

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

Residential : 0.200
Own 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

03/2022
10 PM

C.F.s for Neighborhood: 100

'R - 100- TERESA'

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

.275 ~~high~~
.250 ~~to~~ high 02

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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	E.C.F. Area	Dev. by Mean (%)	Building Style	Building Dep.	Use Code
46-26-128-015	6729 FLEMING RD	02/08/21	\$21,000	OC	\$21,000	\$13,200	62.86	\$26,362	\$8,397	\$12,603	\$89,825	0.140	1,009	\$12.49	100	14.0306	1 STY	57	BROWNELL HOLMES
46-26-178-020	1617 BARBARA DR	05/01/20	\$23,000	LC	\$23,000	\$14,000	60.87	\$27,992	\$5,127	\$17,873	\$114,025	0.157	1,080	\$16.55	100	15.6746	1 STY	57	BROWNELL HOLMES
46-26-176-068	1610 BARBARA DR	03/11/21	\$27,000	WD	\$27,000	\$13,500	50.00	\$27,035	\$6,609	\$20,391	\$102,130	0.200	977	\$20.87	100	3.7705	1 STY	57	BROWNELL HOLMES
46-26-153-005	6502 VALORIE LN	09/28/21	\$40,000	WD	\$40,000	\$16,600	41.50	\$33,226	\$6,825	\$33,175	\$132,005	0.251	1,064	\$31.18	100	25.1316	1 STY	57	BROWNELL HOLMES
46-26-155-010	2017 CHATEAU DR	09/24/21	\$30,000	WD	\$30,000	\$11,400	38.00	\$22,706	\$5,123	\$24,877	\$87,915	0.283	925	\$26.89	100	28.2967	1 STY	57	BROWNELL HOLMES
46-26-128-008	6809 FLEMING RD	05/27/21	\$43,500	WD	\$43,500	\$12,500	28.74	\$25,026	\$5,000	\$38,500	\$100,130	0.385	942	\$40.87	100	38.4500	1 STY	57	BROWNELL HOLMES
46-26-155-024	2106 BARBARA DR	10/07/21	\$45,000	WD	\$45,000	\$12,300	27.33	\$24,611	\$5,841	\$39,159	\$93,850	0.417	1,049	\$37.33	100	41.7251	1 STY	47	BROWNELL HOLMES
46-26-177-015	1606 BARBARA DR	12/06/21	\$57,500	WD	\$57,500	\$14,900	25.91	\$29,752	\$7,256	\$50,244	\$112,480	0.447	877	\$57.29	100	29.8495	1 STY	71	BROWNELL HOLMES
Totals:			\$287,000		\$287,000	\$108,400	37.77	\$216,650		\$236,822	\$832,360	0.285							
						Sale, Ratio =>	14.74				Ave. E.C.F. =>	0.285							
						Std. Dev. =>													
46-26-154-012	6310 KAREN DR	10/29/20	\$23,005	WD	\$23,005	\$13,500	58.68	\$27,000	\$6,000	\$17,005	\$105,000	0.162	1,789	\$9.51	100	16.1952	2 STORY	47	BROWNELL HOLMES
46-26-176-041	6621 FLEMING RD	09/23/21	\$31,000	WD	\$31,000	\$10,800	34.84	\$21,581	\$6,040	\$24,960	\$77,705	0.321	1,472	\$16.96	100	32.1215	2 STORY	52	BROWNELL HOLMES
46-26-155-023	2110 BARBARA DR	02/10/22	\$48,000	WD	\$48,000	\$18,300	38.13	\$36,699	\$5,841	\$42,159	\$154,290	0.273	1,803	\$23.38	100	27.3245	2 STORY	66	BROWNELL HOLMES
46-26-156-030	6113 OXLEY DR	08/11/20	\$69,900	WD	\$69,900	\$21,200	30.33	\$42,389	\$8,321	\$61,579	\$170,340	0.362	1,758	\$35.03	100	36.1506	2 STORY	74	BROWNELL HOLMES
Totals:			\$171,905		\$171,905	\$63,800	37.11	\$127,669		\$145,703	\$507,335	0.287							
						Sale, Ratio =>	12.54				Ave. E.C.F. =>	0.279							
						Std. Dev. =>													
46-26-177-019	6501 FLEMING RD	07/17/20	\$24,000	WD	\$24,000	\$15,100	62.92	\$30,171	\$6,346	\$17,654	\$119,125	0.148	1,510	\$11.69	100	14.8197	TRI-LEVEL	57	BROWNELL HOLMES

mid 20's -
low 30's

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

HAS A DUPLEX

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

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: 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

.250 too high
.2

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Use Code	Land Value
46-26-202-011	6724 FLEMING RD	09/07/20	LC	\$47,000	\$9,000	19.15	\$17,909	\$5,000	\$42,000	\$86,060	0.300	878	\$47.84	105	19.0355	1 STY	60	BROWNELL HOLMES	\$5,000
46-26-203-041	6621 ORANGE LN	08/02/21	WD	\$33,000	\$13,000	39.39	\$26,044	\$7,000	\$26,000	\$126,960	0.205	1,325	\$19.62	105	9.4720	1 STY	60	BROWNELL HOLMES	\$7,000
46-26-251-024	1318 CHATTAM DR	06/29/22	WD	\$20,000	\$10,400	52.00	\$20,823	\$5,200	\$14,800	\$104,153	0.142	1,017	\$14.55	105	23.9038	1 STY	60	BROWNELL HOLMES	\$5,200
46-26-206-009	1302 BANBURY PL	04/28/22	WD	\$65,000	\$18,900	29.08	\$37,893	\$15,015	\$49,985	\$152,520	0.328	1,583	\$11.58	105	3.0051	1 STY	64	BROWNELL HOLMES	\$15,015
46-26-254-022	6107 SALLY CT	03/23/21	WD	\$57,000	\$13,200	23.16	\$26,466	\$8,486	\$48,514	\$119,867	0.405	1,061	\$45.72	105	40.4733	1 STY	64	BROWNELL HOLMES	\$8,486
46-26-202-034	6801 PARKBELT DR	04/25/22	WD	\$20,000	\$10,800	54.00	\$21,585	\$5,500	\$14,500	\$107,233	0.135	1,195	\$12.13	105	13.5219	2 STORY	55	BROWNELL HOLMES	\$5,500
46-26-206-071	6622 SALLY CT	04/29/22	WD	\$70,000	\$16,700	23.86	\$33,482	\$9,783	\$60,217	\$157,993	0.381	1,629	\$36.97	105	38.1136	2 STORY	64	BROWNELL HOLMES	\$6,995
Totals:				\$312,000	\$92,000		\$184,202		\$256,016	\$854,787	0.300								
				Sale Ratio =>		29.49	E.C.F. =>												
				Std. Dev. =>		14.24	Ave. E.C.F. =>												
							Std. Deviation=>												
							Ave. Variance=>												
							Coefficient of Var=>												
							70.79849161												

mid 205

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		0.150	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		0.000	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		0.125	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

~~200~~
9/50

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.	Use Code	Land Value
46-26-227-045	6911 CRANWOOD DR	09/22/21	WD	\$10,000	\$6,500	65.00	\$12,957	\$4,786	\$5,214	\$65,368	0.080	1,012	\$5.15	110	17.2494	1 STY	45	BROWNELL HOLMES	\$4,786
46-26-230-046	6523 CRANWOOD DR	06/24/21	WD	\$29,000	\$7,200	24.83	\$14,491	\$4,240	\$24,760	\$82,008	0.302	1,012	\$24.47	110	4.4277	1 STY	52	BROWNELL HOLMES	\$4,240
46-26-231-006	707 W BUNDY AVE	09/30/21	WD	\$35,000	\$9,600	27.43	\$19,198	\$5,379	\$29,621	\$110,552	0.268	1,012	\$29.27	110	1.0292	1 STY	61	BROWNELL HOLMES	\$5,379
46-26-231-016	6710 CRANWOOD DR	12/16/21	WD	\$57,000	\$9,300	16.32	\$18,676	\$4,120	\$52,880	\$116,448	0.454	1,012	\$52.25	110	19.6463	1 STY	61	BROWNELL HOLMES	\$4,120
46-26-231-058	6507 DUPONT ST	09/29/21	QC	\$35,000	\$8,200	23.43	\$16,336	\$4,080	\$30,920	\$98,048	0.315	1,012	\$30.55	110	5.7711	1 STY	66	BROWNELL HOLMES	\$4,080
46-26-228-017	6908 CRANWOOD DR	04/09/21	WD	\$28,500	\$11,700	41.05	\$23,404	\$6,264	\$22,236	\$137,120	0.162	1,012	\$21.97	110	16.2165	1 STY	71	BROWNELL HOLMES	\$6,264
46-26-276-003	829 CHATHAM DR	06/01/21	WD	\$26,500	\$9,800	36.98	\$19,506	\$4,825	\$21,675	\$117,448	0.185	1,134	\$19.11	110	6.7708	1 STY	71	BROWNELL HOLMES	\$4,825
Totals:				\$221,000	\$62,300		\$124,568		\$187,306	\$726,992			\$26.11						
				Sale. Ratio ==>		28.19	E.C.F. ==>		0.258	Std. Deviation==>		0.12240144	Dev. Variance==>		10.1587	Coefficient of Var==>		40.27111565	
				Std. Dev. ==>		16.18	Ave. E.C.F. ==>		0.252										

30207
Hinkley

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

Residential : 0.150
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		0.125	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

~~200~~
0.150

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
46-25-106-005	513 W YORK AVE	01/05/21	WD	\$14,000	\$5,500	39.29	\$10,988	\$2,800	\$11,200	\$65,504	0.171	882	\$12.70	115	10.2076	1 STY	54	\$2,800
46-25-154-005	509 W LORADO AVE	06/15/21	WD	\$26,120	\$7,900	30.25	\$16,323	\$6,300	\$19,820	\$75,784	0.262	931	\$21.29	115	26.1533	1 STY	54	\$6,300
46-25-156-021	430 W AUSTIN AVE	08/27/21	WD	\$15,000	\$5,000	33.33	\$9,923	\$2,800	\$12,200	\$56,984	0.214	749	\$16.29	115	21.4095	1 STY	54	\$2,800
46-25-102-011	7002 COLLEGE ST	07/12/21	WD	\$35,000	\$6,500	18.57	\$13,000	\$3,798	\$31,202	\$73,616	0.424	934	\$33.41	115	42.3848	1 STY	59	\$3,798
46-25-110-018	518 W FOSS AVE	03/15/22	WD	\$29,000	\$7,700	26.55	\$13,370	\$3,710	\$25,280	\$93,280	0.271	942	\$26.85	115	27.1119	1 STY	63	\$3,710
Totals:				\$119,120	\$32,600		\$65,604	\$99,712		\$365,168			\$22.11					
				Sale. Ratio =>		27.37			E.C.F. =>		0.273			Std. Deviation=>				
				Std. Dev. =>		7.73			Ave. E.C.F. =>		0.268			Ave. Variance=>				
														0.09573129				
														25.4534				
														Coefficient of Var=>				94.86380876

lowes

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

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

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



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

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

.250 to high
(.225)

(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		0.275	0.275	0.275	0.250	0.250	0.225
2 STORY		0.275	0.275	0.275	0.250	0.250	0.225
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.275	0.275	0.275	0.250	0.250	0.225
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.275	0.275	0.275	0.250	0.250	0.225
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	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

325

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

325 .3 .275 .275 .275 .275

275

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	Building Depr.	Use Code	Land Value
46-26-401-006	5816 SUSAN ST	02/16/22	WD	\$61,000	\$17,000	27.87	\$33,963	\$8,389	\$52,611	\$127,870	0.411	995	\$52.88	125	15.6020	1 STY	75	BROWNELL HOLMES	\$7,934
46-26-401-022	6019 SALLY CT	08/20/20	WD	\$58,000	\$18,400	31.72	\$36,871	\$7,727	\$50,273	\$145,720	0.345	1,033	\$48.67	125	34.4997	1 STY	74	BROWNELL HOLMES	\$7,727
46-26-405-003	1313 W HOME AVE	08/14/20	WD	\$58,000	\$17,600	30.34	\$35,167	\$7,023	\$50,977	\$140,720	0.362	1,131	\$45.07	125	16.6102	1 STY	69	BROWNELL HOLMES	\$7,023
46-26-403-013	1509 RANDY CT	03/25/22	WD	\$57,000	\$16,300	28.60	\$32,509	\$5,200	\$51,800	\$136,545	0.379	1,032	\$50.19	125	37.9362	1 STY	66	BROWNELL HOLMES	\$5,200
46-26-403-056	5705 MARIA ST	12/03/20	WD	\$46,000	\$14,500	31.52	\$28,933	\$5,204	\$40,796	\$118,645	0.344	1,088	\$37.50	125	34.3849	1 STY	61	BROWNELL HOLMES	\$5,204
46-26-453-007	5418 LAURENE ST	11/17/21	WD	\$23,000	\$13,300	57.83	\$26,674	\$5,916	\$17,084	\$103,790	0.165	930	\$18.37	125	12.6826	1 STY	61	BROWNELL HOLMES	\$5,916
46-26-403-009	1506 RANDY CT	06/16/22	WD	\$34,000	\$19,000	55.88	\$37,929	\$10,715	\$23,285	\$136,070	0.171	1,206	\$19.31	125	17.1125	1 STY	52	BROWNELL HOLMES	\$10,715
46-26-405-010	6014 SUSAN ST	05/02/22	WD	\$28,000	\$12,400	44.29	\$24,743	\$5,926	\$22,074	\$94,085	0.235	936	\$23.58	125	6.6502	1 STY	57	BROWNELL HOLMES	\$5,926
46-26-452-026	5401 LAURENE ST	06/02/21	WD	\$21,000	\$8,800	41.90	\$17,555	\$5,123	\$15,877	\$62,160	0.255	774	\$20.51	125	8.6193	1 STY	52	BROWNELL HOLMES	\$5,123
46-26-404-007	6010 MARIA ST	06/22/20	M/C	\$30,000	\$11,200	37.33	\$22,348	\$5,294	\$24,706	\$85,270	0.290	905	\$27.30	125	28.9738	1 STY	52	BROWNELL HOLMES	\$5,294
46-26-405-002	6022 SUSAN ST	06/03/21	WD	\$33,000	\$12,700	38.48	\$25,337	\$8,574	\$24,426	\$83,815	0.291	1,083	\$22.55	125	29.1428	1 STY	51	BROWNELL HOLMES	\$8,574
46-26-452-021	5501 LAURENE ST	02/09/22	WD	\$40,000	\$13,500	33.75	\$27,089	\$6,478	\$33,522	\$103,055	0.325	930	\$36.05	125	32.5283	1 STY	57	BROWNELL HOLMES	\$5,123
46-26-407-005	5908 SALLY CT	11/01/21	WD	\$54,000	\$15,600	28.89	\$31,252	\$9,048	\$44,952	\$111,020	0.405	905	\$49.67	125	40.4900	1 STY	57	BROWNELL HOLMES	\$9,048
46-26-453-018	5302 LAURENE ST	08/25/21	WD	\$21,000	\$10,600	50.48	\$21,289	\$6,250	\$14,750	\$75,195	0.196	930	\$15.86	125	10.4963	1 STY	47	BROWNELL HOLMES	\$6,250
46-26-476-003	5514 SUSAN ST	03/23/22	WD	\$27,000	\$9,000	33.33	\$18,045	\$5,398	\$21,602	\$63,235	0.342	966	\$22.36	125	4.0495	1.25 STY	47	BROWNELL HOLMES	\$5,398
Totals:				\$591,000	\$209,900		\$419,704		\$488,735	\$1,587,195	0.308		\$32.66		0.6804				
				Sale. Ratio =>		35.52	Std. Dev. =>		9.92	E.C.F. =>		0.308	Std. Deviation=>		0.081092145	Coefficient of Var=>		73.01158517	

100-01
40's-50's
325
90-95%
30-40's
51e.
60/35

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

~~0.150~~
0.150

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	F.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
46-25-252-031	349 E LORADO AVE	06/01/21	WD	\$13,000	\$8,900	68.46	\$17,850	\$3,059	\$9,941	\$118,328	0.084	921	\$30.79	130	6.1657	1 STY	79	\$3,059
46-25-251-014	250 E FOSS AVE	11/12/21	WD	\$28,100	\$8,400	29.89	\$16,809	\$3,059	\$25,041	\$110,000	0.228	924	\$27.10	130	2.7170	1 STY	76	\$3,059
46-25-327-016	121 E PIPER AVE	07/08/21	WD	\$24,000	\$10,200	42.50	\$20,379	\$6,256	\$17,744	\$112,984	0.157	986	\$18.00	130	30.4746	1 STY	76	\$6,256
46-25-257-008	226 E AUSTIN AVE	12/30/21	WD	\$50,000	\$27,400	54.80	\$51,083	\$14,787	\$35,213	\$416,807	0.084	4,418	\$7.97	130	11.5992	1 STY	62	\$14,338
46-25-203-018	223 E ALMA AVE	05/19/22	WD	\$42,000	\$7,700	18.33	\$15,341	\$3,824	\$38,176	\$92,136	0.414	937	\$40.74	130	41.4344	1 STY	60	\$3,824
46-25-329-035	109 E HOME AVE	01/20/22	QC	\$15,000	\$10,200	68.00	\$20,491	\$9,222	\$5,778	\$90,152	0.064	747	\$7.73	130	8.1577	1 STY	60	\$9,222
46-25-428-026	429 E HOME AVE	07/23/21	WD	\$14,000	\$5,800	41.43	\$11,586	\$3,074	\$10,926	\$68,096	0.160	741	\$14.74	130	1.4781	1 STY	57	\$3,074
46-25-428-026	429 E HOME AVE	11/04/21	QC	\$19,000	\$5,800	30.53	\$11,586	\$3,074	\$15,926	\$68,096	0.234	741	\$21.49	130	8.8206	1 STY	57	\$3,074
46-25-327-011	141 E PIPER AVE	11/29/21	WD	\$33,500	\$5,700	17.01	\$11,347	\$3,125	\$30,375	\$65,776	0.462	734	\$41.38	130	46.1795	1 STY	47	\$3,125
46-25-204-010	336 E YORK AVE	05/06/22	WD	\$70,000	\$8,800	12.57	\$17,568	\$6,119	\$63,881	\$91,592	0.697	1,080	\$59.15	130	69.7452	1.25 STY	60	\$6,119
46-25-278-016	526 E LORADO AVE	04/27/22	WD	\$18,000	\$7,900	43.89	\$15,880	\$3,059	\$14,941	\$102,568	0.146	1,137	\$13.14	130	14.5669	1.25 STY	60	\$3,059
Totals:				\$326,600	\$106,800		\$209,920		\$267,942	\$1,336,535								
				Sale. Ratio =>		32.70	Std. Dev. =>		19.40	Median		0.16	Std. Deviation=>		0.19744853	Coefficient of Var=>		88.37451531
										Ave. E.C.F. =>		0.248	Ave. Variance=>		21.9399			

2 new 205

(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 : 0.170
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



100-803
• 200 All

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
47-30-210-006	1178 E HOLBROOK AVE	02/19/21	WD	\$20,000	\$7,100	35.50	\$14,280	\$4,010	\$15,990	\$60,412	0.265	756	\$21.15	135	5.9607	1 STY	55	\$4,010
47-30-130-017	938 E YORK AVE	01/05/22	WD	\$20,000	\$15,400	77.00	\$30,751	\$12,238	\$7,762	\$108,900	0.004	1,155	\$6.72	135	7.1276	1.25 STY	60	\$12,238
47-30-134-036	933 E FOSS AVE	08/20/20	MLC	\$23,000	\$9,100	39.57	\$18,184	\$6,409	\$16,591	\$69,265	0.240	692	\$23.98	135	23.9530	1 STY	60	\$6,409
47-30-176-018	934 E FOSS AVE	01/28/22	WD	\$10,000	\$7,900	79.00	\$15,748	\$4,079	\$5,921	\$68,641	0.086	840	\$7.05	135	8.6260	1 STY	60	\$4,079
47-30-177-042	1022 E FOSS AVE	05/03/21	WD	\$15,000	\$11,400	76.00	\$22,841	\$12,238	\$2,762	\$62,371	0.004	708	\$3.90	135	4.4284	1 STY	60	\$12,238
47-30-229-010	1238 E ALMA AVE	09/16/20	QC	\$21,000	\$6,800	32.38	\$13,618	\$4,079	\$16,921	\$56,112	0.302	696	\$24.31	135	7.0887	1 STY	60	\$4,079
47-30-252-023	1179 E LORADO AVE	10/29/21	WD	\$15,000	\$6,400	42.67	\$12,718	\$4,079	\$10,921	\$50,818	0.215	696	\$15.69	135	1.5766	1 STY	60	\$4,079
47-30-404-020	1175 E HOME AVE	09/28/21	WD	\$26,000	\$7,800	30.00	\$15,518	\$4,776	\$21,224	\$63,188	0.336	743	\$28.57	135	33.5885	1 STY	60	\$4,776
47-30-406-029	1217 E HOBSON AVE	09/23/20	WD	\$16,500	\$6,900	41.82	\$13,889	\$4,776	\$11,724	\$53,606	0.219	746	\$15.72	135	21.8707	1 STY	60	\$4,776
47-30-408-012	1218 E HOBSON AVE	09/23/20	WD	\$16,500	\$8,800	53.33	\$17,643	\$4,776	\$11,724	\$75,688	0.155	832	\$14.09	135	31.4271	1 STY	60	\$5,436
47-30-452-025	1122 E MOTT AVE	03/01/21	WD	\$33,900	\$8,500	25.07	\$16,968	\$5,436	\$28,464	\$67,835	0.420	812	\$35.05	135	4.9565	1 STY	60	\$5,436
47-30-452-025	1122 E MOTT AVE	03/01/21	WD	\$13,000	\$8,500	65.38	\$16,968	\$5,436	\$7,564	\$67,835	0.112	812	\$9.32	135	35.7664	1 STY	60	\$5,436
47-30-452-025	1122 E MOTT AVE	03/15/22	WD	\$31,000	\$8,500	27.42	\$16,968	\$5,436	\$25,564	\$67,835	0.377	812	\$31.48	135	9.2316	1 STY	60	\$5,436
47-30-406-039	1164 E HOME AVE	04/15/21	WD	\$22,000	\$10,800	49.09	\$21,521	\$9,087	\$12,913	\$73,141	0.177	743	\$17.38	135	17.6549	1 STY	64	\$9,087
47-30-258-033	1156 E AUSTIN AVE	04/08/20	WD	\$35,000	\$15,000	42.86	\$30,085	\$6,264	\$28,736	\$140,124	0.205	1,166	\$24.64	135	20.5076	1 STY	84	\$6,264
47-30-254-038	1187 E RUTH AVE	08/27/21	WD	\$85,000	\$20,500	24.12	\$41,015	\$16,021	\$58,979	\$147,024	0.469	1,158	\$59.57	135	46.9170	1 STY	86	\$16,021
Totals:				\$402,900	\$159,400		\$318,715	\$293,760	\$1,232,794									
				Sale. Ratio =>		39.56	E.C.F. =>		0.238	Std. Deviation=>		0.125484854	ECF Area		Dev. by Mean (%)	Coefficient of Var=>		76.05002903
				Std. Dev. =>		18.76	Ave. E.C.F. =>		0.231	Ave. Variance=>								

108-8076-603005 2017
 108-8076-603005 2017
 108-8076-603005 2017

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

106-80-325 79-70-3 .275
NC

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Assmt.	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
47-29-126-006	7021 CECIL DR	06/26/20 LC		\$18,000	\$8,000	44.44	\$16,088	\$2,884	\$15,116	\$73,356	0.206	870	\$17.37	145	3.4355	1 STY	60	\$2,884
47-29-126-007	7017 CECIL DR	10/15/20 WD		\$16,500	\$7,700	46.67	\$15,338	\$2,884	\$13,616	\$69,189	0.197	923	\$14.75	145	2.5085	1 STY	55	\$2,884
47-29-126-013	6913 CECIL DR	07/08/21 WD		\$11,000	\$7,300	66.36	\$14,628	\$3,818	\$7,182	\$60,056	0.120	929	\$7.73	145	5.2121	1 STY	55	\$3,818
47-29-127-009	7002 CECIL DR	06/15/20 LC		\$15,000	\$7,000	46.67	\$13,953	\$2,750	\$12,250	\$62,239	0.197	768	\$15.95	145	2.5112	1 STY	55	\$2,750
47-29-181-010	6618 HILLCROFT DR	03/29/22 WD		\$15,000	\$7,500	50.00	\$14,977	\$2,840	\$12,160	\$67,428	0.180	883	\$13.77	145	0.8631	1 STY	55	\$2,840
47-29-181-014	6602 HILLCROFT DR	01/26/21 WD		\$13,000	\$8,400	64.62	\$16,830	\$2,861	\$10,139	\$77,606	0.131	883	\$11.48	145	4.1062	1 STY	55	\$2,861
Totals:				\$88,500	\$45,900		\$91,814		\$70,463	\$409,872								
				Sale. Ratio =>		51.86	Std. Deviation=>		0.03719485	E.C.F. =>		0.172	Std. Deviation=>		0.0205	Building Style		18.0891909
				Std. Dev. =>		9.76	Ave. E.C.F. =>		0.172	Ave. Variance=>		3.1061	Coefficient of Var=>					

22

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

Residential : 0.300
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: 153 'R - 153 WINDCLIFF VILLAGE-TERESA'

Residential : 0.300
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

NO Sales
NC
Looked @ 145

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
..75 STY		0.350	0.350	0.325	0.300	0.300	0.275
. STY		0.350	0.350	0.325	0.300	0.300	0.275
: STORY		0.350	0.350	0.325	0.300	0.300	0.275
..5 STY		0.350	0.350	0.325	0.300	0.300	0.275
..25 STY		0.350	0.350	0.325	0.300	0.300	0.275
SI-LEVEL		0.350	0.350	0.325	0.300	0.300	0.275
RI-LEVEL		0.350	0.350	0.325	0.300	0.300	0.275
STATE HOME		0.350	0.350	0.325	0.300	0.300	0.275
DUPLEX		0.350	0.350	0.325	0.300	0.300	0.275
TWO UNIT		0.350	0.350	0.325	0.300	0.300	0.275
THREE UNIT		0.350	0.350	0.325	0.300	0.300	0.275
FOUR UNIT		0.350	0.350	0.325	0.300	0.300	0.275

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

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

Residential : 0.240
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

160-80

.350

705

.325

607

.3

50

.275

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 Sty	Building Deprr.	Land Value
47-32-228-006	5002 ALPHA WAY	07/26/21	WD	\$68,500	\$19,300	28.18	\$38,535	\$7,500	\$61,000	\$129,313	0.472	963	\$63.34	155	11.3846	1 STY	80	\$7,500

47-29-480-008	2710 E PIERSON RD	04/23/21	WD	\$27,625	\$16,700	60.45	\$33,318	\$7,124	\$20,501	\$109,142	0.188	999	\$20.52	155	18.7838	1 STY	70	\$7,124
47-28-351-020	2811 TIPTRREE PATH	05/03/22	CD	\$25,000	\$13,200	52.80	\$26,440	\$6,250	\$18,750	\$84,125	0.223	920	\$20.38	155	68.6717	1 STY	70	\$6,250
47-33-101-036	2829 ALPHA WAY	08/17/20	WD	\$38,000	\$19,100	50.26	\$41,961	\$16,634	\$21,366	\$89,813	0.238	1,147	\$18.63	155	0.7136	1 STY	70	\$16,634
47-33-101-034	2813 ALPHA WAY	08/07/20	WD	\$36,000	\$15,900	44.17	\$31,785	\$8,690	\$27,310	\$96,229	0.284	1,147	\$23.81	155	0.2230	1 STY	75	\$8,690
47-33-101-038	2833 ALPHA WAY	12/17/21	WD	\$34,000	\$14,800	43.53	\$29,555	\$8,204	\$25,796	\$88,963	0.290	1,147	\$22.49	155	3.1899	1 STY	70	\$8,204
47-33-102-008	2814 ALPHA WAY	12/02/20	WD	\$35,500	\$14,500	40.85	\$29,055	\$6,847	\$28,653	\$92,533	0.310	934	\$30.68	155	5.1585	1 STY	70	\$6,847
47-32-228-013	2514 ALPHA WAY	03/05/21	WD	\$40,000	\$14,800	37.00	\$29,613	\$7,685	\$32,315	\$91,367	0.354	963	\$33.56	155	35.3685	1 STY	70	\$7,685
47-32-227-007	2721 ALPHA WAY	01/04/21	WD	\$41,000	\$13,800	33.66	\$27,633	\$6,701	\$34,299	\$87,217	0.393	916	\$37.44	155	39.3262	1 STY	70	\$6,701
47-28-305-014	5705 BRANCH RD	07/16/21	WD	\$42,500	\$14,100	33.18	\$28,256	\$6,847	\$35,653	\$89,204	0.400	940	\$37.93	155	20.0973	1 STY	70	\$6,847
47-33-103-039	2917 EPSILON TR	06/24/21	WD	\$55,000	\$17,100	31.09	\$34,154	\$6,702	\$48,298	\$114,383	0.422	1,014	\$47.63	155	16.4181	1 STY	70	\$6,702
47-33-104-002	2726 EPSILON TR	06/30/21	WD	\$55,000	\$16,900	30.73	\$33,809	\$6,763	\$48,237	\$112,692	0.428	1,022	\$47.20	155	25.2965	1 STY	70	\$6,763
47-32-227-007	2721 ALPHA WAY	05/24/22	WD	\$50,000	\$13,800	27.60	\$27,633	\$6,701	\$43,299	\$87,217	0.496	916	\$47.27	155	41.3146	1 STY	70	\$6,701
47-32-237-011	4908 WESTERN RD	06/24/21	WD	\$80,000	\$21,600	27.00	\$43,227	\$15,420	\$64,580	\$115,863	0.557	1,015	\$63.63	155	18.3627	1 STY	70	\$15,420
47-28-305-009	5805 BRANCH RD	12/07/21	WD	\$72,000	\$16,500	22.92	\$32,943	\$6,847	\$65,153	\$108,733	0.599	943	\$69.09	155	59.9200	1 STY	70	\$6,847

Totals: \$45,116 \$631,625 \$222,800 \$449,382 \$514,210 \$1,367,479 0.376 Median 0.373

Sale. Ratio => 35.27 Ave. E.C.F. => 0.370

Std. Dev. => 10.92

with 505

47-32-229-002	2408 BETA LN	12/15/20	WD	\$18,000	\$11,200	62.22	\$22,357	\$6,250	\$11,750	\$67,113	0.175	942	\$12.47	155	34.4436	1 STY	60	\$6,250
47-33-103-043	4907 DELTA DR	08/07/20	MLC	\$24,900	\$12,300	49.40	\$24,517	\$6,250	\$18,650	\$76,113	0.245	1,008	\$18.50	155	7.3665	1 STY	65	\$6,250
47-33-103-038	2913 EPSILON TR	08/28/20	MLC	\$34,900	\$16,500	47.28	\$32,926	\$6,702	\$28,198	\$109,267	0.258	1,009	\$27.95	155	19.9954	1 STY	65	\$6,702
47-29-478-016	2714 EATON PL	04/18/22	WD	\$30,000	\$13,100	43.67	\$26,198	\$6,375	\$23,625	\$82,596	0.286	985	\$23.98	155	28.6031	1 STY	65	\$6,375
47-33-101-032	5007 BRANCH RD	09/27/21	WD	\$33,000	\$13,500	40.91	\$26,966	\$6,694	\$26,306	\$84,467	0.311	1,018	\$25.84	155	35.9679	1 STY	60	\$6,694
47-33-101-018	2937 ALPHA WAY	02/04/22	WD	\$45,900	\$18,800	40.96	\$37,689	\$10,178	\$35,722	\$114,629	0.312	1,021	\$34.99	155	59.7969	1 STY	65	\$10,178
47-28-303-044	2840 HAMPSTEAD DR	06/11/21	WD	\$45,000	\$19,000	42.22	\$37,952	\$16,458	\$28,542	\$89,558	0.319	878	\$32.51	155	31.8697	1 STY	65	\$16,458
47-32-228-021	2501 PLAINFIELD AVE	10/16/20	WD	\$36,000	\$14,100	39.17	\$28,263	\$7,875	\$28,125	\$84,950	0.331	968	\$29.05	155	33.1077	1 STY	65	\$7,875
47-32-233-004	2714 EPSILON TR	05/14/21	WD	\$40,000	\$15,400	38.50	\$30,723	\$6,660	\$33,340	\$100,263	0.333	1,021	\$32.65	155	33.2527	1 STY	65	\$6,660
47-32-234-018	2508 PLAINFIELD AVE	11/04/21	WD	\$39,000	\$14,800	37.95	\$29,502	\$6,500	\$31,500	\$91,675	0.344	966	\$32.61	155	34.3605	1 STY	65	\$7,500
47-33-103-004	2728 GAMMA LN	09/29/21	WD	\$40,000	\$14,500	36.25	\$29,021	\$6,668	\$33,332	\$93,138	0.358	1,036	\$32.17	155	31.8770	1 STY	65	\$6,668
47-33-101-012	2913 ALPHA WAY	07/09/21	WD	\$35,000	\$12,600	36.00	\$25,247	\$6,706	\$28,294	\$77,254	0.366	916	\$30.89	155	2.5240	1 STY	60	\$6,706
47-32-228-026	2415 BETA LN	11/19/21	WD	\$43,000	\$13,900	32.33	\$27,845	\$7,171	\$35,829	\$86,142	0.416	940	\$38.12	155	41.5931	1 STY	65	\$7,171
47-33-104-056	2921 PLAINFIELD AVE	05/04/22	WD	\$50,000	\$15,500	31.00	\$31,225	\$10,137	\$39,863	\$87,033	0.458	941	\$42.36	155	26.7828	1 STY	65	\$6,620
47-33-103-044	2927 EPSILON TR	02/02/22	WD	\$79,900	\$17,200	21.53	\$34,355	\$7,832	\$72,068	\$110,513	0.652	1,016	\$70.93	155	28.4048	1 STY	65	\$7,832
47-33-103-020	2922 GAMMA LN	05/07/21	WD	\$71,000	\$14,000	19.72	\$27,962	\$6,702	\$64,298	\$88,583	0.726	1,024	\$62.79	155	50.3689	1 STY	65	\$6,702
Totals:				\$41,600	\$665,600	\$236,400	\$472,548	\$539,442	\$1,443,292	E.C.F. => 0.374 Ave. E.C.F. => 0.368	Median	0.332	0.5681					

with 1505

47-28-301-025	2905 HAMPSTEAD DR	07/15/22	WD	\$90,000	\$16,600	18.44	\$33,280	\$4,807	\$85,193	\$118,638	0.718	1.212	\$70.29	155	71.8095	1.25 STY	70	\$4,807
47-28-356-015	5217 BRANCH RD	05/02/22	WD	\$85,000	\$17,300	20.35	\$34,567	\$6,847	\$78,153	\$115,500	0.677	1.082	\$72.23	155	67.6649	2 STORY	70	\$6,847
47-28-301-020	2837 HAMPSTEAD DR	05/19/22	WD	\$90,000	\$14,600	16.22	\$29,245	\$7,469	\$82,531	\$90,733	0.910	1.094	\$75.44	155	90.9600	2 STORY	60	\$6,250
47-28-304-005	5708 WESTERN RD	07/24/21	LC	\$25,000	\$15,200	60.80	\$30,450	\$7,500	\$17,500	\$95,625	0.183	1.113	\$15.72	155	18.3007	2 STORY	65	\$7,500
47-28-351-015	2723 TREETREE PATH	12/10/21	LC	\$28,000	\$14,800	52.86	\$29,691	\$6,944	\$21,056	\$94,779	0.222	1.270	\$16.58	155	22.2159	2 STORY	65	\$6,944
47-29-478-015	2718 EATON PL	05/09/22	WD	\$36,000	\$13,700	38.06	\$27,388	\$6,375	\$29,625	\$87,554	0.338	1.257	\$23.57	155	33.8362	2 STORY	60	\$6,375
47-29-480-006	2718 E PIERSON RD	12/10/21	WD	\$27,000	\$19,700	72.96	\$39,368	\$6,862	\$20,138	\$135,442	0.149	2.008	\$10.03	155	14.8684	2 STORY	60	\$6,862
47-28-303-016	2825 MARGATE CIR	06/24/22	WD	\$90,000	\$18,400	20.44	\$36,795	\$7,176	\$82,824	\$123,413	0.671	1.760	\$47.06	155	67.1115	BI-LEVEL	65	\$7,176
47-28-303-005	2828 HAMPSTEAD DR	10/04/21	WD	\$68,900	\$18,600	27.00	\$37,210	\$10,000	\$58,900	\$113,375	0.520	1.375	\$42.84	155	51.9515	TRI-LEVEL	70	\$10,000
47-32-226-020	2605 ALPHA WAY	07/28/21	LC	\$27,000	\$15,500	57.41	\$30,939	\$8,046	\$18,954	\$95,388	0.199	1.194	\$15.87	155	19.8705	TWO UNIT	60	\$8,046
Totals:				\$3,229,850	\$1,102,100	34.12	\$2,211,328		\$2,663,178	\$6,821,300	0.390		\$35.39		0.16847364			
					Sale. Ratio =>	13.99				Ave. E.C.F. =>	0.391		Std. Deviation=>	31.5167	Coefficient of Var=>	80.5054		
					Std. Dev. =>													

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
. STY		0.160	0.160	0.160	0.160	0.175	0.175
1 STORY		0.175	0.175	0.175	0.175	0.175	0.175
.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
.25 STY		0.175	0.175	0.175	0.175	0.175	0.175
SI-LEVEL		0.175	0.175	0.175	0.175	0.175	0.175
RI-LEVEL		0.175	0.175	0.175	0.175	0.175	0.175
STATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
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

own Homes/Duplexes: 1.000
obile Homes : 1.000
gricultural Bldgs : 0.115
ommercial Bldgs : 1.000
ndustrial Bldgs : 1.000

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

E.C.F.s for Neighborhood: 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

NC

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yield	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	ECC Area	Dev. by Mean (%)	Building Style	Building Dep.	Use Code	Land Value		
46-35-126-034	5014 MIAMI LN	06/15/22	WD	\$14,500	\$10,400	71.72	\$20,735	\$6,597	\$7,903	\$88,363	0.089	878	\$9.00	160	14.5831	1 STY	64	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,597		
46-35-105-037	4319 GREENLAWN DR	06/09/22	WD	\$15,000	\$11,100	74.00	\$22,190	\$5,317	\$9,683	\$96,417	0.100	878	\$11.03	160	10.0428	1 STY	60	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,317		
46-35-155-056	1922 W STEWART AVE	08/27/21	WD	\$20,000	\$13,400	67.00	\$26,776	\$5,477	\$14,523	\$133,119	0.109	1,160	\$12.52	160	5.4585	1 STY	66	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,477		
46-35-253-013	1414 BENT DR	07/01/20	WD	\$16,000	\$10,000	62.50	\$20,084	\$5,123	\$10,877	\$93,506	0.116	905	\$12.02	160	2.9700	1 STY	64	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,123		
46-35-105-018	4726 BIRCHCREST DR	08/20/20	WD	\$20,000	\$11,600	58.00	\$23,198	\$6,528	\$13,472	\$104,188	0.129	878	\$15.34	160	12.9305	1 STY	64	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,455		
46-35-105-015	4738 BIRCHCREST DR	10/11/20	QC	\$18,500	\$10,100	54.59	\$20,114	\$5,357	\$13,143	\$92,231	0.143	878	\$14.97	160	14.2501	1 STY	64	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,357		
46-35-178-067	4622 WARRINGTON DR	06/27/22	WD	\$27,000	\$14,400	53.33	\$28,789	\$9,400	\$17,600	\$121,181	0.145	991	\$17.76	160	4.9866	1 STY	64	FLINT RESIDENTS ORGANIZING FOR GOOD	\$9,400		
46-35-126-021	1710 SHAMROCK LN	05/02/22	WD	\$21,000	\$11,200	53.33	\$22,469	\$5,701	\$15,299	\$104,800	0.146	878	\$17.42	160	14.5983	1 STY	64	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,701		
46-35-126-034	5014 MIAMI LN	06/25/22	QC	\$19,500	\$10,400	53.33	\$20,735	\$6,597	\$12,903	\$88,363	0.146	878	\$14.70	160	0.1428	1 STY	64	FLINT RESIDENTS ORGANIZING FOR GOOD	\$6,597		
46-35-179-020	4513 FLEMING RD	10/25/21	WD	\$16,000	\$9,000	56.25	\$17,982	\$5,689	\$10,301	\$70,189	0.147	899	\$11.46	160	7.3893	1 STY	60	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,689		
46-35-129-030	4901 MIAMI LN	05/05/20	WD	\$20,000	\$11,400	57.00	\$22,709	\$5,500	\$14,500	\$98,337	0.147	878	\$16.51	160	0.0000	1 STY	60	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,500		
46-35-255-017	1313 BENT DR	09/30/21	WD	\$18,000	\$10,200	56.67	\$20,309	\$5,603	\$12,397	\$84,034	0.148	905	\$13.70	160	4.7600	1 STY	60	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,603		
46-35-127-020	1709 SHAMROCK LN	05/18/22	WD	\$25,000	\$12,300	49.20	\$24,550	\$5,000	\$20,000	\$122,188	0.164	1,321	\$15.14	160	16.3683	1 STY	63	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,000		
46-35-154-013	2217 CANNIFF ST	05/27/21	WD	\$22,000	\$9,900	45.00	\$19,870	\$5,000	\$17,000	\$92,938	0.183	905	\$18.78	160	18.2919	1 STY	64	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,000		
46-35-255-017	1313 BENT DR	10/12/20	WD	\$22,000	\$10,200	46.36	\$20,309	\$5,603	\$16,397	\$84,034	0.195	905	\$18.12	160	4.2745	1 STY	60	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,603		
46-35-154-031	2314 SANTA BARBARA DR	02/18/21	WD	\$40,000	\$15,800	39.50	\$31,548	\$5,621	\$34,379	\$162,044	0.212	1,366	\$25.17	160	21.2159	1 STY	68	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,621		
46-35-126-007	1902 SHAMROCK LN	03/04/21	WD	\$26,000	\$10,900	41.92	\$21,800	\$5,701	\$20,299	\$91,994	0.221	878	\$23.12	160	22.0655	1 STY	60	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,701		
46-35-157-003	2307 W STEWART AVE	01/07/22	WD	\$35,000	\$12,900	36.86	\$25,708	\$5,956	\$29,044	\$123,450	0.235	1,044	\$27.82	160	23.5269	1 STY	66	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,956		
46-35-251-024	1502 LAKE FOREST DR	03/29/22	WD	\$27,000	\$10,000	37.04	\$20,063	\$5,809	\$21,191	\$89,088	0.238	927	\$22.86	160	9.0415	1 STY	64	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,809		
46-35-104-032	4735 BIRCHCREST DR	03/01/22	WD	\$27,000	\$9,600	35.56	\$19,281	\$5,520	\$21,480	\$86,006	0.250	878	\$24.46	160	24.9749	1 STY	64	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,520		
46-35-154-023	2109 CANNIFF ST	10/28/21	QC	\$49,000	\$10,500	21.43	\$21,027	\$5,000	\$44,000	\$100,169	0.439	878	\$50.11	160	43.9259	1 STY	64	FLINT RESIDENTS ORGANIZING FOR GOOD	\$5,000		
Totals:				\$498,500	\$235,300	47.20	\$470,246		\$376,391	\$2,126,637	0.177		\$18.67	0.076065652	0.0667						
				Sale Ratio =>		12.85			E.C.F. =>		0.176	Std. Dev. =>		13.1333	Coefficient of Var=>		74.48481774	Ave. E.C.F. =>		Median	0.147

mid 2000

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

esidential : 0.140
own Homes/Duplexes: 0.200
obile Homes : 1.000
gricultural Bldgs : 0.115
ommerical Bldgs : 1.000
ndustrial Bldgs : 1.000

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

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

Residential : 0.120
Town Homes/Duplexes: 0.190
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

0.140

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

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.225	0.225	0.200	0.200	0.180	0.180
1 STY		0.225	0.225	0.200	0.200	0.180	0.180
2 STORY		0.225	0.225	0.200	0.200	0.180	0.180
1.5 STY		0.225	0.225	0.200	0.200	0.180	0.180
1.25 STY		0.225	0.225	0.200	0.200	0.180	0.180
BI-LEVEL		0.225	0.225	0.200	0.200	0.180	0.180
TRI-LEVEL		0.225	0.225	0.200	0.200	0.180	0.180
ESTATE HOME		0.225	0.225	0.200	0.200	0.180	0.180
DUPLEX		0.225	0.225	0.200	0.200	0.180	0.180
TWO UNIT		0.225	0.225	0.200	0.200	0.180	0.180
THREE UNIT		0.225	0.225	0.200	0.200	0.180	0.180
FOUR UNIT		0.225	0.225	0.200	0.200	0.180	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: 170 'R - 170-TERESA'

Residential : 0.170
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

sty 1.25
sty .225
sty .2
70 .225
60
2
50s 40s
180

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 Dep.	Land Value
46-26-476-042	5301 WINTHROP BLVD	11/09/21	WD	\$13,000	\$9,200	70.77	\$18,465	\$6,949	\$6,051	\$67,741	0.089	873	\$6.93	170	5.3067	1 STY	49	\$6,949

46-25-355-018	624 W PIERSON RD	09/24/21	WD	\$17,250	\$7,900	45.80	\$15,868	\$3,991	\$13,259	\$69,865	0.190	781	\$16.98	170	4.6238	1 STY	59	\$3,991
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46-26-479-014	5318 BALDWIN BLVD	09/24/21	WD	\$12,000	\$10,300	85.83	\$20,628	\$3,671	\$8,329	\$99,747	0.084	864	\$9.64	170	5.8891	1 STY	64	\$3,671
46-36-129-013	225 W PHILADELPHIA BLVD	02/25/22	WD	\$20,000	\$14,700	73.50	\$29,364	\$7,123	\$12,877	\$130,829	0.098	1,213	\$10.62	170	9.8426	1 STY	64	\$7,123
46-26-479-014	5318 BALDWIN BLVD	12/22/21	WD	\$17,000	\$21,400	60.59	\$20,628	\$3,671	\$13,329	\$99,747	0.134	864	\$15.43	170	11.2823	1 STY	64	\$3,671
46-25-302-074	126 W GRACELAWN AVE	08/21/20	MIC	\$40,000	\$10,300	53.50	\$42,841	\$14,298	\$25,702	\$167,900	0.153	1,415	\$18.16	170	15.3079	1 STY	66	\$10,731
46-36-103-035	614 W PHILADELPHIA BLVD	05/11/22	QC	\$16,890	\$8,700	51.51	\$17,461	\$2,800	\$14,090	\$86,241	0.163	931	\$15.13	170	24.1148	1 STY	64	\$2,800
46-36-129-013	225 W PHILADELPHIA BLVD	12/10/20	WD	\$30,000	\$14,700	49.00	\$29,364	\$7,123	\$22,877	\$130,829	0.175	1,213	\$18.86	170	27.9319	1 STY	64	\$7,123
46-36-126-005	409 W PIERSON RD	07/09/21	WD	\$18,500	\$8,700	47.03	\$17,365	\$2,800	\$15,700	\$85,676	0.183	870	\$18.05	170	22.1279	1 STY	64	\$2,800
46-36-203-038	127 E PHILADELPHIA BLVD	11/16/21	WD	\$23,000	\$8,700	37.83	\$17,328	\$2,800	\$20,200	\$85,459	0.236	761	\$26.54	170	23.6371	1 STY	60	\$2,800
46-26-478-034	906 W RIDGEWAY AVE	03/22/21	WD	\$23,000	\$8,600	37.39	\$17,155	\$3,320	\$19,680	\$81,382	0.242	873	\$22.54	170	9.4352	1 STY	60	\$3,320
46-26-407-029	5817 WINTHROP BLVD	04/16/21	WD	\$35,000	\$11,100	31.71	\$22,106	\$3,739	\$31,261	\$108,041	0.289	878	\$35.60	170	28.9343	1 STY	64	\$3,739
46-36-126-005	409 W PIERSON RD	01/24/22	WD	\$31,000	\$8,700	28.06	\$17,365	\$2,800	\$28,200	\$85,676	0.329	870	\$32.41	170	18.8090	1 STY	64	\$2,800
46-26-481-016	701 W RIDGEWAY AVE	03/16/22	WD	\$54,000	\$10,800	20.00	\$21,544	\$4,900	\$49,100	\$97,906	0.502	840	\$58.45	170	35.7959	1 STY	64	\$4,900

Totals:

Sale Ratio => 42.67

Std. Dev. => 18.94

E.C.F. => 0.208

Ave. E.C.F. => 0.216

100205

46-25-353-012	5415 GRANVILLE AVE	08/13/20	WD	\$16,000	\$8,800	55.00	\$17,517	\$4,405	\$11,595	\$77,129	0.150	870	\$13.33	170	15.0332	1.25 STY	59	\$4,405
46-25-353-012	5415 GRANVILLE AVE	10/04/21	WD	\$24,000	\$8,800	36.67	\$17,517	\$4,405	\$19,595	\$77,129	0.254	870	\$22.52	170	25.4054	1.25 STY	59	\$4,405
46-25-378-019	314 W RIDGEWAY AVE	03/22/21	WD	\$23,000	\$10,100	43.91	\$20,133	\$3,500	\$19,500	\$97,841	0.199	1,053	\$18.52	170	19.9303	1.25 STY	59	\$3,500

Totals:

Sale Ratio => 43.97

Std. Dev. => 9.23

E.C.F. => 0.201

Ave. E.C.F. => 0.201

100205

46-26-407-042	5617 WINTHROP BLVD	08/19/20	WD	\$17,000	\$8,700	51.18	\$17,406	\$3,890	\$13,110	\$79,506	0.165	936	\$14.01	170	16.4893	1.25 STY	60	\$3,890
46-26-407-042	5617 WINTHROP BLVD	07/24/21	QC	\$40,000	\$8,700	21.75	\$17,406	\$3,890	\$36,110	\$79,506	0.454	936	\$38.58	170	45.4180	1.25 STY	60	\$3,890
46-26-428-031	5813 EDWARDS AVE	04/18/21	WD	\$30,000	\$11,000	36.67	\$22,067	\$3,671	\$26,329	\$108,212	0.243	1,166	\$22.58	170	24.3310	1.25 STY	60	\$3,671
46-36-102-013	609 W PULASKI ST	03/26/21	WD	\$32,000	\$9,900	30.94	\$19,702	\$2,800	\$29,200	\$99,424	0.294	975	\$29.95	170	3.5602	1.25 STY	60	\$2,800
46-36-202-029	340 E PULASKI ST	07/08/22	WD	\$58,000	\$12,600	21.72	\$17,157	\$4,800	\$53,200	\$131,512	0.405	1,040	\$51.15	170	18.2048	1.25 STY	60	\$4,800
46-36-203-002	4914 M L KING AVE	05/31/22	QC	\$15,400	\$8,900	57.79	\$17,843	\$2,800	\$12,600	\$88,488	0.142	915	\$13.77	170	8.0087	1.25 STY	60	\$2,800
46-36-204-058	325 E BALTIMORE BLVD	04/12/21	WD	\$22,000	\$8,000	36.36	\$16,044	\$2,800	\$19,200	\$77,906	0.246	910	\$21.10	170	22.2605	1.25 STY	60	\$2,800
46-25-352-003	5512 DUPONT ST	06/22/22	WD	\$17,000	\$9,900	58.24	\$19,716	\$3,764	\$13,236	\$93,835	0.141	885	\$14.96	170	14.1056	1.25 STY	64	\$3,764
46-25-353-015	5401 GRANVILLE AVE	03/28/22	WD	\$27,000	\$10,400	38.52	\$20,715	\$4,200	\$22,800	\$97,147	0.225	885	\$25.76	170	23.4696	1.25 STY	64	\$4,200
46-25-354-012	620 W RIDGEWAY AVE	12/07/21	WD	\$20,500	\$10,200	49.76	\$20,462	\$3,671	\$16,829	\$98,771	0.170	947	\$17.77	170	17.0385	1.25 STY	64	\$3,671
46-25-354-012	620 W RIDGEWAY AVE	06/24/22	WD	\$50,000	\$10,200	20.40	\$20,462	\$3,671	\$46,329	\$98,771	0.469	947	\$48.92	170	46.9057	1.25 STY	64	\$3,671
46-26-477-028	5321 GLENN AVE	06/11/21	WD	\$26,000	\$10,400	40.00	\$20,733	\$3,671	\$22,329	\$100,365	0.222	936	\$23.86	170	22.2479	1.25 STY	64	\$3,671
46-26-480-028	5401 DUPONT ST	09/27/21	WD	\$60,000	\$9,700	16.17	\$19,463	\$3,671	\$56,329	\$92,894	0.606	870	\$64.75	170	60.6379	1.25 STY	64	\$3,671
46-36-104-014	605 W PHILADELPHIA BLVD	08/05/20	WD	\$17,700	\$10,200	57.63	\$20,443	\$2,818	\$14,882	\$103,676	0.144	975	\$15.26	170	14.3543	1.25 STY	64	\$2,818
46-36-202-003	5002 M L KING AVE	08/28/20	WD	\$20,000	\$11,200	56.00	\$22,414	\$4,200	\$15,800	\$107,141	0.147	1,096	\$14.42	170	14.7469	1.25 STY	64	\$4,200
46-36-202-006	124 E PULASKI ST	04/01/21	WD	\$18,000	\$10,700	59.44	\$21,326	\$2,800	\$15,200	\$108,976	0.139	1,010	\$15.05	170	13.9480	1.25 STY	64	\$2,800
46-25-376-040	128 WESTMORELAND DR	05/13/22	WD	\$38,000	\$27,782	36.58	\$27,782	\$4,733	\$33,267	\$135,582	0.245	1,310	\$25.39	170	24.5364	1.25 STY	66	\$4,733
46-36-204-059	329 E BALTIMORE BLVD	03/04/21	WD	\$23,000	\$11,000	47.83	\$22,036	\$5,600	\$17,400	\$96,682	0.180	904	\$19.25	170	4.9412	1.25 STY	66	\$5,600

Totals:

Sale Ratio => 34.91

Std. Dev. => 16.71

E.C.F. => 0.258

Ave. E.C.F. => 0.229

0.116441696

Std. Deviation=> 18.9039

Coefficient of Var=> 82.4122263

100205

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

Residential : 0.140
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

(Optional) Gross Rate Multipliers

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

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. 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
46-25-331-019	121 E GRACELAWN AVE	05/25/21	\$11,000	WD	\$11,000	\$4,400	40.00	\$8,841	\$2,049	\$8,951	\$56,600	0.158	688	\$13.01	173	0.3664	1STY	59	\$2,049
46-25-331-019	121 E GRACELAWN AVE	12/28/21	\$9,000	QC	\$9,000	\$4,400	48.89	\$8,841	\$2,049	\$6,951	\$56,600	0.123	688	\$10.10	173	3.1671	1STY	59	\$2,049
46-25-454-023	335 E RIDGEWAY AVE	01/13/21	\$15,000	WD	\$15,000	\$5,500	36.67	\$10,902	\$2,246	\$12,754	\$72,133	0.177	870	\$14.66	173	2.2331	1STY	59	\$2,246
46-25-482-034	422 E RIDGEWAY AVE	12/04/20	\$17,000	WD	\$17,000	\$6,900	40.59	\$13,828	\$4,349	\$12,651	\$78,992	0.160	872	\$14.51	173	0.5676	1STY	54	\$4,349
Totals:			\$52,000		\$52,000	\$21,200		\$42,412		\$41,307	\$264,325			\$13.07					
		Sale. Ratio =>				40.77		E.C.F. =>		0.156		Std. Deviation=>		0.022771114					
		Std. Dev. =>				5.20		Ave. E.C.F. =>		0.154		Ave. Variance=>		1.5836		Coefficient of Var=>		10.2508753	

mid teens

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

.150 ↗ ~~1.15~~

(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 Deptr.	Land Value		
46-36-226-043	501 E PULASKI ST	08/31/21	WD	\$29,000	\$6,500	22.41	\$12,978	\$3,000	\$26,000	\$76,754	0.339	949	\$27.40	175	5.1824	1.25 STY	60	\$3,000		
46-36-226-056	633 E PULASKI ST	08/21/20	WD	\$47,500	\$6,000	12.63	\$12,087	\$3,000	\$44,500	\$69,900	0.637	864	\$51.50	175	24.6054	1.25 STY	60	\$3,000		
46-36-227-023	630 E PULASKI ST	12/30/21	WD	\$40,000	\$7,600	19.00	\$15,260	\$3,000	\$37,000	\$94,308	0.392	1,081	\$34.23	175	0.1763	1.25 STY	60	\$3,000		
46-36-281-007	622 E ELDRIDGE AVE	03/22/21	WD	\$20,800	\$7,600	36.54	\$5,149	\$3,773	\$17,027	\$87,508	0.195	800	\$21.28	175	19.5993	1.25 STY	65	\$3,773		
Totals:				\$137,300	\$27,700		\$55,474		\$124,527	\$328,469			\$33.60							
Sale. Ratio =>											20.17	E.C.F. =>		0.379	Std. Deviation=>		0.18406932			
Std. Dev. =>											10.11	Ave. E.C.F. =>		0.391	Ave. Variance=>		12.3909	Coefficient of Var=> 31.72507075		

Raise score

```

Residential          : 0.100
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

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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

01

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
47-31-104-016	740 E PHILADELPHIA BLVD	02/22/22	WD	\$35,000	\$5,200	14.86	\$10,435	\$2,000	\$33,000	\$93,722	0.352	1,076	\$30.67	180	35.2104	1 STY	61	\$2,000
47-31-102-031	745 E MARENGO AVE	12/30/21	WD	\$50,000	\$27,400	54.80	\$55,347	\$14,787	\$35,213	\$416,807	0.084	4,418	\$7.97	180	8.4483	1 STY	62	\$14,338
47-31-105-032	755 WAGER AVE	12/30/21	WD	\$50,000	\$27,400	54.80	\$55,347	\$14,787	\$35,213	\$416,807	0.084	4,418	\$7.97	180	8.4483	1 STY	62	\$14,338
47-31-180-007	4602 MAINES ST	12/30/21	WD	\$50,000	\$27,400	54.80	\$55,273	\$14,787	\$35,213	\$416,807	0.084	4,418	\$7.97	180	7.5994	1 STY	62	\$14,338
47-31-104-019	752 E PHILADELPHIA BLVD	10/25/21	WD	\$12,000	\$6,300	52.50	\$12,517	\$2,000	\$10,000	\$116,856	0.086	1,056	\$9.47	180	8.5576	1 STY	66	\$2,000
47-31-179-012	4510 INDUSTRIAL AVE	03/17/22	WD	\$17,000	\$5,000	29.41	\$9,916	\$2,127	\$14,873	\$86,544	0.172	1,129	\$13.17	180	17.1854	1 STY	66	\$2,127
Avg 0.144 Mode 0.084																		

47-31-181-009	4318 NORTH ST	12/01/21	WD	\$15,000	\$6,900	46.00	\$13,878	\$2,598	\$12,402	\$125,333	0.099	1,552	\$7.99	180	9.8952	2 STORY	61	\$2,598
47-31-102-030	741 E MARENGO AVE	12/30/21	WD	\$50,000	\$27,400	54.80	\$55,347	\$14,787	\$35,213	\$416,807	0.084	4,418	\$7.97	180	8.4483	2 STORY	62	\$14,338

47-31-180-029	4501 GRANT ST	05/14/21	WD	\$25,500	\$7,600	29.80	\$15,212	\$2,074	\$23,426	\$145,978	0.160	1,820	\$12.87	180	16.0476	TWO UNIT	66	\$2,074
Totals: \$304,500 \$140,600 \$283,272 \$234,553 \$2,235,662 \$11.78 0.080929794 13.3156 0.0000 #DIV/0!																		
Sale. Ratio=> 46.17 Std. Dev.=> 15.02 Std. Deviation=> 0.080929794 Ave. Variance=> 13.3156 Coefficient of Var=> #DIV/0!																		

No data some

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

esidential : 0.175
own Homes/Duplexes: 1.000
obile Homes : 1.000
gricultural Bldgs : 0.115
ommerical Bldgs : 1.000
ndustrial Bldgs : 1.000

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

E.C.F.s for Neighborhood: 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

• 2 too high
0.175

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmt.	Adj/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
46-35-382-011	3506 BROWNELL BLVD	10/07/21	WD	\$16,500	\$7,700	46.67	\$15,392	\$6,057	\$10,443	\$62,233	0.168	690	\$15.13	183	24.1828	1 STY	55	\$6,057
46-35-333-020	4113 FLEMING RD	06/01/22	WD	\$49,500	\$8,400	16.97	\$16,783	\$4,873	\$44,627	\$79,400	0.562	966	\$46.20	183	21.3440	1 STY	60	\$4,873
46-35-355-009	3810 KELLAR AVE	05/17/22	WD	\$32,000	\$10,400	32.50	\$20,894	\$6,250	\$25,750	\$97,627	0.264	1,026	\$25.10	183	0.8794	1 STY	60	\$6,250
46-35-358-011	3621 SENECA ST	03/26/21	WD	\$22,000	\$11,300	51.36	\$22,623	\$10,000	\$12,000	\$84,153	0.143	971	\$12.36	183	12.9957	1 STY	60	\$10,000
46-35-383-030	3419 LE ERDA AVE	08/17/20	WD	\$14,500	\$8,500	58.62	\$16,961	\$5,335	\$9,165	\$77,507	0.118	938	\$9.77	183	5.9057	1 STY	60	\$5,335
46-35-383-036	1806 W PASADENA AVE	01/21/22	WD	\$15,500	\$8,100	52.26	\$16,105	\$5,625	\$9,875	\$69,867	0.141	749	\$13.18	183	3.5964	1 STY	60	\$5,625
46-35-329-017	4014 COMSTOCK AVE	06/07/22	WD	\$72,000	\$16,600	23.06	\$33,114	\$10,648	\$61,352	\$149,773	0.410	1,080	\$56.81	183	40.9632	1 STY	64	\$10,648
46-35-352-028	3717 WISNER ST	11/04/21	WD	\$22,500	\$10,100	44.89	\$20,110	\$5,000	\$17,500	\$100,733	0.174	966	\$18.12	183	6.7433	1 STY	69	\$5,000

Avg																		
Med																		
46-35-327-013	4008 WINONA ST	02/18/21	WD	\$18,500	\$10,400	56.22	\$20,795	\$6,865	\$11,635	\$92,867	0.125	1,205	\$9.66	183	12.5287	1.25 STY	55	\$6,865
46-35-360-002	3618 KELLAR AVE	11/30/20	WD	\$17,000	\$7,600	44.71	\$15,152	\$5,000	\$12,000	\$67,680	0.177	910	\$13.19	183	7.1183	1.25 STY	55	\$5,000
46-35-305-013	4201 WINONA ST	07/30/21	WD	\$47,000	\$11,400	24.26	\$22,822	\$6,875	\$40,125	\$106,313	0.377	1,139	\$35.23	183	37.7422	1.25 STY	60	\$6,875
46-35-384-001	3622 LE ERDA AVE	11/03/21	WD	\$26,000	\$7,500	28.85	\$15,020	\$1,581	\$24,419	\$89,593	0.273	1,011	\$24.15	183	15.5683	1.25 STY	60	\$1,581
46-35-327-012	4012 WINONA ST	06/19/20	MLC	\$47,000	\$12,100	25.74	\$24,133	\$6,863	\$40,137	\$115,133	0.349	1,205	\$33.31	183	34.8613	1.25 STY	64	\$6,863
Avg																		
Med																		

46-35-182-008	4229 LE ERDA AVE	06/17/22	WD	\$30,000	\$10,700	35.67	\$21,427	\$6,092	\$23,908	\$102,233	0.234	1,591	\$15.03	183	23.3857	2 STORY	48	\$6,092
46-35-330-001	4226 LE ERDA AVE	05/09/22	QC	\$25,000	\$15,200	60.80	\$30,315	\$6,250	\$18,750	\$160,433	0.117	1,448	\$12.95	183	11.6871	TRH-LEVEL	64	\$6,250

Totals: \$455,000 \$156,000 \$311,646 \$361,686 \$1,455,547 E.C.F. => 0.248 Std. Dev. => 14.34 Ave. E.C.F. => 0.241 Std. Deviation=> 0.117148614 Ave. Variance=> 17.3001 Coefficient of Var=> 71.73752941

mid 202

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

Residential : 0.175
Town Homes/Duplexes: 0.250
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

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

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

.2 too high
.175

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Asmnt.	Add/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Mar. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
46-35-432-043	4137 DUPONT ST	02/08/22	CD	\$20,000	\$12,000	60.00	\$23,970	\$5,423	\$14,577	\$109,100	0.134	1,148	\$12.70	185	13.1817	1 STY	54	\$4,800
46-35-432-003	4130 RACE ST	04/21/21	WD	\$32,500	\$8,000	24.62	\$16,084	\$4,000	\$28,500	\$71,082	0.401	668	\$42.66	185	20.0830	1 STY	56	\$4,000
46-35-432-003	4130 RACE ST	04/21/21	WD	\$15,000	\$8,000	53.33	\$16,084	\$4,000	\$11,000	\$71,082	0.155	668	\$16.47	185	4.5363	1 STY	56	\$4,000
Avg																		
46-35-426-014	810 W MOORE ST	06/28/22	WD	\$18,000	\$8,700	48.33	\$17,462	\$4,013	\$13,987	\$79,112	0.177	920	\$15.20	185	17.6801	1 STY	64	\$4,013
46-35-451-007	3802 FLEMING RD	06/04/21	WD	\$15,000	\$10,600	70.67	\$21,171	\$6,072	\$8,928	\$88,818	0.101	914	\$9.77	185	9.9593	1 STY	64	\$6,072
46-35-457-036	1408 W PASADENA AVE	08/27/21	WD	\$30,000	\$8,600	28.67	\$17,131	\$3,857	\$26,143	\$78,082	0.335	757	\$34.54	185	10.9304	1 STY	64	\$3,857
Avg																		
46-35-454-014	3714 STERLING ST	01/12/22	WD	\$28,000	\$6,600	23.57	\$13,277	\$3,356	\$24,644	\$58,359	0.422	927	\$26.58	185	11.7596	1.25 STY	50	\$3,356
46-35-481-024	3501 MILBOURNE AVE	02/17/21	WD	\$24,000	\$7,200	30.00	\$14,314	\$4,110	\$19,890	\$60,024	0.331	752	\$26.45	185	22.0482	1.25 STY	55	\$4,110
Avg																		
46-35-408-010	4102 LAWDALE AVE	09/15/21	WD	\$30,000	\$8,500	28.33	\$16,934	\$4,239	\$25,761	\$74,676	0.345	924	\$27.88	185	34.4968	1.25 STY	60	\$4,239
46-35-408-011	4034 LAWDALE AVE	01/10/22	WD	\$12,000	\$8,800	73.33	\$17,512	\$4,231	\$7,769	\$78,124	0.099	924	\$8.41	185	9.9445	1.25 STY	60	\$4,231
46-35-429-011	4102 MILBOURNE AVE	01/22/21	WD	\$16,000	\$11,200	70.00	\$22,397	\$4,000	\$12,000	\$108,218	0.111	1,346	\$8.92	185	11.0888	1.25 STY	60	\$4,000
46-35-429-018	4014 MILBOURNE AVE	06/17/21	WD	\$30,000	\$8,800	29.33	\$17,666	\$4,000	\$26,000	\$80,388	0.323	940	\$27.66	185	32.3430	1.25 STY	60	\$4,000
46-35-454-033	3701 LAWDALE AVE	09/15/20	WD	\$22,500	\$9,000	40.00	\$17,944	\$3,991	\$18,509	\$82,076	0.226	924	\$20.03	185	22.5509	1.25 STY	60	\$3,991
46-35-456-025	3505 BURGESS ST	04/07/21	WD	\$26,000	\$8,900	34.23	\$17,801	\$3,195	\$22,805	\$85,918	0.265	1,015	\$22.47	185	26.5429	1.25 STY	60	\$3,195
46-35-457-020	3617 FOREST HILL AVE	02/16/21	WD	\$23,000	\$7,400	32.17	\$14,882	\$3,200	\$19,800	\$68,718	0.288	885	\$22.37	185	28.8136	1.25 STY	60	\$3,200
46-35-479-014	3710 KEYES ST	06/03/22	QC	\$15,000	\$9,200	61.33	\$18,357	\$4,000	\$11,000	\$84,453	0.130	878	\$12.53	185	10.8411	1.25 STY	60	\$4,000
46-35-481-021	3513 MILBOURNE AVE	04/27/21	WD	\$22,000	\$9,700	44.09	\$19,310	\$4,124	\$17,876	\$89,329	0.200	1,104	\$16.19	185	3.8548	1.25 STY	60	\$4,124
46-35-458-020	3609 STERLING ST	09/21/21	WD	\$30,000	\$9,100	30.33	\$18,153	\$3,200	\$26,800	\$87,959	0.305	935	\$28.66	185	30.4688	1.25 STY	65	\$3,200
Avg																		

40-35-429-028	4113 DONNELLY ST	12/23/20	WD	\$50,000	\$15,100	30.20	\$30,160	\$4,222	\$45,778	\$144,100	0.318	1,980	\$23.12	185	31.7682	THREE UNIT	60	\$4,000
Totals:				\$459,000	\$175,400		\$350,609		\$381,767	\$1,599,618			\$21.19		0.3554			
				Sale. Ratio =>		38.21												
				Std. Dev. =>		16.99												
				E.C.F. =>		0.239												
				Ave. E.C.F. =>		0.242												
				Std. Deviation=>		0.097916559												
				Ave. Variance=>		18.5733	Coefficient of Var=>		76.68090576									

mid 20s

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

175 to high

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

9/50

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	Outstanding	Depr.	Land Value
46-36-411-002	3910 M L KING AVE	01/05/21	WD	\$16,000	\$6,400	40.00	\$12,765	\$3,354	\$12,646	\$78,425	0.161	984	\$12.85	190	16.1250	1 STY		55	\$3,354
46-36-427-003	607 E MOORE ST	02/14/22	WD	\$13,500	\$6,800	50.37	\$13,562	\$3,307	\$10,193	\$85,458	0.119	1,100	\$9.27	190	11.9274	1 STY		60	\$3,307
46-36-381-031	3710 M L KING AVE	10/30/20	WD	\$50,000	\$19,800	39.60	\$39,626	\$8,438	\$41,562	\$259,900	0.160	1,650	\$25.19	190	15.9915	1 STY		69	\$8,438
46-36-403-020	115 EDWIN AVE	07/20/21	WD	\$26,000	\$6,500	25.00	\$13,094	\$2,683	\$23,317	\$86,758	0.269	880	\$26.50	190	26.8758	1.25 STY		60	\$2,683
46-36-459-010	3521 WESLEY ST	08/12/21	WD	\$30,000	\$8,800	29.33	\$17,692	\$3,019	\$26,981	\$122,275	0.221	1,456	\$18.53	190	4.4114	TWO UNIT		60	\$3,019
46-36-429-005	418 DAMON ST	06/11/21	QC	\$20,000	\$8,400	42.00	\$16,700	\$3,375	\$16,625	\$111,042	0.150	1,556	\$10.68	190	14.9719	TWO UNIT		64	\$3,375
Totals:				\$155,500	\$56,700		\$113,439		\$131,324	\$743,858									
				Sale. Ratio =>		36.46	E.C.F. =>		0.177	Std. Deviation=>		0.054572							
				Std. Dev. =>		9.16	Ave. E.C.F. =>		0.180	Ave. Variance=>		15.0505	Coefficient of Var= 83.647						

High Ceilings

(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

0.125

{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. 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 Dep.	Land Value
41-07-117-043	831 CORNELIA ST	01/08/21	WD	\$35,000	\$11,500	32.86	\$24,455	\$6,024	\$28,976	\$148,357	0.195	1,692	\$17.13	195	3.7480	2 STORY	52	\$6,024
47-31-326-012	832 E STEWART AVE	07/22/21	WD	\$35,000	\$8,200	23.43	\$16,359	\$2,553	\$32,447	\$120,052	0.270	1,824	\$17.79	195	3.7480	1.75 STY	49	\$2,553
Totals:				\$70,000	\$19,700		\$40,814		\$61,423	\$268,409								
				Sale. Ratio =>		28.14			E.C.F. =>		0.229	Std. Deviation=>		0.0530053				
				Std. Dev. =>		6.67			Ave. E.C.F. =>		0.233	Ave. Variance=>		3.7480		Coefficient of Var=>		16.10027433

raise same

.C.F.s for Neighborhood: 205 *R - 205-ROXANA*

AS DUPLEX

type:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
.75 STY		0.325	0.325	0.325	0.325	0.325	0.325
STY		0.325	0.325	0.325	0.325	0.325	0.325
STORY		0.375	0.375	0.375	0.375	0.375	0.375
.5 STY		0.275	0.275	0.275	0.275	0.275	0.275
.25 STY		0.325	0.325	0.325	0.325	0.325	0.325
I-LEVEL		0.350	0.350	0.350	0.350	0.350	0.350
RI-LEVEL		0.350	0.350	0.350	0.350	0.350	0.350
STATE HOME		0.275	0.275	0.275	0.275	0.275	0.275
UPLEX		0.325	0.325	0.325	0.325	0.325	0.325
WO UNIT		0.375	0.375	0.375	0.375	0.375	0.375
HREE UNIT		0.375	0.375	0.375	0.375	0.375	0.375
OUR UNIT		0.375	0.375	0.375	0.375	0.375	0.375

own Homes/Duplexes: 0.300
obile Homes : 1.000
gricultural Bldgs : 0.115
ommerical Bldgs : 1.000
ndustrial Bldgs : 1.000

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

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

HAS DUPLEX

Residential : ~~0.275~~ **.3**
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

1 sty .3
1 Ds .3.25
2 sty .375
multi Ums .375

mid 2005

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	Assd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
47-33-376-029	3614 BRANCH RD	10/01/21	WD	\$27,500	\$16,000	58.18	\$31,967	\$6,695	\$20,805	\$91,898	0.226	960	\$21.67	205	44.9030	1 STY	60	\$6,695
47-33-303-002	4210 COGGINS AVE	06/11/21	WD	\$30,000	\$12,100	40.33	\$24,290	\$5,298	\$24,702	\$69,062	0.358	966	\$25.57	205	1.1677	1 STY	53	\$5,196
47-33-307-009	4128 COGGINS AVE	11/23/21	WD	\$28,000	\$13,500	48.21	\$26,962	\$5,196	\$22,804	\$79,149	0.288	960	\$23.75	205	28.8114	1 STY	53	\$5,196
47-33-355-047	2971 HENRY ST	02/24/22	WD	\$51,000	\$13,000	25.49	\$26,053	\$8,920	\$42,080	\$62,302	0.675	972	\$43.29	205	28.0066	1 STY	53	\$6,521
47-32-426-026	2732 CARR ST	03/15/21	WD	\$30,000	\$22,100	73.67	\$44,160	\$15,613	\$14,387	\$103,807	0.139	1,510	\$9.53	205	13.8593	1 STY	50	\$15,613
47-32-452-015	2014 WEAVER ST	06/18/21	WD	\$13,000	\$8,100	62.31	\$16,264	\$4,079	\$8,921	\$44,309	0.201	732	\$12.19	205	20.1336	1 STY	48	\$4,079
47-33-352-027	4001 COGGINS AVE	01/12/22	WD	\$27,000	\$8,600	31.85	\$17,135	\$5,636	\$21,364	\$41,815	0.511	672	\$31.79	205	51.0923	1 STY	48	\$5,636
47-33-357-017	2968 HENRY ST	02/22/21	WD	\$22,000	\$10,600	48.18	\$21,129	\$4,611	\$17,389	\$60,065	0.290	912	\$19.07	205	7.9856	1 STY	48	\$4,611
47-33-376-026	3702 BRANCH RD	11/30/20	WD	\$24,000	\$9,900	41.25	\$19,756	\$6,256	\$17,744	\$49,091	0.361	874	\$20.30	205	13.2742	1 STY	48	\$6,256
											avg	0.339						
47-33-306-015	4143 COGGINS AVE	08/05/21	WD	\$34,500	\$12,400	35.94	\$24,857	\$6,110	\$28,390	\$68,171	0.416	1,120	\$25.35	205	41.6453	1.25 STY	48	\$5,916
47-33-353-012	2952 NATHAN AVE	12/10/20	WD	\$67,000	\$21,500	32.09	\$42,873	\$15,903	\$51,097	\$98,073	0.521	1,170	\$43.67	205	52.1011	2 STORY	56	\$10,125
47-33-358-046	2923 MC CLURE AVE	07/09/20	WD	\$49,900	\$19,400	38.88	\$38,819	\$13,500	\$36,400	\$92,069	0.395	1,618	\$22.50	205	39.5355	FOUR UNIT	45	\$13,500
47-33-358-046	2923 MC CLURE AVE	02/11/21	WD	\$59,000	\$19,400	32.88	\$38,819	\$13,500	\$45,500	\$92,069	0.494	1,618	\$28.12	205	49.4194	FOUR UNIT	45	\$13,500
Totals:																		
				\$462,900	\$186,600		\$373,084		\$351,583	\$951,880								
				Sale, Ratio =>		40.31			E.C.F. =>		0.369		Std. Deviation=>		0.14440446			
				Std. Dev. =>		13.90			Ave. E.C.F. =>		0.373		Ave. Variance=>		30.1489	Coefficient of Var=>		

mid 2005

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

106 - 70 - ~~275~~ all
~~60 - 0 - .280~~
• 280
Town houses

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	FCF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value	
40-02-130-011	1509 W MC CLELLAN ST	03/03/22	WD	\$72,000	\$16,000	22.22	\$32,031	\$6,901	\$65,099	\$167,533	0.389	1,271	\$51.22	210	6.7322	1 STY	71	\$6,901	
40-02-130-024	3009 FOREST HILL AVE	04/15/22	WD	\$50,000	\$13,600	27.20	\$27,176	\$6,431	\$43,569	\$138,300	0.315	1,020	\$42.71	210	17.0881	1 STY	71	\$3,600	
40-02-152-011	2638 CLIO RD	03/08/21	WD	\$48,000	\$12,100	25.21	\$24,141	\$4,500	\$43,500	\$130,940	0.332	1,106	\$39.33	210	18.8062	1 STY	70	\$4,500	
											avg	0.345							
40-02-104-020	3201 WINONA ST	09/15/21	WD	\$13,000	\$10,600	81.54	\$21,191	\$7,742	\$5,258	\$89,660	0.059	1,008	\$5.22	210	5.8644	1 STY	66	\$7,742	
40-02-109-030	2901 KELLAR AVE	09/02/21	WD	\$19,900	\$7,400	37.19	\$14,881	\$4,500	\$15,400	\$69,207	0.223	632	\$24.37	210	22.2522	1 STY	66	\$4,500	
40-02-109-030	2901 KELLAR AVE	02/28/22	WD	\$35,000	\$7,400	21.14	\$14,881	\$4,500	\$30,500	\$69,207	0.441	632	\$48.26	210	44.0709	1 STY	66	\$4,500	
40-02-152-014	2620 CLIO RD	03/10/21	WD	\$16,000	\$7,300	45.63	\$14,594	\$4,500	\$11,500	\$67,293	0.171	616	\$18.67	210	8.0511	1 STY	66	\$4,500	
											avg	0.223							
40-02-130-021	1512 W GENESEE ST	01/04/22	WD	\$45,900	\$16,800	36.60	\$33,601	\$4,770	\$41,130	\$192,207	0.214	1,422	\$28.92	210	21.3988	1.25 STY	71	\$4,770	
40-02-201-030	1502 W MC CLELLAN ST	01/15/21	WD	\$59,000	\$16,700	28.31	\$33,464	\$8,649	\$50,351	\$165,433	0.304	1,236	\$40.74	210	5.2954	1.25 STY	71	\$8,649	
40-02-126-020	1609 W PASADENA AVE	04/22/21	WD	\$18,000	\$9,300	51.67	\$18,519	\$5,208	\$12,792	\$88,740	0.144	998	\$12.82	210	14.4151	1.25 STY	66	\$5,208	
40-02-127-015	3111 BRYN MAWR PL	01/07/22	WD	\$38,000	\$10,200	26.84	\$20,336	\$4,864	\$33,136	\$103,147	0.321	972	\$34.09	210	32.1251	1.25 STY	66	\$4,864	
40-02-129-016	1906 W GENESEE ST	06/01/21	WD	\$20,000	\$10,500	52.50	\$21,069	\$4,720	\$15,280	\$108,993	0.140	972	\$15.72	210	14.0192	1.25 STY	66	\$4,720	
40-02-226-021	3301 MILBOURNE AVE	02/12/21	WD	\$28,000	\$9,300	33.21	\$18,566	\$4,611	\$23,389	\$93,033	0.251	941	\$24.86	210	13.2465	1.25 STY	66	\$4,611	
40-02-129-007	1813 W MC CLELLAN ST	08/03/21	WD	\$60,000	\$10,700	17.83	\$21,360	\$5,192	\$54,808	\$107,787	0.508	948	\$57.81	210	50.8486	1.25 STY	64	\$5,192	
40-02-152-031	2613 WISNER ST	09/24/21	WD	\$17,250	\$6,800	39.42	\$13,697	\$4,500	\$12,750	\$61,313	0.208	715	\$17.83	210	20.7948	1.25 STY	61	\$4,500	
											avg	0.262							
40-02-152-040	2644 CLIO RD	05/26/21	WD	\$24,000	\$13,400	55.83	\$26,742	\$13,500	\$10,500	\$88,280	0.119	1,438	\$7.30	210	11.8940	1.25 STY	45	\$13,500	
40-02-204-025	1114 W MC CLELLAN ST	06/17/20	WD	\$28,500	\$12,800	44.91	\$25,607	\$4,269	\$24,231	\$142,253	0.170	1,300	\$18.64	210	17.0337	2 STORY	66	\$4,269	
Totals:				\$592,550	\$190,900	32.22	\$381,856	\$493,193	\$1,883,327	E.C.F. =>	0.262	Std. Deviation=>	0.11328812	0.4856					
				Std. Dev. =>	16.17			Ave. E.C.F. =>	0.257	Std. Deviance=>	19.0551	Coefficient of Var=>	74.13924593						

(Optional) Gross Rate Multipliers

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

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

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

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

~~0.125~~
0.125

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
40-02-228-001	3318 KEYES ST	03/24/22	WD	\$20,000	\$7,100	35.50	\$14,150	\$3,575	\$16,425	\$88,125	0.186	780	\$21.06	215	9.0436	1 STY	66	\$3,575
46-36-380-029	3605 M L KING AVE	12/02/21	WD	\$15,000	\$7,400	49.33	\$14,878	\$3,598	\$11,402	\$94,000	0.121	864	\$13.20	215	#REF!	1 STY	71	\$3,598
40-01-152-004	432 W DARTMOUTH ST	07/28/22	WD	\$35,000	\$10,000	28.57	\$19,954	\$4,700	\$30,300	\$127,117	0.238	917	\$33.04	215	5.1609	1 STY	72	\$4,700
40-02-234-016	806 W GENESEE ST	02/02/21	WD	\$27,000	\$8,400	31.11	\$16,712	\$5,700	\$21,300	\$91,767	0.232	1,192	\$17.87	215	14.2748	1.25 STY	57	\$5,700
40-01-152-010	409 W GENESEE ST	10/01/21	WD	\$35,000	\$7,100	20.29	\$14,125	\$3,000	\$32,000	\$92,708	0.345	910	\$35.16	215	22.6173	1.25 STY	66	\$3,000
40-01-102-022	406 W DEWEY ST	10/21/21	WD	\$46,500	\$10,000	21.51	\$20,078	\$3,000	\$43,500	\$142,317	0.306	1,154	\$37.69	215	30.5656	1.25 STY	71	\$3,000
40-01-103-028	606 W JAMIESON ST	06/23/21	WD	\$16,200	\$9,400	58.02	\$18,757	\$6,000	\$10,200	\$106,308	0.096	858	\$11.89	215	9.5947	1.25 STY	71	\$6,000
40-01-103-028	606 W JAMIESON ST	07/26/22	WD	\$15,500	\$9,400	60.65	\$18,757	\$6,000	\$9,500	\$106,308	0.089	858	\$11.07	215	8.9363	1.25 STY	71	\$6,000
40-01-105-015	602 W MC CLELLAN ST	04/30/21	QC	\$27,500	\$9,600	34.91	\$19,292	\$3,750	\$23,750	\$129,517	0.183	1,081	\$21.97	215	18.3374	1.25 STY	71	\$3,750
40-01-105-022	3107 IROQUOIS AVE	01/29/21	WD	\$15,000	\$10,400	69.33	\$20,857	\$3,917	\$11,083	\$141,167	0.079	1,179	\$9.40	215	7.8510	1.25 STY	71	\$3,917
40-02-232-003	723 W JAMIESON ST	11/17/21	WD	\$13,000	\$7,100	54.62	\$14,202	\$3,375	\$9,625	\$90,225	0.107	1,098	\$8.77	215	7.8891	1.25 STY	71	\$3,375
40-02-279-004	2722 N CHEVROLET AVE	08/27/21	WD	\$27,000	\$6,700	24.81	\$13,320	\$3,662	\$23,338	\$80,483	0.290	907	\$25.73	215	28.9973	1.25 STY	71	\$3,662
40-01-128-023	200 W MC CLELLAN ST	08/31/21	WD	\$42,500	\$9,900	23.29	\$19,758	\$3,750	\$38,750	\$133,400	0.290	1,356	\$28.58	215	29.0480	2 STORY	70	\$3,750
40-01-128-024	132 W MC CLELLAN ST	07/28/20	WD	\$22,000	\$11,100	50.45	\$22,154	\$3,750	\$18,250	\$153,367	0.119	1,653	\$11.04	215	11.8996	TWO UNIT	66	\$3,750
40-01-153-011	401 W DARTMOUTH ST	05/19/21	WD	\$26,000	\$11,100	42.69	\$22,281	\$3,000	\$23,000	\$160,675	0.143	1,804	\$12.75	215	14.3146	TWO UNIT	66	\$3,000
Totals:				\$383,200	\$134,700	35.15	\$269,275	\$322,423	\$1,737,483	E.C.F. => 0.186	Std. Deviations=> 0.089433471		\$19.95		0.2794			
					Sale Ratio => Std. Dev. => 15.86					Ave. E.C.F. => 0.188	Ave. Variances=> #REF!				Coefficient of Var=> #REF!			

2280000
A

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

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

.175

.150

too high
0.125

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Asmnt.	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Deptr.	Land Value
40-01-227-046	638 SPENCER ST	06/21/21	WD	\$30,000	\$12,100	40.33	\$24,290	\$6,351	\$23,649	\$143,512	0.165	1,151	\$20.55	220	4.3994	1 STY	70	\$6,351
40-01-258-026	121 E BAKER ST	11/17/21	WD	\$18,600	\$6,000	32.26	\$11,945	\$2,800	\$15,800	\$91,450	0.173	1,082	\$14.60	220	13.2015	1 STY	45	\$2,800
46-36-486-031	629 SPENCER ST	07/09/21	WD	\$19,900	\$6,200	31.08	\$12,437	\$2,903	\$7,097	\$76,272	0.093	696	\$10.20	220	18.2175	1.25 STY	66	\$2,903
46-36-486-031	629 SPENCER ST	01/07/22	WD	\$24,000	\$6,200	25.83	\$12,437	\$2,903	\$21,097	\$76,272	0.277	696	\$30.31	220	0.1378	1.25 STY	66	\$2,903
40-01-203-028	115 E GENESEE ST	04/15/21	WD	\$12,900	\$6,200	48.06	\$12,462	\$3,268	\$9,632	\$91,940	0.105	1,160	\$8.30	220	10.4764	1.25 STY	49	\$3,268
40-01-457-009	1726 M L KING AVE	10/16/20	WD	\$13,500	\$9,000	66.67	\$17,917	\$2,937	\$10,563	\$119,840	0.088	1,418	\$7.45	220	17.2461	2 STORY	60	\$2,937
40-01-479-013	2001 CHIPPEWA ST	08/27/21	WD	\$41,000	\$10,200	24.88	\$20,465	\$3,378	\$37,622	\$136,696	0.275	1,403	\$26.82	220	1.4621	2 STORY	60	\$3,378
40-01-253-011	202 E DARTMOUTH ST	06/29/21	WD	\$45,170	\$7,300	16.16	\$14,565	\$4,355	\$40,815	\$102,100	0.400	1,380	\$29.58	220	39.9755	2 STORY	45	\$4,355
40-01-254-008	326 E DARTMOUTH ST	07/01/21	WD	\$25,000	\$4,800	19.20	\$9,623	\$2,903	\$22,097	\$67,200	0.329	1,102	\$20.05	220	32.8824	2 STORY	45	\$2,903
40-01-435-003	410 E NEWALL ST	09/24/20	WD	\$12,590	\$5,900	46.86	\$11,719	\$3,029	\$9,561	\$86,900	0.110	1,380	\$6.93	220	11.0023	2 STORY	45	\$3,029
40-01-231-037	605 E MC CLELLAN ST	11/08/21	WD	\$14,000	\$7,500	53.57	\$14,953	\$2,903	\$11,097	\$120,500	0.092	2,020	\$5.49	220	9.2091	THREE UNIT	45	\$2,903
46-36-486-016	638 E PASADENA AVE	06/17/20	WD	\$31,500	\$9,800	31.11	\$19,515	\$2,857	\$28,643	\$133,264	0.215	1,492	\$19.20	220	0.8766	TWO UNIT	56	\$2,857
40-01-404-017	2313 ADAMS AVE	07/27/20	WD	\$45,000	\$10,100	22.44	\$20,188	\$2,937	\$42,063	\$138,008	0.305	1,936	\$21.73	220	30.4787	TWO UNIT	55	\$2,937
40-12-228-007	551 MARY ST	03/31/22	WD	\$50,000	\$10,700	21.40	\$21,464	\$3,696	\$46,304	\$177,680	0.261	2,392	\$19.36	220	26.0603	TWO UNIT	46	\$3,696
Totals:				\$373,260	\$112,000		\$223,960		\$326,040	\$1,561,634								
				Sale Ratio =>		30.01				E.C.F. =>		0.209		Std. Deviation=>		0.10269811		
				Std. Dev. =>		16.51				Ave. E.C.F. =>		0.206		Ave. Variance=>		15.4018		
										Coefficient of Var=>						74.70508862		

205

wood

(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-TERESA'

HAS DUPLEX

Residential : 0.075
Town Homes/Duplexes: 0.050
Mobile Homes : 1.000
Agricultural Bldgs : 0.100
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

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

NC

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Acmt.	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
40-01-277-009	619 E DARTMOUTH ST	01/08/21	WD	\$5,000	\$3,900	78.00	\$7,718	\$2,120	\$2,880	\$74,640	0.039	875	\$3.29	225	7.2605	1 STY	67	\$1,984
40-01-429-013	538 E DAYTON ST	10/20/21	QC	\$5,000	\$3,900	78.00	\$7,861	\$1,118	\$3,882	\$89,907	0.043	1,163	\$3.34	225	10.9520	2 STORY	62	\$1,118
40-01-284-004	616 E TAYLOR ST	03/08/22	WD	\$48,000	\$7,600	15.83	\$15,239	\$1,342	\$46,658	\$185,293	0.252	2,001	\$23.32	225	25.1806	TWO UNIT	67	\$1,342
Totals:				\$58,000	\$15,400	26.55	\$30,818		\$53,420	\$349,840	0.153		\$9.98		4.1509			
				Sale. Ratio =>		35.89				E.C.F. =>				Std. Deviation=>				
				Std. Dev. =>						Ave. E.C.F. =>	0.111			Ave. Variance=>	14.4644	Coefficient of Var=>	130.0871544	

Not enough
Sales
NC

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		0.525	0.525	0.525	0.525	0.525	0.525
2 STORY		0.525	0.525	0.525	0.525	0.525	0.525
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

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

1 set
100-71
70-0

• 525
• ~~500~~

2 set
100-71
• ~~575~~
• 525

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Adj/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Dep.	Land Value
41-07-107-041	730 SPELLMAN DR	12/17/21	WD	\$160,000	\$60,500	37.81	\$121,050	\$26,365	\$133,635	\$199,337	0.670	1,499	\$89.15	233	67.0398	1 STY	79	\$24,190
41-07-109-019	702 LOYOLA DR	12/23/20	WD	\$149,000	\$57,900	38.86	\$115,782	\$27,862	\$121,138	\$185,095	0.654	1,373	\$88.23	233	21.8054	1 STY	79	\$25,713
41-07-116-002	806 WILBERFORCE DR	04/30/21	WD	\$155,000	\$71,000	45.81	\$142,055	\$28,484	\$126,516	\$239,097	0.529	1,535	\$82.42	233	12.8842	1 STY	79	\$25,973
41-07-117-030	813 COLUMBIA CIR	10/29/21	WD	\$158,000	\$83,700	52.97	\$167,486	\$46,810	\$111,190	\$254,055	0.438	1,470	\$75.64	233	12.0926	1 STY	84	\$39,830
41-07-112-008	705 WILBERFORCE LN	04/20/21	WD	\$151,000	\$77,300	51.19	\$154,584	\$32,184	\$118,816	\$257,684	0.461	1,634	\$72.71	233	0.8373	1 STY	85	\$28,979
41-07-106-003	709 SPELLMAN DR	08/10/20	WD	\$163,000	\$75,900	46.56	\$151,728	\$32,197	\$130,803	\$239,062	0.547	1,947	\$67.18	233	54.7151	2 STORY	79	\$29,361
41-07-107-026	713 LOYOLA LN	09/17/20	WD	\$129,000	\$59,300	45.97	\$118,560	\$29,462	\$99,538	\$178,196	0.559	1,689	\$58.93	233	55.8587	2 STORY	79	\$27,442
41-07-107-046	714 SPELLMAN DR	08/03/22	WD	\$161,000	\$64,300	39.94	\$128,681	\$26,395	\$134,605	\$204,572	0.658	1,850	\$72.76	233	65.7983	2 STORY	79	\$24,190
41-07-109-005	713 COLUMBIA DR	05/21/21	WD	\$173,000	\$76,700	44.34	\$153,496	\$26,650	\$146,350	\$253,692	0.577	2,274	\$64.36	233	57.6881	2 STORY	79	\$24,431
41-07-112-005	1701 MARQUETTE DR	01/29/21	WD	\$184,000	\$103,000	55.98	\$205,975	\$33,186	\$150,814	\$345,578	0.436	2,858	\$52.77	233	43.6411	2 STORY	84	\$29,865
41-07-117-024	812 TULANE DR	08/28/20	WD	\$165,000	\$87,000	52.73	\$173,998	\$26,659	\$138,341	\$294,678	0.469	2,135	\$64.80	233	46.9465	2 STORY	84	\$24,440
Totals:				\$1,748,000	\$816,600	46.72	\$1,633,395	\$1,411,746	\$2,651,045				\$71.72	0.088310387	1.2861			
				Sale. Ratio =>		46.72	E.C.F. =>		0.533	Std. Dev. =>		6.12	Std. Deviation=>		0.088310387	Coefficient of Var=>		73.2271885
				Std. Dev. =>		6.12	Ave. E.C.F. =>		0.545	Ave. Variance=>		39.9370						

2450-1400's

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

Residential : 0.200
Town Homes/Duplexes: 0.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.115
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

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

Residential : 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

1 sty
100-69- .250
60-50 .225 to her
02

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	Assd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Main \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Despr.	Land Value
41-05-103-028	1511 WYOMING AVE	04/20/22	WD	\$50,000	\$10,200	20.40	\$20,456	\$6,088	\$43,912	\$82,103	0.535	714	\$61.50	235	28.9646	1 STY	60	\$6,088
41-05-108-024	1541 MONTANA AVE	07/30/21	WD	\$28,000	\$7,900	28.21	\$15,717	\$2,727	\$25,273	\$74,229	0.340	874	\$28.92	235	9.5280	1 STY	55	\$2,727
41-05-127-031	1805 ARIZONA AVE	11/10/21	WD	\$29,000	\$8,000	27.59	\$15,997	\$2,727	\$26,273	\$75,829	0.346	760	\$34.57	235	10.1283	1 STY	55	\$2,727
41-05-381-031	1809 BROADWAY BLVD	02/02/21	WD	\$19,900	\$7,500	37.69	\$14,908	\$2,689	\$17,211	\$69,823	0.246	866	\$19.87	235	1.8374	1 STY	50	\$2,689
41-05-135-011	1738 MONTANA AVE	05/19/21	WD	\$11,000	\$5,000	45.45	\$9,933	\$2,727	\$8,273	\$41,177	0.201	745	\$11.10	235	20.0912	1 STY	45	\$2,727
41-05-377-007	1722 MABEL AVE	06/30/22	WD	\$10,000	\$6,500	65.00	\$12,922	\$2,782	\$7,218	\$57,943	0.125	968	\$7.46	235	2.8334	1 STY	45	\$2,782
41-05-377-007	1722 MABEL AVE	07/18/22	WD	\$16,000	\$6,500	40.63	\$12,922	\$2,782	\$13,218	\$57,943	0.228	968	\$13.65	235	7.5216	1 STY	45	\$2,782
41-05-381-029	1801 BROADWAY BLVD	03/09/21	WD	\$35,000	\$9,800	28.00	\$19,511	\$2,689	\$32,311	\$96,126	0.336	1,080	\$29.92	235	18.3228	1.25 STY	60	\$2,689
41-05-305-008	1430 BELLE AVE	08/28/20	WD	\$14,500	\$7,100	48.97	\$14,268	\$2,991	\$11,509	\$64,440	0.179	792	\$14.53	235	17.8600	1.25 STY	50	\$2,991
41-05-305-008	1430 BELLE AVE	12/28/20	WD	\$14,699	\$7,100	48.30	\$14,268	\$2,991	\$11,708	\$64,440	0.182	792	\$14.78	235	18.1688	1.25 STY	50	\$2,991
41-05-129-013	1802 ARIZONA AVE	08/01/20	LC	\$10,000	\$4,400	44.00	\$8,883	\$2,727	\$7,273	\$35,177	0.207	969	\$7.51	235	20.6754	1.25 STY	28	\$2,727
41-05-354-014	1550 BENNETT AVE	07/29/21	WD	\$20,000	\$11,200	56.00	\$22,488	\$2,782	\$17,218	\$112,606	0.153	1,682	\$10.24	235	15.2905	2 STORY	55	\$2,782
41-05-182-021	1615 DELAWARE AVE	04/07/22	WD	\$24,000	\$8,500	35.42	\$17,133	\$5,376	\$18,624	\$67,183	0.277	1,100	\$16.93	235	27.7214	2 STORY	50	\$5,376
41-05-356-032	1553 BROADWAY BLVD	04/01/21	LC	\$17,000	\$9,100	53.53	\$18,104	\$2,689	\$14,311	\$88,086	0.162	1,488	\$9.62	235	16.2467	2 STORY	50	\$2,689
41-05-179-011	1730 OKLAHOMA AVE	01/20/22	WD	\$10,000	\$5,300	53.00	\$10,592	\$3,555	\$6,445	\$40,211	0.160	1,092	\$5.90	235	16.0278	2 STORY	30	\$3,555
Totals:				\$309,099	\$114,100	36.91	\$226,102	\$260,777	\$1,027,314	E.C.F. => 0.254		Sld. Deviation=> 0.107520399	\$19.10		0.8648			
					Sld. Dev. => 12.56					Ave. E.C.F. => 0.245					15.4145	Coefficient of Var=> 62.86623503		

mid 20s

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
41-05-226-025	2513 THOM ST	10/09/20	WD	\$21,000	\$8,400	40.00	\$16,779	\$4,879	\$16,121	\$68,000	0.237	720	\$22.39	240	0.7400	1 STY	60	\$4,879
41-05-226-025	2513 THOM ST	09/07/21	WD	\$40,000	\$8,400	21.00	\$16,779	\$4,879	\$35,121	\$68,000	0.516	720	\$48.78	240	27.2012	1 STY	60	\$4,879
41-05-260-005	2214 MARYLAND AVE	04/23/21	WD	\$10,500	\$7,400	70.48	\$14,793	\$3,074	\$7,426	\$66,966	0.111	866	\$8.58	240	11.8930	1 STY	47	\$3,074
41-05-276-033	2517 LEITH ST	06/23/21	WD	\$14,000	\$8,400	60.00	\$16,844	\$6,302	\$7,698	\$60,240	0.128	816	\$9.43	240	10.2034	1 STY	45	\$6,302
41-05-257-031	2117 MARYLAND AVE	07/14/22	WD	\$21,500	\$16,200	75.35	\$32,313	\$6,293	\$15,207	\$148,686	0.102	1,172	\$12.98	240	10.2276	1.25 STY	71	\$6,293
41-05-282-033	2601 DAKOTA AVE	03/02/22	WD	\$41,500	\$10,500	25.30	\$21,079	\$7,301	\$34,199	\$91,853	0.372	1,448	\$23.62	240	12.7849	THREE UNIT	45	\$7,301
Totals:				\$148,500	\$59,300		\$118,587		\$115,772	\$503,745								
				Sale. Ratio =>		39.93												
				Std. Dev. =>		23.25												
				E.C.F. =>		0.230	Std. Deviation=>		0.16856431	Ave. E.C.F. =>		0.244	Std. Deviation=>		12.1750	Coefficient of Var=>		49.80104391

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		0.200	0.200	0.200	0.200	0.200	0.200
1 STY		0.200	0.200	0.200	0.200	0.200	0.200
2 STORY		0.200	0.200	0.200	0.200	0.200	0.200
1.5 STY		0.200	0.200	0.200	0.200	0.200	0.200
1.25 STY		0.200	0.200	0.200	0.200	0.200	0.200
BI-LEVEL		0.000	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: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

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

0.2

0.2

0.175

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
41-05-226-025	2513 THOM ST	10/09/20	WD	\$21,000	\$8,400	40.00	\$16,779	\$4,879	\$16,121	\$68,000	0.237	720	\$22.39	240	0.7400	1 STY	60	\$4,879
41-05-226-025	2513 THOM ST	09/07/21	WD	\$40,000	\$8,400	21.00	\$16,779	\$4,879	\$35,121	\$68,000	0.516	720	\$48.78	240	27.2012	1 STY	60	\$4,879
41-05-260-005	2214 MARYLAND AVE	04/23/21	WD	\$10,500	\$7,400	70.48	\$14,793	\$3,074	\$7,426	\$66,966	0.111	866	\$8.58	240	11.8930	1 STY	47	\$3,074
41-05-276-033	2517 LEITH ST	06/23/21	WD	\$14,000	\$8,400	60.00	\$16,844	\$6,302	\$7,698	\$60,240	0.128	816	\$9.43	240	10.2034	1 STY	45	\$6,302
41-05-257-031	2117 MARYLAND AVE	07/14/22	WD	\$21,500	\$16,200	75.35	\$32,313	\$6,293	\$15,207	\$148,686	0.102	1,172	\$12.98	240	10.2276	1.25 STY	71	\$6,293
41-05-282-033	2601 DAKOTA AVE	03/02/22	WD	\$41,500	\$10,500	25.30	\$21,079	\$7,301	\$34,199	\$91,853	0.372	1,448	\$23.62	240	12.7849	THREE UNIT	45	\$7,301
Totals:				\$148,500	\$59,300		\$118,587		\$115,772	\$503,745			\$20.96					
				Sale. Ratio =>		39.93	E.C.F. =>		0.230	Std. Deviation=>		0.16856431	1.4650		THREE UNIT		45	\$7,301
				Std. Dev. =>		23.25	Ave. E.C.F. =>		0.244	Ave. Variance=>		12.1750	Coefficient of Var=>		49.80104391			

20,000
raise a
little

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

Residential : 0.550
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

24

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

1.25 1.25

100-71 .4

70-6 .350

60-0

375

all

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	Assd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
41-04-101-016	2901 ARIZONA AVE	02/15/22	WD	\$62,475	\$24,900	39.86	\$49,720	\$10,414	\$52,061	\$112,303	0.464	1,147	\$45.39	245	2.2275	1 STY	75	\$10,414
47-33-376-071	3612 TWILIGHT DR	08/12/20	WD	\$56,000	\$22,300	39.82	\$44,555	\$7,937	\$48,063	\$104,737	0.459	1,021	\$47.07	245	19.3393	1 STY	74	\$7,937
41-04-103-019	3022 WYOMING AVE	06/12/21	WD	\$30,000	\$18,600	62.00	\$37,188	\$7,358	\$22,642	\$85,229	0.266	936	\$24.19	245	28.7563	1 STY	71	\$7,358
41-04-130-017	3210 MONTANA AVE	03/09/21	WD	\$59,000	\$19,900	33.73	\$39,797	\$7,250	\$51,750	\$92,991	0.557	864	\$59.90	245	19.0426	1 STY	70	\$7,250
Avg																		

405

41-04-126-021	3214 MC CLURE AVE	04/14/22	WD	\$115,000	\$26,000	22.61	\$52,068	\$9,608	\$105,392	\$121,314	0.664	1,025	\$102.82	245	25.5879	1 STY	68	\$9,608
41-04-102-034	3009 WYOMING AVE	06/29/21	WD	\$39,900	\$17,300	43.36	\$34,677	\$7,250	\$32,650	\$78,363	0.417	936	\$34.88	245	2.4650	1 STY	63	\$7,250
41-04-104-006	2824 COLORADO AVE	11/03/21	WD	\$24,500	\$15,100	61.63	\$30,221	\$6,525	\$17,975	\$67,703	0.265	720	\$24.97	245	28.3965	1 STY	63	\$6,525
41-04-104-009	2836 COLORADO AVE	07/02/21	WD	\$23,000	\$14,300	62.17	\$28,686	\$6,525	\$16,475	\$63,317	0.260	720	\$22.88	245	28.9265	1 STY	63	\$6,525
41-04-104-010	2902 COLORADO AVE	07/02/21	WD	\$25,000	\$13,100	52.40	\$26,276	\$6,525	\$18,475	\$56,431	0.327	720	\$25.66	245	22.2075	1 STY	63	\$6,525
41-04-104-010	2902 COLORADO AVE	08/21/21	QC	\$29,000	\$13,100	52.40	\$26,276	\$6,525	\$18,475	\$56,431	0.327	720	\$25.66	245	22.2075	1 STY	63	\$6,525
41-04-105-001	3002 COLORADO AVE	01/08/21	WD	\$25,000	\$16,600	57.24	\$33,261	\$7,250	\$21,750	\$74,317	0.293	845	\$25.74	245	10.8307	1 STY	63	\$7,250
41-04-129-019	3210 COLORADO AVE	08/21/20	WD	\$18,213	\$13,300	73.02	\$26,651	\$7,012	\$11,201	\$56,111	0.364	720	\$15.56	245	17.7114	1 STY	63	\$6,525
41-04-129-019	3210 COLORADO AVE	10/22/20	WD	\$26,750	\$13,300	49.72	\$26,651	\$7,012	\$19,738	\$56,111	0.352	720	\$27.41	245	2.4970	1 STY	63	\$6,525
47-33-377-018	3619 TWILIGHT DR	07/31/20	WD	\$43,000	\$20,700	48.14	\$41,430	\$7,250	\$35,750	\$97,657	0.368	1,010	\$35.40	245	22.1251	1 STY	63	\$7,250
Avg																		

30510

41-04-101-007	2922 MC CLURE AVE	08/26/20	WD	\$34,000	\$14,700	43.24	\$29,373	\$7,307	\$26,693	\$63,046	0.423	728	\$36.67	245	42.3391	1 STY	59	\$7,307
41-04-101-037	3014 MC CLURE AVE	04/18/22	WD	\$31,000	\$18,500	59.68	\$36,918	\$11,144	\$19,856	\$73,640	0.270	1,120	\$17.73	245	26.9636	1 STY	59	\$11,144
41-04-101-038	3018 MC CLURE AVE	07/11/22	WD	\$31,500	\$17,100	33.20	\$34,270	\$8,860	\$42,640	\$72,600	0.587	1,130	\$37.73	245	58.7328	1 STY	59	\$8,860
41-04-102-038	3025 WYOMING AVE	09/16/21	WD	\$39,000	\$20,100	51.54	\$40,239	\$8,301	\$30,699	\$91,251	0.336	1,076	\$28.53	245	33.6422	1 STY	59	\$8,301
41-04-104-023	2827 MONTANA AVE	05/20/21	WD	\$30,500	\$12,600	41.31	\$25,232	\$6,525	\$23,975	\$53,449	0.449	740	\$32.40	245	44.8562	1 STY	59	\$6,525
41-04-106-023	2917 THOM ST	07/14/22	WD	\$21,000	\$12,600	60.00	\$25,120	\$6,525	\$14,475	\$53,129	0.272	735	\$19.69	245	27.2452	1 STY	59	\$6,525
41-04-127-035	3133 WYOMING AVE	09/23/20	WD	\$30,000	\$15,100	50.33	\$30,169	\$7,250	\$22,750	\$65,483	0.347	936	\$24.31	245	34.7419	1 STY	59	\$7,250
41-04-129-008	3128 COLORADO AVE	04/28/21	QC	\$27,500	\$18,300	66.55	\$36,680	\$6,525	\$20,975	\$86,157	0.243	1,056	\$19.86	245	18.6345	1 STY	59	\$6,525
41-04-129-021	3218 MONTANA AVE	06/28/22	WD	\$56,000	\$12,600	22.50	\$24,181	\$6,525	\$49,475	\$53,303	0.664	720	\$68.72	245	52.7215	1 STY	59	\$7,250
41-04-130-020	3218 MONTANA AVE	12/01/21	WD	\$50,500	\$17,000	33.66	\$34,048	\$7,250	\$43,250	\$76,566	0.565	868	\$48.83	245	12.1094	1 STY	59	\$7,250
41-04-130-022	3222 MONTANA AVE	12/15/21	WD	\$56,300	\$17,700	31.44	\$35,491	\$7,785	\$48,515	\$79,160	0.613	868	\$55.89	245	16.9092	1 STY	59	\$7,250
47-33-376-054	3117 MC CLURE AVE	04/20/22	QC	\$45,000	\$21,200	47.11	\$42,424	\$8,700	\$36,300	\$96,354	0.377	1,019	\$35.62	245	17.6491	1 STY	59	\$8,700
41-04-107-002	3002 MONTANA AVE	05/07/21	WD	\$53,000	\$13,800	26.04	\$27,691	\$7,250	\$45,750	\$58,403	0.783	740	\$61.82	245	78.3352	1 STY	54	\$7,250
41-04-107-007	3022 MONTANA AVE	09/15/20	WD	\$36,900	\$11,900	32.25	\$23,842	\$6,525	\$30,375	\$49,477	0.614	740	\$41.05	245	61.9920	1 STY	54	\$6,525
41-04-107-008	3026 MONTANA AVE	10/30/20	WD	\$27,000	\$12,100	44.81	\$24,244	\$6,525	\$20,475	\$50,626	0.404	740	\$27.67	245	40.4439	1 STY	54	\$6,525
41-04-128-044	3205 COLORADO AVE	04/02/21	WD	\$25,000	\$14,600	58.40	\$29,238	\$6,936	\$18,064	\$63,720	0.283	947	\$19.07	245	28.3490	1 STY	54	\$6,936
41-04-129-012	3144 COLORADO AVE	09/08/21	WD	\$20,000	\$13,700	68.50	\$27,369	\$6,525	\$13,475	\$59,554	0.226	720	\$18.72	245	22.6264	1 STY	54	\$6,525
41-04-130-043	3149 THOM ST	07/01/22	WD	\$40,000	\$16,300	40.75	\$32,569	\$6,525	\$33,475	\$74,411	0.450	874	\$38.30	245	2.0068	1 STY	54	\$6,525
Avg																		

30-405

41-04-102-003	2910 ARIZONA AVE	05/11/21	WD	\$70,000	\$23,500	33.57	\$46,949	\$7,250	\$62,750	\$113,426	0.553	886	\$70.82	245	55.3226	1.25 STY	71	\$7,250
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41-04-102-022	2905 WYOMING AVE	06/26/20	WD	\$42,000	\$17,500	41.67	\$34,963	\$8,700	\$33,300	\$75,037	0.444	886	\$37.58	245	44.3780	1.25 STY	63	\$8,700
41-04-129-045	3201 MONTANA AVE	10/07/20	WD	\$41,000	\$18,600	45.37	\$37,204	\$6,525	\$34,475	\$87,654	0.393	907	\$38.01	245	39.3306	1.25 STY	63	\$6,525

41-04-101-026	2933 ARIZONA AVE	02/10/22	WD	\$37,080	\$16,600	44.77	\$33,288	\$7,250	\$29,830	\$74,394	0.401	1,054	\$28.30	245	40.0972	1.25 STY	59	\$7,250
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47-33-376-087	3225 MC CLURE AVE	08/20/21	WD	\$85,000	\$28,800	33.88	\$17,645	\$9,645	\$75,355	\$137,143	0.549	1.595	\$47.24	245	54.9464	TR-LEVEL	69	\$8,419
Totals:				\$1,526,118	\$633,400		\$1,267,644		\$1,249,324	\$2,831,000			\$37.11		1.1505			
Sale. Ratio ==>						41.50				E.C.F. ==>	0.441		Std. Deviation==>	0.166757303				
Std. Dev. ==>						12.98				Ave. E.C.F. ==>	0.430		Ave. Variance==>	29.8944	Coefficient of Var==>	69.55490068		

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

0.425
cookies

0.375

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Asmnt.	Acq/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
41-04-204-018	3225 STARKWEATHER ST	11/16/21	WD	\$77,200	\$19,500	25.26	\$39,000	\$7,971	\$69,229	\$86,654	0.781	1,158	\$59.78	250	29.1762	1 STY	60	\$7,971
41-04-251-005	3320 LEITH ST	04/04/22	WD	\$27,000	\$16,700	69.26	\$37,407	\$7,814	\$19,186	\$84,551	0.227	974	\$19.70	250	22.6915	1 STY	60	\$7,797
41-04-251-039	3525 DAKOTA AVE	09/04/20	WD	\$35,000	\$21,700	62.00	\$43,398	\$7,813	\$27,187	\$101,671	0.267	1,424	\$19.09	250	2.0081	1 STY	60	\$7,797
41-04-206-032	3519 LEITH ST	01/18/22	WD	\$130,000	\$30,500	22.46	\$60,984	\$8,883	\$121,117	\$138,936	0.872	1,011	\$119.80	250	87.1747	1 STY	65	\$8,423
41-04-251-009	3414 LEITH ST	07/06/21	WD	\$90,000	\$20,400	22.67	\$40,812	\$7,797	\$82,203	\$88,040	0.934	912	\$90.13	250	44.4575	1 STY	65	\$7,797
41-04-251-010	3420 LEITH ST	08/10/21	WD	\$33,000	\$16,200	55.15	\$36,490	\$8,167	\$24,833	\$75,528	0.329	896	\$27.72	250	16.0333	1 STY	65	\$8,115
41-04-276-007	3733 LEITH ST	10/30/20	WD	\$86,000	\$33,500	38.95	\$67,050	\$14,853	\$71,147	\$139,192	0.511	1,256	\$56.65	250	51.1143	1 STY	65	\$13,234
41-04-277-002	3704 LEITH ST	03/30/21	WD	\$26,400 \$68,000	\$13,400	50.76	\$26,774	\$4,456	\$21,944	\$59,515	0.369	744	\$29.49	250	36.8716	1 STY	65	\$4,419
47-33-451-030	3702 N AVERILL AVE	09/16/21	WD	\$68,000	\$30,600	45.00	\$61,102	\$15,950	\$52,050	\$120,405	0.432	1,053	\$49.43	250	10.1313	1 STY	65	\$15,659
47-33-452-025	3907 HUGGINS ST	01/25/22	WD	\$70,000	\$25,800	36.86	\$51,573	\$10,436	\$59,564	\$109,699	0.543	1,018	\$58.51	250	0.9376	1 STY	65	\$9,763

Avg 0.526

41-04-204-030	3325 LEITH ST	10/27/20	WD	\$80,000	\$30,800	38.50	\$61,604	\$10,793	\$69,207	\$135,496	0.511	1,279	\$54.11	250	51.0768	1 STY	70	\$8,590
41-04-251-042	3613 DAKOTA AVE	01/05/21	WD	\$45,000	\$27,100	60.22	\$54,125	\$7,797	\$37,203	\$123,541	0.301	1,230	\$30.25	250	30.1138	1 STY	70	\$7,797

47-33-453-001	3602 RICHFIELD RD	12/04/20	WD	\$45,000	\$19,800	44.00	\$39,575	\$9,280	\$35,720	\$80,787	0.442	855	\$41.78	250	44.2152	1.25 STY	65	\$8,882
47-33-452-032	3811 HUGGINS ST	08/05/22	WD	\$40,000	\$27,200	68.00	\$54,385	\$12,136	\$27,864	\$112,664	0.247	1,183	\$23.55	250	24.1806	1.25 STY	70	\$9,777
47-33-451-019	3601 TERM ST	05/17/21	WD	\$100,000	\$30,100	30.10	\$60,293	\$9,300	\$90,700	\$169,977	0.534	1,757	\$51.62	250	53.3603	1.75 STY	65	\$8,661

Totals:	\$952,600	\$367,300	38.56	\$734,572	\$809,154	E.C.F.=> 0.497	\$48.77	0.215060268	0.7698
		Sale. Ratio =>				Ave. E.C.F. => 0.489	Std. Deviation=>	33.5695	Coefficient of Var=> 68.63171777
		Std. Dev. =>	15.80				Ave. Variance=>		

405-503

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

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

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

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

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

(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-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	0.475	0.450	0.450	0.450
1 STY	0.475	0.475	0.475	0.475	0.450	0.450	0.450
2 STORY	0.475	0.475	0.475	0.475	0.450	0.450	0.450
1.5 STY	0.475	0.475	0.475	0.475	0.450	0.450	0.450
1.25 STY	0.475	0.475	0.475	0.475	0.450	0.450	0.450
BI-LEVEL	0.475	0.475	0.475	0.475	0.450	0.450	0.450
TRI-LEVEL	0.475	0.475	0.475	0.475	0.450	0.450	0.450
ESTATE HOME	0.475	0.475	0.475	0.475	0.450	0.450	0.450
DUPLEX	0.475	0.475	0.475	0.475	0.450	0.450	0.450
TWO UNIT	0.475	0.475	0.475	0.475	0.450	0.450	0.450
THREE UNIT	0.475	0.475	0.475	0.475	0.450	0.450	0.450
FOUR UNIT	0.475	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

.575

top w/ht
(0.5)

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
47-33-476-089	3825 DOLPHANE LN	02/26/21	WD	\$68,000	\$19,500	28.68	\$39,014	\$8,055	\$59,945	\$68,798	0.871	791	\$75.78	255	20.7591	1 STY	52	\$8,055
47-33-476-093	3845 DOLPHANE LN	12/09/20	WD	\$54,900	\$24,300	44.26	\$48,501	\$20,742	\$34,158	\$61,687	0.554	724	\$67.18	255	10.9997	1 STY	55	\$20,742
47-33-477-007	3702 ALDON LN	05/05/21	WD	\$78,017	\$24,500	31.40	\$49,007	\$7,604	\$70,413	\$92,007	0.765	923	\$76.29	255	10.1573	1 STY	55	\$7,604
47-33-478-002	3728 IOAL LN	05/13/21	WD	\$87,000	\$27,900	32.07	\$55,735	\$8,962	\$78,038	\$103,940	0.751	1,036	\$75.33	255	12.8482	1 STY	55	\$8,962
							avg				0.735							
41-04-205-020	3611 CRAIG DR	06/12/20	WD	\$39,500	\$23,900	60.51	\$47,756	\$8,700	\$30,800	\$86,791	0.255 0.255	940	\$32.77	255	35.4875	1 STY	60	\$8,700
41-04-226-040	3717 CRAIG DR	02/14/22	WD	\$121,000	\$27,500	22.73	\$54,954	\$7,429	\$113,571	\$105,611	0.255 0.255	1,014	\$112.00	255	107.5370	1 STY	60	\$7,429
41-04-226-041	3721 CRAIG DR	06/26/21	WD	\$62,500	\$29,000	46.40	\$38,073	\$7,726	\$54,774	\$111,882	0.490	1,008	\$54.34	255	48.9568	1 STY	60	\$7,726
41-04-227-028	3842 CRAIG DR	12/29/20	WD	\$80,000	\$30,400	38.00	\$60,869	\$10,909	\$69,091	\$111,022	0.622	1,021	\$67.67	255	62.2317	1 STY	60	\$10,042
41-04-276-013	3123 N CENTER RD	09/08/21	WD	\$90,000	\$34,500	38.33	\$69,095	\$21,160	\$68,840	\$106,522	0.646	1,188	\$57.95	255	64.6250	1 STY	60	\$21,160
47-33-476-088	3823 DOLPHANE LN	12/11/20	WD	\$57,400	\$20,800	36.24	\$41,507	\$8,045	\$49,355	\$74,360	0.664	777	\$63.52	255	2.9243	1 STY	60	\$8,045
47-33-476-047	3714 DARCEY LN	10/28/20	WD	\$79,900	\$28,200	35.29	\$56,389	\$7,404	\$72,496	\$108,856	0.666	910	\$79.67	255	66.5983	1 STY	69	\$7,395
							Avg				0.645							
41-04-226-038	3709 CRAIG DR	02/25/21	WD	\$85,000	\$30,400	35.76	\$60,897	\$7,738	\$77,262	\$118,131	0.654	983	\$78.60	255	65.4036	1 STY	70	\$7,726
47-33-476-033	3717 IOAL LN	05/01/20	WD	\$82,000	\$33,600	40.98	\$67,267	\$7,395	\$74,605	\$126,046	0.592	959	\$77.79	255	59.1886	1 STY	74	\$7,395
41-04-205-029	3537 CRAIG DR	02/25/22	WD	\$122,000	\$28,800	23.61	\$57,639	\$10,655	\$111,345	\$104,409	1.066	1,214	\$91.72	255	106.6432	1.25 STY	60	\$10,655
47-33-477-021	3725 DOLPHANE LN	07/16/21	WD	\$70,000	\$34,400	49.14	\$68,716	\$12,901	\$57,099	\$124,033	0.460	1,958	\$29.16	255	23.2622	2 STORY	47	\$10,296
47-33-478-010	3614 SHERRY DR	02/23/21	WD	\$78,000	\$23,600	30.26	\$47,298	\$7,999	\$70,001	\$87,331	0.802	1,216	\$57.57	255	11.1200	BI-LEVEL	60	\$7,604
47-33-477-008	3618 ALDON LN	12/29/21	WD	\$91,000	\$30,100	33.08	\$60,263	\$7,604	\$83,396	\$110,861	0.752	1,236	\$67.47	255	75.2257	BI-LEVEL	75	\$7,604
	Totals:			\$1,346,217	\$471,400		\$942,980		\$1,175,189	\$1,702,287	0.690		\$67.34	0.1818295	0.2615			
				Sale. Ratio =>		35.02				E.C.F. =>	0.693		Std. Deviation=>	46.1158	Coefficient of Var=>	66.54763533		
				Std. Dev. =>		9.46				Ave. E.C.F. =>	0.693							

60-705

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		0.200	0.200	0.200	0.200	0.200	0.200
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		0.200	0.200	0.200	0.200	0.200	0.200
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		0.180	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

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
40-02-160-028	2713 BROWNELL BLVD	01/14/22	WD	\$17,500	\$11,400	65.14	\$22,700	\$4,734	\$12,766	\$85,552	0.149	728	\$17.54	260	4.4290	1 STY	68	\$4,734
40-02-179-001	2726 WALTER ST	11/17/21	WD	\$17,000	\$14,300	84.12	\$28,618	\$6,374	\$10,626	\$105,924	0.100	731	\$14.54	260	10.0317	1 STY	68	\$6,175

40-02-178-018	2510 BROWNELL BLVD	11/22/21	QC	\$30,000	\$13,800	46.00	\$27,604	\$5,613	\$24,387	\$104,719	0.233	912	\$26.74	260	23.2880	1.25 STY	68	\$5,464
40-02-178-041	2517 WALTER ST	12/17/20	CD	\$25,100	\$15,300	60.96	\$30,630	\$4,738	\$20,362	\$123,295	0.165	1,203	\$16.93	260	16.5148	1.25 STY	68	\$4,738
40-02-179-013	2530 WALTER ST	02/10/21	WD	\$28,500	\$13,200	46.32	\$26,300	\$4,750	\$23,750	\$102,619	0.231	926	\$25.65	260	3.7930	1.25 STY	68	\$4,750
40-02-306-019	2344 COPEMAN BLVD	04/21/21	WD	\$29,500	\$13,700	46.44	\$27,389	\$4,809	\$24,691	\$107,524	0.230	919	\$26.87	260	3.6125	1.25 STY	68	\$4,809
40-02-306-026	2302 COPEMAN BLVD	11/16/21	WD	\$24,000	\$15,300	63.75	\$30,659	\$6,175	\$17,825	\$116,590	0.153	1,087	\$16.40	260	4.0623	1.25 STY	68	\$6,175
40-02-310-016	2238 COPEMAN BLVD	11/05/21	MLC	\$40,000	\$13,600	34.00	\$27,247	\$6,129	\$33,871	\$100,562	0.337	918	\$36.90	260	14.3309	1.25 STY	68	\$6,129
40-02-310-021	2208 COPEMAN BLVD	04/14/20	WD	\$33,000	\$13,300	83.13	\$26,569	\$4,655	\$11,345	\$104,352	0.109	919	\$12.34	260	8.4790	1.25 STY	68	\$4,655
40-02-310-022	2202 COPEMAN BLVD	08/14/20	WD	\$33,000	\$13,300	40.30	\$26,627	\$4,655	\$28,345	\$104,629	0.271	912	\$24.33	260	7.7402	1.25 STY	68	\$4,655
40-02-311-030	2201 COPEMAN BLVD	07/30/20	WD	\$42,000	\$20,800	49.52	\$41,534	\$7,284	\$34,716	\$163,095	0.213	1,427	\$24.33	260	2.2495	1.25 STY	68	\$7,284
40-02-311-002	2231 COPEMAN BLVD	12/02/21	WD	\$27,500	\$18,500	67.27	\$36,970	\$8,081	\$19,419	\$137,567	0.141	1,188	\$16.35	260	14.1161	1.25 STY	63	\$7,577
40-02-377-003	1701 GREENWAY AVE	09/24/21	WD	\$56,000	\$24,700	44.11	\$49,438	\$12,597	\$43,403	\$175,433	0.247	1,799	\$24.13	260	5.7043	1.25 STY	63	\$12,597
Avg											0.212							

40-02-377-007	1607 GREENWAY AVE	06/08/21	WD	\$36,000	\$19,100	53.06	\$38,279	\$8,316	\$27,684	\$166,461	0.166	1,534	\$18.05	260	2.4053	2 STORY	63	\$7,172
40-02-327-044	2201 BROWNELL BLVD	12/21/20	WD	\$40,171	\$21,000	52.28	\$42,040	\$7,417	\$32,754	\$192,350	0.170	1,654	\$19.80	260	17.0283	2 STORY	59	\$7,417
40-02-380-031	1801 COPEMAN BLVD	07/30/21	WD	\$25,000	\$16,800	67.20	\$33,662	\$9,500	\$15,500	\$134,233	0.115	1,626	\$9.53	260	7.4891	2 STORY	59	\$9,500
40-02-379-010	1921 COPEMAN BLVD	01/29/21	WD	\$35,000	\$11,200	32.00	\$22,335	\$4,655	\$30,345	\$98,222	0.309	1,080	\$28.10	260	30.8942	2 STORY	54	\$4,655
40-02-451-011	1311 GREENWAY AVE	05/13/21	WD	\$20,000	\$14,500	72.50	\$29,063	\$6,499	\$13,501	\$125,356	0.108	1,473	\$9.17	260	8.5807	2 STORY	54	\$6,499
40-02-454-001	1624 WELCH BLVD	06/27/22	WD	\$40,000	\$17,900	44.75	\$35,840	\$11,098	\$28,902	\$137,456	0.210	1,616	\$17.88	260	1.6756	2 STORY	54	\$11,098
Avg											0.183							

Totals:	\$582,271	\$301,700	\$603,504	\$454,192	\$2,385,940	0.190	\$20.65	0.06720132	0.3146									
	Sale Ratio =>	51.81			E.C.F. =>	0.190	Std. Deviation=>	0.06720132	0.3146									
	Std. Dev. =>	15.16			Ave. E.C.F. =>	0.194	Ave. Variance=>	9.8118	Coefficient of Var=>	50.70490391								

mid 20s-30s

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
```

Parcel Number	Street Address	Sale Date	Inst.	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 Dept.	Land Value
40-02-427-020	2309 N CHEVROLET AVE	03/22/21	WD	\$20,000	\$9,900	49.50	\$19,760	\$4,046	\$15,954	\$78,570	0.203	910	\$17.53	265	3.3025	1 STY	63	\$4,046
40-02-283-018	2533 MT ELLIOTT AVE	06/30/22	WD	\$19,000	\$11,000	57.89	\$22,021	\$4,059	\$14,941	\$89,810	0.166	960	\$15.56	265	16.6362	1.75 STY	59	\$4,059
40-02-283-018	2533 MT ELLIOTT AVE	07/29/22	WD	\$25,000	\$11,000	44.00	\$22,021	\$4,059	\$20,941	\$89,810	0.233	960	\$21.81	265	23.3170	1.75 STY	59	\$4,059
40-02-283-022	2517 MT ELLIOTT AVE	01/27/21	WD	\$12,500	\$7,600	60.80	\$15,281	\$4,059	\$8,441	\$56,110	0.150	960	\$8.79	265	15.0437	1.75 STY	44	\$4,059
40-02-427-014	2218 MILLBOURNE AVE	05/09/21	WD	\$32,000	\$11,200	35.00	\$22,386	\$3,250	\$28,750	\$95,680	0.300	1,276	\$22.53	265	30.0481	2 STORY	59	\$3,250
40-02-481-030	914 STOCKDALE ST	10/22/20	WD	\$28,500	\$16,300	57.19	\$32,697	\$4,689	\$23,811	\$140,040	0.170	1,838	\$12.95	265	3.6223	2 STORY	54	\$4,689
40-02-481-013	909 W PATERSON ST	01/08/21	WD	\$24,000	\$11,400	47.50	\$22,791	\$3,471	\$20,529	\$96,600	0.213	1,310	\$15.67	265	21.2516	TWO UNIT	59	\$3,471
Totals:				\$161,000	\$78,400		\$156,957		\$133,367	\$646,620								
					Sale, Ratio =>	48.70				E.C.F. =>	0.206		Std. Deviation=>	0.051093329	0.1103			
					Std. Dev. =>	9.11				Ave. E.C.F. =>	0.205		Ave. Variance=>	16.1745	Coefficient of Var=>	78.84213732		

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.250	0.250	0.250	0.200	0.200	0.200
1 STY		0.250	0.250	0.250	0.200	0.200	0.200
2 STORY		0.250	0.250	0.250	0.200	0.200	0.200
1.5 STY		0.250	0.250	0.250	0.200	0.200	0.200
1.25 STY		0.250	0.250	0.250	0.200	0.200	0.200
BI-LEVEL		0.250	0.250	0.250	0.200	0.200	0.200
TRI-LEVEL		0.250	0.250	0.250	0.200	0.200	0.200
ESTATE HOME		0.250	0.250	0.250	0.200	0.200	0.200
DUPLEX		0.250	0.250	0.250	0.200	0.200	0.200
TWO UNIT		0.250	0.250	0.250	0.200	0.200	0.200
THREE UNIT		0.250	0.250	0.250	0.200	0.200	0.200
FOUR UNIT		0.250	0.250	0.250	0.200	0.200	0.200

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

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

E.C.F.s for Neighborhood: 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

0.250

0.200

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

0.000

0.1

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
40-01-351-008	523 W WITHERBEE ST	01/28/22	WD	\$37,000	\$10,600	28.65	\$21,139	\$3,250	\$33,750	\$89,445	0.377	1,050	\$32.14	270	22.8487	1 STY	59	\$3,250
40-01-352-005	409 W WITHERBEE ST	11/12/21	WD	\$20,000	\$10,600	53.00	\$21,251	\$3,250	\$16,750	\$90,005	0.186	876	\$19.12	270	3.7261	1 STY	59	\$3,250
40-01-304-006	409 W DAYTON ST	07/09/21	WD	\$21,100	\$9,100	43.13	\$18,236	\$2,996	\$18,104	\$76,200	0.238	810	\$22.35	270	1.1443	1.25 STY	59	\$2,996
40-01-156-025	320 W RANKIN ST	09/24/20	WD	\$21,000	\$8,700	41.43	\$17,369	\$3,250	\$17,750	\$70,595	0.251	992	\$17.89	270	25.1434	1.25 STY	49	\$3,250
40-01-377-043	223 ODETTIE ST	07/13/21	WD	\$26,900	\$14,100	52.42	\$18,260	\$3,677	\$23,223	\$122,915	0.189	1,634	\$14.21	270	18.8935	2 STORY	60	\$3,677
40-01-359-008	523 GRACE ST	07/23/21	QC	\$22,000	\$10,700	48.64	\$21,355	\$3,409	\$18,591	\$89,730	0.207	1,144	\$16.25	270	1.8954	2 STORY	59	\$3,409
40-01-380-047	118 STOCKDALE ST	04/06/22	WD	\$32,000	\$16,700	52.19	\$33,372	\$5,012	\$26,988	\$141,800	0.190	2,068	\$13.05	270	4.1485	2 STORY	54	\$5,012
40-01-159-009	515 W BAKER ST	09/08/20	WD	\$41,000	\$20,500	50.00	\$40,956	\$3,250	\$37,750	\$188,530	0.200	1,897	\$19.90	270	20.0233	THREE UNIT	59	\$3,250
40-01-380-002	231 GRACE ST	05/13/20	MLC	\$65,000	\$24,300	37.38	\$48,588	\$3,900	\$61,100	\$223,440	0.273	3,216	\$19.00	270	27.3451	THREE UNIT	59	\$3,900
40-01-380-028	218 STOCKDALE ST	10/26/21	WD	\$18,000	\$11,600	64.44	\$23,235	\$2,770	\$15,230	\$102,325	0.149	1,560	\$9.76	270	14.8839	TWO UNIT	49	\$2,770
Totals:				\$304,000	\$136,900		\$273,761		\$269,236	\$1,194,985								
					Sale. Ratio=>	45.03				E.C.F. =>	0.225		\$18.37		0.06424121			
					Std. Dev. =>	9.91				Ave. E.C.F. =>	0.226				14.0052		Coefficient of Var=>	61.9312173

mid 20s

(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-ROXANA'

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

250 too high
.225

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

Parcel Number	Street Address	Sale Date	Inst.	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
41-05-454-043	2221 AMOS DR	09/28/21	WD	\$24,000	\$10,300	42.92	\$20,524	\$9,434		\$14,566	\$55,450	0.263	740	\$19.68	280	30.1804	1 STY	63	\$9,434
41-05-454-043	2221 AMOS DR	02/11/22	QC	\$35,000	\$10,300	29.43	\$20,524	\$9,434		\$25,566	\$55,450	0.461	740	\$34.55	280	10.3427	1 STY	63	\$9,434
41-05-482-003	2610 BENNETT AVE	11/03/20	QC	\$14,000	\$7,400	52.86	\$14,881	\$3,097		\$10,903	\$58,920	0.185	696	\$15.67	280	8.6418	1 STY	63	\$3,097
41-05-429-008	2412 ADAIR ST	06/29/20	WD	\$22,900	\$11,900	51.97	\$23,775	\$9,481		\$13,419	\$71,470	0.188	874	\$15.35	280	18.7757	1 STY	59	\$9,481
41-05-430-033	2521 WOODROW AVE	10/01/21	WD	\$40,000	\$11,200	28.00	\$22,436	\$3,434		\$36,566	\$95,010	0.385	916	\$39.92	280	38.4865	1 STY	59	\$3,434
41-05-477-002	2506 WOODROW AVE	04/10/20	WD	\$12,000	\$7,500	62.50	\$15,027	\$3,139		\$8,861	\$59,440	0.149	768	\$11.54	280	14.6972	1 STY	59	\$3,139
41-05-478-016	2309 TORRANCE ST	09/11/20	WD	\$21,000	\$8,200	39.05	\$16,314	\$3,200		\$17,800	\$65,570	0.271	746	\$23.86	280	2.4581	1 STY	59	\$3,200
41-05-452-022	2113 ARLINGTON AVE	12/04/20	MLC	\$25,000	\$12,600	50.40	\$25,202	\$5,292		\$19,708	\$99,550	0.198	1,096	\$17.98	280	19.7971	1.25 STY	63	\$5,292
41-05-485-026	2621 DAVISON RD	08/20/21	QC	\$39,000	\$7,900	20.26	\$15,884	\$3,200		\$35,800	\$63,420	0.564	900	\$39.78	280	26.8444	1.25 STY	49	\$3,200
Totals:				\$232,900	\$87,300	37.48	\$174,567	\$3,200		\$183,189	\$624,280	0.293		\$24.26		0.1432505			
				Sale. Ratio =>		37.48	E.C.F. =>				Std. Deviation=>			0.1432505		Coefficient of Var=>			
				Std. Dev. =>		13.89	Ave. E.C.F. =>				Ave. Variance=>			18.9138		63.88770837			

mid 80s

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		0.450	0.450	0.450	0.375	0.375	0.375
1 STY		0.450	0.450	0.450	0.375	0.375	0.375
2 STORY		0.450	0.450	0.450	0.375	0.375	0.375
1.5 STY		0.450	0.450	0.450	0.375	0.375	0.375
1.25 STY		0.450	0.450	0.450	0.375	0.375	0.375
BI-LEVEL		0.450	0.450	0.450	0.375	0.375	0.375
TRI-LEVEL		0.450	0.450	0.450	0.375	0.375	0.375
ESTATE HOME		0.450	0.450	0.450	0.375	0.375	0.375
DUPLEX		0.450	0.450	0.450	0.375	0.375	0.375
TWO UNIT		0.450	0.450	0.450	0.375	0.375	0.375
THREE UNIT		0.450	0.450	0.450	0.375	0.375	0.375
FOUR UNIT		0.450	0.450	0.450	0.375	0.375	0.375

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

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

E.C.F.s for Neighborhood: 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

0.375

0.450

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Mean \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
41-04-177-019	3208 LEITH ST	03/05/21	WD	\$70,000	\$26,700	38.14	\$53,391	\$7,857	\$62,143	\$113,835	0.546	1,088	\$57.12	285	7.8429	1 STY	80	\$7,857

41-04-177-043	3231 DAKOTA AVE	02/19/21	WD	\$71,400	\$15,200	21.29	\$30,403	\$7,857	\$63,543	\$69,372	0.916	858	\$74.06	285	51.1899	1 STY	70	\$7,857
41-04-328-017	3156 DELAWARE AVE	11/17/20	WD	\$60,000	\$22,700	37.83	\$45,469	\$5,554	\$54,446	\$122,815	0.443	1,294	\$42.08	285	2.1049	1 STY	69	\$5,554
41-04-332-019	3119 WOODROW AVE	07/01/21	WD	\$105,000	\$50,500	48.10	\$101,281	\$20,763	\$84,237	\$263,821	0.319	2,975	\$28.31	285	16.0311	1 STY	68	\$20,763
41-04-331-001	3202 BEECHWOOD AVE	01/04/21	WD	\$35,000	\$16,900	48.29	\$33,738	\$5,554	\$29,446	\$86,720	0.340	1,036	\$28.42	285	6.4519	1 STY	64	\$5,554
41-04-331-003	3212 BEECHWOOD AVE	01/14/22	WD	\$75,000	\$20,500	27.33	\$40,975	\$9,089	\$65,911	\$98,111	0.672	864	\$76.29	285	20.7437	1 STY	64	\$9,089
41-04-376-024	2212 BRANCH RD	10/14/20	WD	\$42,000	\$20,100	47.86	\$40,169	\$10,941	\$31,059	\$89,932	0.345	896	\$34.66	285	18.6375	1 STY	64	\$10,941
41-04-379-017	3127 HOLLY AVE	06/17/21	QC	\$20,000	\$17,200	86.00	\$34,365	\$5,225	\$14,775	\$89,662	0.165	758	\$19.49	285	21.2995	1 STY	64	\$5,225
41-04-384-026	3223 CHURCHILL AVE	08/26/20	WD	\$41,000	\$19,200	46.83	\$38,308	\$8,550	\$32,450	\$91,563	0.354	915	\$35.46	285	5.6011	1 STY	64	\$8,550
41-04-457-019	3319 CHURCHILL AVE	07/27/21	WD	\$27,200	\$17,000	62.50	\$34,090	\$4,750	\$22,450	\$90,277	0.249	1,008	\$22.27	285	16.1732	1 STY	64	\$4,750
41-04-460-013	3501 DAVISON RD	10/08/20	WD	\$35,000	\$13,700	39.14	\$27,417	\$4,750	\$30,250	\$69,745	0.434	780	\$38.78	285	6.5465	1 STY	64	\$4,750
41-04-159-033	2801 BRANCH RD	01/15/21	M.C	\$24,900	\$13,200	53.01	\$26,468	\$5,230	\$19,670	\$65,348	0.301	720	\$27.32	285	30.1005	1 STY	60	\$5,230
41-04-159-035	3018 DAKOTA AVE	11/30/20	WD	\$25,500	\$16,400	64.31	\$32,738	\$5,841	\$19,659	\$82,760	0.238	960	\$20.48	285	23.7542	1 STY	60	\$5,841
41-04-159-035	3018 DAKOTA AVE	11/30/20	WD	\$25,500	\$16,400	64.31	\$32,738	\$5,841	\$19,659	\$82,760	0.238	960	\$20.48	285	23.7542	1 STY	60	\$5,841
41-04-177-040	3213 DAKOTA AVE	03/19/21	WD	\$40,000	\$12,700	31.75	\$25,323	\$7,857	\$32,143	\$53,742	0.598	704	\$45.66	285	59.8103	1 STY	60	\$7,857
41-04-180-006	3222 MARYLAND AVE	05/20/21	WD	\$30,500	\$10,800	35.41	\$21,530	\$4,794	\$25,706	\$51,495	0.499	720	\$35.70	285	49.9190	1 STY	60	\$4,794
41-04-333-022	3201 WOODROW AVE	10/15/20	WD	\$27,500	\$21,800	79.27	\$43,632	\$10,099	\$17,401	\$103,178	0.169	1,038	\$16.79	285	16.8650	1 STY	60	\$10,099
41-04-376-029	3134 WHITTIER ST	04/10/20	WD	\$18,500	\$12,900	69.73	\$25,765	\$8,761	\$9,739	\$52,320	0.186	580	\$16.79	285	18.6143	1 STY	60	\$8,761
41-04-379-008	3120 BENNETT AVE	01/25/21	WD	\$20,500	\$11,900	58.05	\$23,788	\$4,275	\$16,225	\$60,292	0.269	730	\$22.23	285	26.9106	1 STY	60	\$4,275
41-04-380-023	2107 N AVERILL AVE	04/15/22	WD	\$33,000	\$11,900	39.67	\$23,788	\$4,538	\$25,462	\$59,231	0.430	800	\$31.83	285	42.9878	1 STY	60	\$4,538
41-04-384-009	3236 DALE AVE	09/09/21	WD	\$30,000	\$13,500	40.91	\$27,022	\$4,275	\$28,725	\$69,991	0.410	840	\$34.20	285	41.0411	1 STY	60	\$4,275
41-04-458-024	3609 CHURCHILL AVE	05/03/20	M.C	\$17,000	\$12,300	72.35	\$24,661	\$4,275	\$12,725	\$62,726	0.203	719	\$17.70	285	40.7159	1 STY	60	\$4,275
41-04-458-024	3609 CHURCHILL AVE	07/01/22	WD	\$39,000	\$12,300	31.54	\$24,661	\$4,275	\$34,725	\$62,726	0.554	719	\$48.30	285	5.6428	1 STY	60	\$4,275
41-04-458-026	3617 CHURCHILL AVE	10/16/20	WD	\$60,000	\$17,900	29.83	\$35,787	\$9,649	\$50,351	\$80,425	0.626	864	\$58.28	285	1.6040	1 STY	60	\$9,649
41-04-460-025	3617 DAVISON RD	03/18/21	WD	\$27,000	\$11,900	44.07	\$23,825	\$4,275	\$22,725	\$60,154	0.378	836	\$27.18	285	6.1698	1 STY	60	\$4,275

41-04-380-014	3213 HOLLY AVE	08/20/21	WD	\$20,000	\$10,600	53.00	\$21,236	\$4,275	\$15,725	\$52,188	0.301	799	\$19.68	285	30.1316	1 STY	55	\$4,275
41-04-380-015	3217 HOLLY AVE	09/21/21	WD	\$14,000	\$12,100	86.43	\$24,155	\$4,275	\$9,725	\$61,169	0.159	786	\$12.37	285	15.8985	1 STY	55	\$4,275
41-04-458-019	3521 CHURCHILL AVE	09/23/20	WD	\$32,500	\$12,500	38.46	\$25,024	\$3,800	\$28,700	\$65,305	0.439	1,035	\$27.73	285	43.9479	1 STY	55	\$3,800
41-04-331-002	3208 BEECHWOOD AVE	07/26/22	WD	\$15,000	\$10,000	66.67	\$30,022	\$4,544	\$10,456	\$47,625	0.220	790	\$13.24	285	21.9550	1 STY	50	\$4,544
41-04-333-019	2415 N AVERILL AVE	06/29/21	WD	\$53,500	\$15,700	29.35	\$31,447	\$6,301	\$47,199	\$77,372	0.610	878	\$53.76	285	61.0024	1 STY	50	\$6,301
Avg											0.346							

41-04-331-015	3217 RISEDORPH AVE	03/25/21	WD	\$36,000	\$13,400	37.22	\$26,711	\$5,049	\$30,951	\$66,652	0.464	939	\$32.96	285	46.4365	1.25 STY	64	\$5,049
41-04-460-024	3613 DAVISON RD	03/18/21	WD	\$27,000	\$11,300	41.85	\$22,553	\$4,275	\$22,725	\$56,240	0.404	768	\$29.59	285	1.3848	1.25 STY	55	\$4,275

41-04-457-021	3323 CHURCHILL AVE	04/07/21	WD	\$55,000	\$19,800	36.00	\$39,685	\$4,750	\$50,250	\$107,492	0.467	1,435	\$35.02	285	46.7475	2 STORY	60	\$4,750
Totals:				\$1,253,500	\$541,000		\$1,082,247		\$1,041,356	\$2,667,043	0.390		\$33.46		0.0229			
					Sale. Ratio =>	43.16				E.C.F. =>	0.390		Std. Deviation=>	0.16772538				
					Std. Dev. =>	17.24				Ave. E.C.F. =>	0.390		Ave. Variance=>	25.0914		Coefficient of Var=>	64.29994904	

30-150

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

Residential : 0.410
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-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

0.6 - 550
0.5 - 450
0.410

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
41-04-429-026	3741 RISEDORPH AVE	06/09/21	WD	\$120,000	\$24,900	20.75	\$49,781	\$12,282	\$107,718	\$124,997	0.862	954	\$112.91	290	1.9408	1STY	70	\$11,250
41-04-277-061	2926 N DEXTER ST	11/24/20	WD	\$90,000	\$26,700	29.67	\$53,431	\$16,049	\$73,951	\$124,607	0.593	1,056	\$70.03	290	59.3475	1STY	65	\$16,049
41-04-278-005	3720 DAKOTA AVE	09/07/22	WD	\$116,000	\$24,600	21.21	\$49,215	\$13,855	\$102,145	\$117,867	0.867	1,036	\$98.60	290	26.4426	1STY	65	\$13,081
41-04-279-001	3702 MARYLAND AVE	07/16/21	WD	\$120,000	\$28,100	23.42	\$56,211	\$16,528	\$103,472	\$132,277	0.782	1,027	\$100.75	290	18.0050	1STY	65	\$16,528
41-04-279-010	3736 MARYLAND AVE	02/19/21	WD	\$43,900	\$26,400	60.14	\$52,800	\$12,306	\$31,594	\$134,980	0.834	1,108	\$28.51	290	36.8125	1STY	65	\$12,306
41-04-426-016	3801 DELAWARE AVE	06/24/22	WD	\$105,000	\$25,500	24.29	\$50,921	\$13,808	\$91,192	\$123,710	0.737	967	\$94.30	290	13.4954	1STY	65	\$13,808
41-04-426-021	3821 DELAWARE AVE	07/15/22	WD	\$124,000	\$24,600	18.84	\$49,268	\$12,298	\$111,702	\$123,233	0.906	956	\$116.84	290	30.4238	1STY	65	\$12,298
41-04-426-032	3825 DELAWARE AVE	09/11/22	WD	\$93,000	\$26,300	28.28	\$52,650	\$17,014	\$75,986	\$118,787	0.640	956	\$79.48	290	3.7496	1STY	65	\$17,014
41-04-427-004	3710 DELAWARE AVE	07/23/21	WD	\$103,000	\$22,900	22.23	\$45,747	\$11,250	\$91,750	\$114,990	0.798	954	\$96.17	290	19.5707	1STY	65	\$11,250
41-04-427-017	3709 BEECHWOOD AVE	06/25/21	WD	\$115,000	\$22,700	20.61	\$47,354	\$11,250	\$103,750	\$120,347	0.862	954	\$108.75	290	25.9904	1STY	65	\$11,250
41-04-427-021	3725 BEECHWOOD AVE	08/27/20	WD	\$59,900	\$21,100	35.23	\$42,114	\$11,250	\$48,650	\$102,880	0.473	954	\$51.00	290	12.9308	1STY	65	\$11,250
41-04-428-012	3842 DELAWARE AVE	07/16/21	WD	\$120,000	\$27,600	23.00	\$55,133	\$19,344	\$100,656	\$119,297	0.844	956	\$105.29	290	24.1556	1STY	65	\$14,299
41-04-428-022	3829 BEECHWOOD AVE	06/01/21	WD	\$109,000	\$23,400	21.47	\$46,750	\$11,250	\$97,750	\$118,333	0.826	954	\$102.46	290	22.3867	1STY	65	\$11,250
41-04-429-003	3710 BEECHWOOD AVE	05/13/21	WD	\$40,000	\$20,200	50.50	\$40,424	\$11,250	\$28,750	\$97,247	0.736	954	\$30.14	290	30.6549	1STY	65	\$11,250
41-04-429-004	3714 BEECHWOOD AVE	09/24/21	WD	\$111,000	\$22,300	20.09	\$44,605	\$11,250	\$99,750	\$111,183	0.897	954	\$104.56	290	29.4978	1STY	65	\$11,250
41-04-429-017	3709 RISEDORPH AVE	07/10/20	WD	\$34,900	\$21,900	62.75	\$43,753	\$11,250	\$23,650	\$108,343	0.218	954	\$24.79	290	38.3901	1STY	65	\$11,250
41-04-429-022	3729 RISEDORPH AVE	09/08/21	WD	\$105,000	\$23,700	22.57	\$47,430	\$11,250	\$93,750	\$120,600	0.777	954	\$98.27	290	17.5174	1STY	65	\$11,250
41-04-430-004	3814 BEECHWOOD AVE	08/27/21	WD	\$115,000	\$23,500	20.43	\$47,090	\$11,250	\$103,750	\$119,467	0.868	954	\$108.75	290	25.3403	1STY	65	\$11,250
41-04-430-023	3841 RISEDORPH AVE	02/11/22	WD	\$75,000	\$23,400	31.20	\$46,827	\$14,171	\$60,829	\$108,853	0.559	954	\$63.76	290	5.6223	1STY	65	\$14,171
41-04-431-013	3746 RISEDORPH AVE	09/02/20	WD	\$39,900	\$22,800	57.14	\$45,674	\$12,600	\$27,300	\$110,247	0.248	954	\$28.62	290	36.7413	1STY	65	\$12,600
41-04-431-019	3717 WOODROW AVE	07/19/21	WD	\$60,000	\$21,100	35.17	\$42,280	\$11,250	\$48,750	\$103,433	0.471	954	\$51.10	290	14.3722	1STY	65	\$11,250
41-04-431-020	3721 WOODROW AVE	01/14/22	WD	\$101,000	\$23,700	22.47	\$47,417	\$11,250	\$89,750	\$120,557	0.744	954	\$94.08	290	12.9424	1STY	65	\$11,250
41-04-432-003	3810 RISEDORPH AVE	10/01/20	WD	\$40,000	\$21,900	54.75	\$43,841	\$11,250	\$85,750	\$106,637	0.265	954	\$30.14	290	35.0896	1STY	65	\$11,250
41-04-433-003	3710 WOODROW AVE	01/21/22	WD	\$97,000	\$21,900	22.58	\$43,835	\$11,250	\$85,750	\$108,617	0.789	954	\$89.88	290	17.4434	1STY	65	\$11,250
41-04-433-019	3717 WHITTIER ST	05/26/21	WD	\$40,000	\$22,400	56.00	\$44,850	\$11,250	\$28,750	\$112,000	0.257	954	\$30.14	290	35.8343	1STY	65	\$11,250
41-04-433-024	3737 WHITTIER ST	11/30/21	WD	\$95,000	\$21,800	22.95	\$43,529	\$11,250	\$83,750	\$107,597	0.778	954	\$87.79	290	16.3330	1STY	65	\$11,250
41-04-434-006	3822 WOODROW AVE	06/17/22	WD	\$78,000	\$21,000	26.92	\$41,961	\$11,250	\$66,750	\$102,370	0.652	954	\$69.97	290	3.7007	1STY	65	\$11,250
41-04-434-008	3830 WOODROW AVE	08/31/21	WD	\$124,000	\$23,900	19.27	\$47,742	\$11,250	\$112,750	\$121,640	0.927	954	\$118.19	290	31.1876	1STY	65	\$11,250
41-04-434-009	3834 WOODROW AVE	05/27/21	WD	\$65,000	\$24,300	37.38	\$48,678	\$11,766	\$53,234	\$123,040	0.433	954	\$55.80	290	18.2384	1STY	65	\$11,250
41-04-434-009	3834 WOODROW AVE	10/29/21	WD	\$115,900	\$24,300	20.97	\$48,678	\$11,766	\$104,134	\$123,040	0.846	954	\$109.16	290	23.1303	1STY	65	\$11,250
41-04-434-016	3813 WHITTIER ST	07/13/21	WD	\$60,000	\$21,300	35.50	\$42,558	\$11,250	\$48,750	\$104,360	0.467	954	\$51.10	290	14.7907	1STY	65	\$11,250
41-04-434-018	3821 WHITTIER ST	03/10/22	WD	\$100,000	\$23,000	22.00	\$46,066	\$11,250	\$88,750	\$116,053	0.765	954	\$93.03	290	14.9695	1STY	65	\$11,250
41-04-476-006	3726 WHITTIER ST	05/17/21	WD	\$95,000	\$26,800	28.21	\$53,614	\$11,791	\$83,209	\$139,410	0.597	1,383	\$60.17	290	41.7868	1STY	65	\$11,250
41-04-476-008	3726 WHITTIER ST	09/10/20	WD	\$52,500	\$21,600	41.14	\$43,268	\$11,250	\$41,250	\$106,727	0.387	954	\$43.24	290	62.8232	1STY	65	\$11,250
41-04-476-008	3726 WHITTIER ST	04/29/22	WD	\$76,000	\$21,600	28.42	\$43,268	\$11,250	\$64,750	\$106,727	0.607	954	\$67.87	290	40.8044	1STY	65	\$11,250
41-04-476-016	3806 WHITTIER ST	07/20/20	WD	\$46,900	\$23,200	49.47	\$46,499	\$11,250	\$35,650	\$117,497	0.303	954	\$37.37	290	71.1321	1STY	65	\$11,250
41-04-476-025	3834 WHITTIER ST	01/31/22	WD	\$100,000	\$22,200	22.20	\$44,336	\$11,250	\$88,750	\$110,287	0.805	954	\$93.03	290	21.0013	1STY	65	\$11,250
41-04-476-026	3838 WHITTIER ST	09/08/21	WD	\$106,500	\$23,000	21.60	\$45,921	\$11,448	\$95,250	\$115,570	0.824	954	\$99.84	290	19.0558	1STY	65	\$11,250
41-04-476-031	3717 BENNETT AVE	01/24/22	WD	\$58,000	\$24,300	41.90	\$48,635	\$13,448	\$44,552	\$117,290	0.380	1,021	\$43.64	290	63.4889	1STY	65	\$13,448
41-04-476-045	3724 BENNETT AVE	04/27/22	WD	\$120,000	\$27,600	23.00	\$55,135	\$16,178	\$103,822	\$129,857	0.800	1,021	\$101.69	290	21.5222	1STY	65	\$16,178
41-04-476-061	3802 BENNETT AVE	09/30/21	WD	\$100,000	\$34,000	34.00	\$68,097	\$22,483	\$77,517	\$152,047	0.510	1,491	\$51.99	290	50.4910	1STY	65	\$21,345
41-04-476-079	3825 HOLLY AVE	09/15/21	WD	\$107,000	\$22,000	20.56	\$44,024	\$11,425	\$95,575	\$108,663	0.880	906	\$105.49	290	13.5182	1STY	65	\$11,425
41-04-476-097	3727 HOLLY AVE	04/20/22	WD	\$101,000	\$25,400	25.15	\$50,827	\$15,648	\$85,352	\$117,263	0.728	902	\$94.63	290	28.6868	1STY	65	\$15,648
41-04-477-005	3718 HOLLY AVE	06/30/21	WD	\$102,000	\$21,100	20.69	\$42,139	\$11,239	\$90,761	\$103,000	0.881	912	\$99.52	290	13.3559	1STY	65	\$11,239
41-04-477-009	3730 HOLLY AVE	09/09/21	WD	\$93,000	\$23,400	25.16	\$46,827	\$11,222	\$81,778	\$118,683	0.689	904	\$90.46	290	32.5690	1STY	65	\$11,222
41-04-477-012	3738 HOLLY AVE	06/02/20	WD	\$32,000	\$19,900	62.19	\$39,891	\$11,215	\$20,785	\$95,587	0.217	906	\$22.94	290	79.7287	1STY	65	\$11,215
41-04-478-006	3818 HOLLY AVE	05/24/21	WD	\$85,000	\$22,500	26.47	\$44,973	\$11,256	\$73,744	\$112,390	0.656	906	\$81.40	290	35.8590	1STY	65	\$11,256
Avg														0.632				

41-04-452-004	3514 WHITTIER ST	11/12/21	WD	\$45,000	\$20,200	44.89	\$40,446	\$10,375	\$34,625	\$100,237	0.345	894	\$38.73	290	34.5432	1.25 STY	65	\$10,375
41-04-452-005	3518 WHITTIER ST	02/11/21	WD	\$50,000	\$21,000	42.00	\$42,040	\$10,375	\$39,625	\$105,550	0.375	894	\$44.32	290	37.5414	1.25 STY	65	\$10,375
41-04-453-007	3316 BENNETT AVE	10/07/21	WD	\$128,000	\$22,600	17.66	\$45,291	\$10,575	\$117,425	\$115,720	0.4455	900	\$130.47	290	101.4734	1.25 STY	65	\$10,575
41-04-454-009	3602 BENNETT AVE	01/28/22	WD	\$39,000	\$18,600	47.69	\$37,207	\$10,125	\$28,875	\$90,273	0.320	894	\$32.30	290	31.9862	1.25 STY	65	\$10,125
41-04-455-006	3316 HOLLY AVE	07/12/21	WD	\$51,000	\$19,700	38.63	\$39,473	\$11,250	\$39,750	\$94,077	<u>0.423</u>	1,039	\$38.26	290	42.2528	1.25 STY	60	\$11,250
											Avg	<u>0.496</u>						

41-04-451-017	3315 BENNETT AVE	06/12/20	M/C	\$33,900	\$20,600	60.77	\$41,185	\$10,125	\$23,775	\$103,533	0.230	962	\$24.71	290	22.9636	2 STORY	65	\$10,125
41-04-454-023	3525 HOLLY AVE	07/24/20	WD	\$37,500	\$20,600	54.93	\$41,210	\$10,125	\$27,375	\$103,617	0.264	964	\$28.40	290	26.4195	2 STORY	65	\$10,125
41-04-454-025	3605 HOLLY AVE	04/05/22	WD	\$70,000	\$18,200	26.00	\$36,343	\$10,125	\$59,875	\$87,393	0.685	964	\$62.11	290	68.5121	2 STORY	65	\$10,125
41-04-456-015	2102 STARKWEATHER ST	11/24/20	WD	\$54,000	\$22,100	40.93	\$44,103	\$15,910	\$38,090	\$93,977	0.405	964	\$39.51	290	40.5313	2 STORY	65	\$15,910
41-04-458-004	3514 DALE AVE	05/27/20	WD	\$28,000	\$19,100	68.21	\$38,181	\$10,125	\$17,875	\$93,520	0.104	964	\$18.54	290	19.1136	2 STORY	65	\$10,125
											Avg	<u>0.355</u>						

41-04-277-089	3701 DAKOTA AVE	05/20/21	WD	\$114,500	\$23,700	20.70	\$47,386	\$16,217	\$98,283	\$103,897	0.946	1,639	\$59.97	290	94.5969	TRI-LEVEL	39	\$16,217
Totals:																		
				\$4,741,300	\$1,339,200		\$2,678,932		\$4,026,281	\$6,546,377	0.615		\$70.95	0.239735225	1.2851			
				Sale. Ratio =>		28.25			E.C.F. =>				Std. Deviation=>					
				Std. Dev. =>		14.21			Ave. E.C.F. =>		0.602		Ave. Variance=>		31.5992	Coefficient of Var=>		

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		0.300	0.300	0.300	0.300	0.300	0.300
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY		0.300	0.300	0.300	0.300	0.300	0.300
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.300
BI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
TRI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
ESTATE HOME		0.000	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 : 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		0.175	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

Handwritten notes in the right margin:
A circle containing the number 3.
A circle containing the number 350.

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
40-02-312-013	3216 HELBER ST	11/18/20	WD	\$81,000	\$30,900	38.15	\$61,748	\$15,382	\$65,618	\$264,949	0.248	1,764	\$37.20	295	9.3413	1STY	70	\$14,000
40-02-351-004	3134 BEGOLE ST	03/18/22	WD	\$95,000	\$53,200	34.95	\$66,408	\$16,134	\$78,866	\$287,280	0.275	1,660	\$47.51	295	6.6549	1STY	70	\$16,134
40-02-351-024	3002 BEGOLE ST	11/23/20	WD	\$60,400	\$32,500	53.81	\$64,910	\$19,922	\$40,478	\$257,074	0.487	1,450	\$27.92	295	15.6635	1STY	70	\$19,922
40-03-427-014	2009 SENECA ST	12/23/21	WD	\$78,000	\$19,300	24.74	\$38,696	\$8,750	\$69,250	\$171,120	0.486	1,135	\$61.01	295	17.4550	1STY	70	\$8,750
40-03-481-007	3225 CONCORD ST	06/01/20	WD	\$40,000	\$15,000	37.50	\$30,047	\$8,993	\$31,007	\$120,309	<u>0.258</u>	996	\$31.13	295	20.5507	1STY	70	\$8,993

40-02-351-018	3022 BEGOLE ST	11/17/21	WD	\$25,000	\$16,600	66.40	\$33,262	\$11,825	\$13,175	\$122,497	0.400	1,045	\$12.61	295	10.7554	1STY	65	\$10,759
40-02-353-019	3022 CONCORD ST	03/12/22	WD	\$78,000	\$21,500	27.56	\$43,096	\$11,823	\$66,177	\$178,703	0.370	1,316	\$50.29	295	37.0319	1STY	65	\$11,823
40-02-359-012	3007 CLEMENT ST	06/28/21	WD	\$78,000	\$19,500	24.36	\$68,085	\$12,447	\$65,553	\$146,503	0.447	1,097	\$59.76	295	44.7452	1STY	65	\$12,237
40-03-427-002	2010 WABASH AVE	05/20/21	WD	\$63,000	\$15,200	24.13	\$30,417	\$10,671	\$52,329	\$112,834	0.464	1,010	\$51.81	295	12.2693	1STY	60	\$10,500
40-03-481-012	3226 CLEMENT ST	03/01/22	WD	\$80,000	\$17,300	21.63	\$34,601	\$7,195	\$72,805	\$156,606	<u>0.465</u>	1,165	\$62.49	295	0.5884	1STY	60	\$7,195

40-03-477-018	1901 SENECA ST	12/22/20	WD	\$74,900	\$24,200	32.31	\$48,358	\$9,582	\$65,318	\$141,004	0.463	1,421	\$45.97	295	46.3236	2 STORY	70	\$7,875
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40-02-356-022	2914 CONCORD ST	12/03/21	WD	\$80,000	\$25,000	31.25	\$49,921	\$13,646	\$66,354	\$131,909	0.503	1,191	\$55.71	295	50.3028	2 STORY	65	\$13,646
40-03-477-004	3309 BEGOLE ST	07/13/21	WD	\$29,000	\$16,600	57.24	\$33,255	\$7,173	\$21,827	\$94,844	0.730	1,031	\$21.17	295	23.0137	2 STORY	65	\$7,173
40-11-102-010	2925 CLEMENT ST	12/16/20	WD	\$70,000	\$24,200	34.57	\$48,332	\$11,440	\$68,560	\$134,153	0.437	1,098	\$53.33	295	43.6517	2 STORY	65	\$11,440
40-11-103-006	3011 BARTH ST	11/19/20	WD	\$72,000	\$23,500	32.64	\$47,075	\$9,825	\$62,175	\$135,455	<u>0.459</u>	1,346	\$46.19	295	45.9010	2 STORY	65	\$9,825

40-02-379-015	2102 WINONA ST	10/11/21	WD	\$97,000	\$51,700	53.30	\$103,450	\$16,450	\$80,550	\$435,000	0.185	2,687	\$29.98	295	18.5172	TRI-LEVEL	70	\$13,449
40-03-427-004	3309 HELBER ST	06/12/20	QC	\$67,000	\$24,100	35.97	\$48,109	\$11,061	\$55,939	\$185,240	0.302	1,615	\$34.64	295	30.1981	TRI-LEVEL	70	\$10,500

Totals:				\$1,168,300	\$409,800		\$819,770		\$965,981	\$3,075,478								
				Sale. Ratio =>		35.08			E.C.F. =>		0.314	Std. Deviation=>		0.11872019	Coefficient of Var=>		74.67097322	
				Std. Dev. =>		13.01			Ave. E.C.F. =>		0.361	Ave. Variance=>		25.4685				

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