505	22.0492	1 STY	38	\$7,500	R-505
40-23-162-013	3205 BRANDON ST	11/22/19	\$30,500	WD	\$30,500	\$16,600	54.43	\$33,169	\$7,500	\$23,000	\$73,340	0.314	868	\$26.50	505	31.3608	1 STY	38	\$7,500	R-505
40-23-183-006	3005 YALE ST	12/04/19	\$55,000	WD	\$55,000	\$20,400	37.09	\$40,762	\$7,500	\$47,500	\$95,034	0.500	868	\$54.72	505	49.9820	1 STY	38	\$7,500	R-505
40-23-207-004	1413 BEAVER AVE	05/16/19	\$23,500	WD	\$23,500	\$14,300	60.85	\$28,572	\$6,971	\$16,529	\$61,717	0.268	652	\$25.35	505	85.9885	1 STY	38	\$6,971	R-505
40-23-228-005	1419 IRENE AVE	09/14/20	\$40,000	WD	\$40,000	\$17,500	43.75	\$34,924	\$6,293	\$33,707	\$81,803	0.412	749	\$45.00	505	16.2469	1 STY	38	\$6,293	R-505
40-23-231-006	1417 LINCOLN DR	02/22/19	\$25,500	WD	\$25,500	\$16,900	66.27	\$33,882	\$7,130	\$18,370	\$76,434	0.240	781	\$23.52	505	14.9434	1 STY	38	\$6,573	R-505
Totals:			\$670,000		\$668,710	\$326,200	48.78	\$652,126	\$517,044	\$1,429,866	E.C.F. => 0.362									
							12.22				Ave. E.C.F. => 0.346									

40-23-161-015	3105 CHICAGO BLVD	10/18/19	\$25,000	PTA	\$25,000	\$17,400	69.60	\$34,891	\$7,500	\$17,500	\$78,260	0.224	763	\$22.94	505	22.3614	1 STY	40	\$7,500	R-505
40-23-162-015	3117 BRANDON ST	10/10/19	\$19,000	WD	\$19,000	\$12,800	67.37	\$25,585	\$7,500	\$11,500	\$51,700	0.222	652	\$17.64	505	22.2437	1 STY	42	\$7,500	R-505
40-23-181-026	1716 KNIGHT AVE	07/01/20	\$30,000	WD	\$30,000	\$16,000	53.33	\$31,944	\$7,500	\$22,500	\$69,840	0.322	802	\$28.05	505	32.2165	1 STY	43	\$7,500	R-505
40-23-229-022	1434 LINCOLN DR	04/05/18	\$165,000	WD	\$165,000	\$12,400	49.60	\$16,731	\$4,055	\$20,945	\$64,789	0.323	760	\$27.56	505	1.3520	1 STY	43	\$4,055	R-505
40-23-232-013	1402 WOODCROFT AVE	12/21/18	\$43,750	WD	\$43,750	\$19,800	45.26	\$39,571	\$8,793	\$34,957	\$87,937	0.398	976	\$35.82	505	14.7940	1 STY	46	\$8,538	R-505
40-23-212-006	1531 MONTERAY AVE	07/29/19	\$42,000	WD	\$42,000	\$17,900	42.62	\$35,788	\$10,962	\$31,038	\$70,960	0.437	785	\$39.54	505	43.7401	1 STY	48	\$10,649	R-505
40-23-229-007	1421 BRABVA AVE	11/25/19	\$22,000	PTA	\$22,000	\$14,500	65.91	\$29,012	\$6,573	\$15,427	\$64,111	0.241	704	\$21.91	505	26.4741	1 STY	48	\$6,573	R-505
Totals:			\$346,750		\$326,750	\$110,800	53.59	\$223,542	\$153,867	\$487,597	E.C.F. => 0.316									
							11.21				Ave. E.C.F. => 0.310									

40-23-229-021	1430 LINCOLN DR	02/15/19	\$27,500	WD	\$27,500	\$13,600	49.45	\$27,107	\$7,151	\$20,349	\$57,017	0.357	854	\$23.55	505	14.8476	1 STY	50	\$6,791	R-505
40-23-301-027	3406 BRANDON ST	02/22/19	\$25,000	WD	\$25,000	\$15,800	63.20	\$31,644	\$7,500	\$17,500	\$68,983	0.254	847	\$20.66	505	12.7801	1 STY	50	\$7,500	R-505
40-13-362-009	1214 PERSHING ST	07/25/18	\$39,900	WD	\$39,900	\$20,600	51.63	\$41,133	\$12,136	\$27,764	\$82,849	0.335	1,152	\$24.10	505	33.5117	1 STY	53	\$12,136	R-505

500

40-23-183-007	3001 YALE ST	01/29/19	\$60,500	WD	\$60,500	\$25,200	41.65	\$50,395	\$7,500	\$53,000	\$122,557	0.432	1.220	\$43.09	505	43.2451	1.25 STY	30	\$7,500	R-505	
40-23-162-033	3118 YALE ST	08/17/18	\$50,279	WD	\$50,279	\$28,600	56.88	\$57,140	\$7,500	\$42,779	\$141,829	0.302	1.554	\$27.53	505	30.1625	1.25 STY	32	\$7,500	R-505	
40-23-162-018	3115 BRANDON ST	11/16/18	\$35,000	WD	\$35,000	\$18,900	54.00	\$37,899	\$7,500	\$27,500	\$86,854	0.317	936	\$29.38	505	31.6612	1.25 STY	34	\$7,500	R-505	
40-23-207-003	1409 BEAVER AVE	06/26/20	\$72,200	WD	\$72,200	\$24,600	34.07	\$49,185	\$6,971	\$65,229	\$120,611	0.541	1.300	\$50.18	505	54.0819	1.25 STY	34	\$6,971	R-505	
40-23-253-011	2717 YALE ST	08/11/20	\$30,500	PTA	\$30,500	\$17,300	56.72	\$34,583	\$6,000	\$24,500	\$81,666	0.300	934	\$26.23	505	11.8379	1.25 STY	34	\$6,000	R-505	
40-23-302-021	3518 YALE ST	12/23/19	\$53,000	WD	\$53,000	\$23,500	44.34	\$47,097	\$7,500	\$45,500	\$113,134	0.402	1.346	\$33.80	505	5.1384	1.25 STY	34	\$7,500	R-505	
40-23-302-020	3406 YALE ST	04/29/20	\$67,000	WD	\$67,000	\$23,000	34.33	\$45,967	\$7,500	\$59,500	\$109,906	0.541	1.125	\$52.89	505	8.7812	1.25 STY	34	\$7,500	R-505	
40-23-304-012	3205 YALE ST	08/31/18	\$36,000	WD	\$36,000	\$23,400	65.00	\$46,860	\$7,500	\$28,500	\$112,457	0.233	1.185	\$24.05	505	20.0131	1.25 STY	34	\$7,500	R-505	
40-23-161-030	3202 BRANDON ST	04/18/18	\$21,000	WD	\$21,000	\$16,100	76.67	\$32,202	\$7,500	\$13,500	\$70,577	0.191	910	\$14.84	505	19.1280	1.25 STY	38	\$7,500	R-505	
40-23-208-004	2646 CHICAGO BLVD	05/13/19	\$29,000	WD	\$29,000	\$19,700	67.93	\$39,366	\$15,645	\$13,355	\$67,774	0.197	840	\$15.90	505	19.7051	1.25 STY	38	\$15,645	R-505	
40-23-208-004	2646 CHICAGO BLVD	09/05/20	\$41,500	WD	\$41,500	\$19,700	47.47	\$39,366	\$15,645	\$28,855	\$67,774	0.381	840	\$30.78	505	38.1487	1.25 STY	38	\$15,645	R-505	
40-23-212-010	1551 MONTERAY AVE	04/13/18	\$30,500	WD	\$30,500	\$18,100	59.34	\$36,126	\$8,874	\$21,626	\$77,863	0.278	932	\$23.20	505	27.7745	1.25 STY	38	\$8,874	R-505	
40-23-212-022	2620 MILLER RD	12/03/18	\$33,000	WD	\$33,000	\$21,300	64.55	\$42,518	\$11,359	\$21,641	\$89,026	0.243	940	\$23.02	505	24.3087	1.25 STY	38	\$11,359	R-505	
40-23-228-001	1401 IRENE AVE	12/23/19	\$42,500	WD	\$42,500	\$19,500	45.88	\$38,975	\$7,914	\$34,586	\$88,746	0.390	900	\$38.43	505	38.9720	1.25 STY	38	\$7,914	R-505	
40-23-252-038	2730 YALE ST	05/11/18	\$27,000	WD	\$27,000	\$18,400	68.15	\$36,835	\$6,000	\$21,000	\$88,100	0.238	941	\$22.32	505	23.8365	1.25 STY	38	\$6,000	R-505	
40-23-252-038	2745 BRANDON ST	03/20/20	\$54,500	WD	\$54,500	\$19,400	35.60	\$38,727	\$12,000	\$42,500	\$76,363	0.557	928	\$45.80	505	55.6553	1.25 STY	38	\$12,000	R-505	
40-23-253-001	2769 YALE ST	01/07/19	\$42,500	WD	\$42,500	\$17,100	40.24	\$34,166	\$6,000	\$36,500	\$80,474	0.454	924	\$39.50	505	45.3561	1.25 STY	38	\$6,000	R-505	
40-24-101-014	1308 IDA AVE	06/27/19	\$30,000	WD	\$30,000	\$24,700	82.33	\$49,339	\$10,693	\$19,307	\$110,417	0.175	1,188	\$16.25	505	7.4727	1.25 STY	38	\$10,693	R-505	
Totals:			\$755,979		\$755,979	\$378,500	50.07	\$756,746	\$596,378	\$1,706,129	E.C.F. =>	0.350									
						Sale. Ratio =>	14.66				Ave. E.C.F. =>	0.344									
						Std. Dev. =>	9.60														
40-23-179-016	3014 BRANDON ST	06/29/18	\$35,000	WD	\$35,000	\$16,100	46.00	\$32,194	\$7,500	\$27,500	\$70,564	0.390	910	\$30.22	505	38.9771	1.25 STY	40	\$7,500	R-505	
40-23-253-023	2734 MILLER RD	10/29/19	\$38,159	WD	\$38,159	\$11,000	28.83	\$32,076	\$6,600	\$31,559	\$44,217	0.714	702	\$44.96	505	71.3728	1.25 STY	45	\$6,600	R-505	
40-23-213-011	1516 IRENE AVE	08/28/20	\$70,810	WD	\$70,810	\$19,600	27.68	\$39,140	\$7,223	\$63,587	\$91,191	0.647	1,138	\$55.88	505	69.7291	1.25 STY	48	\$6,955	R-505	
40-23-232-019	1422 WOODCROFT AVE	09/21/18	\$48,000	WD	\$48,000	\$20,900	43.54	\$41,747	\$8,617	\$39,383	\$94,657	0.416	1,194	\$32.98	505	41.6059	1.25 STY	48	\$8,617	R-505	
Totals:			\$191,969		\$191,969	\$67,600	35.21	\$135,157	\$162,029	\$300,620	E.C.F. =>	0.539									
						Sale. Ratio =>	9.60				Ave. E.C.F. =>	0.554									
						Std. Dev. =>	9.60														
40-23-214-007	1522 MONTERAY AVE	08/19/20	\$31,900	CD	\$31,900	\$20,500	64.26	\$40,937	\$9,439	\$22,461	\$89,994	0.250	1,174	\$19.13	505	24.9583	1.25 STY	50	\$9,439	R-505	
40-23-254-010	1334 MONTERAY AVE	08/07/20	\$80,000	WD	\$80,000	\$23,300	29.13	\$46,513	\$7,866	\$72,134	\$110,420	0.653	1,461	\$49.37	505	65.3269	1.25 STY	50	\$7,866	R-505	
40-23-231-002	1405 LINCOLN DR	10/19/18	\$27,500	WD	\$27,500	\$14,200	51.64	\$28,320	\$6,573	\$20,927	\$62,134	0.337	1,038	\$20.16	505	33.6803	1.25 STY	53	\$6,573	R-505	
40-23-232-016	1410 WOODCROFT AVE	08/30/18	\$49,000	WD	\$49,000	\$21,200	43.27	\$42,456	\$8,962	\$40,038	\$95,697	0.418	1,426	\$28.08	505	41.8382	1.25 STY	53	\$8,962	R-505	

wp

		Totals:																			
		\$188,400	\$188,400	\$79,200	42.04	\$158,226	\$155,560	\$358,246	0.434												
				Sale. Ratio =>	14.75			E.C.F. =>	0.415												
				Std. Dev. =>				Ave. E.C.F. =>													
40-23-232-026	2204 MILLER RD	08/24/20	\$174,900	WD	\$174,900	\$65,300	37.34	\$130,679	\$33,557	\$141,343	\$277,491	0.509	2.342	\$59,34	505	50.9360	2 STORY	25	\$33,557	R-505	
40-23-233-016	1500 DURAND ST	09/06/19	\$51,000	WD	\$51,000	\$29,500	57.84	\$59,043	\$12,317	\$38,683	\$133,503	0.290	1.446	\$26,75	505	28.9754	2 STORY	30	\$8,385	R-505	
40-23-255-005	2753 MILLER RD	06/14/18	\$79,000	WD	\$79,000	\$29,400	37.22	\$58,797	\$16,805	\$62,195	\$119,977	0.518	1.499	\$41,49	505	51.8390	2 STORY	33	\$16,805	R-505	
40-23-253-028	2742 MILLER RD	09/21/20	\$93,250	WD	\$93,250	\$38,900	41.72	\$77,746	\$42,820	\$50,430	\$99,789	0.505	1.759	\$28,67	505	50.5368	2 STORY	48	\$42,820	R-505	
40-24-101-017	1320 IDA AVE	08/30/19	\$67,000	WD	\$67,000	\$25,800	38.51	\$51,692	\$9,552	\$57,448	\$120,400	0.477	1.614	\$35,59	505	24.3288	2 STORY	50	\$9,552	R-505	
40-13-362-001	1201 BOSTON AVE	11/30/18	\$105,000	WD	\$105,000	\$38,800	36.95	\$77,565	\$7,515	\$97,485	\$200,143	0.487	3.154	\$30,91	505	48.7077	2 STORY	53	\$7,515	R-505	
40-24-101-022	1416 IDA AVE	09/25/20	\$57,000	WD	\$57,000	\$27,000	47.37	\$54,080	\$10,186	\$46,814	\$125,411	0.373	2.164	\$21,63	505	37.3283	2 STORY	53	\$10,186	R-505	
40-23-253-018	2754 MILLER RD	08/24/20	\$99,500	WD	\$99,500	\$20,000	20.10	\$39,988	\$13,174	\$86,326	\$76,611	1.127	1.178	\$73,28	505	112.6803	2 STORY	58	\$13,174	R-505	
40-23-184-021	2822 MILLER RD	05/30/19	\$35,000	WD	\$35,000	\$23,000	65.71	\$46,055	\$12,741	\$22,259	\$95,183	0.234	1.521	\$14,63	505	23.3855	TWO UNIT	52	\$12,741	R-505	

E.C.F.s for Neighborhood: 510 *R - 510-JACQUETTA*

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		0.400	0.400	0.400	0.400	0.400	0.400
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.400	0.400	0.400	0.400	0.400	0.400
ESTATE HOME		0.375	0.375	0.375	0.375	0.375	0.375
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: 0.310
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: 510 'R - 510-JACQUETTA'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
.75 STY		0.375	0.375	0.375	0.375	0.375	0.375
STY		0.350	0.350	0.350	0.350	0.350	0.350
STORY		0.375	0.375	0.375	0.375	0.375	0.375
.5 STY		0.375	0.375	0.375	0.375	0.375	0.375
.25 STY		0.375	0.375	0.375	0.375	0.375	0.375
I-LEVEL		0.375	0.375	0.375	0.375	0.375	0.375
RI-LEVEL		0.375	0.375	0.375	0.375	0.375	0.375
STATE HOME		0.325	0.325	0.325	0.325	0.325	0.325
UPLEX		0.375	0.375	0.375	0.375	0.375	0.375
NO UNIT		0.375	0.375	0.375	0.375	0.375	0.375
HREE UNIT		0.375	0.375	0.375	0.375	0.375	0.375
OUR UNIT		0.375	0.375	0.375	0.375	0.375	0.375

NO mult
no Bi level
1.5
1.75

own Homes/Duplexes: 0.310
obile Homes : 1.000
gricultural Bldgs : 1.000
ommerical Bldgs : 1.000
ndustrial Bldgs : 1.000

Estate
35

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

10 ~~4~~ ^{1/4}
20 ~~4~~ ^{2 story}
30 ~~4~~ ^{0.4}
Some

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
40-23-306-002	3441 HAWTHORNE DR	06/26/18	\$179,900	WD	\$179,900	\$63,600	35.35	\$127,144	\$24,306	\$155,594	\$293,823	0.530	1,899	\$81.93	510	52.9550	1 STY	18	\$24,306	R-510
40-23-305-045	3412 HAWTHORNE DR	05/31/18	\$105,000	WD	\$105,000	\$57,100	54.38	\$114,259	\$27,980	\$77,020	\$246,511	0.312	1,630	\$47.25	510	31.2440	1 STY	23	\$25,526	R-510
40-23-305-048	3312 HAWTHORNE DR	09/25/20	\$150,500	WD	\$150,500	\$75,100	49.90	\$150,265	\$37,089	\$113,411	\$323,360	0.351*	2,061	\$55.03	510	35.0727	1 STY	23	\$31,974	R-510
40-23-327-008	2014 OXFORD LN	02/10/20	\$130,000	WD	\$130,000	\$48,400	37.23	\$96,753	\$28,140	\$101,860	\$196,037	0.520*	1,782	\$57.16	510	17.6878	1 STY	23	\$28,140	R-510
40-23-327-020	2040 OXFORD LN	12/30/19	\$168,000	WD	\$168,000	\$81,000	51.79	\$174,091	\$47,544	\$120,456	\$361,563	0.331	2,652	\$45.42	510	0.9564	1 STY	23	\$42,838	R-510
40-23-351-010	3325 WESTWOOD PKWY	09/04/20	\$216,000	WD	\$216,000	\$90,000	41.67	\$180,057	\$50,008	\$165,992	\$371,569	0.447*	2,685	\$61.82	510	10.4016	1 STY	23	\$42,675	R-510
40-23-326-006	3211 HAWTHORNE DR	09/20/19	\$145,000	WD	\$145,000	\$71,500	49.31	\$143,013	\$38,420	\$106,580	\$298,837	0.357	2,306	\$46.22	510	35.6649	1 STY	28	\$38,420	R-510
Totals:			\$914,500		\$914,500	\$429,100	46.92	\$858,438	\$685,319	\$1,797,877	\$2,176,896	0.381								
							6.54					Ave. E.C.F. =>								
												0.387								
40-23-401-019	1910 HAMPDEN RD	07/24/19	\$189,000	WD	\$189,000	\$62,500	33.07	\$125,045	\$27,182	\$161,818	\$279,609	0.579	2,043	\$79.21	510	21.7428	1 STY	35	\$27,182	R-510
40-23-401-009	1921 COLCHESTER RD	06/15/18	\$149,900	WD	\$149,900	\$72,000	48.03	\$144,014	\$24,220	\$125,680	\$319,451	0.393	2,310	\$54.41	510	5.0708	1.25 STY	23	\$24,220	R-510
40-23-306-010	3402 WESTWOOD PKWY	06/12/18	\$183,000	WD	\$183,000	\$98,300	53.72	\$196,583	\$54,764	\$128,236	\$378,184	0.339	3,051	\$42.03	510	33.9084	2 STORY	23	\$54,764	R-510
40-23-327-004	2031 CROOKED LN	06/12/18	\$180,000	WD	\$180,000	\$72,600	40.33	\$145,215	\$29,708	\$150,292	\$308,019	0.488	2,180	\$68.94	510	48.7911	2 STORY	23	\$29,708	R-510
40-23-351-023	2142 BRIAR HILL RD	07/27/20	\$290,000	WD	\$290,000	\$122,700	42.31	\$245,350	\$66,038	\$223,962	\$478,165	0.468	3,707	\$60.42	510	46.8378	2 STORY	23	\$56,397	R-510
40-23-402-003	1730 OVERHILL DR	03/22/19	\$189,000	WD	\$189,000	\$79,600	42.12	\$189,200	\$42,044	\$146,956	\$312,416	0.470	2,340	\$62.80	510	47.0386	2 STORY	23	\$34,064	R-510
40-23-376-001	3221 WESTWOOD PKWY	10/09/18	\$124,900	WD	\$124,900	\$74,400	59.57	\$148,740	\$49,397	\$75,503	\$264,915	0.285	2,115	\$35.70	510	28.5009	2 STORY	28	\$49,397	R-510
40-23-404-001	2001 COLCHESTER RD	08/03/20	\$205,000	WD	\$205,000	\$105,500	51.46	\$210,961	\$47,762	\$157,238	\$435,197	0.361*	3,250	\$48.38	510	36.1303	2 STORY	28	\$47,762	R-510
Totals:			\$1,171,900		\$1,171,900	\$553,100	47.20	\$1,106,049	\$882,187	\$2,176,896	\$2,176,896	0.405								
							7.80					Ave. E.C.F. =>								
												0.402								
40-23-403-010	2031 HAMPDEN RD	10/12/18	\$260,000	WD	\$260,000	\$126,200	48.54	\$252,308	\$52,542	\$207,458	\$532,709	0.389	3,632	\$57.12	510	38.9439	2 STORY	33	\$52,542	R-510
40-23-402-011	2730 WESTWOOD PKWY	10/29/18	\$304,000	WD	\$295,000	\$141,200	47.86	\$282,303	\$49,397	\$245,603	\$716,634	0.343	4,130	\$59.47	510	34.2718	ESTATE HOME	32	\$49,397	R-510

E.C.F.s for Neighborhood: 515 'R - 515-TIM'

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		0.500	0.500	0.500	0.500	0.500	0.500
2 STORY		0.500	0.500	0.500	0.500	0.500	0.500
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.500	0.500	0.500	0.500	0.500	0.500
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.500	0.500	0.500	0.500	0.500	0.500
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 : 0.380
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

Z.C.F.s for Neighborhood: 515 'R - 515-TIM'

Residential : 0.450
Town Homes/Duplexes: 0.380
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 multiplex
NO Bi level
NO Estate
NO Duplex
NO 1.5 + 1.75

• 475 ~~too low~~
①.5

Parcel Number	Street Address	Sale Date	Sale Price	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	Ftr. Age	Land Value	Land Table	
40-24-153-002	1911 CAMBRIDGE AVE	08/23/19	\$92,500	WD	\$92,500	\$46,600	50.38	\$93,207	\$33,063	\$59,437	\$133,653	0.445	1,658	\$35.85	515	0.6273	1 STY	35	\$33,063	R-515	
40-23-234-004	2225 MILLER RD	03/12/20	\$90,000	WD	\$90,000	\$51,800	57.56	\$109,505	\$36,527	\$53,473	\$148,840	0.359	1,499	\$35.67	515	35.9265	1 STY	38	\$35,937	R-515	
40-24-152-005	1810 CAMBRIDGE AVE	02/21/20	\$120,000	WD	\$120,000	\$53,800	44.83	\$107,528	\$26,356	\$93,644	\$180,382	0.519	1,481	\$63.23	515	8.2892	1 STY	38	\$24,306	R-515	
40-24-107-007	1615 CHELSEA CIR	08/27/20	\$118,400	WD	\$118,400	\$59,100	49.92	\$118,245	\$47,301	\$71,099	\$157,653	0.451	1,801	\$39.48	515	24.2049	1 STY	43	\$45,378	R-515	
40-24-105-001	2023 MILLER RD	06/11/18	\$155,000	WD	\$155,000	\$60,700	39.16	\$121,406	\$43,520	\$111,480	\$173,080	0.644	1,759	\$63.38	515	11.6509	1.25 STY	38	\$39,593	R-515	
40-24-106-003	2213 RADCLIFFE AVE	07/10/20	\$160,000	WD	\$160,000	\$48,200	30.13	\$96,407	\$24,306	\$135,694	\$160,224	0.947	1,470	\$92.31	515	31.9313	1.25 STY	38	\$24,306	R-515	
40-23-234-006	2209 MILLER RD	07/16/20	\$140,000	WD	\$140,000	\$71,600	51.14	\$143,280	\$35,937	\$104,063	\$238,540	0.436	1,655	\$62.88	515	43.6250	2 STORY	25	\$35,937	R-515	
40-23-234-009	2320 RADCLIFFE AVE	10/04/19	\$157,000	WD	\$157,000	\$79,100	50.38	\$158,174	\$52,304	\$104,696	\$235,267	0.445	2,206	\$47.46	515	44.5010	2 STORY	35	\$48,710	R-515	
40-24-107-006	1919 MILLER RD	07/10/20	\$154,900	WD	\$154,900	\$72,600	46.87	\$145,109	\$40,878	\$114,022	\$231,624	0.492	2,477	\$46.03	515	49.2271	2 STORY	38	\$40,878	R-515	
40-24-152-004	1909 RAMSAY BLVD	10/21/20	\$182,500	PTA	\$182,500	\$76,000	41.64	\$152,029	\$40,643	\$141,857	\$247,524	0.573	3,070	\$46.21	515	4.5517	2 STORY	38	\$40,643	R-515	
40-23-234-007	2201 MILLER RD	02/17/20	\$155,000	WD	\$155,000	\$56,600	36.52	\$113,247	\$35,937	\$119,063	\$171,800	0.693	2,402	\$49.57	515	69.3033	2 STORY	43	\$35,937	R-515	
40-24-107-022	1820 CHELSEA CIR	04/03/18	\$110,000	WD	\$110,000	\$57,000	51.82	\$113,968	\$38,705	\$71,295	\$167,251	0.426	1,812	\$39.35	515	42.6275	2 STORY	43	\$38,705	R-515	
Totals:			\$1,635,300		\$1,635,300	\$733,100	44.83	\$1,466,105	\$1,179,823	\$2,245,840	Ave. E.C.F. => 0.528	0.525		\$51.78	0.139085229	Coefficient of Var=> 57.88399256		37.66667			
											Sale. Ratio => 44.83										
											Sale. Dev. => 7.73										

900

1500

1500

E.C.F.s for Neighborhood: 520 *R - 520-TIM*

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		0.325	0.325	0.325	0.325	0.275	0.275
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		0.275	0.275	0.275	0.275	0.275	0.275
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		0.225	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		0.000	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: 520 'R - 520-TIM'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.275	0.300	0.300	0.300	0.300	0.275
1 STY		0.225	0.225	0.225	0.225	0.225	0.225
2 STORY		0.275	0.300	0.300	0.300	0.300	0.275
1.5 STY		0.275	0.300	0.300	0.300	0.300	0.275
1.25 STY		0.225	0.225	0.225	0.250	0.250	0.250
BI-LEVEL		0.275	0.300	0.300	0.300	0.300	0.275
TRI-LEVEL		0.275	0.300	0.300	0.300	0.300	0.275
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		0.225	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: 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 Units
 NO 2 in
 BU
 NO 1.75
 NO 1.5
 NO Duplex

1.25 sty
~~.250~~
 .275

2 sty
~~.250~~

3 unit 2 unit
 NC .205
 - NC

1 sty
 40 .325
 50 .250



Parcel Number	Street Address	Sale Date	Sale Price	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	Land Table
41-19-302-006	836 BLOOR AVE	05/14/18	\$19,999	WD	\$19,999	\$7,700	38.50	\$15,345	\$3,012	\$16,987	\$54,813	0.310	660	\$25.74	520	7.4691	1 STY	42	\$2,625	R-520
40-24-231-011	1030 BARLOW AVE	11/15/19	\$69,444	QC	\$14,497	\$7,900	54.49	\$15,816	\$3,240	\$11,257	\$55,893	0.201	748	\$15.05	520	10.3206	1 STY	47	\$3,240	R-520
41-19-161-009	931 OSSINGTON AVE	08/07/18	\$16,000	WD	\$16,000	\$7,400	46.25	\$14,786	\$2,294	\$13,706	\$55,520	0.247	600	\$22.84	520	1.4416	1 STY	47	\$2,294	R-520
41-19-161-010	927 OSSINGTON AVE	12/31/19	\$55,556	WD	\$55,556	\$8,000	14.40	\$16,034	\$2,294	\$53,262	\$61,067	0.072	828	\$64.33	520	63.9744	1 STY	47	\$2,294	R-520
41-19-301-008	924 BLOOR AVE	12/03/19	\$20,000	WD	\$20,000	\$7,200	36.00	\$14,396	\$2,705	\$17,295	\$51,960	0.333	768	\$22.52	520	#REF!	1 STY	47	\$2,705	R-520
41-19-303-008	929 BLOOR AVE	12/05/19	\$19,000	WD	\$19,000	\$7,900	41.58	\$15,862	\$2,925	\$16,075	\$57,498	0.280	725	\$22.17	520	12.2503	1 STY	47	\$2,925	R-520
Totals:			\$199,999		\$145,052	\$46,100	31.78	\$92,239		\$128,582	\$336,751	0.382				0.374				
							13.51					0.374								

Handwritten: \$200
150

41-19-162-006	843 OSSINGTON AVE	08/16/19	\$21,000	WD	\$21,000	\$6,700	31.90	\$13,301	\$2,447	\$18,553	\$48,240	0.385	684	\$27.12	520	15.2148	1 STY	51	\$2,277	R-520
41-19-132-011	632 MONROE ST	01/18/19	\$11,900	WD	\$11,900	\$7,300	61.34	\$14,502	\$3,134	\$8,766	\$50,524	0.174	1,047	\$8.37	520	17.3500	1 STY	52	\$3,134	R-520
41-19-162-001	859 OSSINGTON AVE	08/12/20	\$13,250	WD	\$13,250	\$7,200	54.34	\$14,375	\$3,271	\$9,979	\$49,351	0.202	720	\$13.86	520	10.2403	1 STY	52	\$3,271	R-520
41-19-328-039	2807 CAMDEN AVE	08/01/19	\$10,500	WD	\$10,500	\$6,600	62.86	\$13,125	\$4,430	\$6,070	\$38,644	0.157	576	\$10.54	520	#REF!	1 STY	52	\$4,430	R-520
41-19-304-009	815 BLOOR AVE	08/08/18	\$10,000	WD	\$10,000	\$6,600	66.00	\$13,104	\$2,809	\$7,191	\$45,756	0.157	768	\$9.36	520	7.5289	1 STY	57	\$2,809	R-520
Totals:			\$66,650		\$66,650	\$34,400	51.61	\$68,407		\$50,559	\$232,516	0.217				0.215				
							4.83					0.215								

41-19-301-005	936 BLOOR AVE	06/14/19	\$31,000	WD	\$31,000	\$7,900	25.48	\$15,747	\$2,927	\$28,073	\$51,280	0.547	902	\$31.12	520	54.7445	1.25 STY	52	\$2,731	R-520
41-19-160-007	843 REMINGTON AVE	10/18/19	\$13,000	WD	\$13,000	\$7,400	56.92	\$14,851	\$2,888	\$10,112	\$43,502	0.232	936	\$10.80	520	23.2450	2 STORY	57	\$2,888	R-520
41-19-160-007	843 REMINGTON AVE	03/06/20	\$13,000	WD	\$13,000	\$7,400	56.92	\$14,851	\$2,888	\$10,112	\$43,502	0.232	936	\$10.80	520	23.2450	2 STORY	57	\$2,888	R-520
40-24-231-027	1022 BARLOW AVE	09/08/20	\$35,000	WD	\$35,000	\$17,200	49.14	\$34,450	\$5,748	\$29,252	\$127,564	0.229	2,205	\$13.27	520	22.9312	THREE UNIT	47	\$5,748	R-520
40-24-231-007	1025 W TWELFTH ST	08/07/20	\$22,500	WD	\$22,500	\$12,200	54.22	\$24,449	\$7,217	\$15,283	\$76,587	0.200	1,162	\$13.15	520	19.9552	TWO UNIT	42	\$6,537	R-520

Handwritten: Teens

Totals: \$647,798 \$537,904 \$213,100 39.62 \$425,640 \$451,114 \$1,480,968 0.305 \$20,07 0.16648 50.10526

Std. Dev. => Std. Dev. => Std. Dev. => Ave. E.C.F. => Ave. E.C.F. => Ave. E.C.F. => #REF! #REF! #REF! #REF!

E.C.F.s for Neighborhood: 525 'R - 525-TIM'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.150	0.150	0.150	0.150	0.150	0.150
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		0.175	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		0.150	0.150	0.150	0.150	0.150	0.150
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.325	0.325	0.325	0.325	0.325	0.325
THREE UNIT		0.325	0.325	0.325	0.325	0.325	0.325
FOUR UNIT		0.325	0.325	0.325	0.325	0.325	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: 525 'R - 525-TIM'

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 Duplex
NO Bi level
NO 2nd

multi use
• 350 ✓
• 325 ✓
all others
• 150 • 175 ✓

E.C.F.s for Neighborhood: 530 'R - 530-TIM'

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		0.500	0.500	0.450	0.325	0.325	0.325
2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
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		0.400	0.400	0.400	0.325	0.325	0.325
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: 0.260
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: 530 'R - 530-TIM'

NO Units

Residential : 0.300
Town Homes/Duplexes: 0.260
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

Only 1 sty of 7i

(Optional) Gross Rate Multipliers

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

• 4 ~~to high~~
• 350 ~~to high~~

10-200
0.5

30-50

• 350 ✓



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	
40-24-376-045	1806 BRIARWOOD DR	03/20/19	WD	\$51,000	\$25,600	50.20	\$51,110	\$14,316	\$36,684	\$113,520	0.323	1,239	\$29.61	530	50.9475	1 STY	20	\$10,501	R-530	
40-24-376-065	3401 BRIARWOOD DR	07/30/19	MLC	\$69,000	\$20,000	36.23	\$49,948	\$9,679	\$59,321	\$123,905	0.479	1,362	\$43.55	530	35.3862	1 STY	20	\$7,475	R-530	
40-24-376-035	1914 BRIARWOOD DR	10/05/20	WD	\$72,000	\$20,700	28.75	\$41,392	\$9,117	\$62,883	\$99,308	0.633	1,102	\$57.06	530	#REF!	1 STY	25	\$7,893	R-530	
40-24-376-043	1814 BRIARWOOD DR	08/07/19	WD	\$72,000	\$21,600	30.00	\$43,173	\$11,318	\$60,682	\$98,015	0.619	1,102	\$55.07	530	#REF!	1 STY	25	\$7,893	R-530	
		Totals:		\$264,000	\$92,900		\$185,723		\$219,570	\$434,748										
					Sale. Ratio =>	35.19				E.C.F. =>	0.505									
					Std. Dev. =>	9.83				Ave. E.C.F. =>	0.514									

Handwritten: 415000

40-24-376-018	1807 CARMANBROOK PKWY	07/26/19	WD	\$84,900	\$61,100	71.97	\$62,442	\$11,643	\$73,257	\$156,305	0.469	2,024	\$36.19	530	46.8681	1 STY	30	\$7,014	R-530	
40-24-376-012	1723 CARMANBROOK PKWY	06/07/19	WD	\$58,000	\$26,700	46.03	\$53,439	\$16,063	\$41,937	\$115,003	0.365	1,425	\$29.43	530	36.4660	1 STY	33	\$13,792	R-530	
40-24-376-044	1810 BRIARWOOD DR	08/19/20	WD	\$58,300	\$17,700	30.36	\$35,496	\$7,893	\$50,407	\$84,932	0.593	1,102	\$45.74	530	59.3496	1 STY	33	\$7,893	R-530	
40-24-376-081	3713 BRIARWOOD DR	03/15/19	WD	\$36,500	\$22,100	60.55	\$44,273	\$12,702	\$23,798	\$97,142	0.245	1,223	\$19.46	530	#REF!	1 STY	33	\$7,978	R-530	
40-24-377-001	1938 BAYBERRY LN	01/29/19	WD	\$38,500	\$20,300	52.73	\$40,652	\$8,983	\$29,517	\$97,443	0.303	1,151	\$25.64	530	#REF!	1 STY	33	\$8,983	R-530	
40-24-377-003	1926 BAYBERRY LN	06/14/19	WD	\$38,000	\$20,100	52.89	\$40,295	\$12,921	\$25,079	\$84,228	0.298	1,103	\$22.74	530	#REF!	1 STY	33	\$8,918	R-530	
40-24-377-005	1912 BAYBERRY LN	01/25/19	WD	\$37,000	\$21,100	57.03	\$42,292	\$8,274	\$28,726	\$104,671	0.274	1,398	\$20.55	530	#REF!	1 STY	33	\$8,274	R-530	
40-24-377-020	1718 BAYBERRY LN	05/03/19	WD	\$44,900	\$22,100	49.22	\$44,132	\$8,347	\$36,553	\$110,108	0.332	1,189	\$30.74	530	#REF!	1 STY	33	\$8,347	R-530	
40-24-377-028	1717 BRIARWOOD DR	09/14/18	WD	\$54,900	\$13,400	24.41	\$26,776	\$8,770	\$46,130	\$55,403	0.833	1,467	\$31.45	530	#REF!	1 STY	33	\$7,888	R-530	
40-24-377-032	3112 BRIARWOOD DR	07/10/19	WD	\$53,000	\$22,400	42.26	\$44,885	\$8,229	\$44,771	\$112,788	0.397	1,281	\$34.95	530	#REF!	1 STY	33	\$8,229	R-530	
40-24-378-031	1801 BAYBERRY LN	07/10/18	WD	\$39,000	\$24,100	61.79	\$48,150	\$13,543	\$25,457	\$106,483	0.239	1,421	\$17.91	530	#REF!	1 STY	33	\$7,129	R-530	
		Totals:		\$543,000	\$271,100		\$482,832		\$425,832	\$1,124,505										
					Sale. Ratio =>	49.93				E.C.F. =>	0.379									
					Std. Dev. =>	13.84				Ave. E.C.F. =>	0.395									

40-24-376-041	1822 BRIARWOOD DR	07/02/20	WD	\$41,000	\$18,100	44.15	\$36,271	\$10,875	\$30,125	\$78,142	0.386	1,102	\$27.34	530	38.5518	1 STY	40	\$7,893	R-530
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Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cont. Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
40-24-376-018	1807 CARMANBROOK PKWY	07/26/19	\$84,900	WD	\$84,900	\$61,100	71.97	\$58,535	\$11,643	\$73,257	\$156,307	0.469	2,024	\$36.19	530	4.2546	1 STY	30	\$7,014	R-530
40-24-376-043	1814 BRIARWOOD DR	08/07/19	\$72,000	WD	\$72,000	\$19,300	26.81	\$38,507	\$11,063	\$60,937	\$91,480	0.6661	1,102	\$55.30	530	42.4142	1 STY	30	\$7,638	R-530
40-24-376-065	3401 BRIARWOOD DR	07/30/19	\$69,000	M/LC	\$69,000	\$20,900	30.29	\$41,879	\$9,354	\$59,646	\$108,417	0.550	1,362	\$43.79	530	28.8657	1 STY	30	\$7,150	R-530
40-24-376-012	1723 CARMANBROOK PKWY	06/07/19	\$58,000	WD	\$58,000	\$25,100	43.28	\$50,119	\$15,618	\$42,382	\$115,003	0.369	1,425	\$29.74	530	36.8528	1 STY	33	\$13,347	R-530
40-24-376-035	1914 BRIARWOOD DR	10/05/20	\$72,000	PTA	\$72,000	\$17,900	24.86	\$35,792	\$8,862	\$63,138	\$89,767	0.703	1,102	\$27.57	530	70.3357	1 STY	33	\$7,638	R-530
40-24-376-041	1822 BRIARWOOD DR	07/02/20	\$41,000	WD	\$41,000	\$18,400	44.88	\$36,798	\$10,620	\$30,380	\$87,260	0.348	1,102	\$27.57	530	34.8155	1 STY	33	\$7,638	R-530
40-24-376-044	1810 BRIARWOOD DR	08/19/20	\$58,300	WD	\$58,300	\$16,600	28.47	\$33,117	\$7,638	\$50,662	\$84,930	0.597	1,102	\$45.97	530	59.6515	1 STY	33	\$10,162	R-530
40-24-376-045	1806 BRIARWOOD DR	03/20/19	\$51,000	WD	\$51,000	\$21,200	41.57	\$42,499	\$13,977	\$37,023	\$95,073	0.389	1,239	\$29.88	530	38.9415	1 STY	33	\$8,530	R-530
40-24-376-081	3713 BRIARWOOD DR	03/15/19	\$36,500	WD	\$36,500	\$20,700	56.71	\$41,498	\$12,355	\$24,145	\$97,143	0.249	1,223	\$19.74	530	19.1627	1 STY	33	\$7,631	R-530
40-24-377-001	1938 BAYBERRY LN	01/29/19	\$48,500	WD	\$48,500	\$18,900	49.09	\$37,825	\$8,592	\$29,908	\$97,443	0.307	1,151	\$25.98	530	13.3250	1 STY	33	\$8,592	R-530
40-24-377-003	1926 BAYBERRY LN	06/14/19	\$38,000	WD	\$38,000	\$18,900	49.74	\$37,801	\$12,533	\$25,467	\$84,227	0.302	1,103	\$23.09	530	13.7814	1 STY	33	\$8,530	R-530
40-24-377-005	1912 BAYBERRY LN	01/25/19	\$37,000	WD	\$37,000	\$19,700	53.24	\$39,315	\$7,914	\$29,086	\$104,670	0.278	1,398	\$20.81	530	16.2294	1 STY	33	\$7,914	R-530
40-24-377-020	1718 BAYBERRY LN	05/03/19	\$44,900	WD	\$44,900	\$20,500	45.66	\$41,016	\$7,984	\$36,916	\$110,107	0.335	1,189	\$31.05	530	10.4902	1 STY	33	\$7,984	R-530
40-24-377-028	1717 BRIARWOOD DR	09/14/18	\$44,900	WD	\$44,900	\$12,500	22.77	\$25,048	\$8,427	\$46,473	\$55,403	0.839	1,467	\$31.68	530	39.8635	1 STY	33	\$7,545	R-530
40-24-377-032	3112 BRIARWOOD DR	07/10/19	\$53,000	WD	\$53,000	\$20,900	39.43	\$41,708	\$7,871	\$45,129	\$112,790	0.400	1,281	\$35.23	530	4.0062	1 STY	33	\$7,871	R-530
40-24-378-031	1801 BAYBERRY LN	07/10/18	\$39,000	WD	\$39,000	\$22,600	57.95	\$45,178	\$13,233	\$25,767	\$106,483	0.242	1,421	\$18.13	530	19.8195	1 STY	33	\$6,819	R-530
Totals:			\$848,000		\$848,000	\$355,200	41.89	\$646,635		\$680,316	\$1,596,503	0.426		\$33.22	0.17971316	1.4048			32.43750	
						Sale. Ratio =>	13.75				E.C.F. =>	0.440		Ave. Variance=>	28.3006	Coefficient of Var=>	64.29367658			

Kingwood
 8000 WDE

E.C.F.s for Neighborhood: 535 *R - 535-TIM*

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		0.275	0.275	0.275	0.275	0.275	0.250
2 STORY		0.250	0.250	0.250	0.250	0.250	0.250
1.5 STY		0.250	0.250	0.250	0.250	0.250	0.250
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.275
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		0.275	0.275	0.275	0.275	0.275	0.275
THREE UNIT		0.275	0.275	0.275	0.275	0.275	0.275
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: 3.500
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 535 'R - 535-TIM'

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		0.225	0.225	0.225	0.225	0.225	0.225
2 STORY		0.250	0.250	0.250	0.250	0.250	0.250
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		0.250	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		0.250	0.250	0.250	0.250	0.250	0.250
DUPLEX		0.250	0.250	0.250	0.250	0.250	0.250
TWO UNIT		0.300	0.300	0.300	0.300	0.300	0.300
THREE UNIT		0.300	0.300	0.300	0.300	0.300	0.300
FOUR UNIT		0.300	0.300	0.300	0.300	0.300	0.300

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: 3.500
B: 0.000
C: 0.000
D: 0.000

NO form
NO Duplex
NO 2+3

2sty + 1 3/4

1.5 sty
• .250
• .250
• .250

1.25 sty
• 3
• 3
• .275

1 sty
300 • .275
405 • 2.75
50 • .250

mult
• .275



40-24-430-040	1132 EXETER AVE	12/21/18	\$18,000	WD	\$18,000	\$10,200	56.67	\$20,451	\$5,950	\$12,050	\$54,004	0.208	962	\$12.53	535	20,774	1.25 STY	51	\$5,950	R-535
40-24-437-030	1034 BARNIE AVE	08/17/20	\$170,000	PTA	\$170,000	\$15,500	7.00	\$13,801	\$3,331	\$16,666	\$41,960	2.034	1,281	\$120.11	535	203,354	1.5 STY	36	\$3,331	R-535
40-24-431-004	1133 EXETER AVE	02/09/19	\$23,000	WD	\$23,000	\$11,400	49.57	\$22,887	\$4,623	\$18,377	\$73,056	0.252	968	\$18.98	535	75,154	1.5 STY	36	\$4,623	R-535
40-24-437-028	1110 BARNIE AVE	10/07/20	\$42,500	PTA	\$42,500	\$8,100	18.06	\$16,131	\$2,748	\$38,732	\$93,532	0.743	613	\$48.86	535	74,284	2 STORV	46	\$2,748	R-535
40-24-433-075	1634 PITTSPORTE AVE	07/08/20	\$20,000	WD	\$20,000	\$15,800	78.50	\$31,001	\$11,475	\$8,525	\$61,904	0.105	1,244	\$6.94	535	10,493	2 STORV	46	\$11,475	R-535
40-24-430-015	1015 VICTORIA AVE	08/02/19	\$40,000	WD	\$40,000	\$31,400	78.50	\$62,741	\$2,375	\$37,025	\$109,230	0.186	3,584	\$10.33	535	18,580	THREE UNIT	40	\$2,375	R-535
40-24-432-011	1405 VERNALVA AVE	01/30/19	\$19,895	PTA	\$19,895	\$16,500	82.94	\$32,959	\$6,800	\$13,095	\$87,197	0.150	1,152	\$11.37	535	15,018	TWO UNIT	41	\$6,800	R-535
40-24-433-015	1506 LINCOLN AVE	08/26/20	\$50,000	PTA	\$50,000	\$16,100	32.20	\$32,110	\$3,400	\$46,600	\$95,700	0.487	1,056	\$28.14	535	48,638	TWO UNIT	41	\$3,400	R-535
40-24-433-035	1425 LINCOLN AVE	04/06/20	\$20,500	WD	\$20,500	\$13,600	66.34	\$27,214	\$4,000	\$18,500	\$70,713	0.205	1,090	\$13.43	535	25,593	TWO UNIT	41	\$4,000	R-535
40-24-433-030	1405 LINCOLN AVE	04/12/18	\$30,000	MIC	\$30,000	\$13,000	43.33	\$3,400	\$3,400	\$16,600	\$75,340	0.353	1,232	\$21.59	535	35,306	TWO UNIT	41	\$3,400	R-535
40-24-433-030	1405 LINCOLN AVE	02/28/19	\$20,000	WD	\$20,000	\$13,000	65.00	\$26,002	\$3,400	\$16,600	\$75,340	0.220	1,232	\$13.47	535	22,034	TWO UNIT	41	\$3,400	R-535
Totals:			\$140,395		\$140,395	\$72,800	\$148	\$344,287	\$34,000	\$117,895	\$404,290	0.280	18,785							

Stagen 200
mulo unit

E.C.F.s for Neighborhood: 540 'R - 540-TIM'

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		0.250	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		0.000	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		0.200	0.200	0.200	0.200	0.200	0.200
THREE UNIT		0.200	0.200	0.200	0.200	0.200	0.200
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: 3.500
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 540 'R - 540-TIM'

Residential : 0.250
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: 3.500
B: 0.000
C: 0.000
D: 0.000

NO 4 unit
NO Estate
NO Bd L Home
NO Duplex
No 1.5 or 1.75

1 story
20 .275
300 .275
400 .250
50 .200

1.25
.3
.275
.375
.275

2 Story
.200
.200

multi Use
.2

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Mn.	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev by Mean (%)	Building Style	Eff. Age	Land Value	Land Table	
41-19-328-021	752 BARRIE AVE	08/29/19	\$15,000	WD	\$15,000	\$7,900	52.67	\$15,892	\$3,325	\$11,675	\$50,028	0.233	701	\$16.65	540	4.2394	1 STY	30	\$3,325	R-540	
41-19-334-023	730 FREEMAN AVE	09/18/19	\$17,500	QC	\$27,000	\$10,200	37.78	\$40,473	\$3,325	\$23,675	\$68,592	0.345	836	\$28.32	540	9.3533	1 STY	30	\$3,325	R-540	
41-19-329-015	642 BARRIE AVE	09/02/20	\$19,500	WD	\$19,500	\$12,100	62.05	\$24,296	\$3,800	\$15,700	\$81,984	0.192	936	\$16.77	540	0.0525	1 STY	30	\$3,800	R-540	
41-19-379-025	11/30/18	11/30/18	\$13,000	WD	\$13,000	\$7,400	45.37	\$14,835	\$3,800	\$9,200	\$44,140	0.208	616	\$14.94	540	12.0673	1 STY	30	\$3,800	R-540	
41-19-336-001	3203 CAMDEN AVE	10/26/18	\$60,000	WD	\$21,600	\$9,800	70.67	\$19,207	\$3,900	\$17,700	\$61,228	0.289	747	\$23.69	540	16.0291	1 STY	30	\$3,900	R-540	
41-19-307-003	949 SIMCOE AVE	01/10/20	\$15,000	QC	\$15,000	\$10,600	103.00	\$21,200	\$3,922	\$17,078	\$69,112	0.160	720	\$15.39	540	3.7459	1 STY	30	\$3,922	R-540	
41-19-309-015	839 VICTORIA AVE	09/04/20	\$10,000	WD	\$10,000	\$10,300	103.00	\$20,568	\$4,284	\$5,716	\$65,136	0.088	760	\$7.52	540	8.7755	1 STY	30	\$4,284	R-540	
41-19-355-042	936 PETTIBONE AVE	07/09/20	\$22,857	MILC	\$22,857	\$11,800	51.63	\$23,586	\$5,600	\$17,257	\$71,944	0.240	792	\$21.79	540	1.1827	1 STY	30	\$5,600	R-540	
41-19-357-020	3618 BRUNSWICK AVE	09/15/19	\$18,000	WD	\$18,000	\$11,600	64.44	\$23,128	\$5,700	\$12,300	\$69,712	0.176	862	\$14.27	540	5.1600	1 STY	30	\$5,700	R-540	
41-19-360-018	726 SIMCOE AVE	06/03/20	\$24,000	PTA	\$24,000	\$14,000	58.33	\$28,041	\$6,650	\$17,350	\$85,564	0.203	893	\$19.43	540	20.2772	1 STY	30	\$6,650	R-540	
41-19-360-024	820 W ATHERTON RD	06/04/19	\$21,000	WD	\$21,000	\$10,600	50.48	\$21,268	\$6,990	\$14,010	\$57,112	0.245	780	\$17.96	540	2.0905	1 STY	30	\$6,990	R-540	
41-19-360-024	820 W ATHERTON RD	01/06/20	\$26,000	WD	\$26,000	\$10,600	40.77	\$21,268	\$6,990	\$19,010	\$57,112	0.333	780	\$24.37	540	6.6642	1 STY	30	\$6,650	R-540	
41-19-337-032	3218 S GRAND TRAVERSE	08/24/18	\$9,500	WD	\$9,500	\$6,300	87.37	\$16,619	\$3,164	\$6,336	\$53,820	0.118	731	\$8.67	540	1.1193	1 STY	35	\$3,164	R-540	
41-19-331-028	612 SIMCOE AVE	04/14/20	\$15,000	LC	\$15,000	\$9,000	60.00	\$17,979	\$3,325	\$11,675	\$58,616	0.199	611	\$19.11	540	19.9178	1 STY	35	\$3,325	R-540	
41-19-335-017	644 FREEMAN AVE	08/17/20	\$170,000	PTA	\$170,000	\$7,100	4.18	\$14,125	\$3,325	\$166,675	\$43,200	0.172	616	\$270.58	540	370.7941	1 STY	35	\$3,325	R-540	
41-19-354-015	805 VERMILYVA AVE	08/12/20	\$13,250	WD	\$13,250	\$6,900	67.17	\$17,777	\$3,325	\$9,925	\$57,808	0.172	724	\$13.71	540	8.2729	1 STY	35	\$3,325	R-540	
41-19-337-016	656 NEUBERT AVE	08/17/20	\$170,000	PTA	\$170,000	\$6,900	4.06	\$13,740	\$3,335	\$166,665	\$63,416	0.149	616	\$270.56	540	384.2865	1 STY	35	\$3,335	R-540	
41-19-306-018	824 SIMCOE AVE	01/29/20	\$68,881	WD	\$12,812	\$8,200	64.00	\$19,242	\$3,388	\$9,424	\$72,532	0.268	816	\$11.55	540	14.8666	1 STY	35	\$3,388	R-540	
41-19-305-020	930 SIMCOE AVE	07/09/20	\$22,857	MILC	\$22,857	\$10,800	47.25	\$21,532	\$3,399	\$19,458	\$72,532	0.268	838	\$23.22	540	26.8268	1 STY	35	\$3,399	R-540	
41-19-354-014	809 VERMILYVA AVE	10/26/18	\$60,000	WD	\$15,000	\$9,800	65.33	\$14,324	\$3,900	\$11,100	\$41,696	0.266	616	\$18.02	540	11.8963	1 STY	35	\$3,900	R-540	
41-19-352-007	809 NEUBERT AVE	12/14/18	\$15,000	QC	\$15,000	\$7,300	48.67	\$14,538	\$4,065	\$10,935	\$41,892	0.261	616	\$17.75	540	12.3321	1 STY	35	\$4,065	R-540	
41-19-378-021	740 LINCOLN AVE	08/23/18	\$12,000	QC	\$12,000	\$9,000	75.00	\$18,025	\$4,275	\$7,725	\$55,000	0.140	520	\$14.86	540	18.3894	1 STY	35	\$4,275	R-540	
41-19-358-020	822 WALDMAN AVE	02/11/20	\$20,000	QC	\$20,000	\$10,700	53.50	\$21,496	\$4,465	\$15,535	\$68,124	0.228	780	\$19.92	540	12.4884	1 STY	35	\$4,465	R-540	
41-19-358-020	822 WALDMAN AVE	03/10/20	\$20,000	QC	\$20,000	\$10,700	53.50	\$21,496	\$4,465	\$15,535	\$68,124	0.228	780	\$19.92	540	12.4884	1 STY	35	\$4,465	R-540	
41-19-360-009	839 WALDMAN AVE	11/01/19	\$29,000	WD	\$29,000	\$11,200	38.62	\$22,312	\$4,465	\$24,535	\$71,388	0.344	780	\$31.46	540	19.8145	1 STY	35	\$4,465	R-540	
41-19-306-027	802 SIMCOE AVE	06/29/20	\$26,000	WD	\$26,000	\$10,600	40.77	\$21,129	\$4,750	\$21,250	\$65,516	0.324	871	\$24.40	540	32.4348	1 STY	35	\$4,750	R-540	
41-19-328-035	736 BARRIE AVE	03/24/20	\$25,000	WD	\$25,000	\$11,100	44.40	\$22,131	\$5,225	\$19,775	\$67,624	0.292	940	\$21.04	540	29.2426	1 STY	35	\$5,225	R-540	
41-19-332-002	3009 CAMDEN AVE	06/29/20	\$25,500	WD	\$25,500	\$14,700	57.65	\$29,301	\$6,283	\$19,217	\$92,072	0.209	902	\$21.30	540	20.8717	1 STY	35	\$6,283	R-540	
41-19-354-021	826 LINCOLN AVE	03/23/20	\$26,500	WD	\$26,500	\$14,500	54.72	\$29,016	\$7,596	\$18,904	\$85,680	0.221	882	\$21.43	540	12.7050	1 STY	35	\$6,590	R-540	
Totals:			\$990,345		\$860,376	\$295,700	34.37	\$588,494		\$729,340	\$1,829,792	0.399								\$6,590	R-540
							#REF!					0.483									

Handwritten notes: "mwp 2020" and "mwp 2020" with arrows pointing to specific rows in the table.

Sale. Ratio => 55.18
Std. Dev. => 18.86

Ave. E.C.F. => 0.220

41-19-332-010	725 SIMCOE AVE	10/02/19	\$12,000	LC	\$12,000	\$6,000	50.00	\$11,944	\$3,325	\$8,675	\$34,476	0.252	824	\$10.53	540	25.1624	1 STY	50	\$3,325	R-540
41-19-336-022	714 NEUBERT AVE	10/11/19	\$40,000	WD	\$40,000	\$14,100	35.25	\$28,296	\$6,650	\$33,350	\$86,584	0.385	1,020	\$32.70	540	38.5175	1.25 STY	25	\$6,650	R-540
41-19-353-008	931 VERMILYA AVE	04/05/18	\$165,000	WD	\$14,000	\$7,900	56.43	\$18,961	\$3,375	\$10,625	\$62,344	0.170	840	\$12.65	540	17,0425	1.25 STY	30	\$3,375	R-540
41-19-378-007	733 VERMILYA AVE	09/07/18	\$20,000	WD	\$20,000	\$11,200	56.00	\$22,412	\$4,275	\$15,775	\$72,548	0.217	956	\$16.45	540	13,0932	1.25 STY	30	\$4,275	R-540
41-19-355-027	926 PETHBONE AVE	06/05/19	\$20,000	WD	\$20,000	\$9,900	49.50	\$19,891	\$3,701	\$16,299	\$64,760	0.252	792	\$20.58	540	25,1683	1.25 STY	35	\$3,325	R-540
41-19-337-022	632 NEUBERT AVE	01/09/19	\$27,000	WD	\$27,000	\$9,400	34.81	\$18,737	\$3,361	\$23,639	\$61,504	0.384	858	\$27.55	540	38,4349	1.25 STY	35	\$3,361	R-540
41-19-377-022	632 NEUBERT AVE	08/08/19	\$27,000	WD	\$27,000	\$9,400	34.81	\$18,737	\$3,361	\$23,639	\$61,504	0.384	858	\$27.55	540	38,4349	1.25 STY	35	\$3,361	R-540
41-19-377-029	643 NEUBERT AVE	04/10/19	\$15,000	WD	\$15,000	\$9,200	61.33	\$18,327	\$5,227	\$9,773	\$52,400	0.187	860	\$11.36	540	2,3173	1.25 STY	35	\$5,227	R-540
Totals:			\$274,000		\$123,000	\$57,000	46.34	\$117,065	\$99,700	\$375,060	E.C.F. => 0.266									
							Std. Dev. => 11.48				Ave. E.C.F. => 0.266									
41-19-304-016	836 BARRIE AVE	12/13/19	\$26,000	WD	\$26,000	\$10,100	38.85	\$20,219	\$5,424	\$20,576	\$59,180	0.348	714	\$28.82	540	34,7685	1.25 STY	40	\$4,275	R-540
41-19-337-020	640 NEUBERT AVE	04/05/18	\$165,000	WD	\$16,000	\$8,500	53.13	\$23,307	\$2,647	\$13,353	\$82,640	0.162	1,056	\$12.64	540	16,1580	2 STORY	30	\$2,647	R-540
41-19-337-021	636 NEUBERT AVE	10/08/18	\$18,000	M/LC	\$18,000	\$11,300	62.78	\$22,526	\$3,356	\$14,644	\$76,680	0.191	1,001	\$14.63	540	19,0975	2 STORY	35	\$3,356	R-540
41-19-351-007	923 NEUBERT AVE	03/18/20	\$20,000	WD	\$20,000	\$14,000	70.00	\$28,027	\$3,771	\$16,229	\$97,024	0.167	1,370	\$11.85	540	16,7268	2 STORY	35	\$3,771	R-540
41-19-305-015	901 BARRIE AVE	11/06/18	\$14,500	WD	\$14,500	\$10,600	73.10	\$21,132	\$4,506	\$9,994	\$66,504	0.150	1,012	\$9.88	540	15,0277	2 STORY	40	\$4,506	R-540
41-19-359-002	917 WALDMAN AVE	01/29/20	\$68,881	WD	\$19,975	\$8,200	41.05	\$28,776	\$3,388	\$16,587	\$101,552	0.163	1,840	\$9.01	540	16,3335	THREE UNIT	40	\$3,388	R-540
41-19-337-024	624 NEUBERT AVE	01/29/20	\$68,881	WD	\$21,766	\$8,800	40.43	\$29,577	\$2,600	\$19,166	\$107,908	0.178	1,584	\$12.10	540	17,7614	TWO UNIT	30	\$2,600	R-540
41-19-353-014	944 LINCOLN AVE	04/13/18	\$25,000	WD	\$25,000	\$14,800	59.20	\$29,591	\$4,275	\$20,725	\$101,264	0.205	1,512	\$13.71	540	20,4663	TWO UNIT	30	\$4,275	R-540

E.C.F.s for Neighborhood: 545 'R - 545-TIM'

OVER 3000 SF >=BC MOVED TO ESTATE

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.425	0.425	0.425	0.425	0.425	0.425
1 STY		0.425	0.425	0.425	0.425	0.425	0.425
2 STORY		0.425	0.425	0.450	0.450	0.450	0.450
1.5 STY		0.425	0.425	0.425	0.425	0.425	0.425
1.25 STY		0.425	0.425	0.425	0.425	0.425	0.425
BI-LEVEL		0.425	0.425	0.425	0.425	0.425	0.425
TRI-LEVEL		0.425	0.425	0.425	0.425	0.425	0.425
ESTATE HOME		0.375	0.375	0.375	0.375	0.375	0.375
DUPLEX		0.400	0.400	0.400	0.400	0.400	0.400
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: 0.320
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: 545 'R - 545-TIM'

NC multi

OVER 3000 SF >=BC MOVED TO ESTATE

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		0.400	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		0.400	0.400	0.400	0.400	0.400	0.400
1.25 STY		0.400	0.400	0.400	0.400	0.400	0.400
B1-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		0.375	0.375	0.375	0.375	0.375	0.375
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		0.400	0.400	0.400	0.400	0.400	0.400
FOUR UNIT		0.400	0.400	0.400	0.400	0.400	0.400

Town Homes/Duplexes: 0.320
 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
~~200~~ * 425
 ↑ * 425
 20 * 450
 ↓

*Estate
 NC*

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Amnt.	Adj/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cont. Man. \$	E.C.F.	Floor Area	\$/sq.ft.	ECF Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Eff. Age	Land Table
41-20-254-010	2721 HILLCREST AVE	11/18/19	\$116,000	WD	\$116,000	\$47,400	40.86	\$94,761	\$20,682	\$95,318	\$185,198	0.515	1,919	\$49.67	545	10.3713	1 STY	20	\$20,682	20	R-545
41-20-176-007	1801 WOODSLEA DR	12/17/19	\$162,500	CD	\$162,500	\$84,500	52.00	\$169,000	\$33,319	\$129,181	\$339,203	0.381	2,867	\$45.06	545	38.0837	1 STY	28	\$28,355	28	R-545
41-20-254-012	2801 HILLCREST AVE	09/26/19	\$110,000	WD	\$110,000	\$43,400	39.45	\$86,841	\$18,594	\$91,406	\$170,618	0.536	1,601	\$57.09	545	1.5633	1 STY	28	\$17,046	28	R-545
41-20-254-017	2610 PINETREE DR	07/10/19	\$83,500	WD	\$83,500	\$48,500	58.08	\$97,051	\$18,966	\$64,534	\$195,213	0.331	1,896	\$34.04	545	18.9520	1 STY	28	\$18,966	28	R-545
41-20-376-009	3702 CIRCLE DR	05/22/20	\$75,000	LC	\$75,000	\$41,300	55.07	\$82,528	\$15,782	\$59,218	\$166,865	0.355	1,346	\$44.00	545	11.7826	1 STY	28	\$15,450	28	R-545
41-20-376-015	3602 CIRCLE DR	08/16/18	\$122,000	WD	\$122,000	\$52,400	42.95	\$104,773	\$20,059	\$101,941	\$211,785	0.481	2,018	\$50.52	545	24.4282	1 STY	28	\$19,221	28	R-545
41-20-401-006	3114 CIRCLE DR	09/03/20	\$95,000	WD	\$95,000	\$38,400	40.42	\$76,820	\$25,850	\$99,150	\$127,425	0.543	1,137	\$60.82	545	30.5612	1 STY	28	\$25,850	28	R-545
41-20-402-001	2915 HILLCREST AVE	07/03/18	\$103,250	WD	\$103,250	\$49,300	47.75	\$98,538	\$35,122	\$68,128	\$158,540	0.430	1,610	\$42.32	545	19.2661	1 STY	28	\$20,467	28	R-545
41-20-178-021	2822 CIRCLE DR	01/30/20	\$132,900	WD	\$132,900	\$65,000	48.91	\$129,963	\$33,740	\$99,160	\$240,558	0.412	2,908	\$34.10	545	41.2209	1 STY	33	\$32,709	33	R-545
Totals:						\$1,000,150	\$1,000,150	\$470,200	47.01	\$940,275	\$1,795,403	0.433	E.C.F. => 0.433		Ave. E.C.F. => 0.443						
									6.81				Sale. Ratio =>		Std. Dev. =>						
41-20-403-006	3029 CIRCLE DR	07/02/19	\$108,500	WD	\$108,500	\$35,600	32.81	\$71,106	\$23,982	\$44,518	\$117,810	0.717	1,537	\$44.99	545	27.5297	1 STY	40	\$27,306	40	R-545
41-20-277-036	1831 TERRACE CT	05/29/19	\$106,800	PTA	\$106,800	\$41,500	38.86	\$83,067	\$16,249	\$90,551	\$167,045	0.542	1,681	\$53.87	545	54.2075	2 STORY	16	\$16,249	16	R-545
41-20-277-039	1836 TERRACE CT	03/25/19	\$102,000	WD	\$102,000	\$77,800	76.27	\$155,602	\$24,015	\$77,985	\$328,968	0.237	2,805	\$27.80	545	23.7060	2 STORY	16	\$20,185	16	R-545
													WD (008)								
41-20-151-006	2650 LAKEWOOD CT	12/12/19	\$175,000	WD	\$175,000	\$80,400	45.94	\$160,733	\$25,116	\$149,884	\$339,018	0.442	2,649	\$56.58	545	44.2113	2 STORY	25	\$25,116	25	R-545
41-20-151-017	2710 LAKEWOOD CT	12/06/19	\$231,000	WD	\$231,000	\$113,500	49.13	\$227,083	\$84,259	\$146,741	\$357,060	0.411	2,932	\$50.05	545	41.0970	2 STORY	25	\$78,383	25	R-545
41-20-254-026	2660 PINETREE DR	08/26/19	\$133,000	WD	\$133,000	\$53,400	40.15	\$106,738	\$19,273	\$113,727	\$218,663	0.520	2,347	\$48.46	545	52.0103	2 STORY	28	\$18,249	28	R-545
													WD (008)								
41-20-151-016	2629 LAKEWOOD CT	12/12/19	\$187,500	WD	\$187,500	\$127,900	68.21	\$255,736	\$29,239	\$158,261	\$603,992	0.262	3,827	\$41.35	545	26.2025	ESTATE HOME	26	\$29,239	26	R-545

E.C.F.s for Neighborhood: 550 'R - 550-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		0.425	0.425	0.425	0.425	0.450	0.450
2 STORY		0.500	0.500	0.500	0.500	0.500	0.500
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.500	0.500	0.500	0.500	0.500	0.500
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		0.375	0.375	0.375	0.375	0.375	0.375
THREE UNIT		0.375	0.375	0.375	0.375	0.375	0.375
FOUR UNIT		0.375	0.375	0.375	0.375	0.375	0.375

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: 550 'R - 550-KATHY'

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

NO RE + Tru
NO Duplex
NO Estate

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

1 Sty
25 .425
30 .425
40 .450

1.25 Sty
.5
.5
.5

2 Sty
.5

Multi
.375

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Costi Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean [sq]	Building Style	Eff. Age	Land Value	Land Table
41-20-454-006	3606 OGEWA AVE	10/04/19	\$69,900	WD	\$69,900	\$25,800	36.91	\$51,617	\$10,049	\$59,851	0.540	1,165	\$51.37	550	13,9871	1 STY	35	\$10,049	R-550
41-20-455-001	3601 OGEWA AVE	06/21/19	\$53,000	WD	\$53,000	\$24,300	45.85	\$40,547	\$17,441	\$35,559	0.429	1,246	\$28.54	550	25,1125	1 STY	35	\$17,441	R-550
41-20-404-018	3207 DEARBORN ST	09/11/20	\$66,200	WD	\$66,200	\$18,800	33.45	\$37,592	\$8,831	\$47,369	0.618	946	\$50.07	550	21,9433	1 STY	38	\$8,831	R-550
41-20-453-027	3502 COMANCHE AVE	06/18/20	\$59,900	WD	\$59,900	\$18,900	31.55	\$37,803	\$6,938	\$52,962	0.643	933	\$56.77	550	0,7430	1 STY	38	\$6,938	R-550
41-20-455-005	720 ALGONQUIN AVE	07/19/18	\$34,000	WD	\$34,000	\$26,600	57.20	\$57,289	\$17,614	\$32,386	0.306	1,398	\$23.17	550	7,4041	1 STY	38	\$9,645	R-550
41-20-455-006	3605 OGEWA AVE	02/26/19	\$34,750	WD	\$34,750	\$20,100	57.84	\$40,111	\$11,495	\$32,255	0.305	1,288	\$18.06	550	7,2682	1 STY	38	\$11,495	R-550
Totals:			\$323,750		\$323,750	\$136,500	42.16	\$272,959	\$251,382	\$534,909	0.470								
			500				11.71				0.473								

41-20-402-006	2806 DEARBORN ST	08/12/19	\$60,000	WD	\$60,000	\$18,100	30.17	\$36,207	\$8,836	\$51,164	0.701	958	\$53.41	550	70,0979	1 STY	40	\$8,836	R-550
41-20-456-015	3614 COMANCHE AVE	12/13/19	\$43,000	WD	\$43,000	\$17,200	40.00	\$34,469	\$6,918	\$36,082	0.491	948	\$38.06	550	25,9052	1 STY	40	\$6,918	R-550
41-20-402-031	3107 COMANCHE AVE	01/15/20	\$37,000	WD	\$37,000	\$16,300	44.05	\$32,502	\$7,049	\$29,951	0.441	948	\$31.59	550	44,1269	1 STY	48	\$7,049	R-550
41-20-404-021	2818 COMANCHE AVE	10/05/18	\$74,500	WD	\$74,500	\$19,100	25.64	\$38,226	\$11,638	\$62,862	0.887	948	\$66.31	550	88,6612	1 STY	48	\$11,638	R-550
Totals:			\$224,500		\$224,500	\$70,700	32.96	\$141,404	\$180,059	\$285,235	0.631								
			Avg 100				8.52				0.630								

41-20-457-001	3301 COMANCHE AVE	09/04/20	\$54,900	WD	\$54,900	\$21,900	39.89	\$43,804	\$9,272	\$45,628	0.495	1,007	\$45.31	550	7,2871	1.25 STY	25	\$9,272	R-550
41-20-456-020	3710 COMANCHE AVE	03/19/19	\$69,000	WD	\$69,000	\$20,600	29.86	\$41,160	\$6,909	\$62,091	0.680	991	\$62.65	550	4,3767	1.25 STY	30	\$6,909	R-550
41-20-453-030	3514 COMANCHE AVE	10/06/20	\$25,000	PTA	\$25,000	\$15,400	61.60	\$30,700	\$6,932	\$18,068	0.285	800	\$22.59	550	27,3279	1.25 STY	38	\$6,932	R-550
41-20-377-001	3721 CIRCLE DR	07/06/18	\$40,000	WD	\$40,000	\$26,100	65.25	\$52,196	\$20,199	\$19,801	0.232	1,002	\$19.76	550	23,2065	1.25 STY	43	\$19,786	R-550
41-20-377-004	3709 CIRCLE DR	08/20/18	\$48,700	WD	\$48,700	\$19,200	39.43	\$38,419	\$18,481	\$30,219	0.568	996	\$30.34	550	56,8368	1.25 STY	45	\$18,481	R-550
41-20-453-018	3310 COMANCHE AVE	01/06/20	\$30,000	WD	\$30,000	\$17,500	58.33	\$35,027	\$6,953	\$23,047	0.308	1,159	\$19.89	550	30,7852	1.25 STY	48	\$6,953	R-550
41-20-453-022	3406 COMANCHE AVE	08/10/20	\$49,900	WD	\$49,900	\$16,100	32.26	\$32,271	\$6,946	\$42,954	0.636	991	\$43.34	550	63,6041	1.25 STY	48	\$6,946	R-550
Totals:			\$168,600		\$168,600	\$78,900	46.80	\$157,913	\$116,021	\$280,891	0.413								
			Avg 140				15.52				0.436								

41-20-456-014	3610 COMANCHE AVE	09/17/20	\$54,000	PTA	\$54,000	\$13,800	25.56	\$27,673	\$6,921	\$47,079	0.851	991	\$47.51	550	29,2396	1.25 STY	58	\$6,921	R-550
41-20-457-014	3509 COMANCHE AVE	08/30/18	\$25,988	WD	\$25,000	\$21,000	84.00	\$42,034	\$7,190	\$17,810	0.492	991	\$17.97	550	72,4172	2 STORY	34	\$7,190	R-550
41-20-404-004	2913 DEARBORN ST	01/11/19	\$86,600	WD	\$86,600	\$24,200	28.14	\$48,416	\$8,453	\$77,547	0.728	1,182	\$65.61	550	72,7676	2 STORY	35	\$8,453	R-550
41-20-453-006	3401 DEARBORN ST	08/01/19	\$110,000	WD	\$110,000	\$52,300	47.55	\$104,529	\$16,050	\$93,950	0.398	2,226	\$42.21	550	39,8188	2 STORY	35	\$16,050	R-550
41-20-403-022	3112 DEARBORN ST	09/11/20	\$65,000	WD	\$65,000	\$15,400	23.69	\$30,879	\$7,221	\$57,779	0.916	954	\$60.56	550	91,5848	2 STORY	38	\$7,221	R-550
Totals:			\$286,000		\$286,000	\$112,900	39.48	\$225,858	\$247,086	\$498,517	0.496								
							27.46				0.558								

700

E.C.F.s for Neighborhood: 555 'R - 555-TIM'

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		0.300	0.300	0.300	0.300	0.300	0.300
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.300
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: 0.300
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: 555 'R - 555-TIM'

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	0.300
1 STY	0.275	0.275	0.275	0.275	0.275	0.300
2 STORY	0.275	0.275	0.275	0.275	0.275	0.300
1.5 STY	0.275	0.275	0.275	0.275	0.275	0.300
1.25 STY	0.275	0.275	0.275	0.275	0.275	0.300
B1-LEVEL	0.275	0.275	0.275	0.275	0.275	0.300
TRI-LEVEL	0.275	0.275	0.275	0.275	0.275	0.300
ESTATE HOME	0.275	0.275	0.275	0.275	0.275	0.300
DUPLEX	0.275	0.275	0.275	0.275	0.275	0.300
TWO UNIT	0.275	0.275	0.275	0.275	0.275	0.300
THREE UNIT	0.275	0.275	0.275	0.275	0.275	0.300
FOUR UNIT	0.275	0.275	0.275	0.275	0.275	0.300

Town Homes/Duplexes: 0.300
 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 B: Tri
 NO Duplex Estate
 NO 1.75
 1.5*

*1 sty zone 1 only
 1.25 2 st
 .3*

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Amnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq. Ft.	E.C.T. Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table	
41-20-429-018	3205 CHEYENNE AVE	08/14/20	\$44,000	WD	\$44,000	\$14,200	32.27	\$28,462	\$4,796	\$39,204	\$86,058	0.456	1,092	\$35.90	555	15.2760	1 STY	40	\$4,796	R-555	
41-20-426-018	1305 MOHAWK AVE	07/28/20	\$42,250	WD	\$42,250	\$12,100	28.64	\$24,194	\$4,778	\$37,472	\$70,604	0.531	936	\$40.03	555	53.0738	1 STY	43	\$4,778	R-555	
41-20-427-032	3106 SHAWNEE AVE	07/24/20	\$21,180	WD	\$21,180	\$12,400	58.55	\$24,882	\$4,796	\$16,384	\$73,040	0.224	1,092	\$15.00	555	19.0494	1 STY	43	\$4,796	R-555	
41-20-457-038	3410 CHEROKEE AVE	08/21/18	\$15,250	WD	\$15,250	\$10,600	69.51	\$21,244	\$4,718	\$10,532	\$60,095	0.175	1,092	\$9.64	555	33.2953	1 STY	43	\$4,718	R-555	
41-20-476-003	3305 CHEROKEE AVE	08/01/19	\$17,000	OC	\$17,000	\$10,900	64.12	\$21,794	\$5,165	\$11,835	\$60,469	0.196	1,092	\$10.84	555	26.5633	1 STY	43	\$4,770	R-555	
41-20-427-014	3109 CHEROKEE AVE	08/01/19	\$31,000	WD	\$31,000	\$10,300	33.23	\$20,604	\$4,841	\$26,159	\$57,320	0.456	1,092	\$23.96	555	45.6368	1 STY	48	\$4,841	R-555	
41-20-427-022	2910 SHAWNEE AVE	06/28/19	\$28,000	WD	\$28,000	\$13,800	49.29	\$27,525	\$4,796	\$23,204	\$82,651	0.281	1,471	\$15.77	555	28.0747	1 STY	48	\$4,796	R-555	
41-20-476-017	3521 CHEROKEE AVE	11/22/19	\$26,000	WD	\$26,000	\$13,600	52.31	\$27,162	\$5,400	\$20,600	\$79,135	0.260	1,021	\$20.18	555	4.2476	1 STY	48	\$5,400	R-555	
Totals:			\$224,680		\$224,680	\$97,900	43.57	\$195,867		\$185,390	\$569,371	0.326									
						Sale. Ratio =>	15.55				Ave. E.C.F. =>	0.322									
						Std. Dev. =>															

41-20-429-013	3109 CHEYENNE AVE	08/31/18	\$20,000	WD	\$20,000	\$12,000	60.00	\$24,060	\$4,796	\$15,204	\$64,213	0.237	1,278	\$11.90	555	23.6773	1 STY	53	\$4,796	R-555	
41-20-457-034	3310 CHEROKEE AVE	12/27/19	\$30,000	WD	\$30,000	\$10,600	35.33	\$21,160	\$4,724	\$25,276	\$54,787	0.461	1,092	\$23.15	555	46.1353	1 STY	53	\$4,724	R-555	
41-20-457-045	3514 CHEROKEE AVE	07/16/20	\$20,000	WD	\$20,000	\$9,900	49.50	\$19,859	\$4,710	\$15,290	\$50,497	0.303	1,092	\$14.00	555	30.2792	1 STY	53	\$4,710	R-555	
41-20-476-002	3301 CHEROKEE AVE	05/31/19	\$47,000	WD	\$47,000	\$15,200	32.34	\$30,473	\$6,660	\$40,340	\$79,377	0.508	1,623	\$24.86	555	50.8210	1 STY	53	\$6,660	R-555	
41-20-476-006	3401 CHEROKEE AVE	09/22/20	\$32,500	PTA	\$32,500	\$9,800	30.15	\$19,647	\$4,680	\$27,820	\$49,890	0.558	1,092	\$25.48	555	55.7627	1 STY	53	\$4,680	R-555	
Totals:			\$598,860		\$149,500	\$57,500	38.46	\$506,933		\$123,930	\$298,763	0.415									
						Sale. Ratio =>	15.47				Ave. E.C.F. =>	0.413									
						Std. Dev. =>															

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E.C.F.s for Neighborhood: 560 'R - 560-TIM'

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		0.200	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		0.000	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: 560 'R - 560-TIM'

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 Multiple
NO Tie Bi
NO Duplex
NO Escal
NO 1.75

.175
• 2

E.C.F.s for Neighborhood: 563 'R - 563-TIM'

HAS TOWN HOMES

Residential : 0.150
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: 563 'R - 563-TIM'

HAS TOWN HOMES

Residential : 0.150
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 multiple
NO Duplex
NO 2nd BA
NO 75*

*only
Town homes*

E.C.F.s for Neighborhood: 565 *R - 565-TIM*

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.500	0.500	0.500	0.500	0.500	0.500
1 STY		0.500	0.500	0.500	0.500	0.525	0.525
2 STORY		0.500	0.500	0.500	0.500	0.500	0.500
1.5 STY		0.500	0.500	0.500	0.500	0.500	0.500
1.25 STY		0.500	0.500	0.500	0.500	0.500	0.500
BI-LEVEL		0.450	0.450	0.450	0.450	0.450	0.450
TRI-LEVEL		0.450	0.450	0.450	0.450	0.450	0.450
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: 0.280
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: 565 'R - 565-TIM'

Residential : 0.375
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

NO Multiple
NO Estate
NO Duplex

2 1/2
1 Sky
2 Sky
30 .5
40 .55 ~~low~~
50 .550

4 u + Bi
0.45
↓

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.	E.C.F. Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table	
40-25-103-026	1806 PENBROOK LN	10/12/18	\$44,000	WD	\$44,000	\$21,400	48.64	\$42,796	\$12,528	\$31,472	\$80,715	0.390	1,355	\$23.23	565	38.9917	1 STY	36	\$11,400	R-565	
40-25-105-011	1901 WINDSOR LN	04/02/20	\$73,000	CD	\$73,000	\$24,500	33.56	\$49,071	\$14,659	\$58,341	\$91,765	0.636	1,384	\$42.15	565	63.5763	1 STY	36	\$13,652	R-565	
40-25-105-041	4010 GREENBROOK LN	05/04/18	\$54,000	WD	\$54,000	\$24,600	45.56	\$49,258	\$12,573	\$41,427	\$97,827	0.423	1,456	\$28.45	565	42.3474	1 STY	36	\$12,573	R-565	
40-25-106-017	1821 GREENBRIAR LN	08/17/20	\$79,900	WD	\$79,900	\$25,500	31.91	\$50,956	\$15,916	\$63,984	\$33,440	0.685	1,448	\$44.19	565	68.4760	1 STY	36	\$12,695	R-565	
40-25-126-021	2140 CRESTBROOK LN	05/21/20	\$73,000	WD	\$73,000	\$32,300	44.25	\$64,532	\$16,670	\$56,330	\$127,632	0.441	1,813	\$31.07	565	44.1347	1 STY	36	\$13,038	R-565	
40-25-177-013	1701 LYNBROOK DR	11/30/18	\$90,000	WD	\$90,000	\$41,100	45.67	\$82,261	\$23,709	\$66,291	\$156,139	0.425	1,751	\$37.86	565	11.0282	1 STY	36	\$22,641	R-565	
Totals:			\$413,900		\$413,900	\$169,400	40.93	\$388,874		\$317,845	\$647,517	0.491				0.500					
						Sale. Ratio =>	7.03				Ave. E.C.F. =>	0.500									

40-25-104-010	1930 WINDSOR LN	03/20/19	\$45,000	WD	\$45,000	\$23,200	51.56	\$46,493	\$17,482	\$27,518	\$77,363	0.356	1,331	\$20.67	565	35.5701	1 STY	43	\$16,506	R-565	
40-25-151-020	4202 GREENBROOK LN	05/05/20	\$84,900	WD	\$84,900	\$26,800	31.57	\$53,565	\$14,897	\$70,003	\$103,115	0.679	1,548	\$45.22	565	67.8885	1 STY	43	\$14,298	R-565	
Totals:			\$619,500		\$619,500	\$222,900	35.98	\$445,589		\$538,748	\$972,899	0.554				0.553					
						Sale. Ratio =>	2.53				Ave. E.C.F. =>	0.553									

40-25-176-017	1718 LYNBROOK DR	04/17/19	\$94,000	WD	\$94,000	\$54,300	57.77	\$108,658	\$18,127	\$75,873	\$241,416	0.314	2,488	\$30.50	565	31.4283	2 STORY	33	\$16,150	R-565	
40-25-178-002	1745 LAUREL OAK DR	04/01/19	\$81,000	CD	\$81,000	\$38,400	47.41	\$76,877	\$16,331	\$64,669	\$161,456	0.401	1,974	\$32.76	565	4.0146	2 STORY	36	\$14,783	R-565	
40-25-178-013	1705 LAUREL OAK DR	02/13/19	\$140,000	WD	\$140,000	\$52,400	37.43	\$104,792	\$16,666	\$113,334	\$235,003	0.525	3,058	\$40.33	565	8.4137	2 STORY	36	\$16,666	R-565	
40-25-151-027	1918 LYNBROOK DR	03/30/20	\$86,900	WD	\$86,900	\$33,600	38.67	\$67,105	\$13,399	\$73,501	\$143,216	0.513	1,838	\$39.99	565	51.3218	2 STORY	38	\$12,350	R-565	
40-25-153-069	1801 LAUREL OAK DR	06/18/19	\$81,500	WD	\$81,500	\$37,100	45.52	\$74,272	\$21,344	\$60,156	\$141,141	0.426	1,840	\$32.69	565	42.6211	2 STORY	41	\$20,354	R-565	
Totals:			\$483,400		\$483,400	\$215,800	44.64	\$431,704		\$397,533	\$922,232	0.431				0.436					
						Sale. Ratio =>	8.15				Ave. E.C.F. =>	0.436									

40-25-177-024	1702 LAUREL OAK DR	04/29/19	\$95,000	WD	\$95,000	\$46,800	49.26	\$93,546	\$18,075	\$76,925	\$201,256	0.382	2,141	\$35.93	565	38.2225	TRI-LEVEL	28	\$16,919	R-565
40-25-126-036	3805 GREENBROOK LN	06/06/18	\$65,000	WD	\$65,000	\$28,600	44.00	\$57,257	\$13,050	\$51,950	\$117,885	0.441	1,768	\$29.38	565	44.0682	TRI-LEVEL	36	\$12,074	R-565
40-25-105-029	1902 GREENBRIAR LN	04/27/18	\$74,900	WD	\$74,900	\$29,900	39.92	\$59,728	\$16,587	\$58,313	\$115,043	0.507	1,772	\$32.91	565	50.6882	TRI-LEVEL	41	\$14,848	R-565

750

E.C.F.s for Neighborhood: 570 *R - 570-TIM*

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	0.300	0.300	0.300
2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.300	0.300	0.300	0.325	0.325	0.325
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: 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

E.C.F.s for Neighborhood: 570 'R - 570-TIM'

Style:	Good: 100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY	0.300	0.300	0.275	0.275	0.275	0.275
1 STY	0.300	0.300	0.275	0.275	0.275	0.275
2 STORY	0.300	0.300	0.275	0.275	0.275	0.275
1.5 STY	0.300	0.300	0.275	0.275	0.275	0.275
1.25 STY	0.300	0.300	0.275	0.275	0.275	0.275
BI-LEVEL	0.300	0.300	0.275	0.275	0.275	0.275
TRI-LEVEL	0.300	0.300	0.275	0.275	0.275	0.275
ESTATE HOME	0.300	0.300	0.275	0.275	0.275	0.275
DUPLEX	0.300	0.300	0.275	0.275	0.275	0.275
TWO UNIT	0.300	0.300	0.275	0.275	0.275	0.275
THREE UNIT	0.300	0.300	0.275	0.275	0.275	0.275
FOUR UNIT	0.300	0.300	0.275	0.275	0.275	0.275

NO multi
 NO Bladder
 NO Ripper
 NO Estate

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 1.25 sty
 200 .275 .375
 30 .3 .4



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Assmt.	Assd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	E.C.F.	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Type
40-25-201-041	1436 BERRYWOOD LN	04/06/18	\$30,000	WD	\$30,000	\$16,400	54.67	\$32,855	\$7,394	\$22,606	\$92,585	0.244	905	\$24.98	0.257	#REF!	1STY	23	\$7,394	R-570
40-25-201-048	1410 BERRYWOOD LN	09/27/19	\$37,000	WD	\$37,000	\$18,600	44.86	\$33,282	\$7,842	\$29,158	\$92,436	0.315	905	\$32.22	0.253	#REF!	1STY	23	\$7,224	R-570
40-25-202-005	1609 BERRYWOOD LN	04/30/19	\$50,000	WD	\$50,000	\$18,300	36.60	\$36,575	\$7,146	\$29,854	\$107,015	0.400	1,073	\$39.94	0.388	#REF!	1STY	23	\$7,146	R-570
40-25-202-030	1614 MULBERRY LN	05/15/18	\$19,500	WD	\$19,500	\$15,000	76.92	\$29,927	\$7,200	\$12,300	\$82,644	0.149	769	\$15.99	0.386	#REF!	1STY	23	\$7,200	R-570
40-25-204-002	1606 CRESTBROOK LN	08/01/18	\$23,250	WD	\$23,250	\$16,900	72.69	\$33,785	\$8,255	\$14,995	\$92,838	0.484	912	\$16.44	0.386	20.6514	1STY	23	\$8,255	R-570
40-25-204-019	1416 BLACKBERRY LN	10/17/18	\$23,000	WD	\$23,000	\$15,200	66.09	\$30,370	\$8,781	\$16,219	\$85,778	0.484	912	\$17.78	0.386	24.5525	1STY	23	\$8,781	R-570
40-25-251-023	1920 GREENBROOK LN	07/26/18	\$35,500	WD	\$35,500	\$18,600	52.39	\$37,142	\$8,317	\$27,183	\$104,818	0.259	1,007	\$26.99	0.386	17.5270	1STY	23	\$8,317	R-570
40-25-251-027	1830 GREENBROOK LN	05/02/18	\$28,000	WD	\$28,000	\$19,100	68.21	\$38,228	\$7,553	\$20,447	\$111,545	0.183	1,046	\$19.55	0.386	0.6737	1STY	23	\$7,553	R-570
40-25-251-027	1830 GREENBROOK LN	04/21/20	\$48,900	WD	\$48,900	\$19,100	39.06	\$38,228	\$7,553	\$41,347	\$111,545	0.171	1,046	\$39.53	0.386	18.0631	1STY	23	\$7,553	R-570
40-25-252-002	1427 BLACKBERRY LN	07/26/18	\$28,000	WD	\$28,000	\$15,700	56.07	\$31,494	\$6,954	\$21,046	\$89,236	0.236	912	\$23.08	0.386	4.5803	1STY	23	\$6,954	R-570
40-25-253-016	1809 GREENBROOK LN	04/27/18	\$34,500	WD	\$34,500	\$18,100	52.46	\$36,216	\$8,989	\$25,511	\$99,007	0.258	905	\$28.19	0.386	7.8671	1STY	23	\$8,989	R-570
40-25-254-020	1625 RASPBERRY LN	07/26/18	\$30,000	WD	\$30,000	\$20,800	69.33	\$41,627	\$8,624	\$21,376	\$120,011	0.178	1,136	\$18.82	0.386	38.5109	1STY	23	\$8,624	R-570
40-25-254-024	1609 RASPBERRY LN	01/02/20	\$40,000	WD	\$40,000	\$18,500	41.11	\$36,906	\$7,445	\$37,555	\$107,131	0.351	1,137	\$33.03	0.386	21.2674	1STY	23	\$7,079	R-570
Totals:			\$427,650		\$432,650	\$228,300	52.77	\$456,615	\$332,597	\$1,296,589		0.257			0.253					
							Std. Dev. =>													
							13.48													

350

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40-25-251-026	1902 GREENBROOK LN	07/27/18	\$30,000	WD	\$30,000	\$13,600	45.33	\$27,159	\$8,533	\$21,467	\$67,731	0.317	916	\$23.44	0.386	6.4298	1STY	33	\$8,533	R-570
40-25-253-002	4313 HUCKLEBERRY LN	07/30/19	\$44,500	WD	\$43,000	\$19,000	44.19	\$38,076	\$8,968	\$34,032	\$105,847	0.322	1,114	\$30.55	0.386	4.7231	1STY	35	\$8,968	R-570
Totals:			\$74,500		\$73,000	\$32,600														
							350													

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40-25-203-006	1601 MULBERRY LN	09/10/18	\$53,620	WD	\$53,620	\$16,400	30.59	\$32,722	\$7,200	\$46,420	\$92,807	0.500	886	\$52.39	0.386	50.0176	1.25 STY	23	\$7,200	R-570
40-25-203-009	1521 MULBERRY LN	04/07/20	\$57,000	WD	\$57,000	\$15,600	27.37	\$31,285	\$6,750	\$50,250	\$89,218	0.563	886	\$56.72	0.386	56.3226	1.25 STY	23	\$6,750	R-570
40-25-203-010	1517 MULBERRY LN	01/22/19	\$35,000	WD	\$35,000	\$14,900	42.57	\$29,848	\$6,750	\$28,250	\$83,993	0.336	1,008	\$28.03	0.386	33.6339	1.25 STY	23	\$6,750	R-570
40-25-203-013	1505 MULBERRY LN	10/28/19	\$60,000	PTA	\$60,000	\$17,000	28.33	\$33,979	\$6,750	\$53,250	\$99,015	0.338	949	\$56.11	0.386	53.7800	1.25 STY	23	\$6,750	R-570
40-25-203-018	1413 MULBERRY LN	09/06/18	\$25,000	WD	\$25,000	\$16,300	65.20	\$27,883	\$7,883	\$17,117	\$90,069	0.190	949	\$18.04	0.386	19.0043	1.25 STY	23	\$7,883	R-570
40-25-203-024	1514 BLUEBERRY LN	12/10/18	\$45,000	WD	\$45,000	\$15,500	34.44	\$30,953	\$6,750	\$38,250	\$88,011	0.435	886	\$43.17	0.386	43.4605	1.25 STY	23	\$6,750	R-570
40-25-203-024	1418 BLUEBERRY LN	12/30/19	\$37,400	WD	\$37,400	\$15,300	40.91	\$30,663	\$6,750	\$30,650	\$86,956	0.352	886	\$34.59	0.386	35.2476	1.25 STY	23	\$6,750	R-570
40-25-204-005	1509 BLUEBERRY LN	05/15/20	\$38,000	WD	\$38,000	\$15,000	39.47	\$30,055	\$6,750	\$31,250	\$84,745	0.369	885	\$35.31	0.386	36.8751	1.25 STY	23	\$6,750	R-570
40-25-204-007	1501 BLUEBERRY LN	04/29/19	\$38,500	WD	\$38,500	\$15,200	39.48	\$30,474	\$6,750	\$31,750	\$86,269	0.368	887	\$35.79	0.386	36.8034	1.25 STY	23	\$6,750	R-570
40-25-204-012	1407 BLUEBERRY LN	01/09/20	\$36,500	WD	\$36,500	\$16,300	44.66	\$32,679	\$8,239	\$28,261	\$88,873	0.318	886	\$31.90	0.386	31.7994	1.25 STY	23	\$8,239	R-570
40-25-252-016	1502 CRESTBROOK LN	08/13/18	\$35,500	WD	\$35,500	\$17,200	48.45	\$34,466	\$9,848	\$25,652	\$89,520	0.287	886	\$28.95	0.386	28.6550	1.25 STY	23	\$8,341	R-570
40-25-253-040	1607 GREENBROOK LN	09/14/20	\$43,000	WD	\$43,000	\$16,700	38.84	\$33,384	\$8,494	\$34,506	\$90,509	0.381	1,156	\$29.85	0.386	38.1243	1.25 STY	23	\$8,494	R-570
Totals:			\$504,520		\$504,520	\$191,400	37.94	\$383,160	\$415,606	\$1,069,985		0.388								
							Std. Dev. =>													
							10.24													

350

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40-25-255-010	1610 GREENBROOK LN	05/06/19	\$42,000	WD	\$42,000	\$15,100	35.95	\$30,200	\$7,807	\$34,193	\$81,429	0.420	954	\$35.84	0.386		1.25 STY	35	\$7,807	R-570
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E.C.F.s for Neighborhood: 575 'R - 575-TIM'

Residential : 0.250
Town Homes/Duplexes: 0.260
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 3.500
B: 0.000
C: 0.000
D: 0.000

NO Bi level

E.C.F.s for Neighborhood: 575 'R - 575-TIM'

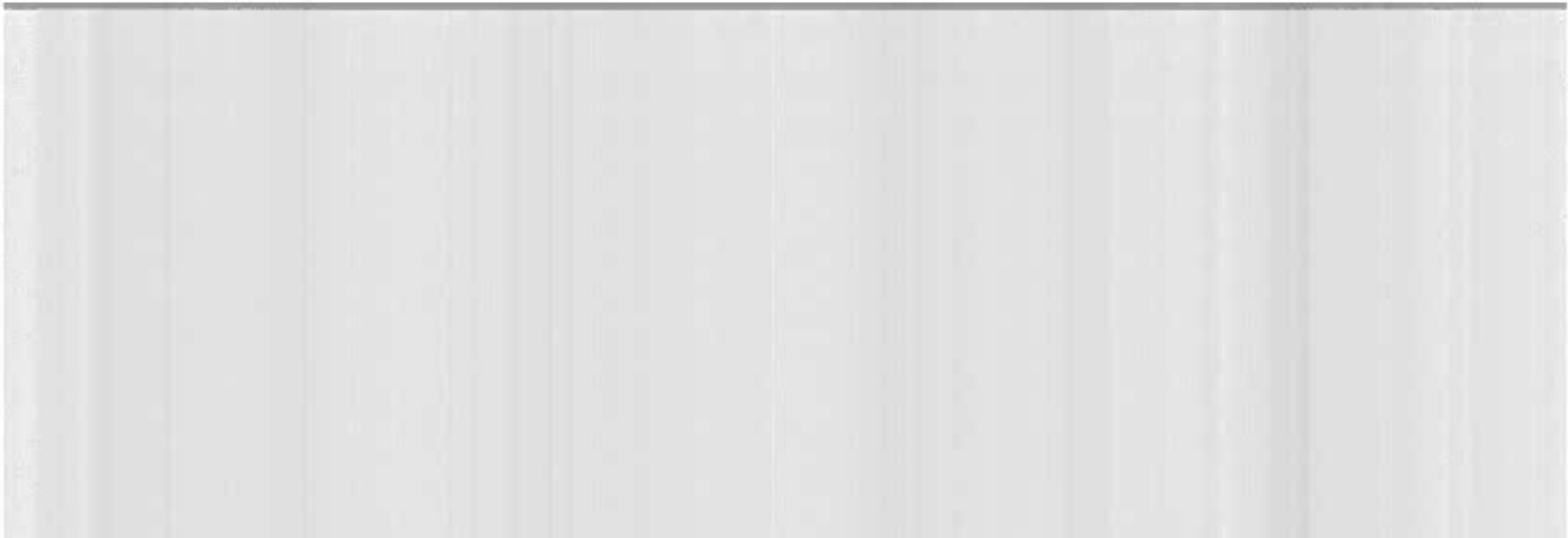
Residential : 0.250
Town Homes/Duplexes: 0.260
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 3.500
B: 0.000
C: 0.000
D: 0.000

1sty 1.25 1.50 1.75 2sty Tri multipl

NC



Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Adj. Sale \$	Cur. Assmt.	Acq/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		
40-25-276-009	1221 ALVORD AVE	06/22/19	\$16,500	WD	\$16,500	\$10,500	63.64	\$21,097	\$4,872	\$11,628	\$64,900	0.179	624	\$18.63	575	1.9441	1 STY	28	\$4,872	R-575
41-30-102-003	3809 BRUNSWICK AVE	01/29/20	\$24,900	WD	\$24,900	\$11,600	46.59	\$23,155	\$3,800	\$21,100	\$77,420	0.273	928	\$22.74	575	10.9794	1 STY	28	\$3,800	R-575
41-30-103-009	927 CAMPBELL ST	07/30/18	\$41,900	WD	\$41,900	\$18,700	44.63	\$37,499	\$6,814	\$35,086	\$122,740	0.286	1,295	\$27.09	575	9.4657	1 STY	28	\$6,814	R-575
41-30-106-001	4001 BRUNSWICK AVE	10/06/20	\$15,000	PTA	\$15,000	\$8,700	58.00	\$17,399	\$4,180	\$10,820	\$52,876	0.205	687	\$15.75	575	0.8181	1 STY	28	\$4,180	R-575
41-30-106-018	801 ELLAND ST	09/10/19	\$25,000	WD	\$25,000	\$9,100	36.40	\$18,230	\$3,407	\$21,593	\$59,292	0.364	616	\$35.05	575	22.5140	1 STY	28	\$3,407	R-575
41-30-110-006	853 ALVORD AVE	01/31/20	\$18,000	WD	\$18,000	\$10,300	57.22	\$20,666	\$3,325	\$14,675	\$69,364	0.212	792	\$18.53	575	11.5823	1 STY	28	\$3,325	R-575
41-30-157-016	952 MARKHAM ST	05/22/20	\$26,000	WD	\$26,000	\$11,000	42.31	\$22,076	\$3,352	\$22,648	\$74,896	0.302	704	\$32.17	575	17.5095	1 STY	28	\$3,352	R-575
41-30-157-030	4618 BRUNSWICK AVE	12/09/19	\$17,800	WD	\$17,800	\$11,900	66.85	\$23,866	\$4,103	\$13,697	\$79,052	0.173	1,176	\$11.65	575	4.5968	1 STY	28	\$4,103	R-575
Totals:			\$185,100		\$185,100	\$91,800	49.59	\$183,988		\$151,247	\$600,540	0.252								
						Sale. Ratio =>	10.96				Ave. E.C.F. =>	0.249								

LOW 200

40-25-228-001	3907 HARGOTT AVE	06/26/19	\$47,500	WD	\$47,500	\$14,200	29.89	\$28,357	\$5,110	\$42,990	\$92,988	0.456	961	\$44.11	575	45.5865	1 STY	33	\$5,110	R-575
40-25-276-018	1310 HURON ST	07/09/18	\$20,500	WD	\$20,500	\$11,900	58.05	\$23,820	\$3,248	\$17,252	\$82,288	0.210	936	\$18.43	575	20.9654	1 STY	33	\$3,248	R-575
40-25-281-005	1115 INGLESIDE AVE	08/26/19	\$18,000	WD	\$18,000	\$14,900	82.78	\$29,856	\$5,700	\$12,300	\$96,624	0.127	735	\$16.73	575	12.7298	1 STY	33	\$5,700	R-575
40-25-281-022	1042 PINEHURST AVE	06/22/18	\$16,000	WD	\$16,000	\$12,000	75.00	\$23,999	\$4,513	\$11,487	\$77,944	0.147	868	\$13.23	575	14.7375	1 STY	33	\$4,513	R-575
40-25-282-001	1317 PINEHURST AVE	06/25/18	\$40,000	MLC	\$40,000	\$13,500	33.75	\$27,043	\$7,103	\$32,897	\$79,760	0.412	784	\$41.96	575	41.2450	1 STY	33	\$7,103	R-575
41-30-104-001	857 CAMPBELL ST	12/20/19	\$10,000	WD	\$10,000	\$9,600	96.00	\$19,224	\$4,275	\$5,725	\$59,796	0.096	882	\$6.49	575	10.4065	1 STY	33	\$4,275	R-575
41-30-104-034	809 CAMPBELL ST	07/14/20	\$15,000	WD	\$15,000	\$10,600	70.67	\$21,271	\$6,814	\$8,186	\$57,828	0.142	720	\$11.37	575	5.8250	1 STY	33	\$6,814	R-575
41-30-108-004	4109 BRUNSWICK AVE	02/07/20	\$20,000	QC	\$20,000	\$10,300	51.50	\$20,695	\$3,800	\$16,200	\$67,580	0.240	754	\$21.49	575	2.7045	1 STY	33	\$3,800	R-575
41-30-109-036	927 ALVORD AVE	11/15/18	\$30,800	LC	\$30,800	\$14,300	46.43	\$28,653	\$6,650	\$24,150	\$88,012	0.274	902	\$26.77	575	13.9855	1 STY	33	\$6,650	R-575
40-25-227-018	1028 CAMPBELL ST	01/29/20	\$68,881	WD	\$68,881	\$9,988	88.11	\$14,408	\$2,600	\$7,388	\$47,232	0.156	575	\$12.85	575	15.6419	1 STY	38	\$2,600	R-575
40-25-280-025	1238 PINEHURST AVE	08/10/19	\$11,900	WD	\$11,900	\$9,400	78.99	\$18,819	\$3,230	\$8,670	\$62,356	0.139	824	\$10.52	575	13.9040	1 STY	38	\$3,230	R-575
40-25-280-025	1238 PINEHURST AVE	12/23/19	\$16,500	WD	\$16,500	\$9,400	56.97	\$18,819	\$3,230	\$13,270	\$62,356	0.213	824	\$16.10	575	21.2810	1 STY	38	\$3,230	R-575
41-30-106-019	854 CRAWFORD ST	09/01/18	\$15,900	MLC	\$15,900	\$5,800	36.48	\$11,615	\$3,407	\$12,493	\$32,832	0.381	520	\$24.03	575	22.8927	1 STY	38	\$3,407	R-575
Totals:			\$330,981		\$272,088	\$144,700	53.18	\$286,579		\$212,408	\$907,596	0.234								
						Sale. Ratio =>	21.75				Ave. E.C.F. =>	0.230								

High x 200

40-25-282-012	1205 PINEHURST AVE	07/09/20	\$22,857	MLC	\$22,857	\$8,000	35.00	\$15,946	\$2,890	\$19,967	\$52,224	0.382	704	\$28.36	575	38.2334	1 STY	43	\$2,890	R-575
40-25-229-029	1022 LELAND ST	08/14/19	\$20,000	LC	\$20,000	\$6,300	31.50	\$12,608	\$3,487	\$16,513	\$36,484	0.453	576	\$28.67	575	45.2609	1 STY	48	\$3,487	R-575

202

41-30-108-028	806 ALVORD AVE	01/29/20	\$68,881	WD	\$14,672	\$8,800	59.98	\$21,622	\$2,600	\$12,072	\$76,088	0.159	792	\$15.24	575	0.7073	1.25 STY	28	\$2,600	R-575
41-30-153-014	952 INGLESIDE AVE	07/20/18	\$22,500	MLC	\$20,700	\$15,600	75.36	\$30,813	\$8,916	\$11,784	\$87,588	0.135	941	\$12.52	575	1.3714	1.25 STY	28	\$4,900	R-575

202

40-25-226-027	3814 TUXEDO AVE	06/29/18	\$20,000	WD	\$20,000	\$11,400	57.00	\$22,811	\$3,985	\$16,015	\$75,304	0.213	936	\$17.11	575	21.2671	1.25 STY	33	\$3,985	R-575
40-25-228-011	1211 CAMPBELL ST	05/24/19	\$56,000	WD	\$28,000	\$10,300	36.79	\$20,449	\$3,120	\$24,880	\$69,316	0.359	820	\$30.34	575	35.8936	1.25 STY	33	\$3,120	R-575
40-25-278-021	1248 INGLESIDE AVE	05/15/18	\$18,000	WD	\$18,000	\$10,000	55.56	\$19,936	\$3,230	\$14,770	\$66,824	0.221	900	\$16.41	575	22.1028	1.25 STY	33	\$3,230	R-575
41-30-101-024	902 CAMPBELL ST	11/16/18	\$30,000	WD	\$30,000	\$17,500	58.33	\$35,075	\$9,409	\$20,591	\$102,664	0.201	1,190	\$17.30	575	20.0567	1.25 STY	33	\$8,117	R-575
Totals:			\$124,000		\$96,000	\$49,200		\$REFI		\$76,256	\$314,108									

202

Sale. Ratio => 51.25
Std. Dev. => 10.15

E.C.F. => 0.243
Ave. E.C.F. => 0.248

40-25-231-036	1114 CRAWFORD ST	07/16/19	\$15,000	WD	\$15,000	\$13,600	90.67	\$27,158	\$3,628	\$11,372	\$94,120	0.121	1,000	\$11.37	575	12.0824	2 STORY	28	\$3,628	R-575
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41-30-106-022	842 CRAWFORD ST	08/20/19	\$24,000	WD	\$24,000	\$14,400	60.00	\$28,745	\$5,111	\$18,889	\$94,536	0.200	1,176	\$16.06	575	19.9807	2 STORY	33	\$5,111	R-575
41-30-151-029	920 HURON ST	03/29/19	\$20,000	WD	\$20,000	\$13,800	69.00	\$27,545	\$6,650	\$13,350	\$83,580	0.160	1,141	\$11.70	575	15.9727	2 STORY	33	\$6,650	R-575
41-30-110-021	842 CLINTON ST	07/31/18	\$24,000	CD	\$24,000	\$10,300	42.92	\$20,574	\$3,325	\$20,675	\$68,996	0.300	1,001	\$20.65	575	29.9655	2 STORY	38	\$3,325	R-575
Totals:			\$68,000		\$68,000	\$38,500		\$76,864		\$52,914	\$247,112									

202

Sale. Ratio => 56.62
Std. Dev. => 18.44

E.C.F. => 0.214
Ave. E.C.F. => 0.220

41-30-106-002	4005 BRUNSWICK AVE	01/29/20	\$68,881	WD	\$13,845	\$8,200	59.23	\$20,634	\$3,388	\$10,457	\$68,984	0.152	960	\$10.89	575	15.1586	TWO UNIT	33	\$3,388	R-575
41-30-102-028	822 CAMPBELL ST	08/23/19	\$24,000	WD	\$24,000	\$9,000	37.50	\$17,901	\$3,627	\$20,373	\$57,096	0.357	960	\$21.22	575	35.6820	TWO UNIT	38	\$3,407	R-575

202

E.C.F.s for Neighborhood: 580 *R - 580-TIM*

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.325	0.325	0.325	0.325	0.325	0.300
1 STY		0.325	0.325	0.325	0.325	0.325	0.300
2 STORY		0.325	0.325	0.325	0.325	0.325	0.300
1.5 STY		0.325	0.325	0.325	0.325	0.325	0.300
1.25 STY		0.325	0.325	0.325	0.325	0.325	0.300
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		0.325	0.325	0.325	0.325	0.325	0.300
THREE UNIT		0.325	0.325	0.325	0.325	0.325	0.300
FOUR UNIT		0.325	0.325	0.325	0.325	0.325	0.300

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: 580

'R - 580-TIM'

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		0.250	0.250	0.250	0.250	0.250	0.250
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY		0.300	0.300	0.300	0.300	0.300	0.300
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.300
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		0.230	0.230	0.230	0.230	0.230	0.230
DUPLEX		0.230	0.230	0.230	0.230	0.230	0.230
TWO UNIT		0.300	0.300	0.300	0.300	0.300	0.300
THREE UNIT		0.300	0.300	0.300	0.300	0.300	0.300
FOUR UNIT		0.300	0.300	0.300	0.300	0.300	0.300

NOX or B'
NO Duplex
NO Esc

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
30 . 350
40 . 325
50

1.25 sty
. 325
. 325
. 300

1.5 sty 1.75 sty 2 st
- 325

mult one

325

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Bldg	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Eft. Age	Land Value	Land Table	
41-19-452-015	501 PETTIBONE AVE	03/15/19	\$57,000	WD	\$57,000	\$22,100	38.77	\$44,241	\$9,500	\$47,500	\$138,964	0.342	1,719	\$27.63	580	1.2150	1 STY	31	\$9,500	R-580	
41-19-452-015	501 PETTIBONE AVE	03/13/19	\$28,000	WD	\$28,000	\$22,100	78.99	\$44,241	\$9,500	\$18,500	\$128,964	0.133	1,719	\$10.76	580	22.0837	1 STY	31	\$9,500	R-580	
41-19-383-006	631 PETTIBONE AVE	03/09/20	\$40,000	WD	\$40,000	\$14,000	35.00	\$28,004	\$4,500	\$35,500	\$94,016	0.378	1,125	\$31.56	580	#REF!	1 STY	36	\$4,500	R-580	
41-30-130-031	729 LELAND ST	03/22/19	\$25,000	LC	\$25,000	\$15,000	60.00	\$29,924	\$9,222	\$15,778	\$82,808	0.191	844	\$18.69	580	23.4562	1 STY	36	\$9,222	R-580	
41-30-158-033	806 MARKHAM ST	06/30/20	\$50,000	WD	\$50,000	\$18,600	37.20	\$37,205	\$7,604	\$42,396	\$118,404	0.358	1,602	\$26.46	580	8.2869	1 STY	36	\$7,604	R-580	
41-30-205-012	517 ALVORD AVE	08/13/20	\$25,000	WD	\$25,000	\$9,400	37.60	\$18,857	\$4,500	\$20,500	\$57,428	0.357	721	\$28.43	580	9.2919	1 STY	36	\$4,500	R-580	
41-30-206-043	4413 CUTBERTSON ST	10/04/19	\$35,000	WD	\$35,000	\$11,800	33.71	\$23,556	\$4,930	\$30,070	\$74,504	0.404	666	\$45.15	580	3.8936	1 STY	36	\$4,930	R-580	
Totals:			\$260,000		\$260,000	\$113,000	43.46	\$226,028	\$210,244	\$705,088		0.298	350								
						\$113,000	43.46					0.298	350								
							17.09					0.309									

41-30-128-022	710 LELAND ST	10/31/18	\$103,000	WD	\$25,750	\$9,800	38.06	\$20,972	\$4,150	\$21,600	\$67,288	0.321	945	\$22.86	580	#REF!	1 STY	40	\$4,150	R-580	
41-19-381-019	624 PETTIBONE AVE	07/28/20	\$24,000	WD	\$24,000	\$10,300	42.92	\$20,597	\$4,500	\$19,500	\$64,388	0.303	724	\$26.93	580	30.2851	1 STY	41	\$4,500	R-580	
41-30-129-016	628 LELAND ST	08/24/18	\$21,500	WD	\$21,500	\$12,700	59.07	\$25,416	\$4,611	\$16,889	\$83,220	0.203	1,036	\$16.30	580	17.7339	1 STY	41	\$4,611	R-580	
41-30-156-011	829 INGLESIDE AVE	03/20/20	\$13,000	WD	\$13,000	\$8,200	63.08	\$16,362	\$3,500	\$9,500	\$51,448	0.185	780	\$12.18	580	25.3161	1 STY	41	\$3,500	R-580	
41-30-156-013	821 INGLESIDE AVE	03/24/18	\$12,000	WD	\$12,000	\$8,300	69.17	\$16,582	\$3,500	\$8,500	\$52,328	0.162	640	\$13.28	580	27.5376	1 STY	41	\$3,500	R-580	
41-30-158-027	818 MARKHAM ST	03/13/20	\$19,900	M/LC	\$19,900	\$6,000	30.15	\$12,073	\$3,772	\$16,128	\$33,204	0.486	480	\$33.60	580	4.7911	1 STY	41	\$3,772	R-580	
41-30-158-036	845 MAJOR ST	05/11/18	\$20,000	WD	\$20,000	\$10,600	53.00	\$21,297	\$5,000	\$15,000	\$65,188	0.230	757	\$19.82	580	64.5585	1 STY	41	\$5,000	R-580	
41-30-152-018	830 HURON ST	01/31/20	\$23,000	WD	\$23,000	\$7,300	31.74	\$14,516	\$3,500	\$19,500	\$44,064	0.443	888	\$21.96	580	12.8589	1 STY	46	\$3,500	R-580	
Totals:			\$236,400		\$159,150	\$73,200	45.99	\$147,815	\$126,617	\$461,128		0.275									
						\$73,200	14.78					0.292									
							14.78					0.292									

41-19-382-003	747 PETTIBONE AVE	10/12/18	\$29,900	WD	\$29,900	\$16,600	55.52	\$33,222	\$5,500	\$24,400	\$92,407	0.264	1,100	\$22.18	580	26.4050	1.25 STY	30	\$5,500	R-580	
41-30-134-008	717 ALVORD AVE	08/06/20	\$40,000	WD	\$40,000	\$14,800	37.00	\$29,548	\$4,500	\$35,500	\$83,493	0.425	924	\$38.42	580	7.1219	1.25 STY	31	\$4,500	R-580	
41-30-154-021	838 INGLESIDE AVE	10/29/18	\$30,900	WD	\$30,900	\$15,400	49.84	\$30,895	\$4,500	\$26,400	\$87,983	0.300	778	\$33.93	580	8.0227	1.25 STY	34	\$4,500	R-580	
41-30-133-023	612 ALVORD AVE	06/24/19	\$35,000	M/LC	\$35,000	\$16,400	46.86	\$32,746	\$4,500	\$30,500	\$94,153	0.324	1,082	\$28.19	580	#REF!	1.25 STY	35	\$4,500	R-580	
41-30-126-020	726 CAMPBELL ST	05/11/18	\$31,000	WD	\$31,000	\$13,400	43.23	\$26,774	\$4,455	\$26,545	\$74,397	0.357	877	\$30.27	580	35.6804	1.25 STY	36	\$4,455	R-580	
41-30-129-010	611 CAMPBELL ST	10/22/18	\$25,000	WD	\$25,000	\$13,600	54.40	\$27,236	\$4,611	\$20,389	\$75,417	0.270	923	\$22.09	580	27.0351	1.25 STY	36	\$4,611	R-580	
41-30-132-001	749 CRAWFORD ST	09/24/19	\$29,000	WD	\$29,000	\$13,500	46.55	\$26,977	\$5,000	\$24,000	\$73,257	0.328	917	\$26.17	580	32.7615	1.25 STY	36	\$5,000	R-580	
41-30-159-027	817 MARKHAM ST	08/11/20	\$47,000	M/LC	\$47,000	\$28,500	60.64	\$56,918	\$9,440	\$37,560	\$158,260	0.237	1,949	\$19.27	580	7.6619	1.25 STY	36	\$9,440	R-580	
41-30-176-011	717 CLINTON ST	04/17/18	\$30,000	WD	\$30,000	\$14,500	48.33	\$29,017	\$4,500	\$25,500	\$81,723	0.312	975	\$26.15	580	14.1445	1.25 STY	36	\$4,500	R-580	
41-30-176-012	713 CLINTON ST	12/04/18	\$29,950	WD	\$29,950	\$12,600	42.07	\$25,250	\$4,500	\$25,450	\$69,167	0.368	940	\$27.07	580	19.7368	1.25 STY	36	\$4,500	R-580	
41-30-177-008	623 CLINTON ST	11/21/18	\$51,000	WD	\$51,000	\$17,900	35.10	\$35,802	\$4,500	\$46,500	\$104,340	0.446	1,272	\$36.56	580	2.0560	1.25 STY	36	\$4,500	R-580	
41-30-179-001	651 HURON ST	08/20/18	\$18,000	WD	\$18,000	\$13,600	75.56	\$27,286	\$5,000	\$18,500	\$74,287	0.175	743	\$17.40	580	27.4973	1.25 STY	36	\$5,000	R-580	
41-30-179-018	620 INGLESIDE AVE	11/08/19	\$23,000	WD	\$23,000	\$12,600	54.78	\$25,126	\$4,500	\$18,500	\$68,753	0.269	743	\$24.90	580	18.0843	1.25 STY	36	\$4,500	R-580	
41-30-252-011	523 HURON ST	04/12/19	\$20,500	WD	\$20,500	\$11,900	58.05	\$23,779	\$4,500	\$16,000	\$64,263	0.249	960	\$16.67	580	2.6218	1.25 STY	36	\$4,500	R-580	
Totals:			\$440,250		\$440,250	\$215,300	48.90	\$430,576	\$370,244	\$1,201,900		0.308									
						\$215,300	10.46					0.308									
							10.46					0.309									

250

41-30-127-002	649 W ATHERTON RD	12/17/19	\$20,000	M/LC	\$20,000	\$13,500	67.50	\$22,049	\$4,500	\$15,500	\$75,163	0.206	1,006	\$15.41	580	20.6218	1.25 STY	41	\$4,500	R-580	
41-30-128-008	725 CAMPBELL ST	08/09/19	\$22,500	QC	\$22,500	\$11,400	50.67	\$22,707	\$4,611	\$17,889	\$60,320	0.297	900	\$19.88	580	29.6568	1.25 STY	41	\$4,611	R-580	
41-30-128-010	717 CAMPBELL ST	12/05/18	\$28,000	WD	\$28,000	\$13,900	49.64	\$27,757	\$4,611	\$23,389	\$77,153	0.303	1,020	\$22.93	580	30.3150	1.25 STY	41	\$4,611	R-580	
41-30-129-003	643 CAMPBELL ST	03/06/20	\$29,000	WD	\$29,000	\$15,400	53.10	\$30,829	\$8,710	\$20,290	\$73,730	0.275	923	\$21.98	580	27.5193	1.25 STY	41	\$8,710	R-580	
41-30-129-007	621 CAMPBELL ST	10/30/18	\$40,000	WD	\$40,000	\$13,400	33.50	\$26,729	\$5,636	\$24,364	\$70,310	0.489	932	\$36.87	580	48.8750	1.25 STY	41	\$5,636	R-580	
41-30-132-002	745 CRAWFORD ST	06/26/20	\$15,000	WD	\$15,000	\$11,300	75.33	\$22,631	\$4,500	\$10,500	\$60,437	0.174	932	\$11.27	580	17.3736	1.25 STY	41	\$4,500	R-580	
41-30-159-009	931 MARKHAM ST	09/02/20	\$45,000	WD	\$45,000	\$14,600	32.44	\$29,246	\$4,720	\$40,280	\$81,753	0.493	1,142	\$35.27	580	49.2702	1.25 STY	41	\$4,720	R-580	
41-30-159-048	814 W HEMPHILL RD	08/03/18	\$15,000	LC	\$15,000	\$13,900	92.67	\$27,812	\$5,294	\$9,706	\$75,060	0.129	875	\$11.09	580	12.9310	1.25 STY	41	\$5,294	R-580	
41-30-176-021	730 HURON ST	10/02/20	\$41,500	*PTA	\$41,500	\$14,600	48.00	\$28,828	\$5,321	\$24,679	\$78,357	0.315	851	\$29.00	580	31.4857	1.25 STY	41	\$5,321	R-580	
41-30-177-001	651 CLINTON ST	12/13/19	\$21,500	WD	\$21,500	\$13,300	61.86	\$26,583	\$5,000	\$16,500	\$71,943	0.229	940	\$17.55	580	22.9347	1.25 STY	41	\$5,000	R-580	
41-30-177-001	651 CLINTON ST	10/02/20	\$68,000	M/LC	\$68,000	\$13,300	19.56	\$26,583	\$5,000	\$63,000	\$71,943	0.876	940	\$67.02	580	87.5689	1.25 STY	41	\$5,000	R-580	
41-30-177-009	619 CLINTON ST	05/28/19	\$38,000	WD	\$38,000	\$13,700	36.05	\$27,455	\$4,500	\$33,500	\$76,517	0.438	1,080	\$31.02	580	43.7813	1.25 STY	41	\$4,500	R-580	
41-30-177-012	652 HURON ST	04/05/18	\$41,900	WD	\$41,900	\$15,500	36.99	\$31,041	\$5,000	\$36,900	\$86,803	0.425	1,065	\$34.65	580	42.5099	1.25 STY	41	\$5,000	R-580	
41-30-251-011	519 CLINTON ST	04/18/18	\$28,500	WD	\$28,500	\$13,100	45.96	\$26,205	\$4,500	\$24,000	\$72,350	0.332	922	\$26.03	580	2.2244	1.25 STY	41	\$4,500	R-580	
41-30-251-020	524 HURON ST	02/04/19	\$23,500	WD	\$23,500	\$12,200	51.91	\$24,448	\$4,500	\$19,000	\$66,493	0.286	753	\$25.23	580	6.8222	1.25 STY	41	\$4,500	R-580	
41-30-251-021	520 HURON ST	08/28/18	\$15,000	WD	\$15,000	\$11,500	76.67	\$22,966	\$4,500	\$10,500	\$61,553	0.171	743	\$14.13	580	18.3381	1.25 STY	41	\$4,500	R-580	
41-30-177-023	612 HURON ST	04/10/19	\$14,900	WD	\$14,900	\$7,900	53.02	\$15,835	\$4,500	\$10,400	\$37,783	0.275	648	\$16.05	580	27.5254	1.25 STY	46	\$4,500	R-580	
Totals:			\$537,300		\$537,300	\$236,900	44.09	\$473,875	\$447,397	\$1,279,907	0.350										
						Sale. Ratio =>	44.09				E.C.F. =>	0.350									
						Std. Dev. =>	18.36				Ave. E.C.F. =>	0.342									

41-30-178-026 710 INGLESDALE AVE 04/12/19 \$23,000 WD \$23,000 \$11,100 48.26 \$22,178 \$4,500 \$18,500 \$58,927 0.314 798 \$23.18 580 31.9950 1.25 STY 51 \$4,500 R-580

41-30-131-016 628 CRAWFORD ST 04/09/20 \$52,000 WD \$52,000 \$17,000 32.69 \$34,059 \$4,611 \$47,389 \$98,160 0.483 1,366 \$34.69 580 48.2773 1.5 STY 25 \$4,611 R-580

41-30-206-038 4401 CUTHERBERTSON ST 04/04/19 \$37,500 WD \$37,500 \$15,300 40.80 \$30,624 \$4,930 \$32,570 \$85,647 0.380 1,536 \$21.20 580 38.0283 2 STORY 41 \$4,930 R-580

41-30-252-023 516 INGLESDALE AVE 09/21/18 \$33,000 WD \$33,000 \$14,700 44.55 \$29,341 \$9,000 \$24,000 \$67,803 0.354 1,296 \$18.52 580 #REF! TWO UNIT 46 \$9,000 R-580

302

E.C.F.s for Neighborhood: 585 'R - 585-TIM'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.300	0.300	0.300	0.300	0.300	0.300
1 STY		0.325	0.325	0.325	0.325	0.325	0.325
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY		0.300	0.300	0.300	0.300	0.300	0.300
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.300
BI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
TRI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
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		0.250	0.250	0.250	0.250	0.250	0.250
FOUR UNIT		0.250	0.250	0.250	0.250	0.250	0.250

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: 585 'R - 585-TIM'

Residential : 0.275
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 Duplex
NO Estal

1 sty
04

$\frac{1.2554}{03}$

2 st
03

Unit
0250



Parcel Number	Street Address	Sale Date	Sale Price	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. Area	Land Value	Land Table
41-29-153-017	233 BROWNING AVE	10/05/18	\$29,000	WD	\$29,000	\$16,900	58.28	\$33,798	\$4,743	\$24,257	\$105,655	0.230	969	\$25.03	585	9.0547	1 STY	23	\$4,743	R-585

41-29-159-001	202 TENNYSON AVE	03/28/19	\$90,000	WD	\$33,300	\$9,600	28.83	\$25,456	\$4,720	\$28,580	\$75,404	0.379	1,038	\$27.53	585	16.8313	1 STY	34	\$4,720	R-585	
41-29-154-014	215 TENNYSON AVE	09/13/18	\$48,000	WD	\$48,000	\$18,300	38.13	\$36,636	\$8,064	\$39,936	\$103,898	0.384	1,064	\$37.53	585	6.4241	1 STY	36	\$8,064	R-585	
41-29-151-020	4121 PENNGELLY RD	04/18/19	\$28,500	WD	\$28,500	\$13,800	48.42	\$27,623	\$4,500	\$24,000	\$84,084	0.285	964	\$24.90	585	28.5430	1 STY	38	\$4,500	R-585	
41-29-152-021	4519 MILTON DR	08/06/20	\$52,000	WD	\$52,000	\$14,700	28.27	\$29,386	\$6,241	\$45,759	\$84,164	0.544	896	\$51.07	585	54.3691	1 STY	38	\$6,241	R-585	
Totals:			\$218,500		\$161,800	\$56,400	34.86	\$119,101	\$138,275	\$347,549		0.398									
Std. Dev. =>						9.49						0.398									

41-30-278-032	4614 BRYANT ST	01/07/20	\$50,000	WD	\$50,000	\$17,100	34.20	\$34,291	\$9,000	\$41,000	\$91,967	0.446	1,352	\$30.33	585	9.6826	1 STY	41	\$9,000	R-585	
41-29-154-028	323 BROWNING AVE	12/23/19	\$34,000	WD	\$34,000	\$11,700	34.41	\$23,372	\$5,493	\$28,507	\$65,015	0.438	752	\$37.91	585	20.2978	1 STY	44	\$5,493	R-585	
41-29-157-017	4505 KEATS ST	08/17/20	\$55,500	WD	\$55,500	\$12,100	21.80	\$24,274	\$4,500	\$51,000	\$71,905	0.709	909	\$56.11	585	49.6403	1 STY	46	\$4,500	R-585	
41-29-151-030	4225 PENNGELLY RD	05/29/20	\$29,000	PTA	\$29,000	\$11,900	41.03	\$23,806	\$4,500	\$24,500	\$70,204	0.349	887	\$27.62	585	34.8985	1 STY	48	\$4,500	R-585	
Totals:			\$168,500		\$168,500	\$52,800	31.34	\$105,743	\$145,007	\$299,091		0.485									
Std. Dev. =>						8.03						0.486									

41-29-160-005	322 TENNYSON AVE	09/12/18	\$17,000	WD	\$17,000	\$13,700	80.59	\$27,283	\$4,386	\$12,614	\$83,625	0.151	669	\$18.86	585	28.2534	1.25 STY	22	\$4,386	R-585	
41-29-151-023	4129 PENNGELLY RD	09/04/18	\$22,000	QC	\$22,000	\$13,700	62.27	\$27,339	\$4,500	\$17,500	\$83,051	0.211	924	\$18.94	585	21.0714	1.25 STY	36	\$4,500	R-585	
41-29-152-029	4629 MILTON DR	08/24/18	\$30,000	WD	\$30,000	\$16,000	53.33	\$31,967	\$7,835	\$22,165	\$87,753	0.253	997	\$22.23	585	25.2585	1.25 STY	36	\$7,835	R-585	
41-29-152-033	4613 MILTON DR	06/26/19	\$21,000	WD	\$21,000	\$15,500	73.81	\$30,905	\$5,500	\$15,500	\$92,382	0.168	997	\$15.55	585	16.7782	1.25 STY	36	\$5,500	R-585	
41-29-159-009	244 TENNYSON AVE	09/16/19	\$40,000	WD	\$40,000	\$17,900	44.75	\$35,211	\$9,747	\$30,253	\$94,415	0.320	923	\$32.78	585	32.0427	1.25 STY	36	\$9,747	R-585	
Totals:			\$113,000		\$113,000	\$63,100	55.84	\$125,922	\$85,418	\$357,600		0.239									
Std. Dev. =>						12.44						0.238									

41-29-153-006	4528 MILTON DR	06/23/20	\$25,000	QC	\$25,000	\$12,100	48.40	\$24,227	\$4,530	\$20,470	\$71,625	0.286	924	\$22.15	585	28.5792	1.25 STY	58	\$4,530	R-585
41-29-157-021	4525 KEATS ST	04/06/18	\$44,000	WD	\$44,000	\$19,200	43.64	\$38,431	\$4,500	\$39,500	\$123,385	0.320	1,434	\$27.55	585	32.0135	2 STORY	43	\$4,500	R-585

41-29-160-029	301 E HEMPHILL RD	10/05/18	\$214,000	WD	\$107,000	\$30,000	28.04	\$59,965	\$9,177	\$97,823	\$225,724	0.433	2,880	\$33.97	585	43.3374	FOUR UNIT	18	\$9,177	R-585
41-29-160-031	317 E HEMPHILL RD	10/05/18	\$214,000	WD	\$107,000	\$29,900	27.94	\$59,748	\$7,953	\$99,047	\$230,200	0.430	2,880	\$34.39	585	43.0265	FOUR UNIT	18	\$7,953	R-585
41-30-227-018	4006 MILTON DR	08/28/19	\$50,000	WD	\$50,000	\$31,600	63.20	\$63,224	\$4,700	\$45,300	\$212,815	0.213	2,624	\$17.26	585	21.2861	FOUR UNIT	25	\$4,700	R-585

41-29-151-041	4409 PENNGELLY RD	05/21/19	\$24,900	LC	\$24,900	\$16,900	67.87	\$33,743	\$4,500	\$20,400	\$106,338	0.192	1,318	\$15.48	585	19.1841	TWO UNIT	35	\$4,500	R-585
41-29-157-010	4506 PENNGELLY RD	09/17/20	\$22,000	QC	\$22,000	\$12,400	56.36	\$24,832	\$5,119	\$16,881	\$71,684	0.235	1,268	\$13.31	585	23.5493	TWO UNIT	49	\$4,500	R-585

E.C.F.s for Neighborhood: 590 'R - 590-TIM'

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

Town Homes/Duplexes: 0.300
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 4.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 590 'R - 590-TIM'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.325	0.325	0.325	0.325	0.325	0.275
1 STY		0.325	0.325	0.325	0.325	0.325	0.275
2 STORY		0.325	0.325	0.325	0.325	0.325	0.275
1.5 STY		0.325	0.325	0.325	0.325	0.325	0.275
1.25 STY		0.325	0.325	0.325	0.325	0.325	0.275
BI-LEVEL		0.325	0.325	0.325	0.325	0.325	0.275
TRI-LEVEL		0.325	0.325	0.325	0.325	0.325	0.275
ESTATE HOME		0.325	0.325	0.325	0.325	0.325	0.275
DUPLEX		0.325	0.325	0.325	0.325	0.325	0.275
TWO UNIT		0.300	0.300	0.300	0.300	0.300	0.300
THREE UNIT		0.300	0.300	0.300	0.300	0.300	0.300
FOUR UNIT		0.350	0.350	0.350	0.350	0.350	0.350

NO Bi notes

Town Homes/Duplexes: 0.300
 Mobile Homes : 1.000
 Agricultural Bldgs : 1.000
 Commercial Bldgs : 1.000
 Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 4.000
 B: 0.000
 C: 0.000
 D: 0.000

1 1/2 sty 1 1/2 st 1 1/2 sty

1 3/4 st 2 st
.300

.425

~~.350~~
.425

mut
.325

41-29-104-013	3914 RED ARROW RD	12/17/18	\$62,500	WD	\$62,500	\$22,800	36.48	\$45,669	\$6,313	\$56,187	\$121,095	0.464	1.325	\$42.41	590	46.3990	1.25 STY	34	\$6,313	R-590
41-29-104-014	3918 RED ARROW RD	07/20/20	\$65,000	WD	\$65,000	\$21,500	33.08	\$42,997	\$6,308	\$58,692	\$112,889	0.520	1.294	\$45.36	590	51.9908	1.25 STY	34	\$6,308	R-590
41-29-203-004	4017 CIRCLE DR	05/18/18	\$44,700	WD	\$44,700	\$26,800	59.96	\$53,523	\$9,932	\$34,768	\$134,126	0.259	1.624	\$21.41	590	4.0852	1.25 STY	34	\$9,932	R-590
41-29-256-003	4411 OGEMA AVE	04/18/19	\$38,750	WD	\$38,750	\$16,600	42.84	\$33,250	\$6,358	\$32,392	\$82,745	0.391	1.069	\$30.30	590	14.6467	1.25 STY	34	\$6,358	R-590
41-29-256-004	4415 OGEMA AVE	10/31/19	\$39,900	PTA	\$39,900	\$19,400	48.62	\$38,866	\$8,265	\$31,633	\$94,157	0.336	1.014	\$31.20	590	9.0979	1.25 STY	34	\$8,265	R-590
41-29-257-032	525 MACDONALD AVE	10/09/20	\$47,600	PTA	\$47,600	\$17,900	37.61	\$35,758	\$5,501	\$42,099	\$93,098	0.452	1.059	\$39.75	590	17.5989	1.25 STY	34	\$5,501	R-590
41-29-253-017	632 LOCHHEAD AVE	07/15/19	\$57,000	WD	\$57,000	\$23,900	41.93	\$47,703	\$11,680	\$45,320	\$110,840	0.409	0.911	\$48.68	590	9.4857	1.25 STY	35	\$11,680	R-590
41-29-102-007	332 BUCKINGHAM AVE	05/31/19	\$40,200	WD	\$40,200	\$15,200	37.81	\$30,374	\$6,250	\$33,950	\$74,228	0.457	0.926	\$36.66	590	45.7376	1.25 STY	36	\$6,250	R-590
41-29-178-035	317 LETA AVE	03/04/20	\$44,400	WD	\$44,400	\$17,000	38.29	\$33,960	\$6,056	\$38,344	\$85,858	0.447	0.930	\$41.23	590	44.6595	1.25 STY	36	\$6,056	R-590
41-29-178-035	4122 CIRCLE DR	11/22/19	\$32,000	WD	\$32,000	\$25,000	78.13	\$50,031	\$12,777	\$19,223	\$114,628	0.168	1.313	\$14.64	590	16.7699	1.25 STY	36	\$12,777	R-590
41-29-179-012	522 DELL AVE	07/06/20	\$56,000	WD	\$56,000	\$17,100	30.54	\$34,147	\$5,625	\$50,375	\$87,760	0.574	0.948	\$53.14	590	57.4009	1.25 STY	36	\$5,625	R-590
41-29-202-001	3901 CIRCLE DR	11/14/19	\$36,000	WD	\$36,000	\$20,400	56.67	\$40,893	\$8,300	\$27,700	\$100,286	0.276	0.900	\$30.78	590	27.6210	1.25 STY	36	\$8,300	R-590
41-29-203-027	523 LETA AVE	03/23/20	\$60,000	WD	\$60,000	\$21,500	35.83	\$42,932	\$6,250	\$33,750	\$112,868	0.476	1.206	\$44.57	590	47.6221	1.25 STY	36	\$6,250	R-590
41-29-203-036	617 LETA AVE	12/03/19	\$59,000	WD	\$59,000	\$18,800	49.47	\$37,596	\$7,075	\$30,925	\$93,911	0.329	1.136	\$27.22	590	32.9302	1.25 STY	36	\$6,250	R-590
41-29-204-032	625 MC KINLEY AVE	12/12/18	\$39,900	WD	\$39,900	\$18,300	45.86	\$36,622	\$6,250	\$33,650	\$93,452	0.360	0.975	\$34.51	590	36.0077	1.25 STY	36	\$6,250	R-590
41-29-251-002	602 MC KINLEY AVE	10/05/18	\$43,000	QC	\$43,000	\$18,600	43.26	\$37,166	\$6,822	\$36,178	\$93,566	0.387	1.115	\$32.45	590	38.7485	1.25 STY	36	\$6,822	R-590
41-29-251-003	608 MC KINLEY AVE	07/18/19	\$27,250	CD	\$27,250	\$17,100	62.75	\$34,149	\$6,121	\$21,129	\$86,240	0.245	0.932	\$22.67	590	24.5002	1.25 STY	36	\$6,121	R-590
41-29-257-001	4501 RED ARROW RD	10/31/18	\$56,700	WD	\$56,700	\$23,100	40.74	\$46,234	\$12,198	\$44,502	\$104,726	0.425	1.011	\$44.02	590	3.7383	1.25 STY	36	\$12,198	R-590
41-29-258-020	641 E HEMPILL RD	01/18/19	\$48,600	WD	\$48,600	\$16,900	34.77	\$33,851	\$6,354	\$42,246	\$84,606	0.499	0.968	\$43.64	590	20.8269	1.25 STY	36	\$6,354	R-590
41-29-178-036	4126 CIRCLE DR	09/13/19	\$29,000	WD	\$29,000	\$15,900	54.83	\$31,895	\$6,384	\$22,616	\$78,495	0.288	1.238	\$18.27	590	28.8119	1.25 STY	38	\$6,384	R-590
Totals:			\$927,500		\$906,500	\$393,800	43.44	\$787,616	\$755,681	\$1,959,375		0.386								
Sale Ratio =>						43.44														
Std. Dev. =>						11.92														
Ave. E.C.F. =>						0.388														

41-29-104-030	4114 RED ARROW RD	06/01/18	\$34,500	WD	\$34,500	\$17,800	51.59	\$35,510	\$5,613	\$28,897	\$91,991	0.314	1.168	\$24.73	590	31.4021	1.25 STY	46	\$5,613	R-590
41-29-256-026	715 MC KEIGHAN AVE	12/16/19	\$46,500	QC	\$46,500	\$25,600	55.05	\$51,267	\$5,625	\$40,875	\$140,437	0.291	1.553	\$26.32	590	5.1133	2 STORY	25	\$5,625	R-590
41-29-176-028	316 LETA AVE	04/03/19	\$55,000	WD	\$55,000	\$27,700	50.36	\$55,349	\$7,384	\$47,616	\$147,585	0.323	1.811	\$26.29	590	32.2635	2 STORY	28	\$6,352	R-590

41-29-128-011	442 BURROUGHS AVE	03/25/19	\$64,000	WD	\$64,000	\$24,000	37.50	\$48,005	\$6,250	\$57,750	\$128,477	0.449	1.378	\$41.91	590	44.9497	2 STORY	40	\$6,250	R-590
41-29-126-025	439 BUCKINGHAM AVE	07/02/20	\$60,900	WD	\$60,900	\$23,100	37.93	\$46,145	\$6,250	\$54,650	\$122,754	0.445	1.646	\$33.20	590	44.5200	2 STORY	44	\$6,250	R-590
41-29-201-042	3818 OGEMA AVE	08/14/20	\$32,000	PTA	\$32,000	\$30,300	94.69	\$60,636	\$9,060	\$22,940	\$158,695	0.145	1.876	\$12.23	590	14.4554	2 STORY	46	\$9,060	R-590
41-29-202-002	3907 CIRCLE DR	09/03/20	\$65,000	WD	\$65,000	\$19,100	29.38	\$38,182	\$6,065	\$58,935	\$98,822	0.596	1.296	\$45.47	590	59.6378	2 STORY	46	\$6,065	R-590
41-29-257-044	4522 OGEMA AVE	11/05/18	\$48,000	WD	\$48,000	\$18,100	37.71	\$36,114	\$7,383	\$40,017	\$86,557	0.462	1.248	\$32.06	590	1.6772	2 STORY	46	\$7,983	R-590
41-29-127-008	432 BUCKINGHAM AVE	06/15/20	\$25,000	WD	\$25,000	\$21,600	86.40	\$43,272	\$6,625	\$18,375	\$112,760	0.163	1.556	\$11.81	590	16.2957	2 STORY	48	\$6,625	R-590
41-29-127-008	432 BUCKINGHAM AVE	07/14/20	\$31,248	PTA	\$31,248	\$21,600	69.12	\$43,272	\$6,625	\$24,623	\$112,760	0.218	1.556	\$15.82	590	21.8366	2 STORY	48	\$6,625	R-590
Totals:			\$326,148		\$326,148	\$157,800	48.38	\$315,626	\$277,290	\$820,825		0.338								
Sale Ratio =>						48.38														
Std. Dev. =>						26.79														
Ave. E.C.F. =>						0.354														

41-29-179-055	4418 CIRCLE DR	01/14/20	\$40,000	M/LC	\$40,000	\$15,200	38.00	\$30,310	\$9,106	\$30,894	\$77,105	0.401	1.309	\$23.60	590	40.0672	2 STORY	52	\$9,106	R-590
41-29-251-015	617 LOCHHEAD AVE	07/16/19	\$59,000	WD	\$59,000	\$24,400	41.36	\$48,760	\$11,250	\$47,750	\$107,171	0.446	2.019	\$23.65	590	44.5548	FOUR UNIT	51	\$11,250	R-590
41-29-102-020	301 BURROUGHS AVE	10/22/19	\$33,400	WD	\$33,400	\$19,900	59.58	\$39,820	\$7,761	\$25,639	\$106,863	0.240	2.008	\$12.77	590	23.9923	THREE UNIT	51	\$7,761	R-590

41-29-127-024	3910 CIRCLE DR	07/30/19	\$28,000	WD	\$28,000	\$16,300	58.21	\$32,528	\$5,682	\$22,318	\$89,487	0.249	1.291	\$17.29	590	24.9400	TWO UNIT	43	\$5,682	R-590
41-29-257-024	4510 OGEMA AVE	04/05/18	\$51,500	WD	\$51,500	\$21,100	40.97	\$42,274	\$5,917	\$45,583	\$121,190	0.376	2.392	\$19.06	590	37.6128	TWO UNIT	49	\$5,917	R-590

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bdg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
41-29-104-026	4030 RED ARROW RD	11/20/19	\$28,000	WD	\$28,000	\$18,100	64.64	\$36,180	\$6,249	\$21,751	\$92,095	0.236	816	\$26.66	590	0.3744	1 STY	25	\$6,249	R-590
41-29-104-034	4130 RED ARROW RD	07/02/20	\$51,400	WD	\$51,400	\$16,000	31.13	\$31,947	\$5,609	\$45,791	\$81,040	0.565	696	\$65.79	590	11.9494	1 STY	25	\$5,609	R-590

41-29-127-018	425 BURROUGHS AVE	08/15/19	\$54,000	WD	\$49,000	\$20,000	37.04	\$40,083	\$6,113	\$47,887	\$104,523	0.458	1,167	\$41.03	590	0.4172	1 STY	35	\$6,113	R-590
41-29-127-022	4325 CUSTER AVE	10/25/18	\$19,000	WD	\$19,000	\$17,300	91.05	\$34,595	\$6,605	\$12,395	\$86,123	0.144	765	\$16.20	590	30.1278	1 STY	35	\$6,605	R-590
41-29-178-038	4202 CIRCLE DR	12/13/18	\$42,500	WD	\$42,500	\$27,800	65.41	\$55,698	\$12,292	\$30,208	\$133,557	0.226	1,234	\$24.48	590	6.1938	1 STY	35	\$11,492	R-590
41-29-202-032	549 BURROUGHS AVE	06/20/19	\$50,000	WD	\$44,100	\$14,700	33.33	\$37,883	\$3,912	\$40,188	\$104,526	0.384	1,084	\$37.07	590	6.2118	1 STY	35	\$3,912	R-590
41-29-251-018	629 LOGHEAD AVE	07/30/19	\$38,000	WD	\$38,000	\$18,300	48.16	\$36,512	\$6,250	\$31,750	\$93,114	0.341	888	\$35.75	590	17.5314	1 STY	35	\$6,250	R-590
41-29-251-018	629 LOGHEAD AVE	04/22/20	\$50,000	M/C	\$50,000	\$18,300	36.60	\$39,512	\$6,250	\$43,750	\$93,114	0.470	888	\$49.27	590	30.4189	1 STY	35	\$6,250	R-590
41-29-203-005	514 BURROUGHS AVE	01/07/20	\$44,000	WD	\$44,000	\$20,000	45.45	\$39,955	\$6,487	\$37,513	\$102,978	0.364	1,181	\$31.76	590	19.6581	1 STY	36	\$6,487	R-590
41-29-257-040	617 MACDONALD AVE	02/22/19	\$40,000	WD	\$37,600	\$15,600	41.49	\$38,068	\$3,521	\$34,079	\$106,298	0.321	1,248	\$27.31	590	1.4532	1 STY	36	\$3,521	R-590
41-29-178-008	4201 MENTON AVE	04/05/18	\$165,000	WD	\$19,500	\$12,400	63.59	\$32,370	\$4,055	\$15,445	\$87,123	0.177	772	\$20.01	590	4.1088	1 STY	38	\$4,055	R-590
41-29-179-011	518 DELL AVE	06/29/20	\$38,000	WD	\$38,000	\$14,500	38.16	\$28,929	\$5,625	\$32,375	\$71,705	0.452	728	\$44.47	590	30.6951	1 STY	38	\$5,625	R-590
41-29-179-027	4408 CIRCLE DR	12/09/19	\$27,000	WD	\$27,000	\$15,500	57.41	\$30,988	\$6,290	\$20,710	\$75,994	0.273	709	\$29.21	590	17.2678	1 STY	38	\$6,290	R-590
41-29-201-021	3817 CIRCLE DR	06/07/19	\$38,000	WD	\$38,000	\$19,700	51.84	\$39,358	\$8,938	\$29,062	\$93,600	0.310	912	\$31.87	590	1.9436	1 STY	38	\$8,938	R-590
41-29-201-038	621 BUCKINGHAM AVE	03/24/20	\$35,000	WD	\$35,000	\$17,100	48.86	\$34,131	\$6,250	\$28,750	\$85,788	0.335	824	\$34.89	590	4.4074	1 STY	38	\$6,250	R-590
41-29-251-008	628 MC KINLEY AVE	05/02/19	\$25,000	WD	\$25,000	\$14,400	57.60	\$28,827	\$5,625	\$19,375	\$71,391	0.271	728	\$26.61	590	10.3694	1 STY	38	\$5,625	R-590
41-29-251-016	621 LOGHEAD AVE	12/31/19	\$55,556	WD	\$55,556	\$8,000	14.40	\$25,272	\$2,294	\$53,262	\$70,702	0.753	680	\$78.33	590	30.6740	1 STY	38	\$2,294	R-590
Totals:			\$721,056		\$567,256	\$253,600	44.71	\$539,181		\$476,749	\$1,380,535	0.345								
						Sale Ratio =>	17.58				Ave. E.C.F. =>	0.352								

Handwritten note: 17.58

41-29-127-011	444 BUCKINGHAM AVE	06/14/18	\$46,000	WD	\$46,000	\$18,900	41.09	\$37,748	\$7,375	\$38,625	\$93,455	0.413	1,070	\$36.10	590	41.3299	1 STY	46	\$7,375	R-590
41-29-257-022	634 MC KEIGHAN AVE	09/25/20	\$32,000	WD	\$32,000	\$10,900	34.06	\$21,728	\$5,501	\$26,499	\$49,929	0.531	672	\$39.43	590	1.0823	1 STY	46	\$5,501	R-590
41-29-177-050	4302 MENTON AVE	01/14/19	\$48,000	WD	\$48,000	\$12,700	26.46	\$25,312	\$6,253	\$41,747	\$58,643	0.712	704	\$59.30	590	71.1883	1 STY	48	\$5,428	R-590
41-29-203-045	4018 OGEWA AVE	06/18/20	\$31,500	WD	\$31,500	\$19,900	63.17	\$39,875	\$8,668	\$22,832	\$96,022	0.238	1,179	\$19.37	590	26.1545	1 STY	48	\$8,668	R-590
41-29-257-010	542 MC KEIGHAN AVE	07/30/20	\$32,500	WD	\$32,500	\$11,000	33.85	\$21,981	\$5,501	\$26,999	\$50,708	0.532	836	\$32.30	590	8.0245	1 STY	48	\$5,501	R-590
Totals:			\$190,000		\$190,000	\$73,400	38.63	\$146,644		\$156,702	\$348,757	0.449								
						Sale Ratio =>	14.09				Ave. E.C.F. =>	0.485								

Handwritten note: 14.09

41-29-178-019	4301 MENTON AVE	06/19/18	\$15,500	WD	\$15,500	\$11,000	70.97	\$22,099	\$5,501	\$9,999	\$60,356	0.166	779	\$12.84	590	16.5666	1 STY	52	\$5,501	R-590
41-29-179-057	4402 CIRCLE DR	07/06/20	\$26,000	LC	\$26,000	\$12,200	46.92	\$24,397	\$8,162	\$17,838	\$59,036	0.302	787	\$22.67	590	6.2229	1 STY	52	\$8,162	R-590
41-29-179-047	601 MC KEIGHAN AVE	10/12/18	\$10,500	WD	\$10,500	\$6,800	64.76	\$13,525	\$5,625	\$4,875	\$28,727	0.170	616	\$7.91	590	16.9699	1 STY	54	\$5,625	R-590

Handwritten note: 64.76

E.C.F.s for Neighborhood: 595 'R - 595-TIM'

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	0.425	0.425	0.425	0.400	0.400	0.400
2 STORY	0.400	0.400	0.400	0.400	0.400	0.400
1.5 STY	0.400	0.400	0.400	0.400	0.400	0.400
1.25 STY	0.400	0.400	0.400	0.400	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	0.300	0.300	0.300	0.300	0.300	0.300
DUPLEX	0.300	0.300	0.300	0.300	0.300	0.300
TWO UNIT	0.275	0.275	0.275	0.275	0.275	0.275
THREE UNIT	0.275	0.275	0.275	0.275	0.275	0.275
FOUR UNIT	0.275	0.275	0.275	0.275	0.275	0.275

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: 595 'R - 595-TIM'

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		0.400	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		0.400	0.400	0.400	0.400	0.400	0.400
1.25 STY		0.400	0.400	0.400	0.400	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		0.300	0.300	0.300	0.300	0.300	0.300
DUPLEX		0.300	0.300	0.300	0.300	0.300	0.300
TWO UNIT		0.275	0.275	0.275	0.275	0.275	0.275
THREE UNIT		0.275	0.275	0.275	0.275	0.275	0.275
FOUR UNIT		0.275	0.275	0.275	0.275	0.275	0.275

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 or 3 Units
 NO Duplex
 NO Bi Estate

20 1 sty .45
 30 1.1/4 sty .45
 40 1.5 sty .45
 50 1.75 sty 2 sty & more .45 .4 .4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Assmnt.	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	
41-29-252-031	813 LOCHHEAD AVE	02/18/20	\$58,500	WD	\$58,500	\$36,200	44.79	\$52,346	\$8,362	\$50,138	\$109,960	0.456	986	\$50.85	595	17.4594	1 STY	20	\$8,362	R-595	
41-29-226-013	3902 SHAWNEE AVE	10/31/19	\$53,100	WD	\$53,100	\$24,900	46.89	\$49,837	\$8,391	\$44,709	\$103,615	0.431	1,094	\$40.87	595	14.0352	1 STY	30	\$8,391	R-595	
41-29-205-026	901 BUCKINGHAM AVE	07/25/18	\$48,000	WD	\$48,000	\$21,800	45.42	\$43,577	\$8,745	\$39,255	\$87,080	0.451	1,038	\$37.82	595	45.0792	1 STY	35	\$8,745	R-595	
41-29-205-026	901 BUCKINGHAM AVE	05/14/20	\$53,000	WD	\$53,000	\$21,800	41.13	\$43,577	\$8,745	\$44,255	\$87,080	0.508	1,038	\$42.63	595	50.8211	1 STY	35	\$8,745	R-595	
41-29-226-006	3901 CHEROKEE AVE	09/06/19	\$54,900	WD	\$54,900	\$26,900	49.00	\$53,764	\$8,391	\$46,509	\$113,433	0.410	1,385	\$33.58	595	41.0015	1 STY	35	\$8,391	R-595	
41-29-227-009	3806 CHEYENNE AVE	12/05/18	\$45,000	LC	\$45,000	\$20,000	44.44	\$39,947	\$8,309	\$36,691	\$79,095	0.464	884	\$41.51	595	#REF!	1 STY	35	\$8,309	R-595	
41-29-228-012	1106 SOUTHLAWN AVE	04/16/20	\$44,000	WD	\$44,000	\$19,800	45.00	\$39,549	\$8,111	\$35,889	\$78,595	0.457	884	\$40.60	595	#REF!	1 STY	35	\$8,111	R-595	
41-29-228-013	1106 SOUTHLAWN AVE	09/25/20	\$60,000	PTA	\$60,000	\$19,800	33.00	\$39,636	\$8,110	\$51,890	\$78,815	0.658	884	\$58.70	595	#REF!	1 STY	35	\$8,110	R-595	
41-29-252-032	817 LOCHHEAD AVE	04/18/19	\$38,750	WD	\$38,750	\$20,900	53.94	\$41,749	\$8,362	\$30,388	\$83,468	0.364	986	\$30.82	595	7.2930	1 STY	35	\$8,362	R-595	
41-29-254-021	1006 LOCHHEAD AVE	01/23/20	\$64,900	WD	\$64,900	\$21,200	32.67	\$42,491	\$10,127	\$54,773	\$80,910	0.677	935	\$58.58	595	24.0571	1 STY	35	\$10,127	R-595	
41-29-254-033	805 DELL AVE	11/21/18	\$50,000	WD	\$50,000	\$24,300	48.60	\$48,677	\$8,486	\$44,514	\$100,478	0.413	986	\$42.10	595	2.3224	1 STY	35	\$8,486	R-595	
41-29-256-024	1018 DELL AVE	08/10/18	\$52,000	WD	\$52,000	\$22,600	43.46	\$45,218	\$10,943	\$41,057	\$85,688	0.479	887	\$46.29	595	105.8131	1 STY	35	\$10,943	R-595	
41-29-276-012	910 MC KEIGHAN AVE	07/31/20	\$40,250	PTA	\$41,000	\$18,600	45.37	\$37,158	\$8,144	\$32,856	\$72,535	0.453	959	\$34.26	595	108.4311	1 STY	35	\$8,144	R-595	
41-29-276-016	1006 MC KEIGHAN AVE	05/08/19	\$40,000	WD	\$40,000	\$22,000	55.00	\$43,930	\$9,604	\$30,396	\$85,815	0.354	1,052	\$28.89	595	118.3075	1 STY	35	\$8,827	R-595	
41-29-276-081	1009 MACDONALD AVE	09/06/19	\$57,500	WD	\$57,500	\$22,700	39.48	\$45,338	\$7,841	\$49,659	\$93,743	0.530	1,043	\$47.61	595	100.7540	1 STY	35	\$7,841	R-595	
41-29-278-025	1022 MACDONALD AVE	07/25/18	\$44,000	WD	\$44,000	\$19,900	45.23	\$39,896	\$8,487	\$35,513	\$78,523	0.452	941	\$37.74	595	108.5014	1 STY	35	\$8,487	R-595	
41-29-278-052	1021 E HEMPHILL RD	04/11/19	\$41,500	WD	\$41,500	\$21,100	50.84	\$42,134	\$8,580	\$32,920	\$83,885	0.392	946	\$34.80	595	114.4837	1 STY	35	\$8,580	R-595	
41-29-256-018	914 DELL AVE	06/27/19	\$31,000	WD	\$31,000	\$20,200	65.16	\$40,492	\$8,486	\$22,514	\$80,015	0.281	887	\$25.38	595	#REF!	1 STY	38	\$8,486	R-595	
Totals:						\$817,900		\$818,650	\$368,500	\$736,970	\$670,788	\$1,472,770	0.455								
								Sale Ratio =>	45.01			E.C.F. =>									
								Std. Dev. =>	7.81			Ave. E.C.F. =>	0.457								

W.D. 500

W.D. 500

W.D. 500

41-29-205-033	3814 CHEROKEE AVE	09/24/20	\$38,100	WD	\$38,100	\$10,400	27.30	\$20,708	\$8,762	\$29,338	\$29,865	0.982	1,098	\$26.72	595	98.2354	1 STY	45	\$8,762	R-595
41-29-227-006	3901 SHAWNEE AVE	10/07/20	\$65,000	PTA	\$65,000	\$11,500	17.69	\$23,080	\$8,309	\$56,691	\$36,878	1.537	884	\$64.13	595	153.7279	1 STY	73	\$8,309	R-595
41-29-252-023	715 LOCHHEAD AVE	04/11/19	\$53,000	LC	\$53,000	\$22,000	41.51	\$43,952	\$7,403	\$45,597	\$91,373	0.499	1,263	\$36.10	595	49.9023	1.25 STY	40	\$7,403	R-595
41-29-252-034	905 LOCHHEAD AVE	06/04/20	\$75,900	WD	\$75,900	\$35,100	46.25	\$70,268	\$8,362	\$67,538	\$154,765	0.436	2,170	\$31.12	595	43.6391	2 STORY	35	\$8,362	R-595
41-29-252-038	1005 LOCHHEAD AVE	05/03/19	\$65,000	WD	\$65,000	\$30,000	46.15	\$59,954	\$9,305	\$55,695	\$126,623	0.440	2,000	\$27.85	595	43.9851	TRI-LEVEL	35	\$8,578	R-595
41-29-256-021	1006 DELL AVE	08/08/18	\$50,000	WD	\$50,000	\$24,200	48.40	\$48,344	\$9,256	\$40,744	\$97,720	0.417	1,474	\$27.64	595	41.6946	TRI-LEVEL	43	\$9,256	R-595
41-29-252-039	714 MC KINLEY AVE	03/28/19	\$90,000	WD	\$90,000	\$31,500	51.75	\$32,315	\$4,720	\$26,780	\$91,983	0.291	1,560	\$17.17	595	29.1140	TWO UNIT	40	\$4,720	R-595

E.C.F.s for Neighborhood: 600 'R - 600 PARKVIEW MANOR CONDO-TIM'

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		0.350	0.350	0.350	0.350	0.350	0.350
2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
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: 600 'R - 600 PARKVIEW MANOR CONDO-TIM'

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

350

MH
45

Parcel Number	Street Address	Sale Date	Sale Price	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
H1-18-226-030	915 E COURT ST	05/03/18	\$82,000	WD	\$82,000	\$33,300	40.61	\$66,693	\$10,000	\$72,000	\$174,440	0.413	1,969	\$36.57	600	4.3047	1 STY	23	\$10,000	R-600
H1-18-226-037	915 E COURT ST	08/31/20	\$50,000	WD	\$50,000	\$21,600	43.20	\$43,150	\$10,000	\$40,000	\$102,000	0.392	1,123	\$35.62	600	2.2455	1 STY	23	\$10,000	R-600
H1-18-226-041	915 E COURT ST	09/13/19	\$41,000	WD	\$41,000	\$21,800	53.17	\$43,622	\$10,000	\$31,000	\$103,452	0.300	1,143	\$27.12	600	7.0047	1 STY	23	\$10,000	R-600
H1-18-226-045	915 E COURT ST	03/01/19	\$49,900	WD	\$49,900	\$23,200	46.49	\$46,422	\$10,000	\$39,900	\$112,068	0.356	1,263	\$31.59	600	1.3667	1 STY	23	\$10,000	R-600
H1-18-226-049	915 E COURT ST	11/27/19	\$53,000	WD	\$53,000	\$23,000	43.40	\$46,026	\$10,000	\$43,000	\$110,849	0.388	1,246	\$34.51	600	1.8212	1 STY	23	\$10,000	R-600
Totals:			\$275,900		\$275,900	\$122,900	44.55	\$245,913		\$225,900	\$602,809	0.375		\$33.08	0.044108839	0.5043		23.00000		
						Std. Dev. =>	4.83				E.C.F. =>	0.370		Std. Deviations=>	3.3486	Coefficient of Var=>	9.057890304			