

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

Residential : 0.200
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

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

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

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

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

2

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

Residential	: 0.150
Town Homes/Duplexes	: 0.175
Mobile Homes	: 1.000
Agricultural Bldgs	: 0.115
Commercial Bldgs	: 1.000
Industrial Bldgs	: 1.000
(Optional) Gross Rate Multipliers	
A:	0.000
B:	0.000
C:	0.000
D:	0.000

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

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

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

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

All Styles
100 - 61
• 2
60 →
• 1.75 too high
0.150
NC

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	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	Eft. Age	Land Value	Land Table	
46-26-254-022	6107 SALLY CT	03/23/21	\$57,000	WD	\$57,000	\$11,400	20.00	\$22,785	\$6,789	\$50,211	\$106,640	0.471	1,061	\$47.32	105	22.8253	1 STY	36	\$6,789	R-105	
46-26-201-012	1402 BANBURY PL	10/19/20	\$20,000	CD	\$20,000	\$11,700	58.50	\$23,426	\$7,294	\$12,706	\$107,547	0.118	1,173	\$10.83	105	11.8144	1 STY	40	\$6,693	R-105	
46-26-202-011	6714 FLEMING RD	09/07/20	\$47,000	TC	\$47,000	\$7,700	16.58	\$15,485	\$4,000	\$43,000	\$76,567	0.562	878	\$48.97	105	56.1602	1 STY	40	\$4,000	R-105	
46-26-203-041	6621 ORANGE LN	08/02/21	\$33,000	WD	\$33,000	\$11,300	34.24	\$22,542	\$5,600	\$27,400	\$112,947	0.243	1,325	\$20.68	105	24.2592	1 STY	40	\$5,600	R-105	
46-26-254-007	1419 BARBARA DR	06/07/19	\$15,000	WD	\$15,000	\$9,000	60.00	\$17,978	\$4,160	\$10,840	\$92,120	0.118	1,060	\$10.23	105	14.5031	1 STY	40	\$4,160	R-105	
46-26-205-028	6813 SALLY CT	04/20/20	\$12,000	CD	\$12,000	\$10,700	89.17	\$21,323	\$4,800	\$7,200	\$110,153	0.065	1,522	\$4.73	105	6.5363	2 STORY	40	\$4,800	R-105	
Totals:			\$184,000		\$184,000	\$61,800		\$123,539		\$151,357	\$605,973			\$23.79							
		Sale. Ratio =>		33.59		Std. Dev. =>				E.C.F. =>		0.250		Std. Deviation=>		0.20685384				39.33333	
		Std. Dev. =>		27.95						Ave. E.C.F. =>		0.263		Ave. Variance=>		22.6831		Coefficient of Var=>		86.34491883	

200

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

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

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

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

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

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

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

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

0.140
0.125

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	E.C. Area	Dev. by Mean (%)	Building Style	Eft. Age	Land Value	Land Table
46-26-228-017	6908 CRANWOOD DR	04/09/21	WD	\$28,500	\$10,700	37.54	\$21,340	\$5,481		\$23,019	\$121,992	0.189	1,012	\$22.75	110	18.8692	1 STY	29	\$5,481	R-110
46-26-228-025	712 W BUNDY AVE	04/16/19	QC	\$18,000	\$9,300	51.67	\$18,553	\$4,188		\$13,812	\$110,500	0.125	1,012	\$13.65	110	12.4995	1 STY	29	\$4,188	R-110
46-26-276-003	829 CHATHAM DR	06/01/21	WD	\$26,500	\$8,900	33.58	\$17,806	\$4,222		\$22,278	\$104,492	0.213	1,134	\$19.65	110	13.3346	1 STY	29	\$4,222	R-110
Totals:				\$73,000	\$28,900	39.59	\$57,699			\$59,109	\$336,985									
				Sale. Ratio =>		39.59	E.C.F. =>		0.175		Ave. E.C.F. =>		0.176							
				Std. Dev. =>		9.51	Ave. E.C.F. =>		0.176											
46-26-276-007	813 CHATHAM DR	04/07/21	WD	\$13,000	\$8,700	66.92	\$17,317	\$4,054		\$8,946	\$102,023	0.088	942	\$9.50	110	25.8862	1 STY	30	\$4,054	R-110
46-26-230-045	6527 CRANWOOD DR	10/10/19	WD	\$17,500	\$8,300	47.43	\$16,563	\$3,710		\$13,790	\$98,869	0.139	1,012	\$13.63	110	13.9477	1 STY	39	\$3,710	R-110
46-26-230-050	6507 CRANWOOD DR	06/07/19	WD	\$15,000	\$7,600	50.67	\$15,181	\$3,640		\$11,360	\$88,777	0.128	1,012	\$11.23	110	12.7961	1 STY	39	\$3,640	R-110
Totals:				\$45,500	\$24,600	54.07	\$49,061			\$34,096	\$289,669									
				Sale. Ratio =>		54.07	E.C.F. =>		0.118		Ave. E.C.F. =>		0.118							
				Std. Dev. =>		10.45	Ave. E.C.F. =>		0.118											
46-26-230-046	6523 CRANWOOD DR	06/24/21	WD	\$29,000	\$6,600	22.76	\$13,197	\$3,710		\$25,290	\$72,977	0.347	1,012	\$24.99	110	34.6548	1 STY	48	\$3,710	R-110

mid 20s

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

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

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

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

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

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

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

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

.140 ~~too~~ high

.125

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.ft.	E.C.F. Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table	Property Class	Building Deprec.			
46-25-101-014	7006 DUPONT ST	10/23/19	MLC	\$16,000	\$7,100	44.38	\$14,250	\$2,750	\$13,250	\$88,462	0.150	\$13.92	115	14.9783	1 STY	37	\$2,750	R-115	401	63			
46-25-151-010	613 W FOSS AVE	09/09/20	WD	\$7,000	\$5,200	74.29	\$10,370	\$2,750	\$4,250	\$58,615	0.073	\$5.84	115	7.2507	1 STY	37	\$2,750	R-115	401	63			
46-25-154-021	514 W RUTH AVE	10/04/19	WD	\$7,200	\$4,900	68.06	\$9,777	\$2,200	\$5,000	\$58,285	0.086	\$5.54	115	16.6680	1 STY	37	\$2,200	R-115	401	63			
46-25-154-021	514 W RUTH AVE	12/03/19	QC	\$18,000	\$4,900	27.22	\$9,777	\$2,200	\$15,800	\$58,285	0.271	\$17.50	115	1.8618	1 STY	37	\$2,200	R-115	401	63			
Totals:				\$48,200	\$22,100	45.85	\$44,174	\$38,300	\$263,646														
										Sale. Ratio =>	45.85											E.C.F. =>	0.145
										Std. Dev. =>	21.74											Ave. E.C.F. =>	0.145

46-25-102-011	7002 COLLEGE ST	07/12/21	WD	\$35,000	\$5,700	16.29	\$11,499	\$2,984	\$32,016	\$65,500	0.489	934	\$34.28	115	48.8794	1 STY	41	\$2,984	R-115	401	59
46-25-130-010	209 W ALMA AVE	10/23/19	WD	\$13,500	\$3,600	26.67	\$9,056	\$2,203	\$11,297	\$52,715	0.214	864	\$13.08	115	21.4302	1 STY	41	\$2,203	R-115	401	59
46-25-151-016	638 W LORADO AVE	07/17/19	QC	\$14,500	\$6,900	47.59	\$13,879	\$2,750	\$11,750	\$85,608	0.137	905	\$12.98	115	13.7254	1 STY	41	\$2,750	R-115	401	59
46-25-154-005	509 W LORADO AVE	06/15/21	WD	\$26,120	\$6,600	25.27	\$13,266	\$4,500	\$21,620	\$67,431	0.321	931	\$23.22	115	32.0625	1 STY	46	\$4,500	R-115	401	54
46-25-156-021	430 W AUSTIN AVE	08/27/21	WD	\$15,000	\$4,400	29.33	\$8,791	\$2,200	\$12,800	\$50,700	0.252	749	\$17.09	115	25.2465	1 STY	46	\$2,200	R-115	401	54
Totals:				\$104,120	\$27,200	26.12	\$56,491	\$89,483	\$321,954	E.C.F. => 0.278											
				Sale. Ratio =>		11.47	E.C.F. => 0.283														
				Std. Dev. =>																	

46-25-155-018	630 W AUSTIN AVE	10/18/19	WD	\$10,000	\$6,100	61.00	\$12,284	\$2,750	\$7,250	\$73,338	0.099	870	\$8.33	115	9.8857	1.25 STY	41	\$2,750	R-115	401	59
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mid trend

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

Residential : 0.180
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

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

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

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

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

100-91 70-51 50-0
.275 .250 NC

Chi

.250

.225

.2

too high

.180

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

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

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

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

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

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

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

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

*too high
Hold value &
watch market*

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Eft. Age	Land Value	Land Table	
46-26-401-022	6019 SALLY CT	08/20/20	WD	\$58,000	\$15,900	27.41	\$31,724	\$5,795	\$52,205	\$129,645	0.403	1,033	\$50.54	125	40.2677	1 STY	26	\$5,795	R-125

46-26-405-003	1313 W HOME AVE	08/14/20	WD	\$58,000	\$15,200	26.21	\$30,306	\$5,267	\$52,733	\$125,195	0.421	1,131	\$46.63	125	11.0982	1 STY	31	\$5,267	R-125
46-26-454-011	5402 MARIA ST	07/31/19	WD	\$13,500	\$12,000	88.89	\$24,061	\$4,406	\$9,094	\$98,275	0.693	912	\$9.97	125	6.5172	1 STY	31	\$4,406	R-125
46-26-403-056	5705 MARIA ST	12/03/20	WD	\$46,000	\$12,500	27.17	\$25,015	\$3,903	\$42,097	\$105,560	0.399	1,088	\$38.69	125	39.8797	1 STY	39	\$3,903	R-125
46-26-405-018	5908 SUSAN ST	09/21/20	WD	\$18,000	\$12,400	68.89	\$24,714	\$5,060	\$12,940	\$98,270	0.132	944	\$13.71	125	11.2149	1 STY	39	\$5,060	R-125

Totals: \$135,500 \$52,100 \$104,096 \$116,864 \$427,300
 Sale. Ratio => 38.45
 Std. Dev. => 31.23
 E.C.F. => 0.273
 Ave. E.C.F. => 0.261

46-26-403-028	5931 MARIA ST	04/01/20	WD	\$17,000	\$10,100	59.41	\$20,204	\$5,052	\$11,948	\$75,760	0.158	934	\$12.79	125	15.7709	1 STY	43	\$5,052	R-125
46-26-404-022	6013 SUSAN ST	07/15/19	WD	\$15,000	\$10,500	70.00	\$21,017	\$4,094	\$10,906	\$84,615	0.129	936	\$11.65	125	12.8890	1 STY	43	\$4,094	R-125
46-26-405-002	6022 SUSAN ST	06/03/21	WD	\$33,000	\$10,700	32.42	\$21,342	\$6,430	\$26,570	\$74,560	0.356	1,083	\$24.53	125	35.6357	1 STY	43	\$6,430	R-125
46-26-404-007	6010 MARIA ST	06/22/20	MLC	\$30,000	\$9,600	32.00	\$19,145	\$3,971	\$26,029	\$75,870	0.343	905	\$28.76	125	34.3074	1 STY	48	\$3,971	R-125
46-26-452-026	5401 LAURENE ST	06/02/21	WD	\$21,000	\$7,500	35.71	\$14,904	\$3,843	\$17,157	\$55,305	0.310	774	\$22.17	125	31.0225	1 STY	48	\$3,843	R-125
46-26-453-023	5417 MARIA ST	12/27/19	WD	\$14,000	\$9,600	68.57	\$19,279	\$4,125	\$9,875	\$75,770	0.130	937	\$10.54	125	13.0329	1 STY	48	\$4,125	R-125

Totals: \$130,000 \$58,000 \$115,891 \$102,485 \$441,880
 Sale. Ratio => 44.62
 Std. Dev. => 18.28
 E.C.F. => 0.232
 Ave. E.C.F. => 0.238

46-26-453-018	5302 LAURENE ST	08/25/21	WD	\$21,000	\$9,000	42.86	\$18,068	\$4,688	\$16,312	\$66,900	0.244	930	\$17.54	125	24.3827	1 STY	53	\$4,688	R-125
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High 200

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

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

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

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

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

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

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

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

~~+50~~
no change.
hold values watch
market

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table								
46-25-252-031	349 E LORADO AVE	06/01/21	WD	\$13,000	\$7,600	58.46	\$15,200	\$2,040		\$10,960	\$105,280	0.104	921	\$11.90	130	0.1212	1 STY	21	\$2,040	R-130								
46-25-129-026	145 E ALMA AVE	05/15/20	WD	\$10,000	\$7,100	71.00	\$14,209	\$2,040		\$7,960	\$97,352	0.082	918	\$8.67	130	8.1765	1 STY	24	\$2,040	R-130								
46-25-327-016	121 E PIPER AVE	07/08/21	WD	\$24,000	\$8,400	35.00	\$16,737	\$4,171		\$19,829	\$100,528	0.197	986	\$20.11	130	9.1933	1 STY	24	\$4,171	R-130								
46-25-428-026	429 E HOME AVE	07/23/21	WD	\$14,000	\$4,800	34.29	\$9,623	\$2,049		\$11,951	\$60,592	0.197	741	\$16.13	130	9.9227	1 STY	43	\$2,049	R-130								
46-25-231-032	406 E HOLBROOK AVE	01/29/21	PTA	\$6,000	\$5,000	83.33	\$9,964	\$4,214		\$1,786	\$46,000	0.039	798	\$2.24	130	3.8826	1 STY	55	\$4,214	R-130								
46-25-401-017	253 E PIPER AVE	12/29/20	WD	\$6,250	\$5,600	89.60	\$11,234	\$4,147		\$2,103	\$56,696	0.037	882	\$2.38	130	5.8804	1 STY	55	\$4,147	R-130								
46-25-226-027	519 E YORK AVE	07/22/19	WD	\$17,000	\$9,800	57.65	\$19,632	\$7,442		\$9,558	\$97,520	0.098	1,114	\$8.58	130	9.8011	1.25 STY	43	\$7,442	R-130								
46-25-207-013	242 E HOLBROOK AVE	09/16/19	WD	\$10,000	\$7,800	78.00	\$15,548	\$2,107		\$7,893	\$107,528	0.073	1,187	\$6.65	130	7.3404	2 STORY	24	\$2,107	R-130								
46-25-276-035	426 E FOSS AVE	08/16/19	WD	\$13,500	\$7,800	57.78	\$15,642	\$2,040		\$11,460	\$108,816	0.105	1,214	\$9.44	130	10.5315	2 STORY	24	\$2,040	R-130								
46-25-401-016	257 E PIPER AVE	12/29/20	PTA	\$6,250	\$3,800	60.80	\$7,518	\$2,072		\$4,178	\$43,568	0.096	720	\$5.80	130	9.5896	TWO UNIT	46	\$2,072	R-130								
Totals:				\$120,000	\$67,700	56.42	\$135,307		\$87,678	\$823,880		0.106		\$9.19		0.0554118		35.90000										
				Sale. Ratio =>		56.42	E.C.F. =>		0.106		Std. Dev. =>		18.55		Ave. E.C.F. =>		0.103		Std. Deviation=>		0.0554118		7.4439		Coefficient of Var=>		72.34846603	

200 100

(Optional) Gross Rate Multipliers

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

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

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

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

• 0.175 ~~0.000~~

• 0.170 +
watch market

Copy 2024

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
47-30-258-033	1156 E AUSTIN AVE	04/08/20	WD	\$35,000	\$12,800	36.57	\$25,577	\$3,759	\$31,241	\$124,674	0.251	1,166	\$26.79	135	25.7007	1 STY	16	\$3,759	R-135
47-30-404-026	1221 E HOME AVE	09/10/21	WD	\$44,000	\$7,300	16.59	\$15,360	\$4,432	\$39,568	\$62,446	0.634	743	\$53.25	135	12.6051	1 STY	36	\$4,432	R-135
47-30-406-039	1164 E HOME AVE	04/15/21	WD	\$22,000	\$8,400	38.18	\$16,841	\$5,452	\$16,548	\$65,080	0.254	743	\$22.27	135	5.1815	1 STY	36	\$5,452	R-135
47-30-406-041	1167 E HOBSON AVE	09/10/21	WD	\$44,000	\$7,300	16.59	\$14,668	\$4,432	\$39,568	\$58,491	0.676	696	\$56.85	135	47.4019	1 STY	36	\$4,432	R-135
47-30-460-018	1125 FAIRFAX ST	08/13/21	WD	\$15,000	\$12,000	80.00	\$24,033	\$11,000	\$4,000	\$74,474	0.054	738	\$5.42	135	31.7882	1 STY	36	\$11,000	R-135
Totals:				\$125,000	\$35,000	28.00	\$70,902	\$99,684	\$260,491		0.383								
				Sale. Ratio =>		28.00				E.C.F. =>	0.383								
				Std. Dev. =>		29.89				Ave. E.C.F. =>	0.405								
47-30-134-036	933 E FOSS AVE	01/17/20	WD	\$20,000	\$7,300	36.50	\$14,631	\$3,846	\$16,154	\$61,629	0.262	692	\$23.34	135	26.2119	1 STY	40	\$3,846	R-135
47-30-134-036	933 E FOSS AVE	08/20/20	MLC	\$23,000	\$7,300	31.74	\$14,631	\$3,846	\$19,154	\$61,629	0.311	692	\$27.68	135	31.0797	1 STY	40	\$3,846	R-135
47-30-177-042	1022 E FOSS AVE	05/03/21	WD	\$15,000	\$8,500	56.67	\$17,054	\$7,343	\$7,657	\$55,491	0.138	708	\$10.81	135	13.7985	1 STY	40	\$7,343	R-135
47-30-229-010	1238 E ALMA AVE	09/16/20	QC	\$21,000	\$5,600	26.67	\$11,185	\$2,448	\$18,552	\$49,926	0.372	696	\$26.66	135	37.1592	1 STY	40	\$2,448	R-135
47-30-406-029	1217 E HOBSON AVE	09/23/20	WD	\$16,500	\$5,600	33.94	\$11,214	\$2,866	\$13,634	\$47,703	0.286	746	\$18.28	135	28.5811	1 STY	40	\$2,866	R-135
47-30-408-012	1218 E HOBSON AVE	09/23/20	WD	\$16,500	\$7,300	44.24	\$14,651	\$2,866	\$13,634	\$67,343	0.202	832	\$16.39	135	20.2457	1 STY	40	\$2,866	R-135
47-30-452-025	1122 E MOTT AVE	04/30/21	WD	\$33,900	\$6,900	20.35	\$13,825	\$3,262	\$30,638	\$60,360	0.508	812	\$37.73	135	50.7588	1 STY	40	\$3,262	R-135
47-30-452-025	1122 E MOTT AVE	03/01/21	WD	\$13,000	\$6,900	53.08	\$13,825	\$3,262	\$9,738	\$60,360	0.161	812	\$11.99	135	16.1332	1 STY	40	\$3,262	R-135
47-30-210-006	1178 E HOLBROOK AVE	02/19/21	WD	\$20,000	\$5,900	29.50	\$11,813	\$2,406	\$17,594	\$53,754	0.327	756	\$23.27	135	32.7304	1 STY	45	\$2,406	R-135
Totals:				\$178,900	\$61,300	34.26	\$122,829	\$146,755	\$518,194		0.283								
				Sale. Ratio =>		34.26				E.C.F. =>	0.283								
				Std. Dev. =>		12.12				Ave. E.C.F. =>	0.285								
47-30-460-033	1133 FAIRFAX ST	04/19/19	WD	\$64,900	\$20,600	31.74	\$41,229	\$16,287	\$48,613	\$142,526	0.341	1,760	\$27.62	135	34.1082	1.25 STY	36	\$4,086	R-135
47-30-185-015	1054 E RUSSELL AVE	02/14/20	PTA	\$15,000	\$8,600	57.33	\$17,263	\$2,431	\$12,569	\$84,754	0.148	1,284	\$9.79	135	14.8299	2 STORY	36	\$2,431	R-135

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

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

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

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

• 2 too high
• 180

Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
47-29-126-006 7021 CECIL DR	06/26/20	LC	\$18,000	\$7,000	38.89	\$14,044	\$2,622	\$15,378	\$65,269	0.236	870	\$17.68	145	0.7204	1 STY	40	\$2,622	R-145
47-29-126-007 7017 CECIL DR	10/15/20	WD	\$16,500	\$6,700	40.61	\$13,395	\$2,622	\$13,878	\$61,560	0.225	923	\$15.04	145	0.2969	1 STY	45	\$2,622	R-145
47-29-126-013 6913 CECIL DR	07/08/21	WD	\$11,000	\$6,400	58.18	\$12,822	\$3,471	\$7,529	\$53,434	0.141	929	\$8.10	145	8.7505	1 STY	45	\$3,471	R-145
47-29-127-009 7002 CECIL DR	06/15/20	LC	\$15,000	\$6,100	40.67	\$12,191	\$2,500	\$12,500	\$55,377	0.226	768	\$16.28	145	0.2683	1 STY	45	\$2,500	R-145
47-29-129-005 1718 POLLY ST	01/17/20	WD	\$20,000	\$5,200	26.00	\$10,344	\$2,563	\$17,437	\$44,463	0.392	735	\$23.72	145	16.3763	1 STY	45	\$2,563	R-145
47-29-181-014 6602 HILLCROFT DR	01/26/21	WD	\$13,000	\$7,300	56.15	\$14,685	\$2,601	\$10,399	\$69,051	0.151	883	\$11.78	145	7.7810	1 STY	45	\$2,601	R-145
Totals:			\$93,500	\$38,700		\$77,481		\$77,121	\$349,154			\$15.43		0.7528				
				Sale. Ratio =>	41.39				E.C.F. =>	0.221								
				Std. Dev. =>	12.00				Ave. E.C.F. =>	0.228								
											Std. Deviation=>	0.09010839						
											Ave. Variance=>	5.6989						
														Coefficient of Var=>	24.95048584			
																44.16667		

net 1010

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

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

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

~~1000~~

Newer large house are
selling high in the current
market. increase to .4

(Optional) Gross Rate Multipliers

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

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.250	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		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.250	0.250	0.250	0.250	0.250	0.250
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

Sales Supratie 0.240

47-29-476-018	5205 WESTERN RD	02/11/21 WD	\$25,400	\$16,300	64.17	\$30,324	\$4,382	\$21,018	\$103,768	0.203	1,189	\$17,68	155	20,2548	2 STORY	35	\$4,382
Totals:			\$90,300	\$46,800	51.83	\$91,344		\$74,121	\$300,660	0.247							
			Sale. Ratio =>		10.54	Std. Dev. =>		E.C.F. =>		0.244	Ave. E.C.F. =>						

47-28-355-059	2914 EATON PL	08/13/21 WD	\$10,000	\$12,000	120.00	\$24,075	\$4,781	\$5,219	\$77,176	0.068	1,257	\$4.15	155	6,7625	2 STORY	40	\$4,781
47-28-357-001	2726 E PIERSON RD	05/24/21 WD	\$12,500	\$14,500	116.00	\$28,992	\$4,930	\$7,570	\$96,248	0.079	1,381	\$5.48	155	7,8651	2 STORY	40	\$4,930
47-28-357-019	2918 E PIERSON RD	07/12/19 WD	\$25,000	\$14,500	58.00	\$29,048	\$7,732	\$17,268	\$85,264	0.203	1,350	\$12.79	155	20,2524	2 STORY	40	\$7,732
47-28-357-009	2818 E PIERSON RD	08/13/21 WD	\$14,000	\$11,800	84.29	\$23,528	\$5,711	\$8,289	\$71,268	0.116	1,099	\$7.54	155	11,6307	2 STORY	45	\$4,930

Totals: \$61,500 \$52,800 \$105,643 \$38,346 \$329,956
 Sale. Ratio => 85.85 E.C.F. => 0.116
 Std. Dev. => 29.15 Ave. E.C.F. => 0.116

47-32-231-007	2701 GAMMA LN	04/30/19 WD	\$33,000	\$17,400	52.73	\$34,854	\$6,109	\$26,891	\$114,980	0.234	1,743	\$15.43	155	23,3875	TRI-LEVEL	35	\$6,109
47-33-102-030	2809 GAMMA LN	03/27/20 WD	\$43,315	\$14,600	33.71	\$29,219	\$5,028	\$38,287	\$96,764	0.396	1,511	\$25.34	155	39,5674	TRI-LEVEL	35	\$5,028

47-32-226-020	2605 ALPHA WAY	07/28/21	\$27,000	\$13,500	50.00	\$27,012	\$5,793	\$21,207	\$84,876	0.250	1,194	\$17.76	155	24,9859	TWO UNIT	40	\$5,793
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5/11/2020

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.160	0.160	0.160	0.160	0.175	0.175
2 STORY		0.175	0.175	0.175	0.175	0.175	0.175
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.175	0.175	0.175	0.175	0.175	0.175
BI-LEVEL		0.175	0.175	0.175	0.175	0.175	0.175
TRI-LEVEL		0.175	0.175	0.175	0.175	0.175	0.175
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

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

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

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

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

reduced
1 stg upto 61 a bite

NC

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
46-35-179-035	4308 TRUMBULL DR	06/27/19	WD	\$15,000	\$10,700	71.33	\$21,399	\$3,726	\$11,274	\$100,989	0.112	1,014	\$11.12	160	7.1382	1 STY	26	\$3,726	R-160

46-35-154-031	2314 SANTA BARBARA DR	02/18/21	WD	\$40,000 *	\$14,400	36.00	\$28,884	\$3,654	\$36,346	\$144,171	0.252	1,366	\$26.61	160	2.5356	1 STY	32	\$3,654	R-160
46-35-177-053	1906 CASTLE LN	03/04/20	WD	\$31,000	\$12,000	38.71	\$23,998	\$3,209	\$27,791	\$118,794	0.234	986	\$28.19	160	10.6695	1 STY	32	\$3,209	R-160
46-35-155-056	1922 W STEWART AVE	08/27/21	WD	\$20,000 *	\$12,100	60.50	\$24,286	\$3,560	\$16,440	\$118,434	0.139	1,160	\$14.17	160	1.3483	1 STY	34	\$3,560	R-160
46-35-177-013	4413 CLOVERLAWN DR	01/10/20	QC	\$20,000	\$13,300	66.50	\$26,539	\$5,932	\$14,068	\$117,754	0.119	997	\$14.11	160	3.2825	1 STY	34	\$4,142	R-160
46-35-105-015	4738 BIRCHCREST DR	10/12/20	QC	\$18,500	\$8,900	48.11	\$17,842	\$3,482	\$15,018	\$82,057	0.183	878	\$17.10	160	18.3019	1 STY	36	\$3,482	R-160
46-35-105-018	4726 BIRCHCREST DR	08/20/20	WD	\$20,000	\$10,400	52.00	\$20,723	\$4,501	\$15,499	\$92,697	0.167	878	\$17.65	160	16.7200	1 STY	36	\$3,546	R-160
46-35-126-034	5014 MIAMI LN	04/13/21	WD	\$12,000 *	\$9,000	75.00	\$18,047	\$4,288	\$7,712	\$78,623	0.098	878	\$8.78	160	9.8089	1 STY	36	\$4,288	R-160
46-35-127-006	1905 SHAMROCK LN	08/15/19	WD	\$17,000	\$11,100	65.29	\$22,160	\$3,250	\$13,750	\$108,057	0.127	1,070	\$12.85	160	12.7247	1 STY	36	\$3,250	R-160
46-35-153-025	2308 CANNIFF ST	04/18/19	WD	\$13,260	\$7,400	55.81	\$17,337	\$3,947	\$9,313	\$76,514	0.122	878	\$10.61	160	12.1716	1 STY	36	\$3,947	R-160
46-35-154-013	2217 CANNIFF ST	05/27/21	WD	\$22,000 *	\$8,900	40.45	\$17,721	\$3,250	\$18,750	\$82,691	0.227	905	\$20.72	160	22.6747	1 STY	36	\$3,250	R-160
46-35-253-013	1414 BENT DR	07/01/20	WD	\$16,000	\$8,900	55.63	\$17,889	\$3,330	\$12,670	\$83,194	0.152	905	\$14.00	160	9.3246	1 STY	36	\$3,330	R-160

Totals: \$229,760 \$116,400

Sale, Ratio => 50.66

Std. Dev. => 13.12

E.C.F. => 0.170

Ave. E.C.F. => 0.166

46-35-126-007	1902 SHAMROCK LN	03/04/21	WD	\$26,000	\$9,000	34.62	\$18,030	\$3,706	\$22,294	\$81,851	0.272	878	\$25.39	160	27.2372	1 STY	40	\$3,706	R-160
46-35-129-024	5009 MIAMI LN	12/17/19	LC	\$15,000	\$8,300	55.33	\$16,605	\$3,250	\$11,750	\$76,314	0.154	878	\$13.38	160	15.3969	1 STY	40	\$3,250	R-160
46-35-129-030	4901 MIAMI LN	05/05/20	WD	\$20,000	\$9,400	47.00	\$18,885	\$3,575	\$16,425	\$87,486	0.188	878	\$18.71	160	18.7745	1 STY	40	\$3,575	R-160
46-35-255-017	1313 BENT DR	10/12/20	WD	\$22,000	\$8,400	38.18	\$16,726	\$3,642	\$18,358	\$74,766	0.246	905	\$20.29	160	3.0634	1 STY	40	\$3,642	R-160

Totals: \$83,000 \$35,100

Sale, Ratio => 42.29

Std. Dev. => 9.29

E.C.F. => 0.215

Ave. E.C.F. => 0.215

Handwritten notes: 46-35-129-030, 46-35-129-024

(Optional) Gross Rate Multipliers

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

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

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

(Optional) Gross Rate Multipliers

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

~~raise some due to market increase~~

reduce because of adjoining areas

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	eff age	Land Value	Land Table
46-35-278-035	4706 BALDWIN BLVD	06/29/21	WD	\$47,400	\$7,400	15.61	\$14,806	\$4,700	\$42,700	\$80,848	0.528	840	\$50.83	165	0.0000	1 STY	34	\$4,700	R-165
Totals:				\$47,400	\$7,400	15.61	\$14,806		\$42,700	\$80,848			\$50.83		0.0000				
				Sale. Ratio =>		15.61													
				Std. Dev. =>		#DIV/0!													
							E.C.F. =>		0.528										
							Ave. E.C.F. =>		0.528	Std. Deviation=>		#DIV/0!							
										Ave. Variance=>		0.0000	Coefficient of Var=>		0				

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(Optional) Gross Rate Multipliers
          A: 0.000
          B: 0.000
          C: 0.000
          D: 0.000
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E.C.F.s for Neighborhood: 170 'R - 170-TERESA'

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

• 2 too high
• 1.25
• 2

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

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

reduce
0.170

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmt.	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
46-25-302-074	126 W GRACELAWN AVE	08/21/20	MLC	\$40,000	\$19,300	48.25	\$38,516	\$12,373	\$27,627	\$149,389	0.185	1,415	\$19.52	170	6.2899	1 STY	34	\$9,198	R-170
46-25-352-010	624 W LYNDON AVE	03/26/20	WD	\$15,000	\$10,800	72.00	\$21,583	\$3,638	\$11,362	\$102,543	0.111	1,070	\$10.62	170	13.1011	1 STY	34	\$3,146	R-170
46-25-303-022	5722 SUBURBAN CT	03/25/20	WD	\$18,000	\$9,800	54.44	\$19,684	\$3,919	\$14,081	\$90,086	0.156	1,022	\$13.78	170	15.6307	1 STY	36	\$3,919	R-170
46-26-407-029	5817 WINTHROP BLVD	04/16/21	WD	\$35,000	\$10,000	28.57	\$20,027	\$3,204	\$31,796	\$96,131	0.331	878	\$36.21	170	10.0976	1 STY	36	\$3,204	R-170
46-36-126-005	409 W PIERSON RD	07/09/21	WD	\$18,500	\$7,900	42.70	\$15,739	\$2,400	\$16,100	\$76,223	0.211	870	\$18.51	170	3.9171	1 STY	36	\$2,400	R-170
46-36-129-013	225 W PHILADELPHIA BLV	12/10/20	WD	\$30,000	\$13,200	44.00	\$26,473	\$6,105	\$23,895	\$116,389	0.205	1,213	\$19.70	170	3.3252	1 STY	36	\$6,105	R-170
Totals:				\$156,500	\$71,000		\$142,032		\$124,861	\$630,760									

Highly overvalued

46-26-478-034	906 W RIDGEWAY AVE	03/22/21	WD	\$23,000	\$7,800	33.91	\$15,517	\$2,846	\$20,154	\$72,406	0.278	873	\$23.09	170	12.9339	1 STY	40	\$2,846	R-170
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46-36-204-059	329 E BALTIMORE BLVD	03/04/21	WD	\$23,000	\$8,900	38.70	\$17,701	\$4,800	\$18,200	\$86,007	0.212	904	\$20.13	170	4.5913	1.25 STY	34	\$4,800	R-170
46-26-429-011	5806 EDWARDS AVE	10/24/19	WD	\$15,200	\$8,500	55.92	\$16,979	\$3,000	\$12,700	\$93,193	0.131	936	\$13.03	170	13.0911	1.25 STY	36	\$3,000	R-170
46-26-477-028	5321 GLENN AVE	06/11/21	WD	\$26,000	\$8,300	31.92	\$16,540	\$3,146	\$22,854	\$89,293	0.256	936	\$24.42	170	25.5943	1.25 STY	36	\$3,146	R-170
46-36-104-014	605 W PHILADELPHIA BLV	08/05/20	WD	\$17,700	\$8,100	45.76	\$16,252	\$2,416	\$15,284	\$92,240	0.166	975	\$15.68	170	6.4081	1.25 STY	36	\$2,416	R-170
46-36-202-003	5002 M L KING AVE	08/28/20	WD	\$20,000	\$8,900	44.50	\$17,898	\$3,600	\$16,400	\$95,320	0.172	1,096	\$14.96	170	2.3043	1.25 STY	36	\$3,600	R-170
Totals:				\$101,000	\$42,700		\$85,370		\$84,938	\$456,053									

Highly overvalued

46-26-407-042	5617 WINTHROP BLVD	08/19/20	WD	\$17,000	\$7,000	41.18	\$13,943	\$3,334	\$13,666	\$70,727	0.193	936	\$14.60	170	19.3223	1.25 STY	40	\$3,334	R-170
46-26-407-042	5617 WINTHROP BLVD	07/24/21	QC	\$40,000	\$7,000	17.50	\$13,943	\$3,334	\$36,666	\$70,727	0.518	936	\$39.17	170	51.8418	1.25 STY	40	\$3,334	R-170
46-36-102-013	609 W PULASKI ST	03/26/21	WD	\$32,000	\$7,700	24.06	\$15,300	\$2,400	\$29,600	\$86,000	0.344	975	\$30.36	170	34.4186	1.25 STY	40	\$2,400	R-170
46-36-204-058	325 E BALTIMORE BLVD	04/12/21	WD	\$22,000	\$6,400	29.09	\$12,796	\$2,400	\$19,600	\$69,307	0.283	910	\$21.54	170	19.5710	1.25 STY	40	\$2,400	R-170
46-25-353-012	5415 GRANVILLE AVE	07/12/19	WD	\$14,000	\$7,000	50.00	\$14,068	\$3,776	\$10,224	\$68,613	0.149	870	\$11.75	170	14.9009	1.25 STY	41	\$3,776	R-170
46-25-353-012	5415 GRANVILLE AVE	08/13/20	WD	\$16,000	\$7,000	43.75	\$14,068	\$3,776	\$12,224	\$68,613	0.178	870	\$14.05	170	17.8158	1.25 STY	41	\$3,776	R-170
46-25-378-019	314 W RIDGEWAY AVE	03/22/21	WD	\$23,000	\$8,000	34.78	\$16,056	\$3,000	\$20,000	\$87,040	0.230	1,053	\$18.99	170	22.9779	1.25 STY	41	\$3,000	R-170
46-25-379-004	409 W RIDGEWAY AVE	03/02/20	QC	\$12,000	\$9,300	77.50	\$18,501	\$3,000	\$9,000	\$103,340	0.087	1,193	\$7.54	170	8.7091	1.25 STY	41	\$3,000	R-170
Totals:				\$176,000	\$59,400		\$118,675		\$150,980	\$624,367									

Highly overvalued

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

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Rate Mult.
A: 0.000
B: 0.000
C: 0.000
D: 0.000

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

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

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

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

0.12

How
raise some

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq ft.	ECF Area	Dev. by Mean (%)	Building Style	Eff. Age	Land Value	Land Table
46-25-483-001	5212 FULTON ST	04/20/21	WD	\$8,000	\$6,200	77.50	\$12,411	\$2,121	\$5,879	\$89,478	0.066	1,058	\$5.56	173	14.0007	1 STY	32	\$2,121	R-173
46-25-331-019	121 E GRACELAWN AVE	05/25/21	WD	\$11,000	\$3,700	33.64	\$7,432	\$1,640	\$9,360	\$50,365	0.186	688	\$13.60	173	18.5843	1 STY	41	\$1,640	R-173
46-25-434-037	426 E GRACELAWN AVE	06/14/19	WD	\$8,930	\$6,500	72.79	\$11,060	\$1,640	\$7,290	\$81,913	0.089	827	\$8.81	173	8.8997	1 STY	41	\$1,640	R-173
46-25-454-023	335 E RIDGEWAY AVE	01/13/21	WD	\$15,000	\$4,600	30.67	\$9,178	\$1,797	\$13,203	\$64,183	0.206	870	\$15.18	173	20.5710	1 STY	41	\$1,797	R-173
46-25-478-003	410 E LYNDON AVE	06/17/20	QC	\$5,000	\$3,800	76.00	\$7,640	\$1,797	\$3,203	\$50,809	0.063	757	\$4.23	173	6.3040	1 STY	46	\$1,797	R-173
46-25-482-034	422 E RIDGEWAY AVE	12/04/20	WD	\$17,000	\$5,800	34.12	\$11,562	\$3,479	\$13,521	\$70,287	0.192	872	\$15.51	173	19.2369	1 STY	46	\$3,479	R-173
Totals:				\$64,930	\$30,600	47.13	\$59,283		\$52,456	\$407,035	0.129		\$10.48		0.4737				
				Sale. Ratio =>		47.13			E.C.F. =>		0.129	Std. Deviation=>		0.067765711	Coefficient of Var=>		41.1667		
				Std. Dev. =>		23.42			Ave. E.C.F. =>		0.134	Ave. Variance=>		14.5994					

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.125	0.125	0.125	0.130	0.130	0.130
1 STY		0.125	0.125	0.125	0.130	0.130	0.130
2 STORY		0.125	0.125	0.125	0.130	0.130	0.130
1.5 STY		0.125	0.125	0.125	0.130	0.130	0.130
1.25 STY		0.125	0.125	0.125	0.130	0.130	0.130
BI-LEVEL		0.125	0.125	0.125	0.130	0.130	0.130
TRI-LEVEL		0.125	0.125	0.125	0.130	0.130	0.130
ESTATE HOME		0.000	0.000	0.000	0.130	0.130	0.130
DUPLEX		0.000	0.000	0.000	0.130	0.130	0.130
TWO UNIT		0.125	0.125	0.125	0.130	0.130	0.130
THREE UNIT		0.125	0.125	0.125	0.130	0.130	0.130
FOUR UNIT		0.000	0.000	0.000	0.130	0.130	0.130

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

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

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

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

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

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

NC

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Dept.	Land Value	Land Table	Property Class
46-36-226-019	624 E PIERSON RD	02/03/21	WD	\$6,000	\$4,800	80.00	\$9,670	\$1,800	\$4,200	\$62,960	0.067	781	\$5.38	175	16.2832	1 STY	65	\$1,800	R-175	401
46-36-228-056	601 E PHILADELPHIA BLV	07/31/19	QC	\$8,000	\$5,400	67.50	\$10,874	\$1,800	\$6,200	\$72,592	0.085	1,023	\$6.06	175	1.6149	1 STY	60	\$1,800	R-175	401
46-36-281-015	654 E ELDRIDGE AVE	05/29/19	LC	\$28,500	\$5,700	20.00	\$11,450	\$2,264	\$26,236	\$73,488	0.357	792	\$33.13	175	4.1256	1 STY	60	\$2,264	R-175	401
46-36-230-056	505 E BISHOP AVE	11/21/19	WD	\$6,000	\$5,400	90.00	\$10,812	\$2,085	\$3,915	\$69,816	0.056	864	\$4.53	175	5.6076	1 STY	55	\$2,085	R-175	401
46-36-281-007	622 E ELDRIDGE AVE	03/22/21	WD	\$20,800	\$6,000	28.85	\$11,996	\$2,264	\$18,536	\$77,856	0.238	800	\$23.17	175	16.8821	1.25 STY	65	\$2,264	R-175	401
46-36-226-043	501 E PULASKI ST	08/31/21	WD	\$29,000	\$5,200	17.93	\$10,337	\$1,800	\$27,200	\$68,296	0.398	949	\$28.66	175	39.8266	1.25 STY	60	\$1,800	R-175	401
46-36-226-056	633 E PULASKI ST	08/21/20	WD	\$47,500	\$4,800	10.11	\$9,574	\$1,800	\$45,700	\$62,192	0.735	864	\$52.89	175	73.4821	1.25 STY	60	\$1,800	R-175	401
46-36-227-004	366 E PULASKI ST	08/02/21	QC	30,000	\$5,300	88.33	\$10,516	\$1,800	\$4,200	\$69,728	0.060	904	\$4.65	175	6.0234	1.25 STY	60	\$1,800	R-175	401
46-36-253-032	149 E ELDRIDGE AVE	09/04/20	TC	25,000	\$7,300	81.11	\$14,624	\$2,012	\$6,988	\$100,896	0.069	1,638	\$4.27	175	6.9259	1.25 STY	60	\$2,012	R-175	401
Totals:				\$160,800	\$49,900	31.03	\$99,853	\$143,175	\$657,824	E.C.F. =>	0.218	Std. Deviation=>	0.23233361	1.1891						
					Sale Ratio =>	31.03				E.C.F. =>	0.218	Std. Deviation=>	0.23233361	1.1891						
					Std. Dev. =>	33.70				Ave. E.C.F. =>	0.230	Ave. Variance=>	18.9746	Coefficient of Var=>	82.66338788					

Low 100
No Sprink
+ exchange

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

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

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

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

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

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

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

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

NC

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value	Land Table	Property Class
47-31-126-030	921 LOMITA AVE	08/02/19	QC	\$7,000	\$4,100	58.57	\$8,165	\$1,183		\$5,817	\$77,578	0.075	740	\$7.86	180	2.2575	1 STY	66	\$1,183	R-180	401
47-31-182-003	910 BLACK AVE	06/04/21	WD	\$5,000	\$6,000	120.00	\$11,906	\$1,384		\$3,616	\$116,911	0.031	1,728	\$2.09	180	7.2931	2 STORY	66	\$1,384	R-180	401

47-31-180-029	4501 GRANT ST	05/14/21	WD	\$25,500	\$6,500	25.49	\$12,933	\$1,244		\$24,256	\$129,878	0.187	1,820	\$13.33	180	18.6760	TWO UNIT		66	\$1,244	R-180	401
Totals:				\$37,500	\$16,600		\$33,004			\$33,689	\$324,367			\$7.76		0.08033066						
				Sale. Ratio =>		44.27				E.C.F. =>		0.104		Std. Deviation=>								
				Std. Dev. =>		47.96				Ave. E.C.F. =>		0.098		Ave. Variance=>		9.4089	Coefficient of Var=>		96.44441097			

Not enough
Sales to be profitable

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

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

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

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

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

~~175~~

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

NC Like adjoining ECFs

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building	Depor.	Land Value	Land Table	Property Class
46-35-353-008	3818 WISNER ST	08/19/19	WD	\$17,000	\$7,700	45.29	\$15,461	\$3,500	\$13,500	\$79,740	0.169	979	\$13.79	183	16.9300	1 STY		64	\$3,500	R-183	401
46-35-358-011	3621 SENECA ST	09/26/21	WD	\$22,000	\$8,400	38.18	\$16,631	\$5,600	\$16,400	\$74,873	0.219	971	\$16.89	183	1.6765	1 STY		60	\$5,600	R-183	401
46-35-377-009	3802 BROWNELL BLVD	07/23/21	QC	\$29,050	\$8,300	28.57	\$16,606	\$3,991	\$25,059	\$84,100	0.298	910	\$27.54	183	12.0617	1 STY		60	\$3,991	R-183	401
46-35-379-001	3914 LE ERDA AVE	10/16/20	WD	\$25,500	\$14,500	56.86	\$29,020	\$6,125	\$19,375	\$152,633	0.127	1,739	\$11.14	183	3.8047	1 STY		60	\$6,125	R-183	401
46-35-381-035	3605 BROWNELL BLVD	06/16/21	WD	\$11,000	\$7,600	69.09	\$15,221	\$3,326	\$7,674	\$79,300	0.097	926	\$8.29	183	6.8214	1 STY		60	\$3,326	R-183	401
46-35-383-030	3419 LE ERDA AVE	08/17/20	WD	\$14,500	\$6,700	46.21	\$13,333	\$2,988	\$11,512	\$68,967	0.167	938	\$12.27	183	0.1936	1 STY		60	\$2,988	R-183	401
Totals:				\$119,050	\$53,200	44.69	\$106,472		\$93,520	\$539,613	0.173										
				Sale. Ratio =>		44.69			E.C.F. =>	0.173											
				Std. Dev. =>		14.18			Ave. E.C.F. =>	0.179											
46-35-327-012	4012 WINONA ST	06/19/20	MLC	\$47,000	\$9,600	20.43	\$19,209	\$3,843	\$43,157	\$102,440	0.421	1,205	\$35.81	183	42.1291	1.25 STY		64	\$3,843	R-183	401
46-35-355-021	3813 WINONA ST	02/11/20	MLC	\$35,000	\$10,300	29.43	\$20,515	\$6,300	\$28,700	\$94,767	0.303	1,356	\$21.17	183	30.2849	1.25 STY		64	\$6,300	R-183	401
46-35-377-023	3801 COMSTOCK AVE	04/09/19	WD	\$19,999	\$9,300	46.50	\$18,545	\$3,991	\$16,008	\$97,027	0.165	1,253	\$12.78	183	16.4986	1.25 STY		60	\$3,991	R-183	401
46-35-327-013	4008 WINONA ST	02/18/21	WD	\$18,500	\$8,100	43.78	\$16,240	\$3,845	\$14,655	\$82,653	0.177	1,205	\$12.16	183	17.7350	1.25 STY		55	\$3,845	R-183	401
46-35-360-002	3618 KELLAR AVE	11/30/20	WD	\$17,000	\$5,900	34.71	\$11,833	\$2,800	\$14,200	\$60,220	0.236	910	\$15.60	183	23.5802	1.25 STY		55	\$2,800	R-183	401
Totals:				\$137,499	\$43,200	31.42	\$86,342		\$116,720	\$437,087	0.267										
				Sale. Ratio =>		31.42			E.C.F. =>	0.267											
				Std. Dev. =>		10.64			Ave. E.C.F. =>	0.260											
									Std. Deviation=>	0.08677148											
									Ave. Variance=>	15.6105											
									Coefficient of Var=>	59.93545854											

Yours
Lenny

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

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

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

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

• 25 too high
• 175

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.170	0.170	0.170	0.170	0.170	0.170
2 STORY		0.170	0.170	0.170	0.170	0.170	0.170
1.5 STY		0.170	0.170	0.170	0.170	0.170	0.170
1.25 STY		0.170	0.170	0.170	0.170	0.170	0.170
BI-LEVEL		0.170	0.170	0.170	0.170	0.170	0.170
TRI-LEVEL		0.170	0.170	0.170	0.170	0.170	0.170
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		0.180	0.180	0.180	0.180	0.180	0.180
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

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

Residential : 0.120
Town Homes/Duplexes: 0.225
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

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

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

160

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

Raise some = 120

4th Floor
Jan 2020

Parcel Number	Street Address	Sale Date	Inst.	Adj.	Sale \$	Cur. Assmt.	Ass./Adj.	Sale Cur.	Appraisal	Land	Yard Bldg.	Residual	Cost Min. \$	E.C.F.	Floor Area	Sq/Ft Ft.	ICF Area	Dev. by Method (%)	Building Style	Building Dept.	Land Value	Land Table	Property Class
46-36-381-031	3710 M L KING AVE	10/30/20	WD		\$50,000	\$16,700	33.40		\$33,341	\$6,750		\$43,250	\$231,226	0.187	1,650	\$26.23	190	3.6077	1 STY	69	\$6,750	R-190	401
46-36-411-002	3910 M L KING AVE	01/05/21	WD		\$16,000	\$5,400	33.75		\$10,707	\$2,683		\$13,317	\$69,774	0.191	984	\$13.53	190	2.3057	1 STY	55	\$2,683	R-190	401
46-36-403-020	115 EDWIN AVE	07/20/21	WD		\$26,000	\$5,500	21.15		\$11,024	\$2,147		\$23,853	\$77,191	0.309	880	\$27.11	160	30.9011	1.25 STY	60	\$2,147	R-190	401
46-36-429-005	418 DAMON ST	06/11/21	OC		\$20,000	\$7,000	35.00		\$14,082	\$2,700		\$17,180	\$58,820	0.175	1,556	\$11.12	190	4.6032	TWO UNIT	64	\$2,700	R-190	401
46-36-459-010	3521 WESLEY ST	08/12/21	WD		\$20,000	\$7,500	25.00		\$14,924	\$2,415		\$22,585	\$108,774	0.254	1,456	\$18.95	190	3.0476	TWO UNIT	60	\$2,415	R-190	401
Totals:					\$142,000	\$42,100	29.65		\$84,058	\$125,305		\$585,765				\$19.38							
					Sale, Ratio =>		29.65		E.C.F. =>		0.214		Std. Deviation=>		0.05690827		Ave. Variance=>		8.9329		Coefficient of Var=>		40.0350629
					Std. Dev. =>		6.19		Ave. E.C.F. =>		0.223												

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

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

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

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

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

.150

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

NC
Sales are separate


```

Rate Multi
A: 0.000
B: 0.000
C: 0.000
D: 0.000

```

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

HAS DUPLEX

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0	
1.75 STY	0.275	0.275	0.275	0.275	0.275	0.275	0.275	.250
1 STY	0.275	0.275	0.275	0.275	0.275	0.275	0.275	.250
2 STORY	0.275	0.275	0.275	0.275	0.275	0.275	0.275	.250
1.5 STY	0.000	0.000	0.000	0.000	0.000	0.000	0.000	.250
1.25 STY	0.275	0.275	0.275	0.275	0.275	0.275	0.275	.250
BI-LEVEL	0.275	0.275	0.275	0.275	0.275	0.275	0.275	.250
TRI-LEVEL	0.000	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	0.000	
DUPLEX	0.000	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	0.275	
THREE UNIT	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
FOUR UNIT	0.275	0.275	0.275	0.275	0.275	0.275	0.275	

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

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

Raise single family some
NC to multio

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value	Land Table
47-33-352-030	2955 NATHAN AVE	12/28/18	WD	\$20,000	\$17,500	87.50	\$35,059	\$10,909	\$9,091	\$87,818	0.104	629	\$14.45	205	4.3193	1STY	70	\$8,100	R-205
47-33-376-029	3614 BRANCH RD	10/01/21	WD	\$27,500	\$14,300	52.00	\$28,511	\$6,026	\$21,474	\$81,764	0.263	960	\$22.37	205	2.9868	1STY	60	\$6,026	R-205
47-32-452-030	2002 WEAVER ST	04/07/19	WD	\$22,880	\$9,300	40.65	\$24,868	\$4,895	\$17,985	\$72,629	0.248	1,346	\$13.36	205	24.7628	1STY	53	\$4,895	R-205
47-33-303-002	4210 COGGINS AVE	06/11/21	WD	\$30,000	\$10,800	36.00	\$21,678	\$4,779	\$25,221	\$61,451	0.410	966	\$26.11	205	41.0425	1STY	53	\$4,677	R-205
47-33-304-010	4124 WESTERN RD	07/09/19	WD	\$15,000	\$10,700	71.33	\$21,403	\$4,773	\$10,227	\$60,473	0.169	721	\$14.18	205	16.9118	1STY	53	\$4,773	R-205
47-33-307-003	4148 COGGINS AVE	02/06/19	WD	\$17,500	\$9,500	54.29	\$18,927	\$9,635	\$7,865	\$33,789	0.233	568	\$13.85	205	57.5626	1STY	53	\$4,677	R-205
47-33-307-009	4128 COGGINS AVE	03/06/20	WD	\$29,000	\$12,000	41.38	\$24,042	\$4,677	\$24,323	\$70,418	0.345	960	\$25.34	205	46.2986	1STY	53	\$4,677	R-205
47-33-307-028	3014 CARR ST	12/17/19	WD	\$24,900	\$13,100	52.61	\$26,208	\$6,855	\$18,045	\$70,375	0.256	921	\$19.59	205	14.6613	1STY	53	\$4,937	R-205
47-33-353-004	3908 DOUGLAS AVE	12/21/20	WD	\$18,000	\$12,300	68.33	\$24,628	\$4,252	\$13,748	\$74,095	0.186	884	\$15.55	205	5.1987	1STY	53	\$4,150	R-205
47-33-354-024	3015 MEISNER ST	05/13/20	WD	\$15,000	\$9,000	60.00	\$19,478	\$3,602	\$11,398	\$57,731	0.197	884	\$12.89	205	9.2130	1STY	53	\$3,602	R-205
47-33-354-029	3015 MEISNER ST	05/13/20	WD	\$15,000	\$9,000	60.00	\$19,478	\$3,602	\$11,398	\$57,731	0.197	884	\$12.89	205	9.2130	1STY	53	\$3,602	R-205
47-33-355-042	3807 BRANCH RD	03/23/21	WD	\$9,000 \$7,800	\$9,000	60.00	\$15,548	\$4,664	\$4,336	\$39,578	0.110	695	\$6.24	205	0.4252	1STY	53	\$4,664	R-205
47-33-358-016	2972 AGREE AVE	09/29/20	WD	\$10,000	\$8,200	82.00	\$16,464	\$4,050	\$5,950	\$45,142	0.132	771	\$7.72	205	28.8787	1STY	53	\$4,050	R-205
47-33-376-030	3612 BRANCH RD	01/16/19	WD	\$17,000	\$8,600	50.59	\$17,288	\$5,502	\$11,498	\$42,858	0.268	700	\$16.43	205	9.0117	1STY	53	\$5,326	R-205
47-32-426-026	2732 CARR ST	03/15/21	WD	\$30,000	\$19,800	66.00	\$39,600	\$14,199	\$15,801	\$92,367	0.171	1,510	\$10.46	205	17.1067	1STY	50	\$14,199	R-205
Totals:				\$253,280	\$140,100	55.31	\$289,610	\$177,795	\$778,636		0.228				Ave. E.C.F. => 0.225				
Std. Dev. =>						15.53													
47-32-452-015	2014 WEAVER ST	06/18/21	WD	\$13,000	\$7,300	56.15	\$14,513	\$3,671	\$9,329	\$39,425	0.237	732	\$12.74	205	23.6624	1STY	48	\$3,671	R-205
47-33-304-020	4119 DOUGLAS AVE	12/10/19	QC	\$30,000	\$12,300	41.00	\$24,885	\$7,159	\$22,841	\$63,731	0.358	952	\$23.99	205	35.8398	1STY	48	\$7,159	R-205
47-33-305-022	4123 WEEBISH AVE	08/15/19	WD	\$39,750	\$3,200	8.05	\$22,784	\$3,854	\$35,896	\$68,836	0.521	1,108	\$32.40	205	52.1469	1STY	48	\$3,854	R-205
47-33-305-026	4139 WEEBISH AVE	08/17/18	WD	\$27,000	\$14,400	53.33	\$28,884	\$11,561	\$15,439	\$62,993	0.245	984	\$15.69	205	24.5092	1STY	48	\$11,561	R-205
47-33-357-017	2968 HENRY ST	02/22/21	WD	\$22,000	\$9,400	42.73	\$18,846	\$4,150	\$17,850	\$53,440	0.334	912	\$19.57	205	12.6816	1STY	48	\$4,150	R-205
47-33-357-045	2931 AGREE AVE	03/13/19	WD	\$18,500	\$10,000	54.05	\$19,968	\$4,050	\$14,450	\$57,884	0.250	1,017	\$14.21	205	21.1197	1STY	48	\$4,050	R-205
47-33-376-012	3906 BRANCH RD	02/01/21	WD	\$13,500	\$10,300	76.30	\$20,566	\$5,419	\$8,081	\$55,080	0.147	780	\$10.36	205	33.1050	1STY	48	\$5,419	R-205
47-33-376-026	3702 BRANCH RD	03/10/20	QC	\$20,000	\$8,800	44.00	\$17,641	\$5,630	\$14,370	\$43,676	0.329	874	\$16.44	205	14.8753	1STY	48	\$5,630	R-205
47-33-376-026	3702 BRANCH RD	11/30/20	WD	\$24,000	\$8,800	36.67	\$17,641	\$5,630	\$18,370	\$43,676	0.421	874	\$21.02	205	5.7170	1STY	48	\$5,630	R-205
47-33-358-029	2951 MC CLURE AVE	02/22/21	QC	\$13,000	\$8,700	66.92	\$17,406	\$4,050	\$8,950	\$48,567	0.184	704	\$12.71	205	18.4280	1STY	45	\$4,050	R-205
47-33-353-002	2906 NATHAN AVE	12/07/20	WD	\$11,000	\$10,300	93.64	\$20,553	\$5,072	\$5,928	\$56,295	0.105	863	\$6.87	205	10.5303	1STY	40	\$5,072	R-205
Totals:				\$231,750	\$103,500	44.66	\$223,487	\$171,504	\$593,604		0.289				E.C.F. =>				
Std. Dev. =>						22.38					0.285				Ave. E.C.F. =>				
47-33-354-015	4005 BRANCH RD	11/11/18	QC	\$18,500	\$12,700	68.65	\$25,437	\$5,781	\$12,719	\$71,476	0.178	932	\$13.65	205	17.7947	1.25 STY	58	\$5,781	R-205
47-33-303-007	4213 BRANCH RD	02/01/19	WD	\$18,920	\$9,300	49.15	\$21,417	\$3,089	\$15,831	\$66,647	0.238	1,064	\$14.88	205	23.7534	1.25 STY	53	\$3,089	R-205
Totals:																			
47-33-306-015	4143 COGGINS AVE	08/05/21	WD	\$34,500	\$11,100	32.17	\$22,200	\$5,518	\$28,982	\$60,662	0.478	1,120	\$25.88	205	47.7763	1.25 STY	48	\$5,324	R-205
47-33-307-025	3017 RICHFIELD RD	08/09/18	WD	\$10,000	\$10,600	106.00	\$21,155	\$4,847	\$5,153	\$59,302	0.087	1,050	\$4.91	205	8.6694	1.25 STY	45	\$4,847	R-205
47-33-352-020	2927 NATHAN AVE	05/07/19	WD	\$10,000	\$9,500	95.00	\$18,952	\$4,050	\$5,950	\$54,189	0.110	936	\$6.36	205	10.9801	1.25 STY	45	\$4,050	R-205
47-33-353-012	2952 NATHAN AVE	12/10/20	WD	\$67,000	\$11,900	17.76	\$25,019	\$3,375	\$63,625	\$78,705	0.808	1,170	\$54.38	205	80.8394	2 STORY	53	\$3,375	R-205

every 1 sale, noise permit

47-33-358-046	2923 MC CLURE AVE	07/09/20 WD	\$49,900	\$17,300	34.67	\$34,677	\$12,150	\$37,750	\$81,916	0.461	1.618	\$23.33	205	46.0836	FOUR UNIT	45	\$12,150	R-205
47-33-358-046	2923 MC CLURE AVE	02/11/21 WD	\$59,000	\$17,300	29.32	\$34,677	\$12,150	\$46,850	\$81,916	0.572	1.618	\$28.96	205	57.1925	FOUR UNIT	45	\$12,150	R-205

ind 755

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

Residential : 0.150
Town Homes/Duplexes: 0.280
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

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

Style:	Good: 100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY	0.000	0.000	0.000	0.000	0.000	0.000
1 STY	0.175	0.175	0.175 .2	0.150 .175	0.150	0.150 <i>keep</i>
2 STORY	0.150	0.150	0.150	0.150	0.150	0.150
1.5 STY	0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY	0.175	0.175	0.175 .2	0.150 .175	0.150	0.150 <i>.175</i>
BI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.150	0.150	0.150	0.150	0.150	0.150 <i>.175</i>
ESTATE HOME	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT	0.150	0.150	0.150	0.150	0.150	0.150 <i>.175</i>
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

.150
Sales are too optimistic

Parcel Number	Street Address	Sale Date	Inst.	Adl. 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	Building Degr.	Land Value
40-02-129-006	1817 W MC CLELLAN ST	09/26/20	QC	\$13,000	\$8,500	65.38	\$16,908	\$3,749	\$9,251	\$75,194	0.123	815	\$11.35	210	17.5015	1 STY	61	\$3,749
40-02-104-020	3201 WINONA ST	09/15/21	WD	\$13,000	\$9,800	75.38	\$19,553	\$5,591	\$7,409	\$79,783	0.093	1,008	\$7.35	210	9.2865	1 STY	66	\$5,591
40-02-107-028	3105 WISNER ST	12/18/19	WD	\$13,500	\$8,300	61.48	\$16,612	\$3,250	\$10,250	\$76,354	0.134	969	\$10.58	210	13.4243	1 STY	66	\$3,250
40-02-109-030	2901 KELLAR AVE	09/02/21	WD	\$19,900	\$7,000	35.18	\$14,026	\$3,250	\$16,650	\$61,577	0.270	632	\$26.34	210	27.0393	1 STY	66	\$3,250
40-02-152-014	2620 CLIO RD	03/10/21	WD	\$16,000	\$6,900	43.13	\$13,728	\$3,250	\$12,750	\$59,874	0.213	616	\$20.70	210	4.1823	1 STY	66	\$3,250

Totals: \$75,400 \$40,500 \$3,71 \$80,827 \$56,310 \$352,783
Sale Ratio => 53.71
Std. Dev. => 16.53
E.C.F. => 0.160
Ave. E.C.F. => 0.167

40-02-152-011	2638 CLIO RD	03/08/21	WD	\$48,000	\$11,800	24.58	\$23,637	\$3,250	\$44,750	\$116,497	0.384	1,106	\$40.46	210	2.5719	1 STY	70	\$3,250
40-02-152-040	2644 CLIO RD	05/26/21	WD	\$24,000	\$10,800	45.00	\$21,530	\$9,750	\$14,250	\$78,533	0.181	1,438	\$9.91	210	1.0328	1.25 STY	45	\$9,750

40-02-152-031	2613 WISNER ST	09/24/21	WD	\$17,250	\$5,700	33.04	\$11,432	\$3,250	\$14,000	\$54,547	0.257	715	\$19.58	210	10.1750	1.25 STY	61	\$3,250
40-02-129-007	1813 W MC CLELLAN ST	08/07/19	WD	\$32,500	\$9,100	28.00	\$18,134	\$3,749	\$28,751	\$95,900	0.300	948	\$30.33	210	29.9802	1.25 STY	64	\$3,749
40-02-129-007	1813 W MC CLELLAN ST	08/03/21	WD	\$69,800	\$9,100	15.17	\$18,134	\$3,749	\$56,251	\$95,900	0.587	948	\$59.34	210	58.6559	1.25 STY	64	\$3,749
40-02-110-010	2906 KELLAR AVE	04/27/21	WD	\$19,000	\$9,000	20.00	\$16,041	\$3,250	\$6,750	\$85,273	0.079	990	\$6.82	210	7.9157	1.25 STY	66	\$3,250
40-02-126-020	1609 W PASADENA AVE	04/22/21	WD	\$18,000	\$7,800	43.33	\$15,605	\$3,761	\$14,239	\$78,960	0.180	998	\$14.27	210	18.0332	1.25 STY	66	\$3,761
40-02-128-005	3122 BRYN MAWR PL	08/12/20	WD	\$19,000	\$9,400	49.47	\$18,767	\$3,673	\$15,327	\$100,627	0.152	1,175	\$13.04	210	15.2335	1.25 STY	66	\$3,673
40-02-129-016	1906 W GENESEE ST	06/01/21	WD	\$20,000	\$9,000	45.00	\$17,952	\$3,409	\$16,591	\$96,953	0.171	972	\$17.07	210	17.1124	1.25 STY	66	\$3,409
40-02-226-021	3301 MILBOURNE AVE	02/12/21	WD	\$28,000	\$7,900	28.21	\$15,746	\$3,330	\$24,670	\$82,773	0.298	941	\$26.22	210	9.7224	1.25 STY	66	\$3,330
Totals:				\$204,750	\$66,000		\$131,811		\$176,579	\$690,933	E.C.F. => 0.256							
					Sale. Ratio => 32.23						Ave. E.C.F. => 0.253							
					Std. Dev. => 19.54													

40-02-201-030	1502 W MC CLELLAN ST	01/15/21	WD	\$59,000	\$16,000	27.12	\$32,004	\$6,246	\$52,754	\$147,189	0.358	1,236	\$42.68	210	35.8411	1.25 STY	71	\$6,246
40-02-204-026	1110 W MC CLELLAN ST	08/02/19	WD	\$16,000	\$9,300	58.13	\$18,688	\$3,083	\$12,917	\$104,033	0.124	1,300	\$9.94	210	12.4162	2 STORY	61	\$3,083
40-02-204-025	1114 W MC CLELLAN ST	06/17/20	WD	\$28,500	\$11,000	38.60	\$22,068	\$3,083	\$25,417	\$126,567	0.201	1,300	\$19.55	210	20.0819	2 STORY	66	\$3,083

from 202

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

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

~~1.50~~
no change

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

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. 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	Building	Style	Deprec.	Land Value	Land Table
40-02-234-006	3002 N CHEVROLET AVE	08/30/19	WD	\$16,000	\$7,300	45.63	\$14,694	\$3,575	\$12,425	\$92,658	0.134	840	\$14.79	215	4.5848	1 STY			71	\$3,575	R-215
40-01-154-023	410 W TAYLOR ST	08/16/21	QC	\$11,000	\$5,200	47.27	\$10,321	\$3,000	\$8,000	\$61,008	0.131	734	\$10.90	215	3.4965	1 STY			66	\$3,000	R-215
40-02-228-001	3318 KEYES ST	03/02/20	WD	\$12,000	\$6,500	54.17	\$12,584	\$3,575	\$8,425	\$78,408	0.107	780	\$10.80	215	1.2950	1 STY			66	\$3,575	R-215
40-01-101-017	602 W DEWEY ST	08/27/21	WD	\$4,000	\$7,300	84.44	\$14,596	\$4,500	\$4,500	\$84,133	0.053	953	\$4.72	215	5.3487	1.25 STY			71	\$4,500	R-215
40-01-103-028	606 W JAMIESON ST	06/23/21	WD	\$16,200	\$8,700	53.70	\$17,351	\$6,000	\$10,200	\$94,592	0.108	858	\$11.89	215	10.7832	1.25 STY			71	\$6,000	R-215
40-01-105-015	602 W MC CLELLAN ST	04/30/21	QC	\$27,500	\$8,800	32.00	\$17,578	\$3,750	\$23,750	\$115,233	0.206	1,081	\$21.97	215	20.6104	1.25 STY			71	\$3,750	R-215
40-01-105-022	3107 IROQUOIS AVE	01/29/21	WD	\$15,000	\$9,500	63.33	\$18,988	\$3,917	\$11,083	\$125,592	0.088	1,179	\$9.40	215	8.8246	1.25 STY			71	\$3,917	R-215
40-01-128-008	201 W JAMIESON ST	03/26/20	WD	\$18,000	\$8,800	48.89	\$17,616	\$3,750	\$14,250	\$115,550	0.123	1,248	\$11.42	215	12.3323	1.25 STY			71	\$3,750	R-215
40-02-279-004	2722 N CHEVROLET AVE	08/27/21	WD	\$27,000	\$6,100	22.59	\$12,254	\$3,662	\$23,338	\$71,600	0.326	907	\$25.73	215	6.5054	1.25 STY			71	\$3,662	R-215
40-02-280-002	719 W JACKSON AVE	11/04/19	WD	\$14,900	\$7,400	49.66	\$14,860	\$2,860	\$12,040	\$100,000	0.120	1,272	\$9.47	215	14.0496	1.25 STY			71	\$2,860	R-215
Totals:				\$127,600	\$56,600	44.36	\$113,243	\$99,161	\$706,700		0.140										
						Std. Dev. =>				E.C.F. =>	0.146										
										Ave. E.C.F. =>	0.146										
40-01-126-003	221 W PASADENA AVE	08/06/20	WD	\$15,000	\$8,900	59.33	\$17,718	\$4,034	\$10,966	\$114,033	0.096	1,277	\$8.59	215	9.6165	1.25 STY			66	\$4,034	R-215
40-01-152-010	409 W GENESEE ST	10/01/21	WD	\$35,000	\$6,400	18.29	\$12,898	\$3,000	\$32,000	\$82,483	0.388	910	\$35.16	215	38.7957	1.25 STY			66	\$3,000	R-215
40-02-234-016	806 W GENESEE ST	02/02/21	WD	\$27,000	\$7,700	28.52	\$15,497	\$5,700	\$21,300	\$81,642	0.261	1,192	\$17.87	215	26.0896	1.25 STY			57	\$5,700	R-215
40-01-128-023	200 W MC CLELLAN ST	08/31/21	WD	\$42,500	\$8,600	20.24	\$17,176	\$3,750	\$38,750	\$111,883	0.346	1,356	\$28.58	215	34.6343	2 STORY			66	\$3,750	R-215
40-01-178-006	209 W JACKSON AVE	05/21/19	WD	\$17,000	\$11,100	65.29	\$22,263	\$3,750	\$13,250	\$154,275	0.086	2,006	\$6.61	215	8.5886	FOUR UNIT			66	\$3,750	R-215
40-01-128-024	132 W MC CLELLAN ST	07/28/20	WD	\$22,000	\$10,100	45.91	\$20,120	\$3,750	\$18,250	\$136,417	0.134	1,653	\$11.04	215	13.3781	TWO UNIT			66	\$3,750	R-215
40-01-153-011	401 W DARTMOUTH ST	05/19/21	WD	\$26,000	\$10,100	38.85	\$20,153	\$3,000	\$23,000	\$142,942	0.161	1,804	\$12.75	215	16.0905	TWO UNIT			66	\$3,000	R-215
Totals:				\$65,000	\$31,300		\$390,310	\$384,688	\$2,469,150		0.156										
						Sale. Ratio =>				E.C.F. =>	0.156										
						Std. Dev. =>				Ave. E.C.F. =>	0.127										

Handwritten notes: "2021" and "10/20/21" with arrows pointing to specific rows in the table.

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.125	0.125	0.125	0.125	0.125	0.100
1 STY		0.125	0.125	0.125	0.125	0.125	0.100
2 STORY		0.125	0.125	0.125	0.125	0.125	0.100
1.5 STY		0.125	0.125	0.125	0.125	0.125	0.100
1.25 STY		0.125	0.125	0.125	0.125	0.125	0.100
BI-LEVEL		0.125	0.125	0.125	0.125	0.125	0.100
TRI-LEVEL		0.125	0.125	0.125	0.125	0.125	0.100
ESTATE HOME		0.125	0.125	0.125	0.125	0.125	0.100
DUPLEX		0.125	0.125	0.125	0.125	0.125	0.100
TWO UNIT		0.125	0.125	0.125	0.125	0.125	0.100
THREE UNIT		0.125	0.125	0.125	0.125	0.125	0.100
FOUR UNIT		0.125	0.125	0.125	0.125	0.125	0.100

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: 220 *R - 220-JEN*

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

(Optional) Gross Rate Multipliers

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

1sty ← 70 100 50 →
 .175 .150 .150
 1 1 1 to high
2ndy .175
2 units .175
 .125
 + take 50'0 to .100

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Dept.	Land Value	Property Class	
40-01-227-046	638 SPENCER ST	06/21/21	WD	\$30,000 *	\$11,600	38.67	\$23,218	\$7,258	\$22,742	\$127,680	0.178	1,151	\$19.76	220	82.1883	1 STY	70	\$7,258	401
46-36-486-031	629 SPENCER ST	07/09/21	WD	\$10,000 *	\$5,900	59.00	\$11,800	\$3,318	\$6,682	\$67,856	0.098	696	\$9.60	220	20.6974	1.25 STY	66	\$3,318	401
40-01-203-028	115 E GENESEE ST	04/15/21	WD	\$12,900 *	\$7,000	54.26	\$13,959	\$3,734	\$9,166	\$81,800	0.112	1,160	\$7.90	220	11.2054	1.25 STY	49	\$3,734	401
40-01-457-009	1726 M L KING AVE	10/16/20	WD	\$13,500	\$8,300	61.48	\$16,682	\$3,356	\$10,144	\$106,608	0.095	1,418	\$7.15	220	4.8296	2 STORY	60	\$3,356	401
40-01-479-013	2001 CHIPPEWA ST	08/27/21	WD	\$41,000 *	\$9,500	23.17	\$19,059	\$3,860	\$37,140	\$121,592	0.305	1,403	\$26.47	220	25.8591	2 STORY	60	\$3,860	401
40-01-252-032	321 E DARTMOUTH ST	11/22/19	LC	\$14,900	\$6,100	40.94	\$12,299	\$3,318	\$11,582	\$71,848	0.161	1,416	\$8.18	220	16.1201	2 STORY	45	\$3,318	401
40-01-253-011	202 E DARTMOUTH ST	06/29/21	WD	\$45,170 *	\$8,200	18.15	\$16,331	\$4,977	\$40,193	\$90,832	0.442	1,380	\$29.13	220	44.2498	2 STORY	45	\$4,977	401
40-01-254-008	326 E DARTMOUTH ST	07/01/21	WD	\$25,000 *	\$5,400	21.60	\$10,791	\$3,318	\$21,682	\$59,784	0.363	1,102	\$19.68	220	36.2672	2 STORY	45	\$3,318	401
40-01-435-003	410 E NEWALL ST	09/24/20	WD	\$12,590	\$6,600	52.42	\$13,125	\$3,461	\$9,129	\$77,312	0.118	1,380	\$6.62	220	88.1920	2 STORY	45	\$3,461	401
Totals:				\$97,660	\$26,300	26.93	\$52,546	\$82,586	\$299,776	E.C.F. => 0.275									
					Sale. Ratio =>	16.23				Ave. E.C.F. => 0.271									
					Std. Dev. =>														
40-01-252-010	334 E GENESEE ST	09/23/20	WD	\$10,625	\$11,400	107.29	\$22,811	\$3,318	\$7,307	\$155,944	0.047	1,768	\$4.13	220	4.6857	THREE UNIT	66	\$3,318	401
46-36-486-016	638 E PASADENA AVE	06/17/20	PTA	\$31,500	\$9,000	28.57	\$18,084	\$3,265	\$28,235	\$118,552	0.238	1,492	\$18.92	220	23.8166	TWO UNIT	56	\$3,265	401
40-01-407-008	2402 ALEXANDER ST	05/15/19	WD	\$32,800	\$2,800	61.30	\$15,730	\$3,356	\$9,144	\$98,992	0.092	1,152	\$7.94	220	9.2371	TWO UNIT	52	\$3,356	401
40-01-404-017	2313 ADAMS AVE	05/15/19	WD	\$6,500	\$6,100	95.23	\$16,201	\$3,356	\$5,144	\$102,760	0.050	1,936	\$2.66	220	5.0058	TWO UNIT	46	\$3,356	401
40-01-404-017	2313 ADAMS AVE	07/27/20	WD	\$45,000	\$8,100	18.10	\$16,201	\$3,356	\$41,644	\$102,760	0.405	1,936	\$21.51	220	40.5255	TWO UNIT	46	\$3,356	401
Totals:				\$97,500	\$33,100		\$66,216	\$423,064	\$423,064	E.C.F. => 1.000									
					Sale. Ratio =>	33.95				Ave. E.C.F. => 0.196									
					Std. Dev. =>	27.45													

Handwritten: 27.45

Handwritten: 26.93

Handwritten: 16.23

Handwritten: 46 55

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 225 *R - 225-1BN*

HAS DUPLEX

Residential : 0.088

Town Homes/Duplexes: 0.080

Mobile Homes : 1.000

Agricultural Bldgs : 0.100

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

0.06 to low

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000

0.075

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value	Land Table	Property Class	
40-01-277-009	619 E DARTMOUTH ST	01/08/21	WD	\$5,000	\$600	12.00	\$6,576	\$1,263	\$3,737	\$66,413	0.056	875	\$4.27	225	1.6717	1 STY	67	\$1,127	R-225	401	
40-01-433-014	2225 CHIPPEWA ST	03/13/20	OC	\$4,000	\$3,100	77.50	\$6,101	\$1,176	\$2,824	\$61,563	0.046	927	\$3.05	225	4.5872	2 STORY	58	\$1,118	R-225	401	
40-01-430-008	626 E DAYTON ST	04/13/21	OC	\$3,000	\$3,100	49.35	\$6,235	\$1,118	\$1,882	\$63,963	0.029	1,348	\$1.40	225	2.9423	2 STORY	43	\$1,118	R-225	401	
40-01-433-005	526 HURLEY ST	03/06/20	WD	\$5,500	\$1,000	18.18	\$12,540	\$1,984	\$3,516	\$131,950	0.027	1,774	\$1.98	225	2.6646	TWO UNIT	58	\$1,984	R-225	401	
Totals:				\$17,500	\$7,800		\$31,452		\$11,959	\$323,888			\$2.67		0.2630						
										Sale. Ratio=>		44.57									
										Std. Dev. =>		44.82									
										E.C.F. =>		0.037									
										Ave. E.C.F. =>		0.040									
														Std. Deviation=>		0.01400665					
														Ave. Variance=>		2.9665		Coefficient of Var=>		75	

225,000

E.C.F.s for Neighborhood: 233 'R - 233 UNIVERSITY PARK-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		0.475	0.475	0.475	0.475	0.475	0.475
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		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

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

Style:	%Good: 100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY	0.000	0.000	0.000	0.000	0.000	0.000
1 STY	0.450	0.450	0.450 <i>NC 0.5</i>	0.450	0.450	0.450
2 STORY	0.525	0.525 <i>NC 0.525</i>	0.525 <i>0.6</i>	0.525	0.525	0.525
1.5 STY	0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY	0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT	0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT	0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT	0.000	0.000	0.000	0.000	0.000	0.000

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

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

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value	Land Table
41-07-112-008	705 WILBERFORCE LN	04/20/21	WD	\$151,000	\$68,500	45.36	\$136,929	\$33,765	\$117,235	\$229,253	0.511	1,634	\$71.75	233	9.5873	1 STY		\$30,911	R-233
41-07-116-024	1501 VANDERBILT DR	01/09/20	WD	\$98,000	\$56,000	57.14	\$112,019	\$28,468	\$69,532	\$185,669	0.374	1,533	\$45.36	233	14.7710	1 STY		\$26,482	R-233
41-07-117-006	818 FISK DR	08/16/19	WD	\$162,900	\$86,700	53.22	\$173,441	\$54,375	\$108,525	\$264,591	0.410	1,783	\$60.87	233	11.2044	1 STY		\$46,300	R-233
41-07-109-019	702 LOYOLA DR	12/23/20	WD	\$149,000	\$51,700	34.70	\$103,451	\$29,341	\$119,659	\$164,689	0.727	1,373	\$87.15	233	20.5728	1 STY		\$27,427	R-233
41-07-116-002	806 WILBERFORCE DR	04/30/21	WD	\$155,000	\$62,800	40.52	\$125,671	\$29,940	\$125,060	\$212,736	0.588	1,535	\$81.47	233	20.3593	1 STY		\$27,704	R-233
41-07-112-005	1701 MARQUETTE DR	01/29/21	WD	\$184,000	\$98,100	53.32	\$196,223	\$34,813	\$149,187	\$307,448	0.485	2,858	\$52.20	233	4.8289	2 STORY		\$31,856	R-233
41-07-117-024	812 TULANE DR	08/28/20	WD	\$165,000	\$82,900	50.24	\$165,733	\$28,046	\$136,954	\$262,261	0.522	2,135	\$64.15	233	11.9910	2 STORY		\$26,070	R-233
41-07-106-003	709 SPELLMAN DR	08/10/20	WD	\$163,000	\$72,800	44.66	\$145,506	\$33,843	\$129,157	\$212,691	0.607	1,947	\$66.34	233	60.7251	2 STORY		\$31,318	R-233
41-07-107-026	713 LOYOLA LN	09/17/20	WD	\$129,000	\$57,200	44.34	\$114,358	\$31,070	\$97,930	\$158,644	0.617	1,689	\$57.98	233	61.7295	2 STORY		\$29,272	R-233
41-07-109-005	713 COLUMBIA DR	05/21/21	WD	\$173,000	\$73,300	42.37	\$146,560	\$28,036	\$144,964	\$225,760	0.642	2,274	\$63.75	233	64.2116	2 STORY		\$26,060	R-233
41-07-107-002	722 COLUMBIA LN	07/19/19	WD	\$165,000	\$103,100	62.48	\$206,186	\$52,536	\$112,464	\$292,667	0.384	2,236	\$50.30	233	38.4273	2 STORY		\$45,704	R-233
Totals:				\$1,694,900	\$813,100		\$1,626,077		\$1,310,667	\$2,516,408			\$63.75		1.2684				
				Sale. Ratio =>		47.97	E.C.F. =>		0.521	Std. Deviation=>		0.11410587	Coefficient of Var=>		54.25384919				
				Std. Dev. =>		8.06	Ave. E.C.F. =>		0.534	Ave. Variance=>		28.9462							

22505-1605

Residential	: 0.175
Town Homes/Duplexes:	0.000
Mobile Homes	: 1.000
Agricultural Bldgs	: 0.115
Commercial Bldgs	: 1.000
Industrial Bldgs	: 1.000

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Rate Mult.
A: 0.000
B: 0.000
C: 0.000
D: 0.000

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

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

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

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

.2 ~~0.175~~
.175

all @ .175 raise ranches

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

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

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

~~NE~~ Add to 235

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	Building	Depr.	Land Value	Land Table
41-07-201-064	1029 NELSON ST	05/06/21	\$5,000	QC	\$5,000	\$4,100	82.00	\$8,242	\$1,402	\$3,598	\$38,000	0.095	726	\$4.96	275	0.0000	1 STY	49		\$1,402	R-275
Totals:			\$5,000		\$5,000	\$4,100	82.00	\$8,242		\$3,598	\$38,000	0.095		\$4.96		0.0000					
						Sale. Ratio =>					E.C.F. =>				Std. Deviation=>						
						Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.095			Ave. Variance=>	0.0000	Coefficient of Var=>	0			

Not enough sales
to hold values

mid
teens -
200

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	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	Building Depr.	Land Value	Land Table
41-05-108-024	1541 MONTANA AVE	07/30/21	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$6,900	24.64	\$13,892	\$3,985	\$24,015	\$66,047	0.364	874	\$27.48	235	15.4967	1 STY		55	\$3,985 R-235
41-05-158-011	1534 MARYLAND AVE	07/01/20	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$5,300	48.18	\$10,679	\$3,800	\$7,200	\$45,860	0.157	747	\$9.64	235	4.1270	1 STY		55	\$3,800 R-235
41-05-303-005	1416 NEW YORK AVE	05/06/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$5,700	57.00	\$11,320	\$3,987	\$6,013	\$48,887	0.123	672	\$8.95	235	8.9860	1 STY		55	\$3,987 R-235
41-05-381-031	1809 BROADWAY BLVD	02/02/21	\$19,900	WD	03-ARM'S LENGTH	\$19,900	\$6,600	33.17	\$13,249	\$3,931	\$15,069	\$62,120	0.257	866	\$18.44	235	8.0398	1 STY		50	\$3,931 R-235
41-05-135-011	1738 MONTANA AVE	05/19/21	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$4,700	42.73	\$9,481	\$3,985	\$7,015	\$36,640	0.191	745	\$9.42	235	19.1457	1 STY		45	\$3,985 R-235
41-05-381-029	1801 BROADWAY BLVD	03/09/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$8,400	24.00	\$16,760	\$3,931	\$31,069	\$85,527	0.363	1,080	\$28.77	235	8.6991	1.25 STY		60	\$3,931 R-235
41-05-305-008	1430 BELLE AVE	08/28/20	\$14,500	WD	03-ARM'S LENGTH	\$14,500	\$6,500	44.83	\$12,971	\$4,371	\$10,129	\$57,333	0.177	792	\$12.79	235	3.5295	1.25 STY		50	\$4,371 R-235
41-05-305-008	1430 BELLE AVE	12/28/20	\$14,699	WD	03-ARM'S LENGTH	\$14,699	\$6,500	44.22	\$12,971	\$4,371	\$10,328	\$57,333	0.180	792	\$13.04	235	3.1824	1.25 STY		50	\$4,371 R-235
41-05-129-013	1802 ARIZONA AVE	08/01/20	\$10,000	LC	03-ARM'S LENGTH	\$10,000	\$4,800	48.00	\$9,664	\$3,985	\$6,015	\$37,860	0.159	969	\$6.21	235	15.8875	1.25 STY		32	\$3,985 R-235
41-05-332-033	2309 MINNESOTA AVE	09/04/19	\$19,000	LC	03-ARM'S LENGTH	\$19,000	\$6,600	34.74	\$13,181	\$3,126	\$15,874	\$57,457	0.276	936	\$16.96	235	6.7636	1.5 STY		50	\$3,126 R-235
41-05-181-026	1805 MARYLAND AVE	10/15/19	\$15,000	LC	03-ARM'S LENGTH	\$15,000	\$7,100	47.33	\$14,260	\$3,987	\$11,013	\$58,703	0.188	960	\$11.47	235	18.7606	1.75 STY		50	\$3,987 R-235
41-05-354-014	1550 BENNETT AVE	07/29/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,800	54.00	\$21,596	\$4,066	\$15,934	\$100,171	0.159	1,682	\$9.47	235	15.9067	2 STORY		55	\$4,066 R-235
41-05-356-031	1549 BROADWAY BLVD	07/31/19	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$10,400	52.00	\$20,853	\$3,636	\$16,364	\$98,383	0.166	1,640	\$9.98	235	4.2310	2 STORY		50	\$3,636 R-235
41-05-356-032	1553 BROADWAY BLVD	04/01/21	\$17,000	LC	03-ARM'S LENGTH	\$17,000	\$8,800	51.76	\$17,647	\$3,931	\$13,069	\$78,377	0.167	1,488	\$8.78	235	4.1894	2 STORY		50	\$3,931 R-235
41-05-356-030	1545 BROADWAY BLVD	10/15/19	\$20,000	LC	03-ARM'S LENGTH	\$20,000	\$8,600	43.00	\$17,142	\$3,931	\$16,069	\$75,491	0.213	1,401	\$11.47	235	21.2859	2 STORY		45	\$3,931 R-235
41-05-134-013	1656 MONTANA AVE	06/29/19	\$22,500	LC	03-ARM'S LENGTH	\$22,500	\$10,200	45.33	\$20,327	\$3,985	\$18,515	\$93,383	0.198	1,344	\$13.78	235	19.8270	TWO UNIT		55	\$3,985 R-235
Totals:			\$287,599			\$287,599	\$117,900		\$235,993		\$224,591	\$1,059,572	0.212		\$13.54		0.3324				
							Sale. Ratio =>	40.99				E.C.F. =>	0.212				Std. Deviation=>				
							Std. Dev. =>	9.72				Ave. E.C.F. =>	0.209				Ave. Variance=>	11.1286	Coefficient of Var=>	53.33903701	

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

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

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

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

NC
Values were coming in fine

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

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

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

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

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Assd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECT Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value	Land Table	
41-05-226-036	2435 THOM ST	01/28/20	LC	\$18,000	\$12,200	67.78	\$24,341	\$10,409	\$7,591	\$79,611	0.095	856	\$8.87	240	9.5351	1 STY	66	\$10,409	R-240
41-05-226-023	2313 THOM ST	10/09/20	WD	\$21,000	\$7,500	35.71	\$14,956	\$5,204	\$15,796	\$55,726	0.283	720	\$21.94	240	28.3460	1 STY	55	\$5,204	R-240
41-05-226-025	2513 THOM ST	09/07/21	WD	\$40,000	\$7,500	18.75	\$14,956	\$5,204	\$34,796	\$55,726	0.624	720	\$48.33	240	62.4415	1 STY	55	\$5,204	R-240
41-05-259-011	2018 MARYLAND AVE	09/16/19	WD	\$14,000	\$7,600	54.29	\$15,172	\$3,279	\$10,721	\$67,960	0.158	768	\$13.96	240	3.3378	1 STY	52	\$3,279	R-240
41-05-254-022	2309 OKLAHOMA AVE	11/26/19	QC	\$12,000	\$6,400	53.33	\$12,769	\$3,279	\$8,721	\$54,229	0.161	572	\$15.25	240	16.0819	1 STY	49	\$3,279	R-240
41-05-260-005	2214 MARYLAND AVE	04/23/21	WD	\$10,500	\$6,900	65.71	\$13,705	\$3,279	\$7,221	\$59,577	0.121	866	\$8.34	240	7.4754	1 STY	47	\$3,279	R-240
41-05-276-033	2517 LEITH ST	06/23/21	WD	\$14,000	\$8,100	57.86	\$16,100	\$6,722	\$7,278	\$53,589	0.136	816	\$8.92	240	6.0146	1 STY	45	\$6,722	R-240
41-05-276-034	2416 THOM ST	07/01/20	LC	\$9,500	\$6,900	72.63	\$13,767	\$7,542	\$1,958	\$35,571	0.055	740	\$2.65	240	14.0914	1 STY	34	\$7,542	R-240
41-05-284-019	2705 MARYLAND AVE	10/18/19	WD	\$16,000	\$9,000	56.25	\$17,906	\$3,776	\$12,224	\$94,200	0.130	1,098	\$11.13	240	6.6192	TWO UNIT	58	\$3,776	R-240
Totals:				\$155,000	\$72,100		\$143,672	\$106,306	\$556,189			\$15.49							
				Sale. Ratio =>		46.52			E.C.F. =>		0.191	Std. Deviation=>		0.17229774					
				Std. Dev. =>		16.85			Ave. E.C.F. =>		0.196	Ave. Variance=>		17.1048	Coefficient of Var=>		87.2875757		

mailed
2/2/20

NO update

(Optional) Gross Rate Multipliers

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

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

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

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

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

1 sty
80-71 .375
60-51 .350 NC
60-51 .350 NC
50-0- .350 NC
all .350
1.25 1.75 2.50 Tri
.425
.400
.425
.400
.375 to turn

Parcel Number	Street Address	Sale Date Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value	Land Table Property Class
41-04-130-029	3250 MONTANA AVE	03/24/20 WD	\$27,500	\$19,800	72.00	\$39,693	\$9,218	\$18,282	\$87,071	0.210	866	15.4917	1 STY	75	\$9,218	R-245 401
47-33-376-071	3612 TWILIGHT DR	08/21/20 WD	\$56,000	\$21,200	37.86	\$42,471	\$9,853	\$46,147	\$93,194	0.495	1,021	13.0288	1 STY	74	\$9,853	R-245 401
41-04-103-019	3022 WYOMING AVE	08/12/21 WD	\$30,000	\$17,800	59.33	\$35,676	\$9,134	\$20,866	\$75,834	0.275	936	11.4065	1 STY	71	\$9,134	R-245 401
41-04-130-017	3210 MONTANA AVE	03/09/21 WD	\$59,000	\$19,000	32.20	\$37,959	\$9,000	\$50,000	\$82,740	0.604	864	15.9868	1 STY	70	\$9,000	R-245 401
Totals:			\$172,500	\$77,800	45.10	\$155,799	\$135,295	\$338,840		0.399						
			Sale. Ratio =>		18.57	E.C.F. =>		0.396								
			Std. Dev. =>			Ave. E.C.F. =>		0.390								
47-33-377-036	3616 SUNRIDGE DR	03/02/20 WD	\$40,000	\$22,400	56.00	\$44,797	\$9,000	\$31,000	\$102,277	0.303	1,020	3.3479	1 STY	64	\$9,000	R-245 401
41-04-102-034	3009 WYOMING AVE	06/29/21 WD	\$39,900	\$16,700	41.85	\$33,403	\$9,000	\$30,900	\$69,723	0.443	936	44.3183	1 STY	63	\$9,000	R-245 401
41-04-104-009	2836 COLORADO AVE	07/02/21 WD	\$23,000	\$13,900	60.43	\$27,819	\$8,100	\$14,900	\$56,340	0.264	720	33.7486	1 STY	63	\$8,100	R-245 401
41-04-104-010	2902 COLORADO AVE	07/02/21 WD	\$23,000	\$12,800	51.20	\$25,674	\$8,100	\$16,900	\$50,211	0.337	720	26.5375	1 STY	63	\$8,100	R-245 401
41-04-105-001	3002 COLORADO AVE	01/08/21 WD	\$29,000	\$16,100	55.52	\$32,143	\$9,000	\$20,000	\$66,123	0.302	845	14.1380	1 STY	63	\$9,000	R-245 401
41-04-128-040	3151 COLORADO AVE	10/04/21 QC	\$45,000	\$13,100	29.33	\$26,204	\$8,610	\$6,390	\$50,269	0.122	720	40.5228	1 STY	63	\$8,610	R-245 401
41-04-129-019	3210 COLORADO AVE	08/21/20 WD	\$30,000	\$13,000	43.33	\$26,007	\$8,533	\$9,680	\$49,926	0.194	720	9.5206	1 STY	63	\$8,100	R-245 401
41-04-129-019	3210 COLORADO AVE	10/22/20 WD	\$26,750	\$13,000	48.60	\$26,007	\$8,533	\$18,217	\$49,926	0.365	720	7.5788	1 STY	63	\$8,100	R-245 401
47-33-376-104	3715 SUNRIDGE DR	06/11/19 WD	\$38,500	\$21,300	55.32	\$42,664	\$9,360	\$29,140	\$95,154	0.306	1,014	5.4196	1 STY	63	\$9,360	R-245 401
47-33-377-017	3705 TWILIGHT DR	12/27/19 WD	\$38,000	\$20,200	53.16	\$40,323	\$9,000	\$29,000	\$89,494	0.324	1,014	20.3801	1 STY	63	\$9,000	R-245 401
47-33-377-018	3619 TWILIGHT DR	07/31/20 WD	\$43,000	\$19,700	45.81	\$39,411	\$9,000	\$34,000	\$86,889	0.391	1,010	27.1064	1 STY	63	\$9,000	R-245 401
Totals:			\$336,363	\$182,200	54.17	\$364,452	\$240,127	\$766,331		0.313						
			Sale. Ratio =>		12.72	E.C.F. =>		0.305								
			Std. Dev. =>			Ave. E.C.F. =>		0.305								
41-04-101-007	2922 MC CLURE AVE	08/26/20 WD	\$34,000	\$14,400	42.35	\$28,703	\$9,071	\$24,929	\$36,091	0.444	728	44.4435	1 STY	59	\$9,071	R-245 401
41-04-102-038	3025 WYOMING AVE	03/16/21 WD	\$39,000	\$19,400	49.74	\$36,722	\$10,305	\$28,695	\$41,191	0.353	1,076	35.3424	1 STY	59	\$10,305	R-245 401
41-04-103-016	3010 WYOMING AVE	04/21/19 WD	\$21,000	\$14,500	69.05	\$29,089	\$9,134	\$11,866	\$37,014	0.208	936	20.8123	1 STY	59	\$9,134	R-245 401
41-04-103-027	2901 COLORADO AVE	01/27/20 WD	\$17,000	\$16,500	97.06	\$32,959	\$8,648	\$8,352	\$69,460	0.320	1,158	12.0242	1 STY	59	\$8,648	R-245 401
41-04-104-023	2827 MONTANA AVE	05/20/21 WD	\$30,500	\$12,400	40.66	\$24,744	\$8,100	\$22,400	\$47,554	0.471	740	47.1041	1 STY	59	\$8,100	R-245 401
41-04-127-035	3133 WYOMING AVE	09/23/20 WD	\$27,500	\$14,700	49.00	\$29,392	\$9,000	\$21,000	\$58,263	0.360	936	36.0435	1 STY	59	\$9,000	R-245 401
41-04-129-008	3128 COLORADO AVE	04/28/21 QC	\$27,500	\$17,500	63.64	\$34,929	\$8,100	\$19,400	\$76,654	0.253	1,056	25.3084	1 STY	59	\$8,100	R-245 401
47-33-376-107	3705 SUNRIDGE DR	08/26/21 WD	\$25,000	\$17,700	70.80	\$35,461	\$9,000	\$16,000	\$75,603	0.212	1,014	32.0713	1 STY	59	\$9,000	R-245 401
41-04-107-002	3002 MONTANA AVE	05/07/21 WD	\$53,000	\$13,600	25.66	\$27,185	\$9,000	\$44,000	\$51,957	0.847	740	84.6852	1 STY	54	\$9,000	R-245 401
41-04-107-007	3022 MONTANA AVE	09/15/20 WD	\$36,900	\$11,800	31.98	\$23,507	\$8,100	\$28,800	\$44,020	0.654	740	65.4248	1 STY	54	\$8,100	R-245 401
41-04-107-008	3026 MONTANA AVE	10/30/20 WD	\$27,000	\$11,900	44.07	\$23,865	\$8,100	\$18,900	\$45,043	0.420	740	41.9600	1 STY	54	\$8,100	R-245 401
41-04-128-044	3205 COLORADO AVE	04/02/21 WD	\$25,000	\$14,200	56.80	\$28,453	\$8,610	\$16,390	\$56,694	0.289	947	28.9094	1 STY	54	\$8,610	R-245 401
41-04-129-012	3144 COLORADO AVE	09/08/21 WD	\$20,000	\$13,300	66.50	\$26,647	\$8,100	\$11,900	\$52,991	0.225	720	22.4565	1 STY	54	\$8,100	R-245 401
47-33-376-114	3830 TWILIGHT DR	12/02/19 MIC	\$49,900	\$16,600	33.27	\$33,224	\$10,268	\$39,632	\$65,589	0.604	1,018	44.3164	1 STY	54	\$10,268	R-245 401
Totals:			\$435,800	\$208,500	47.84	\$416,880	\$312,264	\$838,126		0.373						
			Sale. Ratio =>		19.17	E.C.F. =>		0.390								
			Std. Dev. =>			Ave. E.C.F. =>		0.390								

305

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41-04-103-035	2925 COLORADO AVE	01/24/20	MLC	\$36,900	\$14,800	40.11	\$29,527	\$15,375	\$21,525	\$40,434	0.532	900	\$23.92	245	53.2345	1 STY	42	\$15,375	R-245	401
41-04-102-003	2910 ARIZONA AVE	05/11/21	WD	\$70,000	\$22,200	31.71	\$44,317	\$9,000	\$61,000	\$100,906	0.605	886	\$68.85	245	60.4525	1.25 STY	71	\$9,000	R-245	401
41-04-102-022	2905 WYOMING AVE	06/26/20	WD	\$42,000	\$17,100	40.71	\$34,166	\$10,800	\$31,200	\$66,760	0.467	886	\$35.21	245	46.7346	1.25 STY	63	\$10,800	R-245	401
41-04-129-045	3201 MONTANA AVE	10/07/20	WD	\$41,000	\$17,700	43.17	\$35,396	\$8,100	\$32,900	\$77,989	0.422	907	\$36.27	245	42.1857	1.25 STY	63	\$8,100	R-245	401
327																				
41-04-126-052	3233 ARIZONA AVE	07/03/19	WD	\$22,500	\$17,300	76.89	\$34,676	\$9,000	\$13,500	\$73,360	0.184	886	\$15.24	245	18.4024	1.25 STY	59	\$9,000	R-245	401
41-04-129-055	3237 MONTANA AVE	01/03/20	WD	\$19,000	\$15,400	81.05	\$30,881	\$8,869	\$10,131	\$62,891	0.161	911	\$11.12	245	16.1087	1.25 STY	59	\$8,100	R-245	401
47-33-376-087	3225 MC CLURE AVE	08/20/21	WD	\$85,000	\$27,100	31.88	\$54,254	\$11,543	\$73,457	\$122,031	0.602	1,595	\$46.05	245	60.1951	TRI-LEVEL	69	\$10,451	R-245	401
Totals:				\$126,500	\$59,800		\$119,811		\$97,088	\$258,283			\$28.26		6.0210					
										E.C.F. =>	0.376		Std. Deviation=>	0.15617848						
										Sale. Ratio =>	47.27		Ave. Variance=>	31.2986			Coefficient of Var=>	99.14409201		
										Std. Dev. =>	27.27									

in order

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

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	0.275	0.275
1 STY		0.375	0.375	0.375	0.375	0.350	0.350
2 STORY		0.300	0.300	0.300	0.300	0.275	0.275
1.5 STY		0.300	0.300	0.300	0.300	0.275	0.275
1.25 STY		0.375	0.375	0.375	0.375	0.350	0.350
BI-LEVEL		0.300	0.300	0.300	0.300	0.275	0.275
TRI-LEVEL		0.300	0.300	0.300	0.300	0.275	0.275
ESTATE HOME		0.300	0.300	0.300	0.300	0.275	0.275
DUPLEX		0.300	0.300	0.300	0.300	0.275	0.275
TWO UNIT		0.300	0.300	0.300	0.300	0.275	0.275
THREE UNIT		0.300	0.300	0.300	0.300	0.275	0.275
FOUR UNIT		0.300	0.300	0.300	0.300	0.275	0.275

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

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

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

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

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

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

• 305
• 425

• 275
• 275

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Blg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value	Land Table
41-04-204-030	3325 LEITH ST	10/27/20	WD	\$80,000	\$32,000	40.00	\$63,920	\$15,705	\$64,295	\$120,538	0.533	1,279	\$50.27	250	53.3402	1 STY	70	\$13,744	R-250
41-04-251-042	3613 DAKOTA AVE	01/05/21	WD	\$45,000	\$28,200	62.67	\$56,443	\$12,476	\$32,524	\$109,918	0.296	1,230	\$26.44	250	27.0015	1 STY	70	\$12,476	R-250
41-04-251-009	3414 LEITH ST	07/06/21	WD	\$90,000	\$21,900	24.33	\$43,810	\$12,476	\$77,524	\$78,335	0.990	912	\$85.00	250	98.9647	1 STY	65	\$12,476	R-250
41-04-251-010	3420 LEITH ST	08/10/21	WD	\$33,000	\$20,000	60.61	\$39,913	\$13,032	\$19,968	\$67,203	0.297	896	\$22.29	250	29.7132	1 STY	65	\$12,985	R-250
41-04-251-033	3501 DAKOTA AVE	04/16/21	WD	\$27,500	\$27,400	99.64	\$54,799	\$12,773	\$14,727	\$105,065	0.140	1,199	\$12.28	250	14.0170	1 STY	65	\$12,476	R-250
41-04-276-007	3733 LEITH ST	10/30/20	WD	\$86,000	\$36,100	41.98	\$72,145	\$22,614	\$63,386	\$123,828	0.512	1,256	\$50.47	250	51.1890	1 STY	65	\$21,174	R-250
41-04-277-002	3704 LEITH ST	03/30/21	WD	\$26,400	\$14,100	53.41	\$28,285	\$7,104	\$19,296	\$52,953	0.364	744	\$25.94	250	36.4402	1 STY	65	\$7,071	R-250
47-33-451-030	3702 N AVERILL AVE	09/16/21	WD	\$68,000	\$34,100	50.15	\$68,166	\$25,313	\$42,687	\$107,133	0.398	1,053	\$40.54	250	39.8451	1 STY	65	\$25,054	R-250
41-04-251-039	3525 DAKOTA AVE	09/04/20	WD	\$35,000	\$22,100	63.14	\$44,154	\$12,490	\$22,510	\$90,469	0.249	1,424	\$15.81	250	24.8816	1 STY	60	\$12,476	R-250
Totals:										\$351,272	\$260,098	\$624,984							
										E.C.F. =>		0.416							
										Ave. E.C.F. =>		0.422							
										Sale. Ratio =>									
										Std. Dev. =>									
47-33-453-001	3602 RICHFIELD RD	12/04/20	WD	\$45,000	\$21,700	48.22	\$43,322	\$14,566	\$30,434	\$71,890	0.423	855	\$35.60	250	42.3341	1.25 STY	65	\$14,212	R-250
47-33-451-019	3601 TERM ST	05/17/21	WD	\$100,000	\$32,500	32.50	\$65,083	\$14,426	\$85,574	\$151,215	0.566	1,757	\$48.70	250	56.5910	1.75 STY	65	\$13,858	R-250
47-33-453-011	3820 HUGGINS ST	01/28/20	WD	\$30,000	\$23,700	79.00	\$47,314	\$16,616	\$13,384	\$91,636	0.146	1,189	\$11.26	250	14.6056	2 STORY	65	\$14,697	R-250

[illegible]

(Optional) Gross Rate Multipliers

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

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

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

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

NO Sales

NC

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

MAYBE SEPERATE OUT <>1000

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

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: 255 'R - 255-KATHY'

MAYBE SEPERATE OUT <>1000

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

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

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

1 Sty

80-71 .650

70-61 .625

60-51 .650

50-0 .650

105-71

475

1 1/2

Same

too high

Bizhi

.6

70 →

.450

356880769

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmt.	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	Building Depr.	Land Value
47-33-476-033	3717 IOAL LN	05/01/20	WD	\$82,000	\$28,900	35.24	\$57,863	\$10,200	\$71,800	\$112,148	0.640	959	\$74.87	255	1.4098	1 STY	74	\$10,200
41-04-226-038	3709 CRAIG DR	02/25/21	WD	\$85,000	\$27,700	32.59	\$55,338	\$10,668	\$74,332	\$105,106	0.707	983	\$75.62	255	70.7211	1 STY	70	\$10,657

47-33-476-047	3714 DARCEY LN	10/28/20	WD	\$79,900	\$25,700	32.17	\$51,370	\$10,208	\$69,692	\$96,852	0.720	910	\$76.58	255	9.3447	1 STY	69	\$10,200
41-04-205-020	3611 CRAIG DR	06/12/20	WD	\$39,500	\$21,400	54.18	\$42,891	\$12,000	\$27,500	\$77,228	0.356	940	\$29.26	255	35.6091	1 STY	60	\$12,000
41-04-226-041	3721 CRAIG DR	06/26/21	WD	\$62,500	\$25,200	40.32	\$50,478	\$10,657	\$51,843	\$99,553	0.521	1,008	\$51.43	255	52.0760	1 STY	60	\$10,657
41-04-227-028	3842 CRAIG DR	12/29/20	WD	\$80,000	\$27,100	33.88	\$54,135	\$14,623	\$65,377	\$98,780	0.662	1,021	\$64.03	255	66.1845	1 STY	60	\$13,851
41-04-276-013	3123 N CENTER RD	09/08/21	WD	\$90,000	\$33,400	37.11	\$66,848	\$28,936	\$61,062	\$94,775	0.644	1,188	\$51.40	255	64.4284	1 STY	60	\$28,938
47-33-476-088	3823 DOLPHAINE LN	12/11/20	WD	\$57,400	\$18,800	32.75	\$37,561	\$11,096	\$46,304	\$66,163	0.700	777	\$59.59	255	42.2488	1 STY	60	\$11,096
47-33-478-018	3613 DARCEY LN	05/10/19	WD	\$41,900	\$22,900	54.65	\$45,769	\$10,510	\$31,390	\$88,148	0.356	918	\$34.19	255	45.0933	1 STY	60	\$10,488

Totals: \$451,200 \$174,500 38.67 \$349,052 \$353,168 \$621,497 Ave. E.C.F. => 0.568
Std. Dev. => 9.76 Ave. E.C.F. => 0.566

47-33-476-093	3845 DOLPHAINE LN	12/09/20	WD	\$54,900	\$25,300	46.08	\$50,562	\$28,609	\$26,291	\$54,863	0.479	724	\$36.31	255	20.1677	1 STY	55	\$28,609
47-33-477-007	3702 ALDON LN	05/05/21	WD	\$78,017	\$21,600	27.69	\$43,232	\$10,488	\$67,529	\$81,860	0.825	923	\$73.16	255	54.7568	1 STY	55	\$10,488
47-33-476-002	3728 IOAL LN	05/13/21	WD	\$87,000	\$24,700	28.39	\$49,354	\$12,361	\$74,639	\$92,483	0.807	1,036	\$72.05	255	5.7247	1 STY	55	\$12,361
47-33-476-089	3825 DOLPHAINE LN	02/26/21	WD	\$68,000	\$17,800	26.18	\$35,594	\$11,110	\$56,890	\$61,210	0.929	791	\$71.92	255	92.9423	1 STY	52	\$11,110

Totals: \$287,917 \$89,400 31.05 \$178,742 \$225,349 \$290,435 Ave. E.C.F. => 0.776
Std. Dev. => 9.38 Ave. E.C.F. => 0.760

41-04-226-004	3718 DOLPHAINE LN	05/10/19	WD	\$56,000	\$26,100	46.61	\$52,126	\$12,529	\$43,471	\$98,993	0.439	1,374	\$31.64	255	43.9134	1.25 STY	60	\$11,386
41-04-226-069	3311 N CENTER RD	10/17/19	WD	\$56,500	\$24,400	43.19	\$38,443	\$11,479	\$45,021	\$71,904	0.626	921	\$48.88	255	62.6127	1.25 STY	55	\$11,479

47-33-477-021	3725 DOLPHAINE LN	07/16/21	WD	\$70,000	\$30,300	43.29	\$60,658	\$16,520	\$53,480	\$110,345	0.485	1,958	\$27.31	255	48.4662	2 STORY	47	\$14,202
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47-33-478-012	3606 SHERRY DR	01/24/20	M/C	\$60,000	\$29,100	48.50	\$58,195	\$13,700	\$46,300	\$111,238	0.416	1,246	\$37.16	255	41.6227	BI-LEVEL	79	\$10,488
47-33-478-010	3614 SHERRY DR	02/23/21	WD	\$78,000	\$21,000	26.92	\$41,921	\$10,839	\$67,161	\$77,705	0.864	1,216	\$55.23	255	86.4307	BI-LEVEL	60	\$10,488

41-04-205-002	3320 STARKWEATHER ST	10/02/19	WD	\$52,000	\$33,100	63.65	\$66,264	\$19,739	\$32,261	\$116,313	0.277	1,582	\$20.39	255	27.7365	TRI-LEVEL	60	\$19,739
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47-33-476-035	3725 IOAL LN	07/23/19	WD	\$50,000	\$27,500	55.00	\$54,994	\$10,200	\$39,800	\$111,985	0.355	1,439	\$27.66	255	35.5405	TRI-LEVEL	55	\$10,200
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60.00
Selling in the current 100

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.180	0.180	0.180	0.180	0.180	0.180
1 STY		0.210	0.210	0.210	0.210	0.210	0.210
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		0.210	0.210	0.210	0.210	0.210	0.210
BI-LEVEL		0.180	0.180	0.180	0.180	0.180	0.180
TRI-LEVEL		0.180	0.180	0.180	0.180	0.180	0.180
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: 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: 260 'R - 260-JEN'

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

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

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

.2
:225
.2
:225
.2
Josh
Weg

0.18
.210

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	Building Depr.	Land Value
40-02-376-009	1909 WELCH BLVD	05/24/19	WD	\$40,000	\$21,200	53.00	\$42,451	\$10,087	\$29,913	\$161,820	0.185	1,435	\$20.85	260	#REF!	1.25 STY	74	\$10,076

40-02-379-009	1927 COPEMAN BLVD	07/02/20	LC	\$31,000	\$12,700	40.97	\$29,933	\$7,837	\$23,163	\$110,480	0.210	1,093	\$21.19	260	2.0950	1.25 STY	69	\$2,453
40-02-178-041	2517 WALTER ST	12/17/20	CO	\$25,100	\$14,300	56.97	\$28,669	\$6,732	\$18,368	\$109,685	0.167	1,203	\$15.27	260	16.7461	1.25 STY	68	\$6,732
40-02-179-013	2530 WALTER ST	02/10/21	WD	\$28,500	\$12,500	43.86	\$25,009	\$6,750	\$21,750	\$91,295	0.238	926	\$23.49	260	23.8239	1.25 STY	68	\$6,750
40-02-306-019	2344 COPEMAN BLVD	04/21/21	WD	\$29,500	\$13,000	44.07	\$25,965	\$6,834	\$22,666	\$95,655	0.237	919	\$24.66	260	23.6956	1.25 STY	68	\$6,834
40-02-310-021	2208 COPEMAN BLVD	04/14/20	WD	\$16,000	\$12,600	78.75	\$25,182	\$9,385	\$9,385	\$92,835	0.101	919	\$10.21	260	10.1093	1.25 STY	68	\$6,615
40-02-310-022	2202 COPEMAN BLVD	08/14/20	WD	\$33,000	\$12,600	38.18	\$25,232	\$6,615	\$26,385	\$93,085	0.283	912	\$28.93	260	28.3451	1.25 STY	68	\$6,615
40-02-310-028	2108 COPEMAN BLVD	07/19/19	QC	\$27,500	\$12,400	45.09	\$24,728	\$6,615	\$20,885	\$90,565	0.231	918	\$22.75	260	23.0608	1.25 STY	68	\$6,615
40-02-311-030	2201 COPEMAN BLVD	07/30/20	WD	\$42,000	\$19,700	46.90	\$39,371	\$10,351	\$31,649	\$145,100	0.218	1,427	\$22.18	260	21.8119	1.25 STY	68	\$10,351
40-02-377-003	1701 GREENWAY AVE	09/24/21	WD	\$56,000	\$33,400	41.79	\$46,775	\$15,560	\$40,440	\$156,075	0.259	1,799	\$22.48	260	10.1471	1.25 STY	63	\$15,560

Totals: \$288,600 \$133,200 46.15 \$270,864 \$214,691 \$984,775 E.C.F. => 0.218
Std. Dev. => 12.50 Ave. E.C.F. => 0.216

40-02-378-020	1702 COPEMAN BLVD	08/09/21	WD	\$19,000	\$13,300	70.00	\$26,673	\$7,037	\$11,963	\$98,180	0.122	1,422	\$8.41	260	3.5788	1.25 STY	54	\$6,750
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40-02-377-007	1607 GREENWAY AVE	06/08/21	WD	\$36,000	\$18,600	51.67	\$37,127	\$11,210	\$24,790	\$148,097	0.167	1,534	\$16.16	260	16.7390	2 STORY	63	\$10,192
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40-02-327-044	2201 BROWNELL BLVD	12/21/20	WD	\$40,171	\$20,200	50.29	\$40,489	\$10,540	\$29,631	\$171,137	0.173	1,654	\$17.91	260	17.3142	2 STORY	59	\$10,540
40-02-379-006	2807 COPEMAN BLVD	03/04/20	WD	\$27,000	\$15,900	58.89	\$31,719	\$6,650	\$20,350	\$143,251	0.142	1,668	\$12.20	260	14.2058	2 STORY	59	\$6,650
40-02-380-031	1801 COPEMAN BLVD	07/30/21	WD	\$25,000	\$17,200	68.80	\$34,400	\$13,500	\$11,500	\$119,429	0.0996	1,626	\$7.07	260	6.1344	2 STORY	59	\$13,500
40-02-458-002	1505 WELCH BLVD	03/03/20	WD	\$25,000	\$13,900	55.60	\$27,701	\$9,469	\$15,531	\$104,183	0.149	1,140	\$13.62	260	14.9074	2 STORY	59	\$9,469
40-02-379-010	1921 COPEMAN BLVD	01/29/21	WD	\$35,000	\$11,000	31.43	\$21,909	\$6,615	\$28,385	\$87,394	0.325	1,080	\$26.28	260	32.4792	2 STORY	54	\$6,615
40-02-451-011	1311 GREENWAY AVE	05/13/21	WD	\$20,000	\$14,400	72.00	\$28,749	\$9,235	\$10,765	\$111,509	0.0999	1,473	\$7.31	260	9.6540	2 STORY	54	\$9,235

Totals: \$172,171 \$92,600 53.78 \$184,967 \$116,162 \$736,903 E.C.F. => 0.158
Std. Dev. => 14.59 Ave. E.C.F. => 0.164

High

(Optional) Gross Rate Multipliers

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

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

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

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

Land was too high.
reduced

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value	Land Table	
40-02-427-020	2309 N CHEVROLET AVE	03/22/21	WD	\$20,000	\$10,200	51.00	\$20,327	\$8,092	\$11,908	\$69,914	0.170	910	\$13.09	265	5.3284	1 STY	63	\$8,092	R-265
40-02-255-023	2633 PROCTOR AVE	07/19/19	OC	\$27,500	\$8,400	30.55	\$16,800	\$5,200	\$22,300	\$66,286	0.336	816	\$27.33	265	15.9149	1 STY	59	\$5,200	R-265
40-02-457-016	1905 PROCTOR AVE	03/31/21	CD	\$26,600	\$10,900	40.98	\$21,771	\$6,684	\$19,916	\$86,211	0.231	926	\$21.51	265	3.2520	1.75 STY	59	\$6,684	R-265
40-02-283-022	2517 MT ELLIOTT AVE	01/27/21	WD	\$12,500	\$8,400	67.20	\$16,855	\$8,119	\$4,381	\$49,920	0.088	960	\$4.56	265	8.7760	1.75 STY	44	\$8,119	R-265
40-02-182-008	1601 W RANKIN ST	07/08/21	CD	\$15,000	\$10,800	72.00	\$21,639	\$7,411	\$7,589	\$81,303	0.093	1,166	\$6.51	265	9.3342	2 STORY	59	\$7,411	R-265
40-02-427-014	2218 MILBOURNE AVE	05/09/21	WD	\$32,000	\$10,700	33.44	\$21,395	\$6,500	\$25,500	\$85,114	0.300	1,276	\$19.98	265	29.9597	2 STORY	59	\$6,500	R-265
40-02-481-030	914 STOCKDALE ST	01/17/20	WD	\$20,000	\$15,600	78.00	\$31,180	\$9,379	\$10,621	\$124,577	0.085	1,838	\$5.78	265	8.5256	2 STORY	54	\$9,379	R-265
40-02-481-030	914 STOCKDALE ST	10/22/20	WD	\$28,500	\$15,600	54.74	\$31,180	\$9,379	\$19,121	\$124,577	0.153	1,838	\$10.40	265	15.3487	2 STORY	54	\$9,379	R-265
40-02-481-013	909 W PATERSON ST	02/04/20	WD	\$17,000	\$11,000	64.71	\$21,981	\$6,942	\$10,058	\$85,937	0.117	1,310	\$7.68	265	11.7039	TWO UNIT	59	\$6,942	R-265
40-02-481-013	909 W PATERSON ST	01/08/21	WD	\$24,000	\$11,000	45.83	\$21,981	\$6,942	\$17,058	\$85,937	0.198	1,310	\$13.02	265	19.8494	TWO UNIT	59	\$6,942	R-265
Totals:				\$223,100	\$112,600		\$225,109	\$148,452	\$859,777			\$12.99							
				Sale. Ratio =>		50.47	E.C.F. =>		0.173	Std. Deviation=>		0.089067	Coefficient of Var=>		72.20078516				
				Std. Dev. =>		16.35	Ave. E.C.F. =>		0.177	Ave. Variance=>		12.7993							

209

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

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

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

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

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

.200

(Optional) Gross Rate Multipliers

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

NC

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value	Land Table		
40-01-358-004	413 W PATERSON ST	11/25/19	WD	\$9,828	\$12,400	126.17	\$24,771	\$7,500	\$2,328	\$86,355	0.027	1,283	\$1.81	270	7.7117	1STY	59	\$7,500	R-270	
40-01-304-006	409 W DAYTON ST	07/09/21	WD	\$21,100	\$10,200	48.34	\$20,474	\$6,915	\$14,185	\$67,795	0.209	810	\$17.51	270	7.2499	1.25 STY	59	\$6,915	R-270	
40-01-156-025	320 W RANKIN ST	12/23/19	WD	\$20,000	\$10,100	50.50	\$20,126	\$7,500	\$12,500	\$63,130	0.198	992	\$12.60	270	19.8004	1.25 STY	49	\$7,500	R-270	
40-01-156-025	320 W RANKIN ST	09/24/20	WD	\$21,000	\$10,100	48.10	\$20,126	\$7,500	\$13,500	\$63,130	0.214	992	\$13.61	270	21.3844	1.25 STY	49	\$7,500	R-270	
40-01-160-012	321 W BAKER ST	09/27/21	QC	\$10,000	\$9,800	98.00	\$19,571	\$7,500	\$2,500	\$60,355	0.041	1,128	\$2.22	270	11.0007	1.25 STY	40	\$7,500	R-270	
40-01-358-034	410 GRACE ST	03/19/20	QC	\$38,000	\$15,500	40.79	\$30,900	\$11,250	\$26,750	\$98,250	0.272	1,365	\$19.60	270	15.5992	1.75 STY	59	\$11,250	R-270	
40-01-377-043	223 ODETTE ST	07/13/21	WD	\$26,900	\$15,200	56.51	\$30,356	\$8,485	\$18,415	\$109,355	0.168	1,634	\$11.27	270	6.4321	2 STORY	60	\$8,485	R-270	
40-01-331-019	230 W WITHERBEE ST	10/04/19	LC	\$24,000	\$13,900	57.92	\$27,742	\$6,000	\$18,000	\$108,710	0.166	1,512	\$11.90	270	16.5578	2 STORY	59	\$6,000	R-270	
40-01-351-014	501 W WITHERBEE ST	12/23/19	WD	\$20,000	\$12,400	62.00	\$24,863	\$8,250	\$11,750	\$83,065	0.141	1,274	\$9.22	270	14.1455	2 STORY	59	\$8,250	R-270	
40-01-351-014	501 W WITHERBEE ST	09/10/20	WD	\$22,000	\$5,000	22.73	\$18,146	\$1,533	\$20,467	\$83,065	0.246	1,274	\$16.07	270	24.6397	2 STORY	59	\$1,533	R-270	
40-01-359-008	523 GRACE ST	07/23/21	QC	\$22,000	\$11,900	54.09	\$23,830	\$7,866	\$14,134	\$79,820	0.177	1,144	\$12.35	270	2.7786	2 STORY	59	\$7,866	R-270	
40-01-376-009	209 W WITHERBEE ST	07/12/19	LC	\$19,500	\$10,200	52.31	\$20,328	\$6,000	\$13,500	\$71,640	0.188	1,092	\$12.36	270	18.8442	2 STORY	59	\$6,000	R-270	
40-01-380-048	210 STOCKDALE ST	04/29/19	WD	\$33,000	\$26,100	79.09	\$52,137	\$12,237	\$20,763	\$199,500	0.104	3,563	\$5.83	270	9.5674	2 STORY	59	\$12,237	R-270	
40-01-378-029	134 W PATERSON ST	06/23/21	WD	\$11,000	\$15,100	137.27	\$30,221	\$9,000	\$2,000	\$106,105	0.019	1,736	\$1.15	270	5.7800	2 STORY	49	\$9,000	R-270	
40-01-377-037	2013 M L KING AVE	01/21/21	WD	\$12,500	\$20,200	161.60	\$40,437	\$7,425	\$5,075	\$165,060	0.031	2,366	\$2.14	270	12.0682	FOUR UNIT	59	\$7,425	R-270	
40-01-159-009	515 W BAKER ST	09/08/20	WD	\$41,000	\$20,500	50.00	\$41,042	\$7,500	\$33,500	\$167,710	0.200	1,897	\$17.66	270	19.9750	THREE UNIT	59	\$7,500	R-270	
40-01-159-009	515 W BAKER ST	09/08/20	WD	\$27,000	\$20,500	75.93	\$41,042	\$7,500	\$19,500	\$167,710	0.116	1,897	\$10.28	270	11.6272	THREE UNIT	59	\$7,500	R-270	
40-01-380-002	231 GRACE ST	05/13/20	M/LC	\$65,000	\$24,400	37.54	\$48,754	\$9,000	\$56,000	\$198,770	0.282	3,216	\$17.41	270	13.0304	THREE UNIT	59	\$9,000	R-270	
40-01-360-017	418 STOCKDALE ST	02/24/21	WD	\$18,000	\$16,900	93.89	\$33,874	\$8,136	\$9,864	\$128,690	0.077	2,160	\$4.57	270	7.6649	TWO UNIT	54	\$8,136	R-270	
Totals:				\$461,828	\$280,400	60.72	\$568,740		\$314,731	\$2,108,215	0.149		\$10.50							
				Sale. Ratio =>		36.78	E.C.F. =>		0.151	Std. Dev. =>		36.78	Ave. E.C.F. =>		0.151	Ave. Variance=>		12.9399	Coefficient of Var=>	85.45192725

202

(Optional) Gross Rate Multipliers

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

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

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

225 too high

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

Sales are separate N/c

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value	Land Table	
41-05-454-043	2221 AMOS DR	09/28/21	WD	\$24,000 ●	\$11,700	48.75	\$23,429	\$13,561	\$10,439	\$49,340	0.212	740	\$14.11	280	19.3461	1 STY	63	\$13,561	R-280
41-05-482-003	2610 BENNETT AVE	11/03/20	QC	\$14,000	\$7,500	53.57	\$14,938	\$4,452	\$9,548	\$52,430	0.182	696	\$13.72	280	9.9001	1 STY	63	\$4,452	R-280
41-05-429-008	2412 ADAIR ST	06/29/20	WD	\$22,900	\$13,200	57.64	\$26,348	\$13,629	\$9,271	\$63,595	0.146	874	\$10.61	280	14.5782	1 STY	59	\$13,629	R-280
41-05-432-055	2705 WOODROW AVE	07/10/20	WD	\$14,000	\$9,300	66.43	\$18,612	\$4,501	\$9,499	\$70,555	0.135	916	\$10.37	280	13.4633	1 STY	59	\$4,501	R-280
41-05-477-002	2506 WOODROW AVE	04/10/20	WD	\$12,000	\$7,500	62.50	\$15,091	\$4,512	\$7,488	\$52,895	0.142	768	\$9.75	280	8.9882	1 STY	59	\$4,512	R-280
41-05-478-016	2309 TORRANCE ST	09/11/20	WD	\$21,000	\$8,100	38.57	\$16,268	\$4,600	\$16,400	\$58,340	0.281	746	\$21.98	280	6.4432	1 STY	59	\$4,600	R-280
41-05-478-003	2614 WOODROW AVE	02/22/21	WD	\$24,000 ●	\$6,700	27.92	\$13,398	\$2,445	\$21,555	\$54,765	0.394	858	\$25.12	280	39.3591	1 STY	49	\$2,445	R-280
41-05-452-022	2113 ARLINGTON AVE	12/04/20	MLC	\$25,000	\$12,700	50.80	\$25,321	\$7,607	\$17,393	\$88,570	0.196	1,096	\$15.87	280	19.6376	1.25 STY	63	\$7,607	R-280
41-05-485-026	2621 DAVISON RD	08/20/21	QC	\$39,000 ●	\$7,900	20.26	\$15,886	\$4,600	\$34,400	\$56,430	0.610	900	\$38.22	280	39.2926	1.25 STY	49	\$4,600	R-280
41-05-478-025	2212 HOFF ST	06/07/19	WD	\$16,200	\$16,100	99.38	\$32,218	\$14,605	\$1,595	\$88,065	0.018	1,170	\$1.36	280	1.8112	1.5 STY	59	\$14,605	R-280
Totals:				\$212,100	\$100,700		\$201,509	\$137,588	\$634,985				\$16.11						
					Sale. Ratio =>	47.48			E.C.F. =>	0.217			Std. Deviaton=>	0.16536901					
					Std. Dev. =>	22.05			Ave. E.C.F. =>	0.231			Ave. Variance=>	17.2819			Coefficient of Var=>	74.66963234	

High
Low 200

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.400	0.400	0.400	0.325	0.325	0.325
1 STY		0.400	0.400	0.400	0.325	0.325	0.325
2 STORY		0.400	0.400	0.400	0.325	0.325	0.325
1.5 STY		0.400	0.400	0.400	0.325	0.325	0.325
1.25 STY		0.400	0.400	0.400	0.325	0.325	0.325
BI-LEVEL		0.400	0.400	0.400	0.325	0.325	0.325
TRI-LEVEL		0.400	0.400	0.400	0.325	0.325	0.325
ESTATE HOME		0.400	0.400	0.400	0.325	0.325	0.325
DUPLEX		0.400	0.400	0.400	0.325	0.325	0.325
TWO UNIT		0.400	0.400	0.400	0.325	0.325	0.325
THREE UNIT		0.400	0.400	0.400	0.325	0.325	0.325
FOUR UNIT		0.400	0.400	0.400	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: 285 'R - 285-KATHY'

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

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

1 Stry 100-70 625 2 Stry
 .400 .4 .4

605.75 →
 .325

50 325 →
 .3

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value	Land Table	Property Class	
41-04-177-019	3208 LEITH ST	03/05/21	WD	\$70,000	\$23,100	33.00	\$46,153	\$13,233	\$56,767	\$101,292	0.560	1,088	\$52.18	285	34.1521	1 STY	80	\$13,233	R-285	401
41-04-177-043	3231 DAKOTA AVE	02/19/21	WD	\$71,400	\$16,600	23.25	\$33,293	\$13,233	\$58,167	\$61,723	0.942	858	\$67.79	285	52.5455	1 STY	70	\$13,233	R-285	401
41-04-328-017	3156 DELAWARE AVE	11/17/20	WD	\$60,000	\$22,400	37.33	\$44,868	\$9,355	\$50,645	\$109,271	0.463	1,294	\$39.14	285	18.7876	1 STY	69	\$9,355	R-285	401
41-04-176-026	3243 LEITH ST	08/09/19	LC	\$24,000	\$19,500	81.25	\$39,008	\$14,780	\$9,220	\$74,548	0.124	974	\$9.47	285	12.3679	1 STY	64	\$14,086	R-285	401
41-04-177-005	2910 BRANCH RD	06/28/19	WD	\$42,900	\$19,900	46.39	\$39,767	\$9,651	\$33,249	\$92,665	0.359	900	\$36.94	285	35.8810	1 STY	64	\$9,651	R-285	401
41-04-178-032	3131 MARYLAND AVE	10/23/19	WD	\$21,000	\$16,100	76.67	\$32,224	\$8,013	\$12,987	\$74,495	0.174	1,154	\$11.25	285	4.4573	1 STY	64	\$7,378	R-285	401
41-04-330-030	3151 RISEDORPH AVE	08/08/19	WD	\$26,500	\$15,100	56.98	\$30,107	\$7,654	\$18,846	\$69,086	0.273	792	\$23.80	285	11.6004	1 STY	64	\$7,654	R-285	401
41-04-331-001	3202 BEECHWOOD AVE	01/04/21	WD	\$35,000	\$17,200	49.14	\$34,430	\$9,355	\$25,645	\$77,154	0.332	1,036	\$24.75	285	17.5602	1 STY	64	\$9,355	R-285	401
41-04-376-024	2212 BRANCH RD	10/14/20	WD	\$42,000	\$22,200	52.86	\$44,430	\$18,426	\$23,574	\$80,012	0.295	896	\$26.31	285	12.8904	1 STY	64	\$18,426	R-285	401
41-04-379-017	3127 HOLLY AVE	06/17/21	QC	\$20,000	\$17,400	87.00	\$34,726	\$8,800	\$11,200	\$79,772	0.140	758	\$14.78	285	12.5254	1 STY	64	\$8,800	R-285	401
41-04-384-026	3223 CHURCHILL AVE	08/26/20	WD	\$41,000	\$20,400	49.76	\$40,876	\$14,400	\$26,600	\$81,465	0.327	915	\$29.07	285	19.3368	1 STY	64	\$14,400	R-285	401
41-04-457-019	3319 CHURCHILL AVE	07/27/21	WD	\$27,200	\$17,100	62.87	\$34,104	\$8,000	\$19,200	\$80,320	0.239	1,008	\$19.05	285	10.5890	1 STY	64	\$8,000	R-285	401
41-04-460-013	3501 DAVISON RD	10/08/20	WD	\$35,000	\$14,100	40.29	\$28,167	\$8,000	\$27,000	\$62,052	0.435	780	\$34.62	285	22.2411	1 STY	64	\$8,000	R-285	401
41-04-460-023	3609 DAVISON RD	03/20/20	WD	\$20,000	\$17,300	86.50	\$34,587	\$7,200	\$12,800	\$84,268	0.152	1,093	\$11.71	285	6.0809	1 STY	64	\$7,200	R-285	401
41-04-155-015	2917 OKLAHOMA AVE	05/20/21	WD	\$55,000	\$12,300	22.36	\$25,999	\$3,458	\$51,542	\$69,357	0.743	945	\$54.54	285	74.3141	1 STY	60	\$3,458	R-285	401
41-04-159-033	2801 BRANCH RD	01/15/21	MLC	\$24,900	\$13,900	55.82	\$27,706	\$8,809	\$16,091	\$58,145	0.277	720	\$22.35	285	27.6741	1 STY	60	\$8,809	R-285	401
41-04-159-035	3018 DAKOTA AVE	01/17/20	WD	\$30,000	\$16,900	56.33	\$33,769	\$9,837	\$20,163	\$73,637	0.274	960	\$21.00	285	27.3816	1 STY	60	\$9,837	R-285	401
41-04-159-035	3018 DAKOTA AVE	11/30/20	WD	\$25,500	\$16,900	66.27	\$33,769	\$9,837	\$15,663	\$73,637	0.213	960	\$16.32	285	21.2706	1 STY	60	\$9,837	R-285	401
41-04-159-035	3018 DAKOTA AVE	11/30/20	WD	\$25,500	\$16,900	66.27	\$33,769	\$9,837	\$15,663	\$73,637	0.213	960	\$16.32	285	21.2706	1 STY	60	\$9,837	R-285	401
41-04-177-040	3213 DAKOTA AVE	03/19/21	WD	\$40,000	\$14,400	36.00	\$28,773	\$13,233	\$26,767	\$47,815	0.560	704	\$38.02	285	55.9799	1 STY	60	\$13,233	R-285	401
41-04-178-017	3232 DAKOTA AVE	08/07/20	WD	\$17,000	\$16,700	98.24	\$33,444	\$13,406	\$3,594	\$61,655	0.058	754	\$4.77	285	5.8292	1 STY	60	\$13,406	R-285	401
41-04-178-028	3115 MARYLAND AVE	08/02/19	WD	\$17,000	\$11,100	65.29	\$22,127	\$7,378	\$9,622	\$45,382	0.212	720	\$13.36	285	21.2025	1 STY	60	\$7,378	R-285	401
41-04-179-012	3140 MARYLAND AVE	11/26/19	MLC	\$39,900	\$14,200	35.59	\$28,335	\$8,169	\$31,731	\$62,049	0.511	720	\$44.07	285	51.1384	1 STY	60	\$8,169	R-285	401
41-04-180-006	3222 MARYLAND AVE	05/20/21	WD	\$30,500	\$11,500	37.70	\$22,967	\$8,075	\$22,425	\$45,822	0.489	720	\$31.15	285	48.9399	1 STY	60	\$8,075	R-285	401
41-04-333-022	3201 WOODROW AVE	10/15/20	WD	\$27,500	\$23,400	85.09	\$46,843	\$17,008	\$10,492	\$91,800	0.114	1,038	\$10.11	285	11.4292	1 STY	60	\$17,008	R-285	401
41-04-334-002	3112 WOODROW AVE	05/01/19	QC	\$15,000	\$12,800	85.33	\$25,584	\$7,654	\$7,346	\$55,169	0.133	735	\$9.99	285	13.3154	1 STY	60	\$7,654	R-285	401
41-04-376-012	3138 WHITTIER ST	09/18/19	WD	\$17,000	\$11,200	65.88	\$22,407	\$7,378	\$9,622	\$46,243	0.208	576	\$16.70	285	20.8074	1 STY	60	\$7,378	R-285	401
41-04-376-029	3134 WHITTIER ST	04/10/20	WD	\$18,500	\$14,900	80.54	\$29,887	\$14,756	\$3,744	\$46,557	0.080	580	\$6.46	285	8.0418	1 STY	60	\$14,756	R-285	401
41-04-379-008	3120 BENNETT AVE	01/25/21	WD	\$20,500	\$12,300	60.00	\$24,637	\$7,200	\$13,300	\$53,652	0.248	730	\$18.22	285	24.7892	1 STY	60	\$7,200	R-285	401
41-04-379-016	3123 HOLLY AVE	07/25/19	WD	\$23,920	\$9,300	38.88	\$28,761	\$2,250	\$21,670	\$81,572	0.266	949	\$22.83	285	26.5654	1 STY	60	\$2,250	R-285	401
41-04-384-009	3236 DALE AVE	09/09/21	WD	\$33,000	\$13,700	41.52	\$27,441	\$7,200	\$25,800	\$62,280	0.414	840	\$30.71	285	1.8550	1 STY	60	\$7,200	R-285	401
41-04-458-024	3609 CHURCHILL AVE	05/01/20	MLC	\$17,000	\$12,700	74.71	\$25,338	\$7,200	\$9,800	\$55,809	0.176	719	\$13.63	285	44.7384	1 STY	60	\$7,200	R-285	401
41-04-458-026	3617 CHURCHILL AVE	10/16/20	WD	\$60,000	\$19,800	33.00	\$39,507	\$16,251	\$43,749	\$71,557	0.611	864	\$50.64	285	1.1595	1 STY	60	\$16,251	R-285	401
41-04-459-028	3421 DAVISON RD	04/30/19	WD	\$23,000	\$18,700	81.30	\$37,416	\$8,000	\$15,000	\$90,511	0.166	988	\$15.18	285	28.3464	1 STY	60	\$8,000	R-285	401
41-04-460-025	3617 DAVISON RD	03/18/21	WD	\$27,000	\$12,300	45.56	\$24,597	\$7,200	\$19,800	\$53,529	0.370	836	\$23.68	285	9.4285	1 STY	60	\$7,200	R-285	401
Totals:				\$982,320	\$524,600	53.40	\$1,060,370	\$664,550	\$2,284,923	E.C.F. => 0.291										
				Sale, Ratio =>		19.63														
				Std. Dev. =>		19.63														
				Ave. E.C.F. =>		0.292														

2020 Low 300

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41-04-177-012	3138 LEITH ST	08/08/19	WD	\$23,500	\$13,900	59.15	\$27,727	\$13,233	\$10,267	\$44,597	0.230	740	\$13.87	285	23,0218	1 STY	55	\$13,233	R-285	401
41-04-377-025	3211 BENNETT AVE	01/07/20	WD	\$18,000	\$17,900	99.44	\$35,717	\$14,400	\$3,600	\$65,591	0.065	760	\$4.74	285	5,4886	1 STY	55	\$14,400	R-285	401
41-04-380-014	3213 HOLLY AVE	08/20/21	WD	\$20,000	\$11,100	55.50	\$22,294	\$7,200	\$12,800	\$46,443	0.216	799	\$16.02	285	27,5606	1 STY	55	\$7,200	R-285	401
41-04-380-015	3217 HOLLY AVE	09/21/21	WD	\$14,000	\$12,400	88.57	\$24,889	\$7,200	\$6,800	\$54,428	0.125	786	\$8.65	285	12,4936	1 STY	55	\$7,200	R-285	401
41-04-458-019	3521 CHURCHILL AVE	01/29/20	WD	\$11,710	\$8,800	75.15	\$21,484	\$2,600	\$9,110	\$58,105	0.157	1,035	\$8.80	285	15,6786	1 STY	55	\$2,600	R-285	401
41-04-458-019	3521 CHURCHILL AVE	09/23/20	WD	\$32,500	\$12,600	38.77	\$25,284	\$6,400	\$26,100	\$58,105	0.449	1,035	\$25.22	285	44,9190	1 STY	55	\$6,400	R-285	401
41-04-333-019	2415 N AVERILL AVE	06/29/21	WD	\$53,500	\$16,500	30.84	\$32,986	\$10,612	\$42,888	\$68,843	0.632	878	\$48.85	285	62,2982	1 STY	50	\$10,612	R-285	401
41-04-381-008	3124 HOLLY AVE	12/03/19	WD	\$59,000	\$6,900	11.69	\$16,212	\$4,044	\$54,956	\$37,440	1.768	640	\$85.87	285	146,7842	1 STY	50	\$2,925	R-285	401

Totals: \$332,210 \$100,100 43.11 E.C.F. => 0.384
Std. Dev. => 29.77 Ave. E.C.F. => 0.423

41-04-328-030	3120 DELAWARE AVE	02/06/20	WD	\$30,000	\$18,600	62.00	\$37,121	\$15,307	\$14,693	\$67,120	0.219	890	\$16.51	285	21,8906	1.25 STY	64	\$15,307	R-285	401
41-04-331-015	3217 RISEDORPH AVE	03/25/21	WD	\$36,000	\$13,900	38.61	\$27,777	\$8,504	\$27,496	\$59,302	0.464	939	\$29.28	285	46,3664	1.25 STY	64	\$8,504	R-285	401
41-04-458-027	3525 CHURCHILL AVE	09/09/19	WD	\$30,000	\$25,200	84.00	\$50,477	\$17,169	\$12,831	\$102,486	0.136	960	\$13.37	285	12,5197	1.25 STY	64	\$14,400	R-285	401
41-04-460-024	3613 DAVISON RD	03/18/21	WD	\$27,000	\$11,700	43.33	\$23,462	\$7,200	\$19,800	\$50,037	0.396	768	\$25.78	285	39,5708	1.25 STY	55	\$7,200	R-285	401

Totals: \$123,000 \$69,400 56.42 E.C.F. => 0.268
Std. Dev. => 20.65 Ave. E.C.F. => 0.301

41-04-332-009	3128 RISEDORPH AVE	11/25/19	WD	\$64,000	\$21,900	34.22	\$43,865	\$7,654	\$56,346	\$111,418	0.506	1,610	\$35.00	285	50,5715	2 STORY	60	\$7,654	R-285	401
41-04-457-021	3323 CHURCHILL AVE	04/07/21	WD	\$55,000	\$19,500	35.45	\$39,083	\$8,000	\$47,000	\$95,640	0.491	1,435	\$32.75	285	49,1426	2 STORY	60	\$8,000	R-285	401

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

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

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

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

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

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

100-71 1.54

70-61 0.350

61-50 0.425

0.450 too high

0.350

0.300

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value	Land Table	Property Class	
41-04-434-016	3813 WHITTIER ST	07/13/21	WD	\$60,000	\$23,700	39.50	\$47,427	\$16,000	\$44,000	\$114,280	0.385	954	\$46.12	290	12.9055	1STY	80	\$16,000	R-290	401
41-04-476-079	3825 HOLLY AVE	09/15/21	WD	\$107,000	\$24,200	22.62	\$48,482	\$16,249	\$90,751	\$117,211	0.774	906	\$100.17	290	4.6962	1STY	80	\$16,249	R-290	401
41-04-277-050	2826 RIEGLE AVE	08/29/19	WD	\$62,000	\$29,700	47.90	\$59,464	\$19,358	\$42,642	\$145,840	0.292	1,021	\$41.76	290	29.2389	1STY	76	\$19,358	R-290	401
41-04-277-061	2926 N DEXTER ST	11/24/20	WD	\$90,000	\$29,200	32.44	\$58,458	\$22,825	\$67,175	\$129,575	0.518	1,056	\$63.61	290	51.8427	1STY	76	\$22,825	R-290	401
41-04-277-094	3743 DAKOTA AVE	11/12/19	LC	\$55,000	\$28,200	51.27	\$56,312	\$19,526	\$35,474	\$133,767	0.265	1,014	\$34.98	290	26.5192	1STY	76	\$19,526	R-290	401
41-04-278-020	3719 MARYLAND AVE	08/01/19	LC	\$55,000	\$28,400	51.64	\$56,752	\$18,604	\$36,396	\$138,720	0.262	1,027	\$35.44	290	26.2370	1STY	76	\$18,604	R-290	401
41-04-279-001	3702 MARYLAND AVE	07/16/21	WD	\$120,000	\$30,400	25.33	\$60,846	\$23,507	\$96,493	\$135,778	0.711	1,027	\$93.86	290	71.0666	1STY	76	\$23,507	R-290	401
41-04-279-010	3736 MARYLAND AVE	02/19/21	WD	\$49,900 \$27,900	\$27,900	65.35	\$55,753	\$17,501	\$26,399	\$139,098	0.190	1,108	\$23.83	290	18.9787	1STY	76	\$17,501	R-290	401
41-04-427-004	3710 DELAWARE AVE	07/23/21	WD	\$103,000	\$24,400	23.69	\$48,966	\$16,000	\$87,000	\$119,622	0.727	954	\$91.19	290	72.7292	1STY	76	\$16,000	R-290	401
41-04-427-017	3709 BEECHWOOD	06/25/21	WD	\$115,000	\$25,200	21.91	\$50,428	\$16,000	\$99,000	\$125,193	0.791	954	\$103.77	290	79.0781	1STY	76	\$16,000	R-290	401
41-04-427-021	3725 BEECHWOOD AVE	08/21/20	WD	\$59,900	\$22,600	37.73	\$45,129	\$16,000	\$43,900	\$105,924	0.414	954	\$46.02	290	41.4450	1STY	76	\$16,000	R-290	401
41-04-428-012	3842 DELAWARE AVE	07/16/21	WD	\$120,000	\$29,500	24.58	\$58,951	\$24,824	\$95,176	\$124,098	0.767	956	\$99.56	290	76.6941	1STY	76	\$20,336	R-290	401
41-04-428-022	3829 BEECHWOOD AVE	06/01/21	WD	\$109,000	\$24,900	22.84	\$49,762	\$16,000	\$93,000	\$122,771	0.758	954	\$97.48	290	75.7508	1STY	76	\$16,000	R-290	401
41-04-429-003	3710 BEECHWOOD AVE	05/13/21	WD	\$40,000	\$21,900	54.75	\$43,818	\$16,000	\$24,000	\$101,156	0.237	954	\$25.16	290	23.7256	1STY	76	\$16,000	R-290	401
41-04-429-004	3714 BEECHWOOD AVE	09/24/21	WD	\$111,000	\$23,700	21.35	\$47,461	\$16,000	\$95,000	\$114,404	0.830	954	\$99.58	290	83.0393	1STY	76	\$16,000	R-290	401
41-04-429-017	3709 RISEDORPH AVE	07/10/20	WD	\$34,900	\$23,300	66.76	\$46,609	\$16,000	\$18,900	\$111,305	0.170	954	\$19.81	290	16.9803	1STY	76	\$16,000	R-290	401
41-04-429-022	3729 RISEDORPH AVE	09/08/21	WD	\$105,000	\$25,100	23.90	\$50,146	\$16,000	\$89,000	\$124,167	0.717	954	\$93.29	290	71.6775	1STY	76	\$16,000	R-290	401
41-04-429-026	3741 RISEDORPH AVE	06/09/21	WD	\$120,000	\$23,100	20.92	\$50,122	\$16,919	\$103,081	\$120,738	0.854	954	\$108.05	290	85.3756	1STY	76	\$16,000	R-290	401
41-04-430-004	3814 BEECHWOOD AVE	08/27/21	WD	\$115,000	\$24,900	21.65	\$49,846	\$16,000	\$99,000	\$123,076	0.804	954	\$103.77	290	80.4379	1STY	76	\$16,000	R-290	401
41-04-431-013	3746 RISEDORPH AVE	09/02/20	WD	\$39,900	\$24,600	61.65	\$49,104	\$17,920	\$21,980	\$113,396	0.194	954	\$23.04	290	19.3833	1STY	76	\$17,920	R-290	401
41-04-431-018	3713 WOODROW AVE	10/01/19	QC	\$35,000	\$24,800	70.86	\$49,669	\$16,000	\$19,000	\$122,433	0.155	954	\$19.92	290	15.5187	1STY	76	\$16,000	R-290	401
41-04-431-019	3717 WOODROW AVE	07/19/21	WD	\$60,000	\$22,800	38.00	\$45,589	\$16,000	\$44,000	\$107,596	0.409	954	\$46.12	290	40.8936	1STY	76	\$16,000	R-290	401
41-04-432-003	3810 RISEDORPH AVE	10/01/20	WD	\$40,000	\$23,300	58.25	\$46,695	\$16,000	\$24,000	\$111,618	0.215	954	\$25.16	290	21.5019	1STY	76	\$16,000	R-290	401
41-04-432-004	3814 RISEDORPH AVE	11/08/19	WD	\$36,500	\$22,800	62.47	\$45,522	\$16,000	\$20,500	\$107,353	0.191	954	\$21.49	290	19.0959	1STY	76	\$16,000	R-290	401
41-04-432-023	3833 WOODROW AVE	11/01/19	WD	\$45,000	\$23,800	52.89	\$47,573	\$16,000	\$29,000	\$114,811	0.253	954	\$30.40	290	25.2589	1STY	76	\$16,000	R-290	401
41-04-433-019	3717 WHITTIER ST	05/26/21	WD	\$40,000	\$23,800	59.50	\$47,624	\$16,000	\$24,000	\$114,996	0.209	954	\$25.16	290	20.8702	1STY	76	\$16,000	R-290	401
41-04-434-009	3834 WOODROW AVE	05/27/21	WD	\$65,000	\$25,800	39.69	\$51,657	\$16,459	\$48,541	\$127,993	0.379	954	\$50.88	290	37.9248	1STY	76	\$16,000	R-290	401
41-04-476-001	3702 WHITTIER ST	03/13/20	M/LC	\$80,000	\$28,100	35.13	\$56,127	\$19,667	\$60,333	\$132,582	0.455	1,094	\$55.15	290	12.4908	1STY	76	\$19,667	R-290	401
41-04-476-006	3718 WHITTIER ST	05/17/21	WD	\$95,000	\$28,000	29.47	\$55,983	\$16,482	\$78,518	\$143,640	0.547	1,383	\$56.77	290	21.6476	1STY	76	\$16,000	R-290	401
41-04-476-008	3726 WHITTIER ST	09/10/20	WD	\$52,500	\$23,100	44.00	\$46,192	\$16,000	\$36,500	\$109,789	0.332	954	\$38.26	290	0.2301	1STY	76	\$16,000	R-290	401
41-04-476-016	3806 WHITTIER ST	07/20/20	WD	\$46,900	\$24,600	52.45	\$49,198	\$16,000	\$30,900	\$120,720	0.256	954	\$32.39	290	7.4190	1STY	76	\$16,000	R-290	401
41-04-476-026	3838 WHITTIER ST	09/08/21	WD	\$106,500	\$24,400	22.91	\$48,792	\$16,000	\$90,500	\$119,244	0.759	954	\$94.86	290	42.8796	1STY	76	\$16,000	R-290	401
41-04-476-028	3701 BENNETT AVE	01/30/20	WD	\$37,900	\$28,900	76.25	\$57,791	\$17,428	\$17,428	\$135,705	0.128	1,021	\$17.07	290	20.1730	1STY	76	\$19,921	R-290	401
41-04-476-038	3745 BENNETT AVE	10/17/19	WD	\$32,500	\$28,100	86.46	\$56,273	\$21,509	\$10,991	\$126,415	0.087	1,021	\$10.76	290	24.3211	1STY	76	\$21,509	R-290	401
41-04-476-044	3718 BENNETT AVE	10/01/19	WD	\$56,500	\$31,200	53.33	\$62,339	\$19,125	\$39,375	\$157,142	0.251	1,207	\$32.62	290	7.9585	1STY	76	\$19,125	R-290	401
41-04-476-061	3802 BENNETT AVE	09/30/21	WD	\$100,000	\$37,400	37.40	\$74,865	\$31,370	\$68,630	\$158,164	0.434	1,491	\$46.03	290	10.7562	1STY	76	\$30,358	R-290	401
41-04-476-076	3813 HOLLY AVE	11/21/19	WD	\$42,000	\$23,600	56.19	\$47,252	\$19,000	\$23,000	\$102,735	0.224	906	\$24.32	290	10.2472	1STY	76	\$16,933	R-290	401
41-04-477-005	3718 HOLLY AVE	06/30/21	WD	\$102,000	\$22,700	22.25	\$45,449	\$15,984	\$86,016	\$107,145	0.803	912	\$95.82	290	39.1766	1STY	76	\$15,984	R-290	401
41-04-477-009	3730 HOLLY AVE	09/09/21	WD	\$93,000	\$24,700	26.56	\$49,493	\$15,960	\$77,040	\$121,938	0.632	904	\$85.22	290	22.0765	1STY	76	\$15,960	R-290	401
41-04-477-012	3738 HOLLY AVE	06/02/20	WD	\$32,000	\$21,600	67.50	\$43,295	\$15,950	\$16,050	\$99,436	0.161	906	\$17.72	290	24.9620	1STY	76	\$15,950	R-290	401
41-04-478-006	3818 HOLLY AVE	05/31/21	WD	\$85,000	\$22,500	26.47	\$44,954	\$16,009	\$68,991	\$105,255	0.655	906	\$76.15	290	24.4438	1STY	76	\$16,009	R-290	401
41-04-434-008	3830 WOODROW AVE	08/31/21	WD	\$124,000	\$23,000	20.16	\$50,050	\$16,000	\$108,000	\$123,818	0.872	954	\$113.21	290	87.2247	1STY	75	\$16,000	R-290	401
Totals:				\$2,907,900	\$1,030,000	35.42	\$2,060,239	\$2,194,929	\$4,899,156											
Sale, Ratio =>										E.C.F. =>	0.448									
Std. Dev. =>						#REF!				Ave. E.C.F. =>	0.448									

65-100.00

2

41-04-434-001	3802 WOODROW AVE	09/10/19	WD	\$43,500	\$23,600	54.25	\$47,160	\$17,920	\$25,580	\$106,327	0.241	954	\$26,81	290	24.0578	1 STY	64	\$17,920	R-290	401
41-04-476-009	3742 BENNETT AVE	06/25/19	WD	\$66,000	\$25,800	39.09	\$51,562	\$22,374	\$43,626	\$106,138	0.411	1,017	\$42.90	290	26.9856	1 STY	64	\$22,374	R-290	401
41-04-452-005	3518 WHITTIER ST	02/11/21	WD	\$50,000	\$22,200	44.40	\$44,454	\$14,756	\$35,244	\$107,993	0.326	894	\$39.42	290	32.6355	1.25 STY	76	\$14,756	R-290	401
41-04-455-006	3316 HOLLY AVE	07/12/21	WD	\$51,000	\$22,600	44.31	\$45,153	\$16,000	\$35,000	\$106,011	0.330	1,039	\$33.69	290	33.0155	1.25 STY	76	\$16,000	R-290	401
41-04-453-013	3414 BENNETT AVE	08/21/19	WD	\$57,000	\$25,600	44.91	\$51,114	\$18,614	\$38,386	\$118,182	0.325	1,190	\$32.26	290	32.4805	1.25 STY	69	\$16,000	R-290	401
41-04-451-029	3316 WHITTIER ST	08/15/19	WD	\$24,000	\$20,100	83.75	\$40,190	\$20,352	\$3,648	\$72,138	0.051	908	\$4.02	290	5.0570	1.25 STY	60	\$20,352	R-290	401
41-04-451-017	3315 BENNETT AVE	06/12/20	MLC	\$33,900	\$21,900	64.60	\$43,719	\$14,400	\$19,500	\$106,615	0.183	962	\$20.27	290	18.2902	2 STORY	76	\$14,400	R-290	401
41-04-454-016	3505 HOLLY AVE	02/12/20	WD	\$54,900	\$20,800	37.89	\$41,567	\$15,175	\$39,725	\$95,971	0.414	1,004	\$39.57	290	41.3928	2 STORY	76	\$14,400	R-290	401
41-04-454-023	3525 HOLLY AVE	07/24/20	WD	\$37,500	\$22,000	58.67	\$44,039	\$14,400	\$23,100	\$107,778	0.214	964	\$23.96	290	21.4329	2 STORY	76	\$14,400	R-290	401
41-04-456-018	3513 DALE AVE	07/24/19	WD	\$22,350	\$22,000	98.43	\$43,952	\$14,400	\$7,950	\$107,462	0.074	964	\$8.25	290	7.3980	2 STORY	76	\$14,400	R-290	401
41-04-456-021	3525 DALE AVE	04/01/19	WD	\$25,000	\$23,800	95.20	\$47,598	\$14,400	\$10,600	\$120,720	0.088	1,155	\$9.18	290	8.7806	2 STORY	76	\$14,400	R-290	401
41-04-458-004	3514 DALE AVE	05/27/20	WD	\$28,000	\$20,400	72.86	\$40,892	\$14,400	\$13,600	\$96,335	0.141	964	\$14.11	290	14.1175	2 STORY	76	\$14,400	R-290	401
Totals:				\$201,650	\$130,900	64.91	\$261,767	\$114,475	\$634,880	E.C.F. => 0.180										
				Sale. Ratio =>		64.91			E.C.F. =>		0.180									
				Std. Dev. =>		22.94			Ave. E.C.F. =>		0.186									
41-04-456-015	2102 STARKWEATHER ST	11/24/20	WD	\$54,000	\$22,600	41.85	\$45,292	\$22,627	\$31,373	\$82,418	0.381	964	\$32.54	290	38.0656	2 STORY	64	\$22,627	R-290	401
41-04-277-089	3701 DAKOTA AVE	05/20/21	WD	\$114,500	\$34,300	29.96	\$68,667	\$23,064	\$91,436	\$165,829	0.551	1,639	\$55.79	290	55.1387	TRI-LEVEL	69	\$23,064	R-290	401

6991

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.175	0.175	0.175	0.175	0.175	0.175
2 STORY		0.275	0.275	0.275	0.275	0.275	0.275
1.5 STY		0.200	0.200	0.200	0.200	0.200	0.200
1.25 STY		0.175	0.175	0.175	0.175	0.175	0.175
BI-LEVEL		0.200	0.200	0.200	0.200	0.200	0.200
TRI-LEVEL		0.200	0.200	0.200	0.200	0.200	0.200
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.160	0.160	0.160	0.160	0.160	0.160
TWO UNIT		0.175	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: 295 'R - 295-JEN'

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

0.225
0.350
Keep too high

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

{Optional} Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. 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	Building Deppr.	Land Value
40-02-312-013	3216 HEIBER ST	11/18/20	WD	\$81,000	\$29,400	36.30	\$58,781	\$11,629	\$69,371	\$235,760	0.294	1,764	\$39.33	295	3.2187	1STY	70	\$10,400
40-02-351-024	3002 BEGOLE ST	11/23/20	WD	\$60,400	\$30,300	50.17	\$60,543	\$14,799	\$45,601	\$228,720	0.199	1,450	\$31.45	295	4.4839	1STY	70	\$14,799
40-02-379-025	2918 HEIBER ST	11/01/19	WD	\$27,000	\$14,900	55.19	\$29,797	\$6,434	\$20,566	\$116,815	0.176	1,074	\$19.15	295	3.5917	1STY	70	\$6,434
40-03-481-007	3225 CONCORD ST	06/01/20	WD	\$40,000	\$14,000	35.00	\$28,092	\$6,681	\$33,319	\$107,055	0.311	996	\$33.45	295	17.3053	1STY	70	\$6,681
Totals:				\$208,400	\$88,600		\$177,213		\$168,857	\$688,350								
				Sale. Ratio =>		42.51			E.C.F. =>		0.245							
				Std. Dev. =>		10.06			Ave. E.C.F. =>		0.245							

40-02-351-009	3023 HELBER ST	08/30/19	WD	\$67,000	\$31,700	47.31	\$63,390	\$16,185	\$50,815	\$236,025	0.215	1.969	\$25.81	295	21.5295	1STY	65	\$13,785
40-02-359-012	3007 CLEMENT ST	06/28/21	WD	\$78,000	\$17,700	22.69	\$35,344	\$9,277	\$68,723	\$130,335	0.522	1.097	\$62.65	295	52.7280	1STY	65	\$9,090
40-03-480-002	3425 CONCORD ST	09/06/19	WD	\$20,000	\$14,000	70.00	\$27,912	\$8,017	\$11,983	\$99,475	0.120	1.028	\$11.66	295	9.7483	1STY	65	\$8,017
40-03-485-001	3319 BARTH ST	09/21/19	LC	\$36,000	\$18,500	51.39	\$37,090	\$7,150	\$28,850	\$149,700	0.193	1.232	\$23.42	295	32.2508	1STY	65	\$7,150
40-03-485-014	3302 MACKIN RD	07/09/20	MLC	\$36,000	\$27,300	75.83	\$54,653	\$10,487	\$25,513	\$196,468	0.130	2.670	\$9.56	295	38.5368	1STY	65	\$9,436
40-11-104-004	2949 BARTH ST	04/11/19	WD	\$20,000	\$16,500	82.50	\$33,066	\$7,352	\$12,648	\$128,570	0.006	1.354	\$9.34	295	43.9998	1STY	65	\$7,352
40-03-427-002	2010 WABASH AVE	05/20/21	WD	\$63,000	\$14,000	22.22	\$28,026	\$7,952	\$55,048	\$100,370	0.548	1.010	\$54.50	295	54.8451	1STY	60	\$7,800
Totals:				\$320,000	\$139,700		\$279,481		\$253,580	\$1,040,943								
				Sale. Ratio =>		43.66				E.C.F. =>	0.244							
				Std. Dev. =>		24.43				Ave. E.C.F. =>	0.262							

40-11-103-012	3006 MACKIN RD	10/19/20	WD	\$927,560	\$13,800	3.23	\$24,660	\$5,500	\$422,000	\$95,800	4.405	986	\$427.99	295	388.9784	1.25 STY	65	\$5,500
40-03-482-008	3440 BARTH ST	07/19/19	QC	\$30,000	\$8,100	27.00	\$16,124	\$6,016	\$23,984	\$10,108	2.275	0	#DIV/0!	295	237.2774	1.5 STORY	65	\$6,016
40-03-477-018	1901 SENECA ST	12/22/20	WD	\$74,900	\$11,800	23.77	\$35,592	\$7,369	\$67,531	\$125,486	0.538	1.421	\$47.52	295	53.8372	2 STORY	70	\$5,850
40-03-477-004	3309 BEGOLE ST	07/13/21	WD	\$29,000	\$12,200	42.07	\$24,312	\$5,328	\$23,672	\$84,373	0.281	1.031	\$22.96	295	28.0563	2 STORY	65	\$5,328
40-03-483-019	1605 SENECA ST	10/31/19	WD	\$68,000	\$17,700	26.03	\$35,421	\$7,150	\$60,850	\$125,649	0.484	1.311	\$46.41	295	22.2229	2 STORY	65	\$7,150
40-11-102-010	2925 CLEMENT ST	12/16/20	WD	\$70,000	\$17,700	25.29	\$35,356	\$8,498	\$61,502	\$119,369	0.515	1.098	\$56.01	295	51.5226	2 STORY	65	\$8,498
40-11-103-006	3011 BARTH ST	11/19/20	WD	\$72,000	\$17,200	23.89	\$34,416	\$7,299	\$64,701	\$120,520	0.537	1.346	\$48.07	295	53.6849	2 STORY	65	\$7,299

100										Sale, Ratio => 27.11		E.C.F. => 0.468						
										Std. Dev. => 8.55		Ave. E.C.F. => 0.454						
40-02-379-015	2102 WINONA ST	10/11/21	WD	\$97,000*	\$49,900	51.44	\$99,730	\$12,661	\$84,339	\$386,973	0.218	2,687	\$31.39	295	21.7945	TRI-LEVEL	70	\$9,991
40-03-427-004	3309 HELBER ST	06/12/20	QC	\$67,000	\$22,700	33.88	\$45,373	\$8,299	\$58,701	\$164,773	0.356	1,615	\$36.35	295	35.6253	TRI-LEVEL	70	\$7,800
40-03-477-011	3802 MALLENY ST	04/24/19	CD	\$60,000	\$31,700	52.83	\$63,352	\$5,454	\$54,546	\$257,324	0.212	2,119	\$25.74	295	21.1974	TRI-LEVEL	70	\$5,454
Totals:				\$224,000	\$104,300		\$1,457,229		\$197,586	\$809,071								
				Sale, Ratio =>		46.56			E.C.F. =>		0.244							
				Std. Dev. =>		10.56			Ave. E.C.F. =>		0.262							