

E.C.F.s for Neighborhood: 300 'R - 300-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		0.350	0.350	0.350	0.350	0.350	0.350
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.325	0.325	0.325	0.325	0.325	0.325
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		0.000	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

Not much change hold values

.325

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

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

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

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 Deptr.	Land Value
40-10-227-003	3307 MACKIN RD	10/04/21	WD	\$78,000	\$27,700	35.51	\$55,407	\$12,675	\$65,325	\$142,440	0.459	1,345	\$48.57	300	45.8614	1 STY	64	\$12,675
40-10-227-009	3133 MACKIN RD	03/12/20	WD	\$55,000	\$29,000	52.73	\$58,036	\$13,342	\$41,658	\$148,980	0.280	1,381	\$30.17	300	27.9621	1 STY	64	\$13,342
40-10-229-038	3217 PROSPECT ST	05/14/21	WD	\$160,000	\$85,400	53.38	\$170,777	\$30,971	\$129,029	\$399,446	0.323	3,787	\$34.07	300	5.4816	2 STORY	69	\$30,971
40-10-204-004	1218 ELDORADO DR	01/22/20	WD	\$70,000	\$43,900	62.71	\$87,878	\$18,653	\$51,347	\$197,786	0.260	2,201	\$23.33	300	25.9609	2 STORY	64	\$17,519
40-10-227-053	3202 PROSPECT ST	05/22/19	WD	\$86,000	\$44,200	51.40	\$88,443	\$20,598	\$65,402	\$193,843	0.337	2,170	\$30.14	300	0.2944	2 STORY	64	\$20,101
40-10-204-061	3217 SLOAN ST	11/19/20	WD	\$93,000	\$39,100	42.04	\$78,150	\$20,914	\$72,086	\$190,787	0.378	2,368	\$30.44	300	37.7836	TRI-LEVEL	64	\$20,914
40-10-227-030	3240 PROSPECT ST	12/30/20	WD	\$80,000	\$32,400	40.50	\$64,823	\$15,186	\$64,814	\$165,457	0.392	1,760	\$36.83	300	39.1728	TRI-LEVEL	64	\$15,186
Totals:				\$622,000	\$301,700		\$603,514		\$489,661	\$1,438,738								
					Sale. Ratio =>	48.50				E.C.F. =>	0.340		Std. Deviation=>	0.0686212				
					Std. Dev. =>	9.36				Ave. E.C.F. =>	0.347		Ave. Variance=>	26.0738		Coefficient of Var=>	75.1770505	

around 7000

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.175	0.175	0.175	0.175	0.175	0.175
2 STORY		0.225	0.225	0.225	0.225	0.225	0.225
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.275	0.275	0.275	0.275	0.275	0.275
BI-LEVEL		0.275	0.275	0.275	0.275	0.275	0.275
TRI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.175	0.175	0.175	0.175	0.175	0.175
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.200	0.200	0.200	0.200	0.200	0.200
2 STORY		0.250	0.250	0.250	0.250	0.250	0.250
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.275	0.275	0.275	0.275	0.275	0.275
BI-LEVEL		0.275	0.275	0.275	0.275	0.275	0.275
TRI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.175	0.175	0.175	0.175	0.175	0.175
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

Sales are spurious

~~1000~~

reduce some +
hold values

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
40-10-227-010	3125 MACKIN RD	09/01/20	LC	\$35,000	\$13,800	39.43	\$27,516	\$6,638	\$28,362	\$104,390	0.272	1,085	\$26.14	305	27.1693	1 STY	65	\$6,638
40-10-228-002	1406 SUTTON AVE	10/11/19	WD	\$32,000	\$12,700	39.69	\$25,327	\$4,750	\$27,250	\$102,885	0.265	1,010	\$26.98	305	26.4859	1 STY	65	\$4,750
40-10-276-015	3128 RASKOB ST	07/28/20	LC	\$18,500	\$9,900	53.51	\$19,734	\$3,894	\$14,606	\$79,200	0.184	870	\$16.79	305	4.7898	1 STY	65	\$3,894
40-10-278-014	3119 RASKOB ST	05/24/21	WD	\$24,000	\$10,900	45.42	\$21,731	\$7,654	\$16,346	\$70,385	0.232	711	\$22.99	305	9.5716	1 STY	65	\$3,894
40-10-278-015	3115 RASKOB ST	05/24/21	WD	\$24,000	\$9,100	37.92	\$18,161	\$3,894	\$20,106	\$71,335	0.282	711	\$28.28	305	14.5332	1 STY	65	\$3,894
40-11-105-002	3017 MACKIN RD	06/02/21	QC	\$25,000	\$13,900	55.60	\$27,806	\$3,830	\$21,170	\$119,880	0.177	1,455	\$14.55	305	30.6181	1 STY	65	\$3,830
40-10-232-003	1310 SUTTON AVE	06/23/20	WD	\$12,000	\$7,200	60.00	\$14,353	\$3,800	\$8,200	\$52,765	0.155	676	\$12.13	305	15.5406	1 STY	60	\$3,800
40-10-278-029	3120 SLOAN ST	08/24/21	WD	\$23,000	\$5,900	25.65	\$11,875	\$3,894	\$19,106	\$39,905	0.479	576	\$33.17	305	47.8787	1 STY	60	\$3,894
40-11-105-017	2941 MACKIN RD	10/23/19	WD	\$13,500	\$5,900	43.70	\$14,906	\$3,841	\$9,659	\$55,325	0.175	706	\$13.68	305	9.3220	1 STY	60	\$3,841
Totals:				\$207,000	\$89,300		\$181,409		\$164,805	\$696,070								
				Sale. Ratio =>		43.14	E.C.F. =>			0.237		Floor Area				Dev. by Mean (%)		
				Std. Dev. =>		10.57	Ave. E.C.F. =>			0.247		ECF Area				Building Style		
40-10-278-027	3128 SLOAN ST	04/07/21	WD	\$13,000	\$11,000	84.62	\$22,033	\$3,894	\$9,106	\$65,960	0.138	861	\$10.58	305	13.8053	1.25 STY	60	\$3,894
40-11-105-003	3013 MACKIN RD	05/04/21	WD	\$18,000	\$11,700	65.00	\$23,464	\$3,831	\$14,169	\$71,393	0.198	1,185	\$11.96	305	19.8466	1.25 STY	60	\$3,831
40-11-108-017	2944 WOLCOTT ST	05/06/21	WD	\$29,000	\$12,100	41.72	\$24,220	\$3,800	\$25,200	\$74,255	0.339	996	\$25.30	305	20.2852	1.25 STY	60	\$3,800
40-10-234-021	3014 BERKLEY ST	07/17/19	WD	\$45,000	\$13,700	30.44	\$27,309	\$3,894	\$41,106	\$85,145	0.483	1,213	\$33.89	305	48.2774	BI-LEVEL	65	\$3,894
40-10-234-007	3021 N STEVENSON ST	10/11/19	WD	\$29,000	\$16,000	55.17	\$32,018	\$3,894	\$25,106	\$93,747	0.268	1,117	\$22.48	305	26.7807	TRI-LEVEL	65	\$3,894
40-10-282-010	1127 DONALDSON ST	03/20/20	WD	\$14,900	\$11,100	74.50	\$22,297	\$3,800	\$11,100	\$105,697	0.105	1,417	\$7.83	305	10.5017	TWO UNIT	65	\$3,800
40-11-108-009	2913 PROSPECT ST	03/26/20	WD	\$25,000	\$15,200	60.80	\$30,362	\$5,976	\$19,024	\$139,349	0.137	1,616	\$11.77	305	13.6521	TWO UNIT	65	\$5,976

E.C.F.s for Neighborhood: 310 'R - 310-JEN'

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

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 310 'R - 310-JEN'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY	0.275	0.250	0.250	0.250	0.225	0.225	0.200 0.250
2 STORY		0.250	0.250	0.250	0.250	0.225	0.225
1.5 STY		0.225	0.225	0.225	0.225	0.225	0.225
1.25 STY	0.275	0.250	0.250	0.250	0.250	0.225	0.225 0.3
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.225	0.225	0.225	0.225	0.225	0.225 - 0.250
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.225	0.225	0.225	0.225	0.225	0.225
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

1 sty

1.25

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
40-11-130-014	2801 PROSPECT ST	09/18/20	WD	\$35,000	\$13,100	37.43	\$26,298	\$6,233	\$28,767	\$89,178	0.223	813	\$35.38	310	6.1525	1 STY	64	\$6,233
40-11-130-004	2713 CONCORD ST	03/10/20	QC	\$20,000	\$8,900	44.50	\$17,810	\$4,165	\$15,835	\$60,644	0.261	728	\$21.75	310	5.6505	1 STY	64	\$4,165
40-11-158-023	1159 LAVENDER AVE	04/23/21	WD	\$17,500	\$11,500	65.71	\$22,920	\$5,533	\$11,967	\$77,276	0.155	884	\$13.54	310	2.0903	1 STY	64	\$5,533
40-11-179-002	1310 FOREST HILL AVE	07/23/21	WD	\$18,500	\$10,000	54.05	\$20,021	\$4,793	\$13,707	\$67,680	0.203	720	\$19.04	310	4.9148	1 STY	64	\$4,793
40-11-180-006	1252 LAVENDER AVE	07/15/20	QC	\$20,000	\$9,900	49.50	\$19,783	\$4,368	\$15,632	\$68,511	0.228	738	\$21.18	310	3.4895	1 STY	64	\$4,368
Totals:				\$111,000	\$53,400	48.11	\$106,832	\$85,908	\$363,289	E.C.F. => 0.236								
Std. Dev. =>					10.63					Ave. E.C.F. => 0.234								

40-11-153-011	2825 WOLCOTT ST	08/10/19	LC	\$17,222	\$12,300	71.42	\$24,527	\$5,400	\$11,822	\$85,009	0.139	947	\$12.48	310	45.2007	1 STY	58	\$5,400
40-11-158-016	2824 SLOAN ST	06/01/19	LC	\$10,000	\$10,000	100.00	\$20,047	\$4,888	\$5,112	\$67,373	0.076	889	\$5.75	310	51.5199	1 STY	58	\$4,888
40-11-182-008	2743 BERKLEY ST	05/29/20	WD	\$20,000	\$11,200	56.00	\$22,459	\$4,150	\$15,850	\$81,373	0.195	862	\$18.39	310	11.0715	1 STY	58	\$4,150
40-11-182-008	2743 BERKLEY ST	04/09/21	WD	\$26,000	\$11,200	43.08	\$22,459	\$4,150	\$21,850	\$81,373	0.269	862	\$25.35	310	3.6981	1 STY	58	\$4,150
40-11-182-008	2743 BERKLEY ST	09/01/21	WD	\$56,000	\$15,500	27.68	\$26,862	\$4,150	\$51,850	\$81,373	0.637	862	\$60.15	310	33.1691	1 STY	58	\$4,150
40-11-202-027	2414 MALLERY ST	03/26/20	WD	\$15,000	\$9,400	62.67	\$18,736	\$4,862	\$10,138	\$69,370	0.146	936	\$10.83	310	3.8593	1 STY	50	\$4,444
40-11-202-027	2414 MALLERY ST	08/19/21	WD	\$33,000	\$9,400	28.48	\$18,736	\$4,862	\$28,138	\$69,370	0.406	936	\$30.06	310	22.0885	1 STY	50	\$4,444
Totals:				\$177,222	\$79,000	44.58	\$153,826	\$144,760	\$335,242	E.C.F. => 0.270								
Std. Dev. =>					25.64					Ave. E.C.F. => 0.267								

40-11-133-017	2848 MACKIN RD	10/31/19	WD	\$20,000	\$7,900	39.50	\$15,839	\$4,525	\$15,475	\$56,570	0.274	766	\$20.20	310	26.6350	1 STY	49	\$4,525
40-11-326-026	2620 SLOAN ST	05/14/21	WD	\$15,000	\$10,000	66.67	\$20,059	\$8,667	\$6,333	\$56,960	0.111	725	\$8.74	310	12.5961	1 STY	49	\$7,353
40-11-179-032	2508 N STEVENSON ST	03/23/21	WD	\$12,500	\$7,100	56.80	\$14,162	\$4,500	\$8,000	\$48,310	0.166	745	\$10.74	310	10.0279	1 STY	45	\$4,500
Totals:				\$47,500	\$25,000	51.00	\$36,060	\$17,590	\$30,475	E.C.F. => 0.187								
Std. Dev. =>					13.86					Ave. E.C.F. => 0.187								

40-02-460-011	1708 FOREST HILL AVE	06/14/19	WD	\$22,000	\$18,100	82.27	\$36,145	\$6,100	\$15,900	\$120,180	0.132	1,353	\$11.75	310	13.2302	1.25 STY	70	\$6,100
40-02-460-011	1708 FOREST HILL AVE	03/11/21	WD	\$34,600	\$18,100	52.31	\$36,145	\$6,100	\$28,500	\$120,180	0.237	1,353	\$21.06	310	23.7144	1.25 STY	70	\$6,100
Totals:				\$56,600	\$36,200	67.29	\$72,290	\$12,200	\$44,400	E.C.F. => 0.180								
Std. Dev. =>					13.86					Ave. E.C.F. => 0.312								

40-11-326-015	2617 RASKOB ST	08/09/19	WD	\$53,900	\$15,600	28.94	\$31,295	\$4,611	\$49,289	\$106,736	0.462	1,375	\$35.85	310	25.0319	1.25 STY	69	\$4,611
40-11-177-028	2710 WOLCOTT ST	06/04/21	WD	\$32,500	\$15,100	46.46	\$30,157	\$4,050	\$28,450	\$104,428	0.272	1,204	\$23.63	310	26.7468	1.25 STY	66	\$4,050
40-11-180-010	2739 N STEVENSON ST	03/01/21	WD	\$58,000	\$15,100	26.03	\$30,216	\$4,611	\$53,389	\$102,420	0.521	1,225	\$43.58	310	31.1475	1.25 STY	66	\$4,611
40-11-182-029	2718 RASKOB ST	09/02/21	WD	\$25,000	\$13,700	54.80	\$27,326	\$7,038	\$20,292	\$90,472	0.224	1,009	\$20.11	310	3.1097	1.25 STY	66	\$4,150
40-11-132-027	1445 FOREST HILL AVE	03/02/20	WD	\$33,000	\$18,900	57.27	\$37,731	\$4,708	\$25,962	\$122,772	0.211	1,196	\$21.71	310	21.1465	1.25 STY	64	\$7,038
40-11-177-026	2718 WOLCOTT ST	12/02/20	WD	\$28,000	\$12,300	43.93	\$24,672	\$4,050	\$23,950	\$82,488	0.290	1,042	\$22.98	310	29.0345	1.25 STY	64	\$4,050
40-11-180-024	2738 BERKLEY ST	07/13/20	QC	\$22,300	\$14,400	64.57	\$28,712	\$4,150	\$18,150	\$98,248	0.185	1,260	\$14.40	310	0.0319	1.25 STY	64	\$4,150
40-11-184-007	2755 RASKOB ST	03/12/20	WD	\$32,000	\$15,100	47.19	\$30,201	\$4,611	\$27,389	\$102,360	0.268	1,308	\$20.94	310	11.2548	1.25 STY	64	\$4,150
40-11-184-012	2735 RASKOB ST	10/16/20	WD	\$24,000	\$10,900	45.42	\$21,838	\$4,150	\$19,850	\$70,752	0.281	986	\$20.13	310	12.5530	1.25 STY	64	\$4,150
40-11-129-024	2828 CLEMENT ST	01/26/21	WD	\$56,000	\$11,400	20.36	\$22,879	\$4,627	\$51,373	\$77,668	0.661	944	\$54.42	310	66.1443	1.25 STY	60	\$4,627
40-11-176-011	2627 MACKIN RD	07/19/19	QC	\$27,500	\$11,000	40.00	\$22,097	\$4,086	\$23,414	\$76,643	0.305	947	\$24.72	310	30.5496	1.25 STY	60	\$4,086
40-11-180-026	2730 BERKLEY ST	09/11/19	WD	\$20,000	\$11,700	58.50	\$23,422	\$4,150	\$15,850	\$82,009	0.193	1,027	\$15.43	310	19.3273	1.25 STY	60	\$4,150
40-11-181-026	2640 BERKLEY ST	08/04/20	QC	\$17,000	\$10,300	60.59	\$20,585	\$4,611	\$12,389	\$67,974	0.182	929	\$13.34	310	18.2260	1.25 STY	60	\$4,611
Totals:				\$429,200	\$175,500	40.89	\$351,131	\$56,747	\$1,184,970	E.C.F. => 0.312								
Std. Dev. =>					13.86					Ave. E.C.F. => 0.312								

40-11-130-001	1486 LAVENDER AVE	02/25/21	WD	\$17,500	\$11,900	68.00	\$23,839	\$5,588	\$11,912	\$77,664	0.153	922	\$12.92	310	15.3379	1.25 STY	58	\$5,340
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40-11-127-019	1515 LAVENDER AVE	07/23/21	WD	\$33,000	\$12,400	37.58	\$24,849	\$6,492	\$26,508	\$78,115	0.339	923	\$28.72	310	33,9346	1.25 STY	57	\$6,136
40-11-127-014	2823 MALLERY ST	12/16/20	WD	\$57,500	\$13,000	22.61	\$26,002	\$4,720	\$52,780	\$90,562	0.583	1,296	\$40.73	310	58,2807	1.25 STY	55	\$4,720
40-11-127-022	2840 CONCORD ST	11/18/20	WD	\$30,000	\$10,300	34.33	\$20,674	\$4,807	\$25,193	\$67,519	0.373	930	\$27.09	310	37,3124	1.25 STY	55	\$4,807
40-11-127-032	1501 LAVENDER AVE	01/08/21	WD	\$17,000	\$12,600	74.12	\$25,214	\$6,110	\$10,890	\$81,294	0.134	923	\$11.80	310	13,3959	1.25 STY	55	\$6,110
40-11-128-014	1502 LAVENDER AVE	01/22/20	WD	\$21,000	\$14,000	66.67	\$27,900	\$6,211	\$14,789	\$92,294	0.160	1,258	\$11.76	310	16,0239	1.25 STY	55	\$6,211
Totals:				\$176,000	\$74,200	42.16	\$148,478	\$142,072	\$487,447	E.C.F. => 0.291	Ave. E.C.F. => 0.290							
					Sale Ratio => 21.59													
					Std. Dev. =>													

40-11-179-033	2502 N STEVENSON ST	06/04/21	WD	\$25,500	\$13,500	52.94	\$26,942	\$4,981	\$20,519	\$93,451	0.220	1,571	\$13.06	310	21,9569	1.25 STY	49	\$4,981
40-11-205-005	2517 CLEMENT ST	05/27/20	WD	\$15,000	\$8,600	57.33	\$17,254	\$4,584	\$10,416	\$53,915	0.193	877	\$11.88	310	1,6607	1.25 STY	49	\$4,584
40-02-381-004	2847 BEGOLE ST	03/23/21	WD	\$22,000	\$8,700	39.55	\$17,448	\$4,500	\$17,500	\$55,098	0.318	940	\$18.62	310	31,7617	1.25 STY	48	\$4,500
40-02-381-027	2816 MALLERY ST	10/11/19	WD	\$13,500	\$9,000	66.67	\$18,069	\$4,643	\$8,857	\$57,132	0.155	922	\$9.61	310	15,5027	1.25 STY	45	\$4,643
40-11-178-012	2733 WOLCOTT ST	05/30/19	WD	\$43,000	\$9,900	23.02	\$19,740	\$4,389	\$38,611	\$65,323	0.591	1,026	\$37.63	310	59,1075	1.25 STY	45	\$4,050
40-11-203-006	2517 MALLERY ST	03/10/20	QC	\$20,000	\$9,100	45.50	\$18,200	\$4,500	\$15,500	\$58,298	0.266	949	\$16.33	310	26,5876	1.25 STY	45	\$4,500
40-11-203-006	2517 MALLERY ST	04/28/21	WD	\$33,900	\$9,100	26.84	\$18,200	\$4,500	\$29,400	\$58,298	0.266	949	\$16.33	310	50,4307	1.25 STY	45	\$4,500
Totals:				\$172,900	\$67,900	39.27	\$135,853	\$140,803	\$441,515	E.C.F. => 0.319	Ave. E.C.F. => 0.321							
					Sale Ratio => 15.95													
					Std. Dev. =>													

40-11-204-024	2430 CLEMENT ST	08/12/20	CD	\$15,000	\$8,100	54.00	\$16,247	\$4,618	\$10,382	\$49,485	0.210	1,200	\$8.65	310	20,9801	1.25 STY	38	\$4,618
40-11-184-002	1164 LAVENDER AVE	06/20/19	WD	\$59,900	\$14,100	23.54	\$28,243	\$4,268	\$55,632	\$95,900	0.580	1,170	\$47.55	310	58,0104	2 STORY	64	\$4,268
40-02-460-001	1213 WELCH BLVD	03/03/20	WD	\$60,000	\$28,900	48.17	\$57,788	\$7,766	\$52,234	\$200,088	0.261	2,066	\$25.28	310	26,1055	2 STORY	62	\$7,766
40-02-460-022	1012 COPEMAN BLVD	10/23/19	WD	\$25,000	\$14,700	58.80	\$29,425	\$4,500	\$20,500	\$110,778	0.185	1,568	\$13.07	310	18,5055	2 STORY	51	\$4,500
40-11-254-010	2501 MACKIN RD	11/02/20	WD	\$43,000	\$12,900	30.00	\$25,705	\$4,134	\$38,866	\$95,871	0.405	1,556	\$24.98	310	40,5398	2 STORY	45	\$4,134
40-11-204-022	2506 CLEMENT ST	06/18/21	WD	\$16,000	\$4,700	29.38	\$9,380	\$4,650	\$11,350	\$21,022	0.540	1,314	\$8.64	310	53,9905	2 STORY	50	\$4,650

202
Same as 1, 2

E.C.F.s for Neighborhood: 315 'R - 315-JEN'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.150	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		0.000	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		0.150	0.150	0.150	0.150	0.150	0.150

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

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

E.C.F.s for Neighborhood: 315 'R - 315-JEN'

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

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

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

reduce
9/150

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.	E.C.F. Area	Dev. by Mean (%)	Building Style	Building Dept.	Land Value
40-11-429-033	1926 BENKLEY ST	07/01/19	LC	\$15,000	\$9,900	66.00	\$19,898	\$4,000	\$11,000	\$90,846	0.121	720	\$15.28	315	0.4965	1 STY	75	\$4,000
40-11-278-016	1921 CLEMENT ST	07/07/20	WD	\$16,000	\$9,600	60.00	\$19,113	\$4,000	\$12,000	\$86,360	0.139	768	\$15.63	315	0.9798	1 STY	70	\$4,000
40-11-280-023	2102 PROSPECT ST	09/18/19	WD	\$19,500	\$11,300	57.95	\$22,550	\$3,899	\$15,601	\$106,463	0.147	969	\$16.10	315	3.2044	1 STY	70	\$3,899
40-11-280-023	2102 PROSPECT ST	10/16/20	WD	\$30,000	\$11,300	37.67	\$22,530	\$3,899	\$26,101	\$106,463	0.245	969	\$26.94	315	13.0670	1 STY	70	\$3,899
40-11-406-016	2213 RASKOB ST	03/18/20	WD	\$13,500	\$8,400	62.22	\$16,877	\$4,000	\$9,500	\$73,583	0.129	672	\$14.14	315	0.9441	1 STY	70	\$4,000
40-11-407-008	2401 SLOAN ST	07/12/19	WD	\$26,500	\$10,700	40.38	\$21,474	\$4,000	\$12,500	\$99,566	0.226	863	\$26.07	315	8.7434	1 STY	70	\$4,000
40-11-430-029	1902 RASKOB ST	04/01/19	LC	\$15,000	\$10,100	67.33	\$20,165	\$4,814	\$10,186	\$87,720	0.116	720	\$14.15	315	5.1397	1 STY	70	\$4,000
40-11-431-011	1909 RASKOB ST	01/29/21	WD	\$25,000	\$10,400	41.60	\$20,867	\$4,000	\$21,000	\$96,383	0.218	816	\$25.74	315	15.3159	1 STY	70	\$4,000
40-11-476-006	1917 SLOAN ST	07/09/21	WD	\$28,500	\$9,900	34.74	\$19,868	\$3,994	\$24,506	\$90,709	0.270	728	\$33.66	315	20.5440	1 STY	70	\$3,994
Totals:				\$189,000	\$91,600	48.47	\$183,272		\$152,394	\$838,091	0.182							
				Sale Ratio =>		13.14			E.C.F. =>		0.179							
				Std. Dev. =>					Ave. E.C.F. =>									
40-11-280-008	2021 MACKIN RD	09/03/21	WD	\$30,000	\$10,300	34.33	\$20,571	\$4,000	\$26,000	\$94,691	0.275	890	\$29.21	315	9.3771	1 STY	65	\$4,000
40-11-280-024	2022 PROSPECT ST	02/10/21	WD	\$35,000	\$9,400	37.60	\$18,747	\$3,899	\$21,101	\$84,846	0.249	728	\$28.98	315	4.6262	1 STY	65	\$3,899
40-11-328-012	2532 FLUSHING RD	08/28/20	WD	\$10,000	\$9,600	96.00	\$19,102	\$4,658	\$5,342	\$82,537	0.105	768	\$6.96	315	23.0238	1 STY	65	\$4,658
40-11-402-007	2423 RASKOB ST	08/19/21	WD	\$27,000	\$7,800	28.89	\$15,542	\$4,000	\$23,000	\$65,954	0.349	672	\$34.23	315	5.3766	1 STY	65	\$4,000
40-11-402-012	2536 SLOAN ST	09/16/21	QC	\$15,000	\$8,900	59.33	\$17,890	\$4,016	\$10,984	\$79,280	0.139	791	\$13.89	315	15.6414	1 STY	65	\$4,016
40-11-402-018	2401 RASKOB ST	04/10/19	WD	\$14,500	\$12,700	87.59	\$25,323	\$6,763	\$7,737	\$106,057	0.086	1,192	\$6.49	315	13.2946	1 STY	65	\$6,763
40-11-403-033	2102 N STEVENSON ST	06/04/20	QC	\$11,000	\$9,100	82.73	\$18,289	\$4,000	\$7,000	\$81,651	0.086	861	\$8.13	315	12.0167	1 STY	65	\$4,000
40-11-429-012	1713 N STEVENSON ST	04/02/21	MLC	\$16,000	\$8,900	55.63	\$17,719	\$4,000	\$12,000	\$78,394	0.153	720	\$16.67	315	9.1349	1 STY	65	\$4,000
40-11-230-013	719 COPEMAN BLVD	07/17/20	WD	\$19,500	\$9,200	47.18	\$18,359	\$4,000	\$15,500	\$82,051	0.189	770	\$20.13	315	18.8906	1 STY	60	\$4,000
40-11-277-015	1933 CONCORD ST	04/12/19	LC	\$18,000	\$9,000	50.00	\$18,011	\$4,000	\$14,000	\$80,063	0.175	768	\$18.23	315	17.4863	1 STY	60	\$4,000
Totals:				\$186,000	\$94,900	51.02	\$189,553		\$142,664	\$835,526	0.171							
				Sale Ratio =>		23.44			E.C.F. =>		0.175							
				Std. Dev. =>					Ave. E.C.F. =>									
40-11-229-016	2326 BEGOLE ST	08/07/20	WD	\$31,000	\$14,300	46.13	\$28,601	\$5,432	\$25,568	\$115,845	0.221	1,455	\$17.57	315	22.0709	1.25 STY	65	\$5,432
40-11-226-003	939 WELCH BLVD	03/08/21	WD	\$25,000	\$13,700	54.80	\$27,479	\$5,679	\$19,321	\$109,000	0.177	1,344	\$14.38	315	17.7257	1.25 STY	60	\$5,679
				E.C.F. =>					E.C.F. =>									
40-11-402-016	2520 SLOAN ST	03/13/21	LC	\$18,500	\$7,500	40.54	\$14,937	\$4,016	\$14,484	\$68,256	0.212	771	\$18.79	315	21.2200	2 STORY	65	\$4,016
40-11-231-010	2223 BEGOLE ST	01/17/20	WD	\$20,000	\$13,000	65.00	\$25,954	\$5,019	\$14,981	\$130,844	0.114	1,520	\$9.86	315	11.4495	2 STORY	60	\$4,000
40-11-231-010	2223 BEGOLE ST	07/24/20	MLC	\$37,000	\$13,000	35.14	\$25,954	\$5,019	\$31,981	\$130,844	0.244	1,520	\$21.04	315	24.4421	2 STORY	60	\$4,000
40-11-280-010	2013 MACKIN RD	09/15/21	WD	\$17,500	\$10,400	59.43	\$20,724	\$4,000	\$13,500	\$104,525	0.129	1,243	\$10.86	315	12.9156	2 STORY	60	\$4,000
40-11-233-003	2317 MALLERY ST	02/09/21	WD	\$32,000	\$9,900	82.50	\$19,830	\$4,000	\$8,000	\$98,938	0.084	1,176	\$6.80	315	8.0859	TWO UNIT	65	\$4,000
40-11-233-003	2317 MALLERY ST	02/25/21	WD	\$18,000	\$9,900	55.00	\$19,830	\$4,000	\$14,000	\$98,938	0.142	1,176	\$11.90	315	14.1503	TWO UNIT	65	\$4,000
40-11-405-003	1202 N CHEVROLET AVE	05/11/21	MLC	\$55,000	\$22,100	40.18	\$44,178	\$6,452	\$48,548	\$235,788	0.206	3,307	\$14.68	315	20.5897	TWO UNIT	65	\$6,452
40-11-405-003	1202 N CHEVROLET AVE	09/24/21	WD	\$76,000	\$22,100	29.08	\$44,178	\$6,452	\$69,548	\$235,788	0.295	3,307	\$21.03	315	29.4961	TWO UNIT	65	\$6,452
Totals:				\$161,000	\$64,000	39.75	\$128,016		\$140,096	\$669,450	0.209		\$17.85		0.067581359			
				Sale Ratio =>		18.78			E.C.F. =>		0.181							
				Std. Dev. =>					Ave. E.C.F. =>									

E.C.F.s for Neighborhood: 320 'R - 320-JEN'

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

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

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

0.175

E.C.F.s for Neighborhood: 320 'R - 320-JEN'

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

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

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

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
40-12-106-014	1632 EUCLID AVE	03/03/21	WD	\$19,900	\$11,600	58.29	\$23,174	\$6,383	\$13,517	\$93,283	0.145	1,641	\$8.24	320	2.5685	2 STORY		47	\$6,383

40-12-106-015	1626 EUCLID AVE	04/29/19	WD	\$15,000	\$13,400	89.33	\$26,702	\$6,567	\$8,433	\$111,861	0.075	1,764	\$4.78	320	9.5199	2 STORY		52	\$6,567
40-12-106-015	1626 EUCLID AVE	03/16/21	WD	\$35,000	\$13,400	38.29	\$26,702	\$6,567	\$28,433	\$111,861	0.254	1,764	\$16.12	320	8.3594	2 STORY		52	\$6,567
40-12-126-028	122 WELCH BLVD	05/07/19	MLC	\$33,900	\$18,000	53.10	\$35,992	\$5,170	\$28,730	\$171,233	0.168	2,060	\$13.95	320	2.0323	2 STORY		57	\$5,170
40-12-128-027	1631 LYON ST	04/26/19	WD	\$18,000	\$14,000	77.78	\$28,063	\$6,544	\$11,456	\$119,550	0.096	1,784	\$6.42	320	9.2280	2 STORY		57	\$6,544

40-12-107-022	405 WELCH BLVD	01/24/20	WD	\$78,000	\$26,100	33.46	\$52,262	\$8,325	\$69,675	\$244,094	0.285	2,284	\$30.51	320	28.5443	2 STORY		74	\$8,325
Totals:				\$199,800	\$96,500		\$192,895		\$160,244	\$851,883			\$13.33		1.7518				
				Sale. Ratio =>		48.30			E.C.F. =>		0.188	Std. Deviation=>		0.08426083					
				Std. Dev. =>		21.85			Ave. E.C.F. =>		0.171	Ave. Variance=>		10.0420		Coefficient of Var=>		58.86752054	

Reduce Done

E.C.F.s for Neighborhood: 325 'R - 325-JEN'

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

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

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 325 *R - 325-JEN*

Style:	%Good: 100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY	0.000	0.000	0.000	0.000	0.000	0.000
1 STY	0.230	0.230	0.230	0.230	0.230	0.230
2 STORY	0.230	0.230	0.230	0.230	0.230	0.230
1.5 STY	0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY	0.230	0.230	0.230	0.230	0.230	0.230
BI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT	0.230	0.230	0.230	0.230	0.230	0.230
THREE UNIT	0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT	0.230	0.230	0.230	0.230	0.230	0.230

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

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

250

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	
40-12-301-036	1201 VINCENT AVE	05/28/21	WD	\$7,688 \$4,500		64.29	\$9,069	\$3,902	\$3,098	\$22,465	0.138	520	\$5.96	325	30.3951	1 STY	38	\$3,902
40-12-301-007	1252 NIAGARA AVE	07/10/20	WD	\$17,500	\$9,300	53.14	\$18,527	\$4,164	\$13,336	\$62,448	0.214	960	\$13.89	325	9.8454	1 STY	51	\$4,164
40-12-301-007	1252 NIAGARA AVE	12/02/20	WD	\$30,000	\$9,300	31.00	\$18,527	\$4,164	\$25,836	\$62,448	0.414	960	\$26.91	325	10.1713	1 STY	51	\$4,164
40-12-305-030	1310 WOLCOTT ST	09/09/20	WD	\$21,500	\$8,000	37.21	\$20,185	\$2,795	\$18,705	\$75,609	0.247	880	\$21.26	325	9.2458	1 STY	66	\$2,795
40-12-354-003	1030 N STEVENSON ST	05/15/19	WD	\$32,400	\$10,000	30.86	\$13,693	\$3,208	\$29,192	\$69,900	0.418	768	\$38.01	325	7.7775	1 STY	67	\$3,208
40-12-156-032	1410 BEGOLE ST	06/01/21	WD	\$44,900	\$12,700	28.29	\$25,450	\$4,334	\$40,566	\$91,809	0.442	1,248	\$32.50	325	44.1854	2 STORY	66	\$4,334
Totals:				\$153,300	\$53,800		\$105,451	\$130,733	\$384,678			\$23.09						
					Sale. Ratio =>	35.09			E.C.F. =>	0.340			Std. Deviation=>	0.12848477				
					Std. Dev. =>	14.62			Ave. E.C.F. =>	0.312			Ave. Variance=>	18.6034			Coefficient of Var=>	59.6247946

302
noise done

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

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

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

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

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

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	0.000
1 STY	0.300	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	0.300
1.5 STY	0.000	0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY	0.300	0.300	0.300	0.300	0.300	0.300	0.300
BI-LEVEL	0.000	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	0.000
ESTATE HOME	0.000	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT	0.250	0.250	0.250	0.250	0.250	0.250	0.250
THREE UNIT	0.250	0.250	0.250	0.250	0.250	0.250	0.250
FOUR UNIT	0.250	0.250	0.250	0.250	0.250	0.250	0.250

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

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

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	
40-12-129-026	1607 GARLAND ST	12/29/20	WD	\$55,000	\$21,900	39.82	\$43,881	\$7,269	\$47,731	\$122,040	0.391	1,486	\$32.12	330	7.0777	2 STORY	64	\$7,269
40-12-179-042	1305 N GRAND TRAVERSE	01/25/21	WD	\$18,000	\$13,200	73.33	\$26,390	\$4,712	\$13,288	\$72,260	0.184	1,408	\$9.44	330	13.6441	2 STORY	45	\$4,712
40-12-185-031	411 TENTH AVE	08/25/20	LC	\$37,000	\$22,800	61.62	\$29,753	\$4,472	\$32,528	\$84,270	0.386	1,518	\$21.43	330	6.5665	2 STORY	41	\$4,472
Totals:				\$110,000	\$57,900		\$100,024	\$93,547	\$278,570			\$21.00						
										Sale. Ratio =>	52.64							
										Std. Dev. =>	17.01							
										E.C.F. =>	0.336							
										Ave. E.C.F. =>	0.320							
										Std. Deviation=>	0.11818926							
										Ave. Variance=>	9.0961							
										Coefficient of Var=>	28.39573725							

Not enough Sales, Adjustments not done due to 21 sales

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

ONLY HAS TOWNHOMES FOR CLARK COMMONS

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.400	0.400	0.180	0.180	0.180	0.180
1 STY		0.400	0.400	0.180	0.180	0.180	0.180
2 STORY		0.400	0.400	0.180	0.180	0.180	0.180
1.5 STY		0.400	0.400	0.180	0.180	0.180	0.180
1.25 STY		0.400	0.400	0.180	0.180	0.180	0.180
BI-LEVEL		0.400	0.400	0.180	0.180	0.180	0.180
TRI-LEVEL		0.400	0.400	0.180	0.180	0.180	0.180
ESTATE HOME		0.400	0.400	0.180	0.180	0.180	0.180
DUPLEX		0.400	0.400	0.180	0.180	0.180	0.180
TWO UNIT		0.400	0.400	0.180	0.180	0.180	0.180
THREE UNIT		0.400	0.400	0.180	0.180	0.180	0.180
FOUR UNIT		0.400	0.400	0.180	0.180	0.180	0.180

Town Homes/Duplexes: 0.400
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.800
Industrial Bldgs : 1.000

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

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

ONLY HAS TOWNHOMES FOR CLARK COMMONS

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.400	0.400	0.175	0.175	0.175	0.175
1 STY		0.400	0.400	0.175	0.175	0.175	0.175
2 STORY		0.400	0.400	0.175	0.175	0.175	0.175
1.5 STY		0.400	0.400	0.175	0.175	0.175	0.175
1.25 STY		0.400	0.400	0.175	0.175	0.175	0.175
BI-LEVEL		0.400	0.400	0.175	0.175	0.175	0.175
TRI-LEVEL		0.400	0.400	0.175	0.175	0.175	0.175
ESTATE HOME		0.400	0.400	0.175	0.175	0.175	0.175
DUPLEX		0.400	0.400	0.175	0.175	0.175	0.175
TWO UNIT		0.400	0.400	0.175	0.175	0.175	0.175
THREE UNIT		0.400	0.400	0.175	0.175	0.175	0.175
FOUR UNIT		0.400	0.400	0.175	0.175	0.175	0.175

Noise
Scene

Town Homes/Duplexes: 0.250
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.800
Industrial Bldgs : 1.000

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

0.180

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 Depr.	Land Value
40-12-281-026	522 WILLIAMS ST	04/26/19	PTA	\$20,000	\$13,200	66.00	\$26,382	\$3,408	\$16,592	\$131,280	0.126	1,776	\$9.34	335	1.5743	2 STORY	57	\$3,408
40-01-476-002	406 E WITHERBEE ST	12/23/19	WD	\$20,000	\$7,800	39.00	\$15,696	\$3,066	\$16,934	\$72,171	0.235	1,390	\$12.18	335	23.4636	2 STORY	45	\$3,066
40-01-476-002	406 E WITHERBEE ST	09/10/20	WD	\$22,000	\$5,000	22.73	\$14,163	\$1,533	\$20,467	\$72,171	0.284	1,390	\$14.72	335	28.3589	2 STORY	45	\$1,533
40-12-204-020	221 CROSBY ST	06/19/19	WD	\$13,000	\$7,600	58.46	\$15,282	\$3,133	\$9,867	\$69,423	0.142	1,292	\$7.64	335	4.4116	2 STORY	45	\$3,133
40-12-204-005	210 MARY ST	11/25/20	QC	\$12,000	\$5,900	49.17	\$11,753	\$2,354	\$9,646	\$53,709	0.180	1,254	\$7.69	335	17.9599	2 STORY	35	\$2,354
40-12-277-029	1303 ROOT ST	07/01/21	WD	\$20,000	\$11,400	57.00	\$22,764	\$2,498	\$17,502	\$115,806	0.151	1,686	\$10.38	335	15.1132	TWO UNIT	60	\$2,498
Totals:				\$107,000	\$50,900		\$106,040		\$91,008	\$514,560								
					Sale. Ratio =>	47.57				E.C.F. =>	0.177		Std. Deviation=>	0.06103082				
					Std. Dev. =>	15.70				Ave. E.C.F. =>	0.186		Ave. Variance=>	15.1469	Coefficient of Var=>	81.32779588		

1003200

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

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

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

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

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

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

no sales
hold values

E.C.F.s for Neighborhood: 345 'R - 345-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		0.225	0.225	0.225	0.225	0.225	0.225
2 STORY		0.200	0.200	0.200	0.200	0.200	0.200
1.5 STY		0.200	0.200	0.200	0.200	0.200	0.200
1.25 STY		0.200	0.200	0.200	0.200	0.200	0.200
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.200	0.200	0.200	0.200	0.200	0.200
THREE UNIT		0.200	0.200	0.200	0.200	0.200	0.200
FOUR UNIT		0.200	0.200	0.200	0.200	0.200	0.200

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

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

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

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

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

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

NC

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

Residential : 0.215
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.800
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

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

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

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

noise summe 215

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
41-08-106-006	1516 ILLINOIS AVE	07/19/21	QC	\$15,000	\$10,300	68.67	\$20,662	\$4,460	\$10,540	\$63,190	0.127	1,032	\$10.21	350	8.2354	1 STY	52	\$3,158
41-08-135-009	1526 CROOK AVE	09/01/20	WD	\$17,500	\$6,800	38.86	\$13,679	\$3,200	\$14,300	\$53,738	0.266	748	\$19.12	350	9.5924	1 STY	52	\$3,200

41-08-179-026	1727 KENTUCKY AVE	09/13/21	QC	\$15,500	\$6,400	41.29	\$12,762	\$3,200	\$12,300	\$49,036	0.251	696	\$17.67	350	6.2139	1 STY	48	\$3,200
41-08-138-009	1318 CROOK AVE	08/19/21	WD	\$16,250	\$6,700	41.23	\$13,314	\$3,752	\$12,498	\$49,036	0.255	704	\$17.75	350	14.4149	1 STY	45	\$3,752
41-08-138-024	1313 N FRANKLIN AVE	11/15/19	QC	\$10,023	\$7,900	78.82	\$15,736	\$3,200	\$6,823	\$64,287	0.106	999	\$6.83	350	0.4592	1 STY	45	\$3,200
41-08-183-006	1718 NEBRASKA AVE	08/15/20	MLC	\$20,000	\$6,600	33.00	\$13,230	\$3,200	\$16,800	\$51,436	0.327	672	\$25.00	350	13.7922	1 STY	45	\$3,200

Appraisal

41-08-127-017	1721 INDIANA AVE	08/09/21	LC	\$30,800	\$12,000	38.96	\$23,932	\$3,200	\$27,600	\$106,318	0.260	1,388	\$19.88	350	0.9935	1.25 STY	60	\$3,200
41-08-105-012	1421 KEARSLEY PARK BLVD	06/10/19	WD	\$19,000	\$9,500	50.00	\$18,938	\$4,680	\$14,320	\$73,118	0.196	948	\$15.11	350	19.5848	1.25 STY	56	\$4,680

41-08-102-025	1533 INDIANA AVE	06/27/19	WD	\$18,500	\$10,000	54.05	\$20,040	\$3,200	\$15,300	\$86,359	0.177	1,287	\$11.89	350	17.7167	1.25 STY	48	\$3,200
41-08-102-038	1501 INDIANA AVE	05/10/19	QC	\$19,900	\$10,200	51.26	\$20,414	\$4,510	\$15,390	\$81,559	0.189	1,140	\$13.50	350	18.8698	1.25 STY	48	\$4,510
41-08-104-016	1556 INDIANA AVE	10/11/21	QC	\$15,000	\$10,300	68.67	\$20,554	\$3,200	\$11,800	\$88,995	0.133	1,386	\$8.51	350	13.2592	1.25 STY	45	\$3,200
41-08-137-013	1701 PENNSYLVANIA AVE	08/31/21	WD	\$12,000	\$6,000	50.00	\$11,904	\$2,613	\$9,387	\$47,646	0.197	792	\$11.85	350	5.2649	1.25 STY	45	\$2,613
41-08-183-001	1702 NEBRASKA AVE	04/19/21	WD	\$22,000	\$8,900	40.45	\$18,618	\$4,869	\$17,131	\$70,508	0.243	979	\$17.50	350	23.1832	1.25 STY	45	\$3,600

High Low

41-08-128-009	1626 INDIANA AVE	08/11/20	WD	\$21,000	\$7,200	34.29	\$14,320	\$3,200	\$17,800	\$57,026	0.312	974	\$18.28	350	31.2140	2 STORY	45	\$3,200
41-08-179-007	1718 MISSOURI AVE	08/20/20	CD	\$12,000	\$6,700	72.50	\$17,480	\$4,800	\$7,200	\$65,026	0.111	1,152	\$6.25	350	13.2647	2 STORY	45	\$4,800
41-08-181-030	1813 NEBRASKA AVE	07/01/21	WD	\$45,000	\$8,000	17.78	\$15,910	\$3,200	\$41,800	\$65,179	0.641	924	\$45.24	350	64.1306	2 STORY	45	\$3,200

41-08-176-002	1709 KEARSLEY PARK BLVD	08/21/19	WD	\$40,000	\$22,500	56.25	\$45,048	\$5,388	\$34,612	\$203,385	0.170	2,481	\$13.95	350	17.0180	THREE UNIT	46	\$5,388
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41-08-105-018	1445 KEARSLEY PARK BLVD	12/03/20	WD	\$47,500	\$10,700	22.53	\$21,407	\$3,222	\$44,278	\$93,256	0.475	1,267	\$34.95	350	47.4798	TWO UNIT	55	\$3,222
41-08-136-002	1605 KEARSLEY PARK BLVD	05/15/19	WD	\$25,000	\$11,800	47.20	\$23,561	\$3,592	\$11,408	\$102,405	0.209	1,596	\$13.41	350	20.9052	TWO UNIT	51	\$3,592
41-08-136-002	1605 KEARSLEY PARK BLVD	07/10/20	WD	\$42,000	\$11,800	28.10	\$23,561	\$3,592	\$38,408	\$102,405	0.375	1,596	\$24.07	350	37.5059	TWO UNIT	51	\$3,592
41-08-185-003	1710 KANSAS AVE	04/20/21	WD	\$24,900	\$11,100	44.58	\$22,107	\$3,663	\$21,237	\$94,585	0.225	1,232	\$17.24	350	2.5135	TWO UNIT	49	\$3,663

Totals:	\$488,873	\$203,400	41.61	\$407,197	\$410,932	\$1,688,492	0.243	\$17.53	0.12689205	0.6292
Sale. Ratio =>			16.10							
Std. Dev. =>										
Ave. E.C.F. =>										
Ave. E.C.F. =>										
Std. Deviation=>										
Ave. Variance=>										
Coefficient of Var=>										

KIA 200

E.C.F.s for Neighborhood: 355 'R - 355-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		0.200	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		0.200	0.200	0.200	0.200	0.200	0.200
DUPLEX		0.200	0.200	0.200	0.200	0.200	0.200
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: 355 'R - 355-KATHY'

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

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

spunatic Sales hold releases of
single family
Reduce multi imb

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
41-08-202-013	1706 MAPLEWOOD AVE	11/15/19	QC	\$12,350	\$10,000	80.97	\$20,098	\$3,200	\$9,150	\$84,490	0.108	768	\$11.91	355	#REF!	1 STY	65	\$3,200
41-08-205-021	2305 ILLINOIS AVE	04/29/19	WD	\$34,200	\$10,300	30.12	\$20,671	\$3,413	\$30,787	\$86,290	0.357	832	\$37.00	355	#REF!	1 STY	65	\$3,413
41-08-214-005	2218 OHIO AVE	12/31/19	WD	\$55,556	\$8,000	14.40	\$14,513	\$2,294	\$53,262	\$61,095	0.872	726	\$73.36	355	65.6215	1 STY	65	\$2,294
41-08-251-033	2013 KENTUCKY AVE	06/17/21	WD	\$34,000	\$12,500	36.76	\$25,054	\$6,400	\$27,600	\$93,270	0.296	962	\$28.69	355	2.7475	1 STY	65	\$6,400
41-08-252-012	2201 KENTUCKY AVE	10/17/19	WD	\$17,500	\$11,300	64.57	\$22,666	\$3,982	\$13,518	\$69,420	0.145	832	\$16.25	355	23.6437	1 STY	65	\$3,982
41-08-254-019	2305 NEBRASKA AVE	06/07/21	WD	\$22,000	\$8,100	36.82	\$16,192	\$3,600	\$18,400	\$62,960	0.292	720	\$25.56	355	9.3622	1 STY	65	\$3,600
41-08-276-002	2408 MISSOURI AVE	09/09/21	WD	\$80,000	\$9,100	11.38	\$18,178	\$4,258	\$75,742	\$69,600	1.088	720	\$105.20	355	86.0751	1 STY	65	\$4,258
41-08-277-012	2509 KENTUCKY AVE	10/15/19	WD	\$30,000	\$9,800	32.67	\$19,626	\$3,680	\$26,320	\$79,730	0.330	742	\$35.47	355	4.8447	1 STY	65	\$3,680
41-08-278-007	2426 KENTUCKY AVE	08/02/19	WD	\$42,000	\$9,000	21.43	\$17,977	\$3,280	\$38,720	\$73,485	0.527	716	\$54.08	355	14.8349	1 STY	65	\$3,280
41-08-278-007	2426 KENTUCKY AVE	02/19/21	WD	\$39,900	\$9,000	22.56	\$17,977	\$3,280	\$36,620	\$73,485	0.498	716	\$51.15	355	11.9772	1 STY	65	\$3,280
41-08-278-018	2433 NEBRASKA AVE	07/24/20	WD	\$27,500	\$9,500	34.55	\$18,928	\$4,160	\$23,340	\$73,840	0.316	766	\$30.47	355	6.2472	1 STY	65	\$4,160
41-08-278-019	1105 N CUMBERLAND ST	05/14/19	WD	\$15,000	\$7,800	52.00	\$15,628	\$3,280	\$11,720	\$61,740	0.190	864	\$13.56	355	18.8733	1 STY	65	\$3,280
41-08-203-019	2119 COLLADAY CT	07/27/20	WD	\$9,000	\$7,200	80.00	\$14,387	\$2,837	\$6,163	\$57,750	0.107	768	\$8.02	355	10.6719	1 STY	60	\$2,837
41-08-209-007	2306 ILLINOIS AVE	08/06/21	WD	\$12,500	\$11,000	88.00	\$22,087	\$3,668	\$8,832	\$92,095	0.096	960	\$9.20	355	9.5901	1 STY	60	\$3,668
41-08-209-007	2306 ILLINOIS AVE	08/24/21	WD	\$20,000	\$11,000	55.00	\$22,087	\$3,668	\$16,332	\$92,095	0.177	960	\$17.01	355	17.7339	1 STY	60	\$3,668
41-08-210-009	2302 WISCONSIN AVE	07/26/21	WD	\$30,000	\$7,600	25.33	\$15,170	\$3,040	\$26,960	\$60,650	0.445	792	\$34.04	355	44.4518	1 STY	60	\$3,040
41-08-232-004	2418 WISCONSIN AVE	08/06/21	WD	\$32,000	\$10,000	31.25	\$19,940	\$6,432	\$25,568	\$67,540	0.379	785	\$32.57	355	37.8561	1 STY	60	\$6,432
41-08-237-008	2436 PENNSYLVANIA AVE	08/30/19	WD	\$19,000	\$8,600	45.26	\$17,100	\$3,280	\$15,720	\$69,100	0.227	759	\$20.71	355	#REF!	1 STY	60	\$3,280
41-08-237-010	2407 MISSOURI AVE	05/15/19	WD	\$34,000	\$8,400	24.71	\$16,863	\$4,000	\$30,000	\$64,315	0.466	720	\$41.67	355	#REF!	1 STY	60	\$4,000
41-08-254-001	2202 KENTUCKY AVE	12/17/20	WD	\$22,500	\$11,300	50.22	\$22,628	\$3,982	\$18,518	\$93,230	0.199	927	\$19.98	355	4.4688	1 STY	60	\$3,982
41-08-254-003	2210 KENTUCKY AVE	06/08/21	WD	\$18,000	\$9,100	50.56	\$18,175	\$3,600	\$14,400	\$72,875	0.198	816	\$17.65	355	4.3660	1 STY	60	\$3,600
41-08-255-039	2117 KANSAS AVE	09/01/20	WD	\$18,500	\$8,800	47.57	\$17,501	\$3,600	\$14,900	\$69,505	0.214	794	\$18.77	355	14.8495	1 STY	60	\$3,600
Totals:				\$625,506	\$207,400	33.16	\$413,446	\$542,572	\$1,652,560		0.328							
				Sale Ratio =>		21.34	E.C.F. =>			0.342		Ave. E.C.F. => 0.342						
				Std. Dev. =>			Std. Dev. =>											

41-08-235-018	2429 PENNSYLVANIA	09/13/21	WD	\$10,000	\$7,000	70.00	\$14,061	\$6,560	\$3,440	\$37,505	0.092	525	\$6.55	355	9.1721	1 STY	50	\$6,560
41-08-231-002	2506 ILLINOIS AVE	09/15/21	WD	\$39,500	\$11,900	30.13	\$23,769	\$6,400	\$33,100	\$86,845	0.381	1,162	\$28.49	355	38.1139	1.25 STY	65	\$6,400
41-08-251-042	2123 KENTUCKY AVE	08/10/21	WD	\$30,400	\$10,300	33.88	\$20,696	\$4,967	\$25,433	\$78,645	0.323	934	\$27.23	355	32.3390	1.25 STY	65	\$3,600
41-08-253-015	2110 KENTUCKY AVE	02/12/21	WD	\$25,000	\$11,800	47.20	\$23,529	\$5,222	\$19,778	\$91,535	0.216	1,080	\$18.31	355	#REF!	1.25 STY	65	\$5,222
41-08-276-018	2437 KENTUCKY AVE	06/06/19	WD	\$16,000	\$10,800	67.50	\$21,558	\$3,280	\$12,720	\$91,390	0.139	903	\$14.09	355	#REF!	1.25 STY	65	\$3,280
41-08-281-005	2424 NEBRASKA AVE	12/31/19	WD	\$55,556	\$8,000	14.40	\$19,468	\$3,162	\$52,394	\$81,530	0.643	946	\$55.38	355	35.8723	1.25 STY	65	\$2,294
41-08-238-002	2506 PENNSYLVANIA AVE	07/19/21	WD	\$30,000	\$8,400	28.00	\$16,834	\$3,169	\$26,831	\$68,325	0.393	920	\$29.16	355	39.2697	1.25 STY	60	\$3,169
41-08-281-006	2428 NEBRASKA AVE	09/14/21	WD	\$32,000	\$11,300	35.31	\$22,684	\$4,080	\$27,920	\$93,020	0.300	1,219	\$22.90	355	8.4575	1.25 STY	60	\$4,080
Totals:				\$228,456	\$72,500	31.73	\$148,538		\$198,176	\$591,290	0.335							
				Sale Ratio =>		16.76			E.C.F. =>		0.342							
				Std. Dev. =>					Ave. E.C.F. =>		0.342							
												0						
41-08-215-020	2315 MISSOURI AVE	07/19/19	QC	\$27,500	\$10,400	37.82	\$20,760	\$7,661	\$19,839	\$65,495	0.303	1,001	\$19.82	355	30.2909	1.25 STY	50	\$6,685
41-08-214-004	2214 OHIO AVE	09/20/19	WD	\$25,000	\$9,400	37.60	\$18,801	\$4,026	\$20,974	\$73,875	0.284	1,008	\$20.81	355	28.3912	1.5 STY	65	\$3,668

41-08-235-009	2418 OHIO AVE	12/07/20	WD	\$28,000	\$13,100	46.79	\$26,214	\$3,280	\$24,720	\$114,670	0.216	1.365	\$18.11	355	21.5575	1.75 STY	70	\$3,280
41-08-255-043	2013 KANSAS AVE	02/16/21	WD	\$25,000	\$11,000	44.00	\$22,085	\$3,080	\$21,920	\$95,025	0.231	1.188	\$18.45	355	23.0676	1.75 STY	65	\$3,080
41-08-253-005	1918 KENTUCKY AVE	07/15/21	WD	\$55,000	\$16,100	29.27	\$32,253	\$4,320	\$50,680	\$139,665	0.363	1.914	\$26.48	355	36.2868	TWO UNIT	70	\$4,320
41-08-207-033	1509 ARLINGTON AVE	10/08/21	WD	\$16,000	\$9,900	61.88	\$19,830	\$3,200	\$12,800	\$83,150	0.154	1.284	\$9.97	355	15.3939	TWO UNIT	60	\$3,200

(Optional) Gross Rate Multipliers

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

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.300	0.300	0.300	0.300	0.300	0.300
1 STY		0.325	0.325	0.325	0.300	0.300	0.300
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY		0.300	0.300	0.300	0.300	0.300	0.300
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.300
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.300	0.300	0.300	0.300	0.300	0.300
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

Hold Values
reduce 1 sty same

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
41-09-228-020	3733 IVANHOE AVE	07/24/20	WD	\$47,000	\$17,300	36.81	\$34,606	\$3,825	\$43,175	\$94,711	0.456	951	\$45.40	360	8.1397	1STY	74	\$3,825

41-09-208-010	3401 BREWSTER AVE	08/07/20	WD	\$20,000	\$12,900	64.50	\$25,755	\$6,163	\$13,837	\$65,307	0.212	735	\$18.83	360	24.4069	1STY	63	\$6,163
41-09-208-010	3401 BREWSTER AVE	09/15/21	WD	\$45,900	\$12,900	28.10	\$25,755	\$6,163	\$39,737	\$65,307	0.608	735	\$54.06	360	15.2522	1STY	63	\$6,163
41-09-228-014	3713 IVANHOE AVE	03/02/21	WD	\$34,000	\$10,900	32.06	\$21,763	\$3,825	\$30,175	\$59,793	0.505	735	\$41.05	360	32.8999	1STY	63	\$3,825
41-09-228-022	3741 IVANHOE AVE	11/20/20	WD	\$34,000	\$9,700	28.53	\$19,369	\$3,825	\$30,175	\$51,813	0.582	735	\$41.05	360	31.5555	1STY	63	\$3,825
41-09-233-003	3810 PITKIN AVE	10/01/21	WD	\$30,000	\$10,500	35.00	\$21,018	\$3,400	\$26,600	\$58,727	0.453	752	\$35.37	360	4.5254	1STY	61	\$3,400
41-09-233-010	3834 PITKIN AVE	04/23/19	WD	\$17,000	\$11,500	67.65	\$23,018	\$3,400	\$13,600	\$65,393	0.208	735	\$18.50	360	29.0228	1STY	61	\$3,400

Totals: \$180,900 \$68,400 \$136,678 \$154,124 \$366,340
Sale. Ratio => 37.81 E.C.F. => 0.421
Std. Dev. => 18.35 Ave. E.C.F. => 0.428

41-09-201-027	1609 BINGHAM ST	08/28/19	WD	\$14,000	\$10,500	75.00	\$20,958	\$3,970	\$10,030	\$56,627	0.177	735	\$13.65	360	17.7125	1STY	59	\$3,970
41-09-202-026	3615 MARMION AVE	06/29/21	LC	\$20,000	\$13,600	68.00	\$27,128	\$8,400	\$11,600	\$62,427	0.186	616	\$18.83	360	18.5818	1STY	59	\$8,400
41-09-211-012	3444 BRENT AVE	04/16/21	WD	\$10,750 \$9,500	\$9,500	98.37	\$18,971	\$4,206	\$6,544	\$49,217	0.133	735	\$8.90	360	13.2963	1STY	59	\$4,206
41-09-232-022	3723 LORRAINE AVE	05/13/21	WD	\$40,000	\$11,400	28.50	\$22,790	\$3,825	\$36,175	\$63,217	0.572	772	\$46.86	360	57.2238	1STY	59	\$3,825
41-09-205-004	1730 DOROTHY DR	02/10/21	WD	\$27,000	\$11,200	41.48	\$22,480	\$4,270	\$22,730	\$60,700	0.374	779	\$29.18	360	37.4465	1STY	58	\$4,270
41-09-205-004	1730 DOROTHY DR	08/13/21	WD	\$41,000	\$11,200	27.32	\$22,480	\$4,270	\$36,730	\$60,700	0.605	779	\$47.15	360	60.5107	1STY	58	\$4,270
41-09-233-022	3837 LORRAINE AVE	09/25/20	WD	\$32,000	\$10,300	32.19	\$20,622	\$3,400	\$28,600	\$57,407	0.498	735	\$38.91	360	49.8200	1STY	58	\$3,400
41-09-234-008	3732 LORRAINE AVE	08/14/20	WD	\$19,500	\$10,700	54.87	\$21,449	\$3,825	\$15,675	\$58,747	0.267	672	\$23.33	360	26.6824	1STY	58	\$3,825

Totals: \$204,250 \$88,400 \$176,878 \$168,084 \$469,040
Sale. Ratio => 43.28 E.C.F. => 0.358
Std. Dev. => 23.24 Ave. E.C.F. => 0.352

41-09-204-011	1717 DOROTHY DR	06/11/19	WD	\$15,600	\$12,000	76.92	\$23,929	\$3,834	\$11,766	\$66,983	0.176	720	\$16.34	360	17.5656	1.25 STY	54	\$3,834
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41-09-235-037	3831 PALMER AVE	10/02/20	WD	\$40,300	\$14,000	34.74	\$28,091	\$4,604	\$35,696	\$78,290	0.456	1,268	\$28.15	360	45.5946	2 STORY	59	\$4,604
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41-09-234-015	1402 N DEXTER ST	05/11/21	QC	\$29,500	\$14,300	48.47	\$28,634	\$4,595	\$24,905	\$80,130	0.311	1,456	\$17.11	360	31.0807	TWO UNIT	54	\$4,595
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E.C.F.s for Neighborhood: 365 'R - 365-JEN'

HAS TOWNHOMES

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.350	0.350	0.350	0.350	0.350	0.350
2 STORY		0.350	0.350	0.350	0.350	0.350	0.350
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.350	0.350	0.350	0.350	0.350	0.350
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	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: 0.325
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

E.C.F.s for Neighborhood: 365 'R - 365-JEN'

HAS TOWNHOMES

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.300	0.300	0.300	0.300	0.300	0.300
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY		0.000	0.000	0.000	0.000	-0.000	0.000
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.300
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

375 townhomes
0.350

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Curr. Assmnt	Adj. Sale	Curr. Appraisal	Land + Yard Bldg.	Residual	Cost Man.	\$ E.C.F.	Floor Area	\$/Sq.Ft.	E.C.F. Area	Dev. by Mean (%)	Building Style	Building	Depr.	Land Value
40-11-303-042	2721 NORBERT ST	08/10/21	WD	\$87,900	\$25,400	\$50,791	\$8,410	\$79,490	\$141,270	0.563	1,421	\$55.94	365	0.6643		1.25 STY	70		\$8,410
40-11-302-012	2730 GOLFSIDE LN	06/28/19	WD	\$49,900	\$19,800	\$39,500	\$8,202	\$41,698	\$104,327	0.400	1,094	\$38.12	365	39.9687		1.25 STY	65		\$8,202
40-11-302-013	2726 GOLFSIDE LN	07/15/19	WD	\$25,000	\$23,600	\$47,121	\$8,179	\$16,821	\$129,807	0.130	1,451	\$11.59	365	12.9585		1.25 STY	65		\$8,179
40-11-302-013	2726 GOLFSIDE LN	09/16/20	WD	\$65,000	\$23,600	\$47,121	\$8,179	\$56,821	\$129,807	0.438	1,451	\$39.16	365	43.7736		1.25 STY	65		\$8,179
40-11-302-025	2721 THOMAS ST	07/29/20	WD	\$55,000	\$21,000	\$41,926	\$8,265	\$46,735	\$112,203	0.417	1,049	\$44.55	365	41.6521		1.25 STY	65		\$8,265
40-11-302-027	2713 THOMAS ST	08/25/20	WD	\$40,000	\$22,300	\$44,650	\$8,400	\$42,600	\$120,967	0.261	1,228	\$25.73	365	26.1229		1.25 STY	65		\$7,798
40-11-302-030	2701 THOMAS ST	06/30/20	WD	\$53,500	\$25,200	\$50,398	\$11,280	\$42,220	\$130,393	0.324	1,343	\$31.44	365	32.3790		1.25 STY	65		\$11,280
40-11-302-031	2749 THOMAS ST	12/29/20	WD	\$85,000	\$30,500	\$61,070	\$15,337	\$69,663	\$152,443	0.457	1,730	\$40.27	365	45.6976		1.25 STY	65		\$14,053
40-11-303-014	2738 THOMAS ST	01/10/20	WD	\$25,000	\$17,900	\$35,725	\$8,120	\$16,880	\$92,017	0.183	1,032	\$16.36	365	18.3445		1.25 STY	65		\$8,120
40-11-303-026	2616 THOMAS ST	04/23/19	M/C	\$35,000	\$20,000	\$39,998	\$7,971	\$27,029	\$106,757	0.253	1,187	\$22.77	365	25.3183		1.25 STY	65		\$7,971
40-11-303-033	2749 NORBERT ST	10/22/20	WD	\$72,000	\$22,900	\$45,743	\$8,265	\$63,735	\$124,927	0.510	1,210	\$52.67	365	51.0179		1.25 STY	65		\$8,265
40-11-303-043	2717 NORBERT ST	10/14/20	WD	\$71,000	\$20,800	\$41,664	\$8,410	\$62,590	\$110,847	0.565	1,037	\$60.36	365	18.7731		1.25 STY	65		\$8,410
40-11-304-017	2714 NORBERT ST	09/03/21	WD	\$40,000	\$23,500	\$47,091	\$8,700	\$31,300	\$127,970	0.245	1,413	\$22.15	365	13.2334		1.25 STY	65		\$8,700
40-11-304-021	2618 NORBERT ST	10/09/19	WD	\$67,000	\$20,700	\$41,432	\$11,474	\$55,526	\$99,860	0.556	1,023	\$54.28	365	17.9115		1.25 STY	65		\$10,489
40-11-304-025	907 FREMONT ST	04/01/19	WD	\$36,500	\$19,400	\$38,796	\$7,975	\$28,525	\$102,737	0.278	1,040	\$27.43	365	9.9271		1.25 STY	65		\$7,975
40-11-304-039	619 FREMONT ST	08/02/21	WD	\$81,000	\$21,400	\$42,706	\$10,444	\$70,556	\$107,540	0.656	1,040	\$67.84	365	27.9168		1.25 STY	65		\$8,700
40-11-351-050	2705 GOLFSIDE LN	12/02/20	WD	\$83,000	\$30,700	\$61,309	\$21,408	\$61,594	\$133,003	0.463	1,281	\$48.08	365	46.3086		1.25 STY	65		\$20,937
40-11-351-102	2729 GOLFSIDE LN	06/23/21	WD	\$42,000	\$22,900	\$45,885	\$12,416	\$29,582	\$111,563	0.265	1,196	\$24.74	365	26.5177		1.25 STY	65		\$11,517
40-11-377-002	708 FREMONT ST	05/10/19	WD	\$28,900	\$20,200	\$40,319	\$10,365	\$18,535	\$99,847	0.186	998	\$18.57	365	18.5635		1.25 STY	65		\$10,365
40-11-304-049	2631 ORCHARD LN	08/28/20	WD	\$48,500	\$16,100	\$32,258	\$3,962	\$44,538	\$94,320	0.472	1,570	\$28.37	365	47.2201		2 STORY	65		\$3,292
40-11-329-057	2522 ORCHARD LN	08/28/19	WD	\$45,000	\$12,800	\$45,639	\$5,286	\$39,714	\$134,510	0.295	1,742	\$22.80	365	29.5249		2 STORY	65		\$3,999
Totals:				\$1,136,200	\$470,700	\$941,182		\$935,152	\$2,467,113	0.379		\$35.87		0.1482336					
				Sale Ratio =>	41.43				E.C.F. =>	0.379		Std. Deviation=>	0.1482336						
				Std. Dev. =>	17.34				Ave. E.C.F. =>	0.377		Ave. Variance=>	28.2759						

2005/11/17

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

Residential : 0.400
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

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

Style:	%Good: 100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY	0.500	0.500	0.500	0.500	0.425	0.400
1 STY	0.425	0.425	0.425	0.400	0.400	0.350
2 STORY	0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY	0.500	0.500	0.500	0.500	0.425	0.400
1.25 STY	0.350	0.350	0.350	0.350	0.350	0.350
BI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT	0.400	0.400	0.400	0.400	0.400	0.400
THREE UNIT	0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT	0.000	0.000	0.000	0.000	0.000	0.000

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

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

Sales too spualic

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'r.	Land Value
40-14-276-035	623 ST CLAIR ST	12/20/19	WD	\$48,500	\$23,700	48.87	\$47,367	\$7,000	\$41,500	\$49,981	0.437	720	2.4323	1STY		79	\$7,000
40-11-377-011	2543 PADUCAH ST	06/26/20	WD	\$28,500	\$20,300	71.23	\$40,637	\$7,000	\$21,500	\$79,146	0.272	728	23.3075	1STY		75	\$7,000
40-11-377-011	2543 PADUCAH ST	07/27/21	WD	\$70,000	\$20,300	29.00	\$40,637	\$7,000	\$63,000	\$79,146	0.796	728	29.1273	1STY		75	\$7,000
40-11-381-004	2425 ALTOONA ST	10/23/20	WD	\$48,900	\$22,900	46.83	\$45,832	\$9,864	\$39,036	\$84,631	0.461	708	26.9439	1STY		74	\$7,000
40-14-229-045	1920 CARTIER ST	01/26/21	WD	\$42,000	\$17,200	40.95	\$34,360	\$7,402	\$34,598	\$67,395	0.513	720	16.4362	1STY		70	\$7,402

Totals: \$237,900 \$104,400 43.88
Sale Ratio => 43.88
Std. Dev. => 15.41
E.C.F. => 0.493
Ave. E.C.F. => 0.496

40-11-381-001	512 MARQUETTE ST	10/21/19	WD	\$36,000	\$18,800	52.22	\$37,672	\$8,734	\$27,266	\$72,345	0.377	882	0.9974	1STY		64	\$8,734
40-14-229-004	2025 MONTEITH ST	10/08/19	WD	\$34,000	\$18,800	55.29	\$37,646	\$7,342	\$26,658	\$75,760	0.352	720	17.8519	1STY		64	\$7,342
40-14-253-056	627 DICKINSON ST	11/01/19	WD	\$52,000	\$21,300	40.96	\$42,662	\$7,000	\$45,000	\$89,155	0.505	882	39.7561	1STY		64	\$7,000
40-11-331-010	2539 BAGLEY ST	03/17/21	WD	\$30,000	\$16,500	55.00	\$32,902	\$6,720	\$23,280	\$65,455	0.356	720	35.5664	1STY		60	\$6,720
40-11-352-007	2535 ALTOONA ST	02/03/20	OC	\$40,000	\$22,500	56.25	\$44,996	\$7,000	\$33,000	\$94,990	0.347	742	34.7405	1STY		60	\$7,000
40-11-352-009	2527 ALTOONA ST	08/19/20	WD	\$43,000	\$17,300	40.23	\$34,500	\$7,000	\$36,000	\$68,750	0.524	768	52.3636	1STY		60	\$7,000
40-11-376-025	2542 PADUCAH ST	06/08/21	WD	\$54,000	\$18,500	34.26	\$37,060	\$6,860	\$47,140	\$75,500	0.624	992	41.6055	1STY		60	\$6,860
40-11-376-028	2530 PADUCAH ST	08/30/21	WD	\$63,000	\$17,800	28.25	\$35,692	\$6,860	\$56,140	\$72,080	0.779	728	7.3661	1STY		60	\$6,860
40-11-377-029	2532 TYRONE ST	03/12/21	WD	\$48,000	\$22,800	47.50	\$45,516	\$7,000	\$41,000	\$96,290	0.426	1,064	9.6852	1STY		60	\$7,000
40-11-378-010	2545 TYRONE ST	09/23/20	WD	\$39,900	\$17,100	42.86	\$34,252	\$7,000	\$32,900	\$68,130	0.483	816	27.9782	1STY		60	\$7,000
40-11-378-023	2540 ALTOONA ST	06/15/20	WD	\$31,500	\$19,500	61.90	\$38,924	\$6,720	\$24,780	\$80,510	0.308	768	32.3092	1STY		60	\$6,720
40-11-378-030	2516 ALTOONA ST	09/13/19	M/C	\$32,000	\$16,300	50.94	\$32,565	\$6,720	\$25,280	\$64,613	0.391	680	23.9624	1STY		60	\$6,720
40-14-201-015	910 FRANK ST	04/02/21	WD	\$85,900	\$21,600	25.15	\$43,266	\$9,315	\$76,585	\$84,878	0.902	955	56.2183	1STY		60	\$9,315
40-14-201-022	2205 CARTIER ST	04/18/19	WD	\$35,000	\$19,700	56.29	\$39,397	\$7,743	\$27,257	\$79,135	0.344	790	0.4320	1STY		60	\$7,743
40-14-203-022	2206 MONTEITH ST	07/23/21	WD	\$25,200	\$15,800	62.70	\$31,688	\$7,342	\$17,858	\$60,865	0.293	672	43.7287	1STY		60	\$7,342
40-14-228-024	2034 MONTEITH ST	07/16/19	WD	\$39,000	\$19,000	48.72	\$38,046	\$7,775	\$31,225	\$75,678	0.413	768	14.0711	1STY		60	\$7,775
40-14-228-038	1826 MONTEITH ST	06/29/21	WD	\$47,500	\$17,900	37.68	\$35,865	\$7,194	\$40,306	\$71,678	0.562	720	0.9008	1STY		60	\$7,194
40-14-228-039	1822 MONTEITH ST	06/11/20	WD	\$26,000	\$16,500	63.46	\$33,009	\$7,039	\$18,961	\$64,925	0.292	720	26.1272	1STY		60	\$7,039
40-14-229-015	1909 MONTEITH ST	05/14/21	WD	\$41,000	\$16,400	40.00	\$32,750	\$7,096	\$33,904	\$64,135	0.529	720	1.3382	1STY		60	\$7,096
40-14-229-023	1813 MONTEITH ST	07/23/21	WD	\$35,000	\$17,600	50.29	\$35,249	\$7,029	\$27,971	\$70,550	0.396	860	14.5547	1STY		60	\$7,029
40-14-229-024	1809 MONTEITH ST	04/01/19	WD	\$49,900	\$21,200	42.48	\$42,403	\$7,229	\$42,671	\$87,935	0.485	994	5.6761	1STY		60	\$7,229
40-14-252-033	853 FRANK ST	05/02/19	WD	\$40,000	\$22,300	55.75	\$44,666	\$8,070	\$31,930	\$91,490	0.349	1,100	6.9496	1STY		60	\$8,070
40-14-252-058	701 FRANK ST	04/02/21	WD	\$44,000	\$19,700	44.77	\$39,456	\$7,342	\$36,658	\$80,285	0.457	1,012	7.9679	1STY		60	\$7,342
40-14-276-006	730 DICKINSON ST	01/15/21	WD	\$20,000	\$17,800	89.00	\$35,556	\$7,237	\$12,763	\$70,798	0.180	720	30.9724	1STY		60	\$7,237
40-14-276-009	718 DICKINSON ST	05/21/21	WD	\$50,000	\$17,500	35.00	\$35,051	\$7,738	\$42,262	\$68,283	0.619	720	12.8930	1STY		60	\$7,738
40-14-276-016	624 DICKINSON ST	10/31/19	WD	\$23,000	\$18,700	81.30	\$37,315	\$7,000	\$16,000	\$75,788	0.211	785	27.8882	1STY		60	\$7,000

Totals: \$1,064,900 \$488,900 45.91
Sale Ratio => 45.91
Std. Dev. => 14.55
E.C.F. => 0.444
Ave. E.C.F. => 0.442

4.333

40-11-352-003	2551 ALTOONA ST	05/14/20	WD	\$31,500	\$17,000	53.97	\$33,928	\$7,423	\$24,077	\$66,263	0.363	814	\$29,58	370	36.3358	1 STY	55	\$7,423
40-11-376-009	2545 TIFFIN ST	01/15/20	WD	\$30,000	\$15,700	52.33	\$31,454	\$7,000	\$23,000	\$61,135	0.376	748	\$30.75	370	37.6217	1 STY	55	\$7,000
40-11-376-022	2550 PADUCAH ST	03/24/20	WD	\$33,000	\$18,000	54.55	\$36,010	\$6,860	\$26,140	\$72,875	0.359	947	\$27.60	370	35.8696	1 STY	55	\$6,860
40-11-376-027	2534 PADUCAH ST	09/03/21	WD	\$55,000	\$18,000	32.73	\$36,010	\$6,860	\$48,140	\$72,875	0.661	947	\$50.83	370	66.0583	1 STY	55	\$6,860
40-11-376-030	2534 PADUCAH ST	09/24/21	WD	\$40,300	\$16,000	39.70	\$32,079	\$6,860	\$33,440	\$63,048	0.530	752	\$44.47	370	53.0394	1 STY	55	\$6,860
40-11-376-030	2522 PADUCAH ST	08/09/19	WD	\$19,500	\$15,500	81.58	\$31,056	\$6,860	\$12,140	\$60,490	0.201	759	\$15.99	370	20.0694	1 STY	55	\$6,860
40-11-376-030	2522 PADUCAH ST	11/19/20	WD	\$36,500	\$15,500	42.47	\$31,056	\$6,860	\$29,640	\$60,490	0.490	759	\$39.05	370	48.9998	1 STY	55	\$6,860
40-11-377-033	2516 TYRONE ST	01/19/21	WD	\$31,900	\$15,700	49.22	\$31,320	\$7,000	\$24,900	\$60,800	0.410	768	\$32.42	370	40.9539	1 STY	55	\$7,000
40-11-378-006	2561 TYRONE ST	03/01/21	WD	\$33,000	\$16,100	48.79	\$32,172	\$7,000	\$26,000	\$62,930	0.413	720	\$36.11	370	41.3157	1 STY	55	\$7,000
40-11-378-014	2529 TYRONE ST	05/05/21	WD	\$24,000	\$14,100	58.75	\$28,128	\$7,000	\$17,000	\$52,820	0.322	720	\$23.61	370	32.1848	1 STY	55	\$7,000
40-11-381-006	2417 ALTOONA ST	08/17/20	MLC	\$52,900	\$20,600	38.94	\$41,236	\$7,000	\$45,900	\$85,590	0.536	833	\$55.10	370	53.6278	1 STY	55	\$7,000
40-11-381-007	2413 ALTOONA ST	08/13/20	WD	\$31,800	\$18,700	58.81	\$37,337	\$7,701	\$24,099	\$74,090	0.325	825	\$29.21	370	32.5267	1 STY	55	\$7,701
40-14-229-037	2030 CARTIER ST	06/25/20	WD	\$35,100	\$16,900	48.15	\$33,899	\$7,926	\$27,174	\$64,933	0.418	720	\$37.74	370	6.1632	1 STY	55	\$7,304
40-14-253-011	814 FRANK ST	04/30/19	WD	\$37,900	\$18,300	48.28	\$36,690	\$7,098	\$30,802	\$73,980	0.416	955	\$32.25	370	7.6239	1 STY	55	\$7,098
40-14-276-021	2033 CARTIER ST	03/17/20	PTA	\$43,500	\$18,000	41.38	\$36,025	\$10,673	\$32,827	\$63,380	0.518	720	\$45.59	370	24.8374	1 STY	55	\$10,673
40-14-276-021	2033 CARTIER ST	04/24/20	WD	\$32,500	\$18,000	55.38	\$36,025	\$10,673	\$21,827	\$63,380	0.344	720	\$30.32	370	42.1930	1 STY	55	\$10,673
40-14-229-035	2034 CARTIER ST	10/06/20	WD	\$25,100	\$13,400	53.39	\$26,854	\$7,304	\$17,796	\$55,857	0.319	780	\$22.82	370	28.7020	1 STY	50	\$7,304
40-14-276-031	701 ST CLAIR ST	07/23/20	WD	\$21,000	\$14,500	69.05	\$29,038	\$7,000	\$14,000	\$62,966	0.222	720	\$19.44	370	29.0971	1 STY	50	\$7,000
Totals:				\$614,000	\$300,000	48.86	\$600,317	\$478,902	\$1,177,900	E.C.F. => 0.407	0.407	#REF!	\$19.44	#REF!	0.5231	#REF!		
					Sale. Ratio => 11.43				Ave. E.C.F. => 0.401			Ave. Variance=>						
40-11-352-027	2518 NORBERT ST	08/01/19	WD	\$55,000	\$20,600	37.45	\$41,224	\$7,000	\$48,000	\$97,783	0.491	1,011	\$47.48	370	49.0884	1.25 STY	64	\$7,000
40-11-352-027	2518 NORBERT ST	12/22/20	WD	\$60,000	\$20,600	34.33	\$41,224	\$7,000	\$53,000	\$97,783	0.542	1,011	\$52.42	370	54.2017	1.25 STY	64	\$7,000
40-14-252-028	925 FRANK ST	08/30/21	WD	\$87,000	\$30,200	34.71	\$60,325	\$10,243	\$76,757	\$100,164	0.766	1,151	\$66.69	370	28.9414	1.5 STY	70	\$10,243

40-14-203-029	2102 MONTEITH ST	08/27/20	WD	\$66,000	\$32,300	48.94	\$64,536	\$9,556	\$56,444	\$109,960	0.513	1,423	\$39.67	370	51.3314	1.5 STY	64	\$9,556
40-14-228-041	1810 MONTEITH ST	07/12/19	WD	\$63,900	\$29,200	45.70	\$58,449	\$7,330	\$56,570	\$102,238	0.553	1,446	\$39.12	370	55.3317	1.5 STY	64	\$7,330
40-14-253-007	830 FRANK ST	10/07/20	WD	\$81,500	\$29,100	35.71	\$58,161	\$7,576	\$73,924	\$101,170	0.731	1,252	\$59.04	370	16.8328	1.5 STY	64	\$7,576
40-11-353-028	2532 THOMAS ST	11/02/20	WD	\$39,000	\$22,000	56.41	\$44,016	\$7,332	\$31,668	\$86,315	0.367	1,187	\$26.68	370	36.6887	1.5 STY	60	\$6,860
40-11-380-035	701 BLAIR ST	03/12/20	WD	\$58,000	\$33,900	58.45	\$67,722	\$19,045	\$38,955	\$114,534	0.340	1,615	\$24.12	370	34.0117	1.5 STY	60	\$19,045
40-11-458-019	2302 MONTEITH ST	03/13/20	WD	\$49,000	\$26,400	53.88	\$52,753	\$10,930	\$38,070	\$98,407	0.387	1,423	\$26.75	370	38.6862	1.5 STY	60	\$10,619
40-14-126-006	2459 THOMAS ST	03/25/21	WD	\$74,000	\$28,600	38.65	\$57,127	\$7,000	\$67,000	\$117,946	0.568	1,723	\$38.89	370	56.8057	1.5 STY	60	\$7,000
40-14-201-001	460 DOUGHERTY PL	05/18/21	WD	\$62,000	\$27,100	43.71	\$54,150	\$15,883	\$46,117	\$90,040	0.512	1,131	\$40.78	370	51.2183	1.5 STY	60	\$15,883
40-14-201-003	2307 MONTEITH ST	10/16/20	WD	\$49,000	\$26,800	54.69	\$53,560	\$8,750	\$40,250	\$105,435	0.382	1,462	\$27.53	370	38.1751	1.5 STY	60	\$8,377
Totals:				\$542,400	\$255,400	47.09	\$510,474	\$448,998	\$926,046	E.C.F. => 0.485	0.485							
					Sale. Ratio => 8.07				Ave. E.C.F. => 0.484									
					Std. Dev. =>													

SLC

40-11-352-015	507 MARQUETTE ST	06/03/21	WD	\$47,000	\$17,700	37.66	\$35,488	\$8,703	\$38,297	\$63,024	0.608	1.042	\$36.75	370	60.7662	1.5 STY	55	\$8,703
40-11-381-014	2432 NORBERT ST	07/30/21	WD	\$97,000	\$22,900	23.61	\$45,845	\$6,860	\$90,140	\$91,729	0.983	1.246	\$72.34	370	98.2673	1.5 STY	55	\$6,860
40-14-229-006	2019 MONTEITH ST	06/28/21	WD	\$85,000	\$21,900	25.76	\$43,831	\$7,342	\$77,658	\$85,856	0.905	1.268	\$61.24	370	90.4510	1.5 STY	55	\$7,342
40-14-253-032	849 DICKINSON ST	08/29/19	WD	\$83,000	\$21,600	38.07	\$63,252	\$11,313	\$71,687	\$122,209	0.587	1.786	\$40.14	370	6.3942	1.5 STY	55	\$11,313
Totals:				\$312,000	\$84,100	30.16	\$188,416		\$277,782	\$362,819	0.766							
					Sale. Ratio =>	7.66				E.C.F. =>	0.770							
					Std. Dev. =>					Ave. E.C.F. =>								

40-14-202-010	2128 CARTIER ST	07/30/20	WD	\$50,000	\$24,800	49.60	\$49,610	\$8,344	\$41,656	\$82,532	0.505	1.017	\$40.96	370	50.4725	1.75 STY	74	\$8,344
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40-11-353-012	2531 NORBERT ST	08/20/20	WD	\$67,900	\$35,200	51.84	\$70,438	\$6,580	\$61,320	\$127,716	0.480	1.530	\$40.08	370	48.0128	1.75 STY	69	\$6,580
40-11-353-011	2535 NORBERT ST	07/15/20	WD	\$47,000	\$18,600	39.57	\$37,127	\$6,580	\$40,420	\$71,875	0.562	1.022	\$39.55	370	56.2363	1.75 STY	60	\$6,580
40-14-201-028	2121 CARTIER ST	06/25/21	WD	\$85,000	\$21,500	25.29	\$42,937	\$7,795	\$77,205	\$82,687	0.934	1.152	\$67.02	370	93.3701	1.75 STY	60	\$7,795
40-14-229-047	1912 CARTIER ST	01/08/20	WD	\$43,500	\$27,100	62.30	\$54,190	\$7,546	\$35,954	\$109,751	0.328	1.505	\$23.89	370	32.7597	1.75 STY	60	\$7,546
40-14-229-049	1902 CARTIER ST	07/19/19	WD	\$57,320	\$26,100	45.53	\$52,246	\$10,695	\$46,625	\$97,767	0.477	1.382	\$33.74	370	47.6899	1.75 STY	60	\$10,695
40-14-252-038	833 FRANK ST	04/20/20	WD	\$72,500	\$26,600	36.69	\$53,221	\$7,857	\$64,643	\$106,739	0.606	1.536	\$42.09	370	60.5618	1.75 STY	60	\$7,857
Totals:				\$373,220	\$155,100	41.56	\$310,159		\$326,167	\$596,535	0.547							
					Sale. Ratio =>	12.81				E.C.F. =>	0.564							
					Std. Dev. =>					Ave. E.C.F. =>								

40-11-352-026	2522 NORBERT ST	03/25/21	WD	\$80,100	\$20,900	26.09	\$41,761	\$7,000	\$73,100	\$115,870	0.631	1.184	\$61.74	370	63.0879	2 STORY	74	\$7,000
40-14-252-029	919 FRANK ST	04/22/21	WD	\$80,000	\$17,700	22.13	\$35,436	\$6,541	\$73,459	\$96,317	0.763	1.015	\$72.37	370	76.2682	2 STORY	70	\$6,541

40-14-201-010	424 DOUGHERTY PL	06/07/19	WD	\$42,000	\$22,800	81.43	\$45,650	\$9,571	\$18,429	\$120,263	0.153	1.131	\$16.29	370	15.3239	2 STORY	69	\$9,571
40-11-380-006	808 MARQUETTE ST	03/26/21	WD	\$64,500	\$20,300	31.47	\$40,540	\$8,256	\$56,244	\$107,613	0.523	1.467	\$38.34	370	52.2649	2 STORY	65	\$8,256
40-11-353-033	2512 THOMAS ST	04/15/20	WD	\$36,000	\$19,200	53.33	\$38,390	\$6,860	\$29,140	\$105,100	0.277	1.227	\$23.75	370	27.7260	2 STORY	64	\$6,860
40-11-379-001	708 MARQUETTE ST	09/04/20	WD	\$30,000	\$22,300	74.33	\$44,509	\$15,326	\$14,674	\$97,277	0.151	1.254	\$11.70	370	15.0848	2 STORY	64	\$15,326
40-11-382-001	416 MARQUETTE ST	09/09/21	WD	\$95,000	\$23,300	24.53	\$46,596	\$10,083	\$84,917	\$121,710	0.698	1.559	\$54.47	370	69.7699	2 STORY	64	\$10,083
40-14-201-005	448 DOUGHERTY PL	02/19/21	WD	\$82,000	\$20,000	24.39	\$40,015	\$8,930	\$73,070	\$103,617	0.705	1.477	\$49.47	370	70.5195	2 STORY	60	\$8,930
Totals:				\$335,500	\$127,900	38.12	\$255,700		\$276,474	\$655,580	0.422							
					Sale. Ratio =>	25.38				E.C.F. =>	0.418							
					Std. Dev. =>					Ave. E.C.F. =>								

40-11-353-027	2536 THOMAS ST	03/06/20	WD	\$29,000	\$19,200	66.21	\$38,456	\$7,515	\$21,485	\$103,137	0.208	1.585	\$13.56	370	20.8316	2 STORY	55	\$6,860
40-11-381-011	2440 NORBERT ST	11/11/19	WD	\$63,000	\$18,900	30.00	\$37,861	\$8,304	\$54,696	\$98,523	0.555	1.712	\$31.95	370	55.5158	2 STORY	55	\$8,304
40-14-252-034	849 FRANK ST	07/20/20	WD	\$32,000	\$19,500	60.94	\$39,021	\$7,655	\$24,345	\$104,553	0.233	1.495	\$16.28	370	23.2848	2 STORY	55	\$7,655
Totals:				\$124,000	\$57,600		\$115,338		\$100,526	\$306,213	0.328		\$61.79		0.3820			
					Sale. Ratio =>	46.45				E.C.F. =>	0.332				0.174006			
					Std. Dev. =>	19.56				Ave. E.C.F. =>					35.1888			
															Coefficient of Var=>			105.9563166

E.C.F.s for Neighborhood: 375 'R - 375-JEN'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.350	0.350	0.350	0.350	0.350	0.350
1 STY		0.350	0.350	0.350	0.350	0.350	0.350
2 STORY		0.350	0.350	0.350	0.350	0.350	0.350
1.5 STY		0.350	0.350	0.350	0.350	0.350	0.350
1.25 STY		0.000	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		0.400	0.400	0.400	0.400	0.400	0.400
THREE UNIT		0.400	0.400	0.400	0.400	0.400	0.400
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

E.C.F.s for Neighborhood: 375 'R - 375-TIM'

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

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

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

350

.4

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
40-11-479-031	1033 GLADWYN ST	#####	WD	\$41,500	\$11,600	27.95	\$31,410	\$6,800	\$34,700	\$75,723	0.458	785	\$44.20	375	25.6566	1 STY	60		\$6,800
40-11-455-021	971 WOODBRIDGE ST	#####	WD	\$29,000	\$18,000	62.07	\$36,094	\$8,227	\$20,773	\$85,745	0.242	936	\$22.19	375	3.7475	1 STY	56		\$7,854
40-14-228-008	2017 JOLLET ST	#####	WD	\$45,000	\$18,300	40.67	\$36,613	\$6,244	\$38,756	\$93,443	0.415	945	\$41.01	375	18.5212	1.75 STY	64		\$6,244
40-14-227-004	817 N CHEVROLET AVE	#####	WD	\$64,400	\$28,100	43.63	\$56,103	\$7,805	\$56,595	\$148,609	0.381	1,344	\$42.11	375	3.0791	2 STORY	79		\$7,805
40-11-451-034	2400 BAGLEY ST	#####	WD	\$43,000	\$21,700	50.47	\$43,403	\$8,022	\$34,978	\$108,865	0.321	1,259	\$27.78	375	32.1298	2 STORY	60		\$8,022
40-14-227-015	757 N CHEVROLET AVE	#####	WD	\$34,000	\$18,700	55.00	\$37,467	\$7,547	\$26,453	\$92,062	0.287	1,085	\$24.38	375	8.8023	2 STORY	60		\$7,547
40-14-230-016	650 N CHEVROLET AVE	#####	WD	\$124,000	\$24,300	19.60	\$48,604	\$8,464	\$115,536	\$123,508	0.935	1,516	\$76.21	375	59.3985	2 STORY	60		\$8,464
40-14-230-017	644 N CHEVROLET AVE	#####	LC	\$40,000	\$22,000	55.00	\$44,053	\$8,490	\$31,510	\$109,425	0.288	1,184	\$26.61	375	5.3510	2 STORY	60		\$8,490

High 30's

40-11-479-026	904 DUPONT ST	#####	LC	\$40,000	\$10,700	51.75	\$41,454	\$6,511	\$33,489	\$107,517	0.311	1,524	\$21,97	375	17.3358	2 STORY	59	\$6,511
40-11-451-006	1050 N CHEVROLET AVE	#####	WD	\$35,000	\$23,100	66.00	\$46,283	\$7,868	\$27,132	\$118,200	0.230	1,512	\$17,94	375	22.9543	2 STORY	58	\$7,868
40-14-230-010	718 N CHEVROLET AVE	#####	WD	\$48,125	\$23,100	48.00	\$46,212	\$8,464	\$39,661	\$116,148	0.341	1,558	\$25,46	375	14.2153	2 STORY	58	\$8,464
40-11-456-004	908 BLAIR ST	#####	WD	\$38,000	\$18,500	48.68	\$37,069	\$6,604	\$31,396	\$93,738	0.335	1,144	\$27,44	375	33.4932	2 STORY	57	\$6,604
40-14-203-012	2209 JOLET ST	#####	WD	\$55,000	\$18,900	34.36	\$37,726	\$6,244	\$48,756	\$96,668	0.503	1,250	\$39,00	375	22.3585	2 STORY	57	\$6,244
40-14-230-004	802 DUPONT ST	#####	WD	\$63,000	\$18,800	29.84	\$37,501	\$6,744	\$56,256	\$94,637	0.594	1,144	\$49,17	375	35.1674	2 STORY	57	\$6,744
40-11-458-006	2313 JOLET ST	#####	WD	\$45,000	\$18,800	41.78	\$37,685	\$6,244	\$38,756	\$96,742	0.401	1,260	\$30,76	375	40.0614	2 STORY	56	\$6,244
40-14-226-016	824 N CHEVROLET AVE	#####	WD	\$32,000	\$23,000	71.88	\$45,945	\$9,885	\$22,115	\$110,954	0.199	1,344	\$16,45	375	28.5517	2 STORY	56	\$9,356
40-14-226-017	820 N CHEVROLET AVE	#####	WD	\$49,900	\$20,700	41.48	\$41,467	\$9,827	\$40,073	\$97,354	0.412	1,290	\$31,06	375	7.3212	2 STORY	56	\$7,903
40-14-226-021	804 N CHEVROLET AVE	#####	WD	\$29,000	\$19,800	68.28	\$39,668	\$7,805	\$21,195	\$98,040	0.216	1,232	\$17,20	375	26.8647	2 STORY	56	\$7,805
40-14-226-021	804 N CHEVROLET AVE	#####	WD	\$39,000	\$19,800	50.77	\$39,668	\$7,805	\$31,195	\$98,040	0.318	1,232	\$25,32	375	16.6648	2 STORY	56	\$7,805
40-14-227-014	761 N CHEVROLET AVE	#####	WD	\$32,600	\$20,500	62.88	\$40,999	\$7,805	\$24,795	\$102,135	0.243	1,576	\$15,73	375	6.3841	2 STORY	56	\$7,805
40-11-456-014	2316 JOLET ST	#####	WD	\$21,000	\$16,000	76.19	\$31,989	\$6,418	\$14,582	\$78,680	0.185	1,019	\$14,31	375	18.5333	2 STORY	55	\$6,418
40-14-227-009	777 N CHEVROLET AVE	#####	WD	\$65,000	\$16,900	26.00	\$33,882	\$12,588	\$52,412	\$77,433	0.677	1,247	\$42,03	375	39.7131	2 STORY	55	\$12,588
40-11-380-021	1053 N CHEVROLET AVE	#####	WD	\$50,000	\$16,500	33.00	\$32,903	\$7,961	\$42,039	\$76,745	0.548	1,109	\$37,91	375	54.7778	2 STORY	55	\$7,961
40-11-380-033	1009 N CHEVROLET AVE	#####	QC	\$26,350	\$18,800	71.35	\$37,501	\$8,630	\$17,720	\$88,834	0.199	1,344	\$13,18	375	19.9474	2 STORY	52	\$8,630
40-11-451-017	2313 FLUSHING RD	#####	WD	\$30,500	\$16,900	55.41	\$33,842	\$6,418	\$24,082	\$84,382	0.285	1,280	\$18,81	375	28.5394	2 STORY	52	\$6,418
40-11-455-012	958 N CHEVROLET AVE	#####	WD	\$21,500	\$15,000	69.77	\$29,930	\$7,713	\$13,787	\$66,360	0.202	1,076	\$12,81	375	20.1682	2 STORY	52	\$7,713
40-11-455-012	958 N CHEVROLET AVE	#####	WD	\$60,000	\$15,000	25.00	\$29,930	\$7,713	\$52,287	\$66,360	0.765	1,076	\$48,59	375	76.4877	2 STORY	52	\$7,713
40-11-455-013	954 N CHEVROLET AVE	#####	WD	\$40,000	\$17,800	44.50	\$35,529	\$7,853	\$32,147	\$85,157	0.378	1,097	\$29,30	375	37.7503	2 STORY	52	\$7,853
40-11-456-002	912 BLAIR ST	#####	WD	\$24,000	\$15,100	62.92	\$30,184	\$6,269	\$17,731	\$73,585	0.241	1,026	\$17,28	375	24.0961	2 STORY	52	\$6,269
40-11-478-010	1810 BAGLEY ST	#####	WD	\$25,000	\$14,900	59.60	\$29,746	\$6,416	\$18,584	\$71,785	0.259	1,026	\$18,11	375	25.8886	2 STORY	52	\$6,416
40-11-481-022	1900 CADILLAC ST	#####	WD	\$19,000	\$14,700	77.37	\$29,414	\$6,244	\$12,756	\$71,292	0.179	994	\$12,83	375	17.8925	2 STORY	52	\$6,244
40-11-481-024	1812 CADILLAC ST	#####	WD	\$54,900	\$15,900	28.96	\$31,774	\$5,835	\$49,065	\$79,812	0.615	1,045	\$46,95	375	61.4755	2 STORY	52	\$5,835
40-14-203-007	2229 JOLET ST	#####	LC	\$20,000	\$14,600	73.00	\$29,113	\$6,244	\$13,756	\$70,366	0.195	994	\$13,84	375	19.5492	2 STORY	52	\$6,244
40-14-226-011	1819 CADILLAC ST	#####	WD	\$27,500	\$15,500	56.36	\$30,939	\$6,244	\$21,256	\$75,985	0.280	1,068	\$19,90	375	27.9741	2 STORY	52	\$6,244
40-14-226-022	800 N CHEVROLET AVE	#####	WD	\$45,000	\$16,400	36.44	\$32,738	\$7,805	\$37,195	\$76,717	0.485	1,058	\$35,16	375	48.4834	2 STORY	52	\$7,805
40-14-227-024	2016 JOLET ST	#####	WD	\$29,000	\$16,500	56.90	\$33,082	\$6,244	\$22,756	\$82,578	0.276	1,070	\$21,27	375	27.5568	2 STORY	52	\$6,244
40-14-227-025	2012 JOLET ST	#####	WD	\$47,500	\$15,700	33.05	\$31,423	\$6,244	\$41,256	\$77,474	0.533	968	\$42,62	375	53.2515	2 STORY	52	\$6,244
40-11-329-014	2527 FLUSHING RD	#####	WD	\$29,900	\$13,100	43.81	\$26,170	\$6,244	\$23,656	\$61,311	0.386	995	\$23,77	375	38.5838	2 STORY	51	\$6,244
40-11-329-044	1055 MARQUETTE ST	#####	WD	\$34,600	\$14,900	43.06	\$29,851	\$7,006	\$27,594	\$70,292	0.393	1,026	\$26,89	375	39.2561	2 STORY	51	\$7,006
Totals:			#####	\$545,900		46.37	\$1,091,617		\$949,480	\$2,669,519	0.356							
					Sale. Ratio =>	302				E.C.F. =>	0.356							
					Std. Dev. =>	16.01				Ave. E.C.F. =>	0.361							
40-14-226-031	811 DUPONT ST	#####	WD	\$43,500	\$15,400	35.40	\$30,844	\$6,289	\$37,211	\$75,554	0.493	1,132	\$32,87	375	49.2510	2 STORY	45	\$6,289

E.C.F.s for Neighborhood: 380 'R - 380-JEN'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.350	0.350	0.350	0.350	0.350	0.350
1 STY		0.350	0.350	0.350	0.350	0.350	0.350
2 STORY		0.350	0.350	0.350	0.350	0.350	0.350
1.5 STY		0.350	0.350	0.350	0.350	0.350	0.350
1.25 STY		0.350	0.350	0.350	0.350	0.350	0.350
B1-LEVEL		0.350	0.350	0.350	0.350	0.350	0.350
TRI-LEVEL		0.350	0.350	0.350	0.350	0.350	0.350
ESTATE HOME		0.350	0.350	0.350	0.350	0.350	0.350
DUPLEX		0.350	0.350	0.350	0.350	0.350	0.350
TWO UNIT		0.450	0.450	0.450	0.450	0.450	0.450
THREE UNIT		0.450	0.450	0.450	0.450	0.450	0.450
FOUR UNIT		0.450	0.450	0.450	0.450	0.450	0.450

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

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

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.350	0.350	0.350	0.350	0.350	0.350
1 STY		0.350	0.350	0.350	0.350	0.350	0.350
2 STORY		0.350	0.350	0.350	0.350	0.350	0.350
1.5 STY		0.350	0.350	0.350	0.350	0.350	0.350
1.25 STY		0.350	0.350	0.350	0.350	0.350	0.350
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.500	0.500	0.500	0.500	0.500	0.500
THREE UNIT		0.500	0.500	0.500	0.500	0.500	0.500
FOUR UNIT		0.500	0.500	0.500	0.500	0.500	0.500

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

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

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	
40-12-384-038	912 W UNIVERSITY AVE	06/26/19	WD	\$50,000	\$25,200	50.40	\$50,446	\$13,903	\$36,097	\$104,409	0.346	1,495	\$24.15	380	6.8921	2 STORY	60	\$13,903
40-13-104-001	626 COTTAGE GROVE AVE	08/18/20	WD	\$45,500	\$22,600	49.67	\$45,189	\$6,914	\$38,586	\$109,357	0.353	1,519	\$25.40	380	35.2844	2 STORY	66	\$6,914
mid 40s																		
40-13-103-013	1208 W FOURTH AVE	10/24/19	WD	\$75,000	\$37,100	49.47	\$74,227	\$9,931	\$65,069	\$128,592	0.506	1,857	\$35.04	380	50.6011	THREE UNIT	66	\$9,931
40-13-103-014	1216 W FOURTH AVE	10/24/19	WD	\$80,000	\$43,300	54.13	\$86,661	\$14,235	\$65,765	\$144,852	0.454	2,280	\$28.84	380	45.4015	TWO UNIT	64	\$14,235
Totals:				\$250,500	\$128,200		\$256,523		\$205,517	\$487,210			\$28.36		0.7175			
				Sale. Ratio =>		51.18	E.C.F. =>		0.422	Std. Deviation=>		0.07845739						
				Std. Dev. =>		2.18	Ave. E.C.F. =>		0.415	Ave. Variance=>		34.5448	Coefficient of Var=>		83.31079078			

reduce multiplier ONE D SOME

E.C.F.s for Neighborhood: 385 'R - 385-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		0.275	0.275	0.275	0.275	0.275	0.275
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.175	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: 385 'R - 385-TIM'

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

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

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

3
0.275
0.375
300
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		
40-12-477-018	307 W UNIVERSITY AVE	12/07/20	WD	\$130,000	\$29,000	22.31	\$58,052	\$10,799	\$119,201	\$171,829	0.694	1,969	\$60.54	385	14.8357	2 STORY	79	\$10,799	
40-12-476-036	307 W FOURTH AVE	04/14/20	WD	\$130,000	\$49,400	38.00	\$98,704	\$16,900	\$113,100	\$327,216	0.346	2,292	\$49.35	385	27.1916	2 STORY	75	\$16,900	
40-12-430-011	720 MASON ST	12/23/20	PTA	\$61,900	\$18,600	30.05	\$37,262	\$4,789	\$57,111	\$118,084	0.484	1,500	\$38.07	385	48.3649	2 STORY	74	\$4,789	
40-12-476-010	221 W FOURTH AVE	07/16/19	WD	\$37,000	\$22,400	60.54	\$44,716	\$5,071	\$31,929	\$144,164	0.221	2,118	\$15.08	385	23.4376	2 STORY	66	\$5,071	
40-12-460-007	421 W UNIVERSITY AVE	11/13/20	WD	\$116,000	\$23,100	19.91	\$46,152	\$6,251	\$109,749	\$145,095	0.756	2,065	\$53.15	385	75.6396	2 STORY	61	\$6,251	
40-12-455-016	608 W UNIVERSITY AVE	12/03/19	WD	\$23,700	\$6,900	29.11	\$13,791	\$3,712	\$19,988	\$36,651	0.545	1,362	\$14.68	385	54.5362	2 STORY	25	\$3,712	
40-12-459-029	502 W SECOND AVE	05/23/19	WD	\$65,000	\$26,700	41.08	\$53,400	\$13,616	\$51,384	\$198,920	0.258	3,014	\$17.05	385	25.8315	TWO UNIT	66	\$13,616	
40-12-482-008	311 W SECOND AVE	03/16/21	WD	\$95,000	\$17,600	18.53	\$35,241	\$6,618	\$88,382	\$143,115	0.618	1,960	\$45.09	385	16.1706	TWO UNIT	61	\$6,618	
40-12-481-009	419 W SECOND AVE	06/26/21	QC	\$30,000	\$9,600	32.00	\$19,122	\$6,680	\$23,320	\$62,210	0.375	1,616	\$14.43	385	37.4859	TWO UNIT	34	\$6,680	
Total:				\$688,600	\$203,300		\$406,440		\$614,164	\$1,347,283		\$34.16		2.1588					
				Sale. Ratio =>	29.52					E.C.F. =>	0.456					Std. Deviation=>	0.19049414		
				Std. Dev. =>	13.06					Ave. E.C.F. =>	0.477					Ave. Variance=>	35.9437	Coefficient of Var=>	75.28394583

mid 602
Be conservative

~~Be conservative~~

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 390 'R - 390-KATHY'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.425	0.425	0.425	0.425	0.425	0.425
2 STORY		0.450	0.450	0.450	0.450	0.450	0.450
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.600	0.600	0.600	0.600	0.600	0.600
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.425	0.425	0.425	0.425	0.425	0.425
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.425	0.425	0.425	0.425	0.425	0.425
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

0.475

.5 too high
.5
0.475
0.475

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Adj. Sale \$	Cur. Asmnt.	Asld/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
41-08-401-025	2037 TUSCOLA AVE	06/26/19	\$42,000	WD	\$42,000	\$22,000	52.38	\$43,906	\$9,750	\$32,250	\$80,367	0.401	782	\$41.24	390	40.1284	1 STY	60	\$9,750

41-08-405-017	2105 GLENDALE AVE	04/26/19	\$68,900	WD	\$68,900	\$38,500	55.88	\$76,951	\$20,386	\$48,514	\$133,094	0.365	1,345	\$36.07	390	36.2159	1 STY	57	\$20,367
41-08-403-007	2016 TUSCOLA AVE	08/05/20	\$46,000	WD	\$46,000	\$18,600	40.43	\$37,252	\$9,526	\$36,474	\$65,238	0.559	832	\$43.84	390	55.9084	1 STY	52	\$9,526
41-08-405-016	306 S VERNON AVE	10/24/19	\$37,000	WD	\$37,000	\$16,800	45.41	\$33,577	\$9,415	\$27,585	\$56,852	0.485	756	\$36.49	390	20.2408	1 STY	52	\$9,415

41-08-405-006	301 HASTINGS ST	09/15/20	\$90,000	WD	\$90,000	\$45,500	50.56	\$91,008	\$9,296	\$80,704	\$136,187	0.593	1,200	\$67.25	390	54.8479	1.25 STY	79	\$9,296
41-08-429-010	2414 GOLD AVE	08/03/20	\$78,900	WD	\$78,900	\$34,000	43.09	\$67,938	\$9,183	\$69,717	\$97,925	0.712	985	\$70.78	390	15.3128	1.25 STY	74	\$9,183

41-08-405-008	305 HASTINGS ST	04/22/20	\$69,900	WD	\$69,900	\$36,400	52.07	\$72,889	\$9,296	\$60,604	\$105,988	0.572	1,200	\$50.50	390	57.1799	1.25 STY	69	\$9,296
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41-08-404-009	2024 GOLD AVE	08/13/20	\$107,000	WD	\$107,000	\$31,900	28.81	\$63,848	\$9,526	\$97,474	\$90,537	1.077	1,186	\$82.19	390	107.6625	1.25 STY	57	\$9,526
41-08-329-001	201 S FRANKLIN AVE	09/20/21	\$100,023	WD	\$100,023	\$27,500	27.49	\$55,070	\$10,285	\$89,738	\$74,642	1.202	1,027	\$87.38	390	120.2251	1.25 STY	52	\$10,285
41-08-401-012	1901 TUSCOLA AVE	06/25/20	\$65,000	WD	\$65,000	\$33,100	50.92	\$66,100	\$16,493	\$48,507	\$82,678	0.587	1,326	\$36.58	390	58.6895	1.25 STY	52	\$16,493
41-08-402-007	2217 TUSCOLA AVE	12/08/20	\$65,000	WD	\$65,000	\$24,100	37.08	\$48,130	\$9,944	\$55,056	\$63,643	0.865	994	\$55.39	390	86.5071	1.25 STY	52	\$9,750
41-08-404-002	309 LAFAYETTE ST	07/02/20	\$45,000	WD	\$45,000	\$39,600	88.00	\$79,270	\$10,184	\$34,816	\$115,143	0.302	1,413	\$24.64	390	30.2371	1.25 STY	52	\$10,184
41-08-406-008	202 CHANDLER AVE	02/24/21	\$73,900	WD	\$73,900	\$31,500	42.63	\$62,984	\$11,277	\$62,623	\$86,178	0.727	1,156	\$54.17	390	0.9311	1.25 STY	52	\$11,277

41-08-405-009	202 S VERNON AVE	11/12/20	\$34,000	WD	\$34,000	\$26,400	77.65	\$52,879	\$11,552	\$22,448	\$68,878	0.326	1,011	\$22.20	390	32.5908	1.25 STY	47	\$11,552
41-08-406-009	208 CHANDLER AVE	11/13/20	\$95,000	WD	\$95,000	\$25,200	26.53	\$50,318	\$9,468	\$85,532	\$68,083	1.256	960	\$89.10	390	125.6284	1.25 STY	47	\$9,459
41-08-427-011	213 S CUMBERLAND ST	04/22/19	\$55,000	WD	\$55,000	\$24,600	44.73	\$49,284	\$10,141	\$44,859	\$65,238	0.688	1,014	\$44.24	390	86.7617	1.25 STY	47	\$10,141
41-08-428-017	2419 GOLD AVE	10/29/20	\$67,900	WD	\$67,900	\$24,900	36.67	\$49,753	\$9,275	\$58,625	\$67,463	0.869	1,028	\$57.03	390	86.8991	1.25 STY	47	\$9,275
41-08-429-005	2322 GOLD AVE	08/12/20	\$75,000	WD	\$75,000	\$28,100	37.47	\$56,105	\$10,287	\$64,713	\$76,363	0.847	1,170	\$55.31	390	84.7435	1.25 STY	47	\$10,287
41-08-429-021	314 COMMONWEALTH AVE	01/29/21	\$82,000	WD	\$82,000	\$24,000	29.27	\$48,037	\$10,725	\$71,275	\$62,187	1.146	1,024	\$69.60	390	43.9927	1.25 STY	45	\$10,725

41-08-429-014	2430 GOLD AVE	10/14/21	\$105,000	WD	\$105,000	\$23,800	22.67	\$47,636	\$10,283	\$94,717	\$83,007	1.141	1,219	\$77.70	390	114.1077	2 STORY	52	\$10,283
Totals:			\$1,402,523		\$1,402,523	\$576,500	41.10	\$1,152,935		\$1,186,231	\$1,679,692	0.706		\$55.09	0.304047048				
						Sale. Ratio =>				E.C.F. =>				Sld. Deviation=>	62.0396	Coefficient of Var=>	84.29532429		
						Std. Dev. =>	16.29			Ave. E.C.F. =>	0.736			Ave. Variance=>					

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.575	0.575	0.575	0.575	0.575	0.575
1 STY		0.525	0.525	0.525	0.525	0.525	0.525
2 STORY		0.600	0.600	0.600	0.600	0.600	0.600
1.5 STY		0.525	0.525	0.525	0.525	0.525	0.525
1.25 STY		0.550	0.550	0.550	0.550	0.550	0.550
BI-LEVEL		0.500	0.500	0.500	0.500	0.500	0.500
TRI-LEVEL		0.500	0.500	0.500	0.500	0.500	0.500
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.500	0.500	0.500	0.500	0.500	0.500
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.500	0.500	0.500	0.500	0.500	0.500

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

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

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0	
1.75 STY		0.550	0.550	0.550	0.550	0.550	0.550	.575
1 STY		0.500	0.500	0.500	0.500	0.500	0.500	.588
2 STORY		0.575	0.575	0.575	0.575	0.575	0.575	.56
1.5 STY		0.550	0.550	0.550	0.525	0.500	0.500	
1.25 STY		0.525	0.525	0.525	0.525	0.525	0.525	.550
BI-LEVEL		0.500	0.500	0.500	0.500	0.500	0.500	
TRI-LEVEL		0.500	0.500	0.500	0.500	0.500	0.500	
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000	
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000	
TWO UNIT		0.475	0.475	0.475	0.475	0.475	0.475	
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000	
FOUR UNIT		0.475	0.475	0.475	0.475	0.475	0.475	

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

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

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
41-17-204-011	1052 W VERNON DR	01/24/20	WD	\$120,000	\$50,100	41.75	\$100,270	\$22,530	\$97,470	\$155,480	0.627	1,795	\$54.30	395	8.8736	1 STY	79	\$22,530
41-08-407-018	450 COMMONWEALTH AVE	10/29/20	WD	\$110,000	\$42,800	38.91	\$85,588	\$15,903	\$94,097	\$139,370	0.675	1,043	\$90.22	395	21.1406	1 STY	74	\$15,903
41-17-130-016	909 S FRANKLIN AVE	06/14/19	WD	\$92,000	\$47,300	51.41	\$94,656	\$11,678	\$80,322	\$165,956	0.484	1,435	\$55.97	395	17.2700	1 STY	70	\$11,678

Totals: \$322,000 \$140,200 43.54 \$280,514 \$271,889 \$460,806 E.C.F. => 0.590
Std. Dev. => 6.55 Ave. E.C.F. => 0.484

41-08-379-004	502 S FRANKLIN AVE	04/17/19	WD	\$99,000	\$44,200	44.65	\$88,396	\$23,644	\$75,356	\$129,504	0.582	1,448	\$52.04	395	58.1882	1 STY	64	\$23,644
41-08-431-013	420 GREENFIELD AVE	09/03/21	WD	\$99,900	\$44,900	44.94	\$89,782	\$27,000	\$72,900	\$125,564	0.581	1,566	\$46.55	395	2.8102	1 STY	64	\$27,000
41-08-455-029	2211 WINDEMERE AVE	06/25/19	WD	\$82,000	\$54,900	66.95	\$109,768	\$31,464	\$50,536	\$156,608	0.323	1,493	\$33.85	395	52.9123	1 STY	64	\$31,464
41-08-483-019	2209 E COURT ST	08/28/20	WD	\$50,000	\$33,300	66.60	\$66,598	\$14,682	\$35,318	\$103,832	0.340	1,042	\$33.89	395	28.2014	1 STY	64	\$14,302
41-17-206-013	2023 BROOKSIDE DR	04/16/21	WD	\$99,000	\$33,300	33.64	\$66,598	\$14,682	\$84,318	\$103,832	0.812	1,042	\$80.92	395	18.9902	1 STY	64	\$14,302
41-17-231-004	2310 CALUMET ST	08/20/21	WD	\$130,000	\$51,200	39.38	\$102,326	\$19,321	\$110,679	\$166,010	0.667	1,562	\$70.86	395	2.6338	1 STY	64	\$19,321
41-17-231-004	2310 CALUMET ST	10/29/19	WD	\$49,900	\$45,900	91.98	\$91,820	\$18,834	\$31,066	\$145,972	0.213	1,480	\$20.99	395	86.9972	1 STY	64	\$18,418
41-17-231-004	2310 CALUMET ST	09/30/20	WD	\$120,000	\$45,900	38.25	\$91,820	\$18,834	\$101,166	\$145,972	0.693	1,480	\$68.36	395	38.9743	1 STY	64	\$18,418
41-08-407-005	431 LAFAYETTE ST	06/29/21	WD	\$109,000	\$55,800	51.19	\$111,638	\$35,459	\$73,541	\$152,358	0.483	2,093	\$35.14	395	48.2686	1 STY	60	\$35,430
41-08-433-009	433 CHALMERS ST	11/07/19	WD	\$87,000	\$45,800	52.64	\$91,586	\$21,225	\$65,775	\$140,722	0.467	1,455	\$45.21	395	13.8204	1 STY	60	\$21,203
41-08-477-005	502 GREENFIELD AVE	04/16/21	WD	\$65,000	\$37,200	57.23	\$77,916	\$19,595	\$45,405	\$116,642	0.389	1,315	\$34.53	395	5.7058	1 STY	60	\$18,861
41-08-477-018	518 GREENFIELD AVE	09/23/21	WD	\$110,000	\$29,400	26.73	\$58,868	\$15,000	\$95,000	\$87,736	1.083	1,037	\$91.61	395	63.6468	1 STY	60	\$15,000
41-17-129-021	916 S FRANKLIN AVE	06/16/21	WD	\$60,000	\$35,400	59.00	\$70,728	\$17,516	\$42,484	\$106,424	0.399	1,250	\$33.99	395	21.7941	1 STY	60	\$17,516
41-17-203-012	2114 PIERCE ST	06/21/21	WD	\$111,000	\$30,900	27.84	\$61,776	\$14,302	\$36,698	\$94,948	1.018	1,015	\$95.27	395	35.0248	1 STY	60	\$14,302
41-17-226-024	2301 PIERCE ST	05/21/21	WD	\$95,000	\$30,400	32.00	\$60,717	\$14,302	\$80,698	\$92,830	0.869	1,062	\$75.99	395	1.9005	1 STY	60	\$14,302
Totals:				\$1,366,800	\$618,500	45.25	\$1,240,337	\$1,060,940	\$1,868,954	E.C.F. => 0.568								
				Sale, Ratio =>				Std. Dev. =>				Ave. E.C.F. => 0.595						
																0		

noice ooo

18th 800-405

41-17-204-017	2101 CALUMET ST	12/05/19	WD	\$81,500	\$41,500	50.92	\$82,916	\$15,818	\$65,682	\$127,806	0.514	1.190	\$55.19	395	17.3170	1.25 STY	79	\$15,818
41-17-230-009	2402 HILLS ST	03/31/20	WD	\$109,900	\$41,300	37.58	\$82,563	\$20,276	\$69,624	\$118,642	0.755	1.126	\$79.60	395	14.9114	1.25 STY	79	\$20,276
41-08-432-021	434 CHALMERS ST	04/23/21	WD	\$144,000	\$56,800	39.44	\$113,670	\$30,142	\$113,858	\$159,101	0.716	1.503	\$75.75	395	71.5634	1.25 STY	75	\$30,142
41-17-228-016	2414 PIERCE ST	12/23/20	WD	\$48,000	\$34,800	72.50	\$69,522	\$17,162	\$30,838	\$99,733	0.309	1.042	\$29.60	395	50.2878	1.25 STY	75	\$17,162
41-17-228-016	2414 PIERCE ST	06/15/21	WD	\$117,000	\$34,800	29.74	\$69,522	\$17,162	\$99,838	\$99,733	1.001	1.042	\$95.81	395	18.8967	1.25 STY	75	\$17,162
41-17-203-014	2122 PIERCE ST	12/03/20	WD	\$95,000	\$40,600	42.74	\$81,189	\$18,337	\$76,663	\$119,718	0.640	1.169	\$65.58	395	13.5208	1.25 STY	74	\$14,302
41-17-206-008	1111 LAFAYETTE ST	12/27/19	WD	\$74,000	\$36,400	49.19	\$72,825	\$15,000	\$99,000	\$110,143	0.536	1.017	\$58.01	395	3.2618	1.25 STY	74	\$15,000
41-17-226-026	2309 PIERCE ST	11/14/19	WD	\$130,000	\$49,800	38.31	\$99,572	\$12,872	\$117,128	\$165,143	0.709	1.620	\$72.30	395	2.2162	1.25 STY	74	\$12,872
41-17-228-030	2405 HILLS ST	03/13/20	WD	\$84,400	\$37,500	44.43	\$75,003	\$14,323	\$70,077	\$115,581	0.606	1.135	\$61.74	395	31.3147	1.25 STY	74	\$14,302

Totals: \$883,800 \$373,500 \$46,26 \$746,782 \$722,708 \$1,115,600 E.C.F. => 0.648 Ave. E.C.F. => 0.643

Sale. Ratio => Std. Dev. => 12.13

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41-08-476-006	523 CHANDLER AVE	08/26/20	WD	\$87,500	\$46,000	52.57	\$92,050	\$14,302	\$73,198	\$148,091	0.494	1.300	\$56.31	395	10.2444	1.25 STY	69	\$14,302
41-08-458-008	2128 WINDEMERE AVE	09/23/19	WD	\$67,000	\$39,200	58.51	\$78,425	\$17,162	\$69,838	\$116,691	0.427	1.257	\$39.65	395	45.9473	1.25 STY	64	\$17,162
41-08-459-005	2008 WINDEMERE AVE	06/18/21	WD	\$103,000	\$33,400	32.43	\$66,735	\$14,331	\$88,669	\$99,817	0.888	1.028	\$86.25	395	33.5836	1.25 STY	64	\$14,302
41-17-202-001	2002 E COURT ST	11/05/20	WD	\$83,000	\$57,300	69.04	\$114,502	\$18,421	\$64,579	\$183,011	0.353	2.194	\$29.43	395	20.3563	1.25 STY	64	\$18,421
41-17-202-010	2108 E COURT ST	04/28/21	WD	\$105,000	\$36,500	34.76	\$72,937	\$14,302	\$90,698	\$111,686	0.812	1.110	\$81.71	395	25.5651	1.25 STY	64	\$14,302
41-17-202-021	2025 PIERCE ST	02/10/20	WD	\$89,900	\$40,000	44.49	\$79,971	\$14,302	\$75,598	\$125,084	0.604	1.296	\$58.33	395	15.8053	1.25 STY	64	\$14,302
41-17-206-021	1120 W VERNON DR	11/15/19	WD	\$63,900	\$46,500	72.77	\$92,943	\$21,594	\$42,306	\$135,903	0.311	1.422	\$29.75	395	56.3387	1.25 STY	64	\$21,594
41-17-231-013	2313 BROOKSIDE DR	11/08/19	WD	\$50,000	\$38,000	76.00	\$76,054	\$17,056	\$32,944	\$112,377	0.293	1.188	\$27.73	395	42.6249	1.25 STY	64	\$17,056
41-08-330-002	402 S FRANKLIN AVE	09/04/20	WD	\$47,500	\$41,000	86.32	\$82,060	\$24,777	\$32,723	\$109,110	0.208	1.278	\$17.78	395	20.8257	1.25 STY	60	\$24,777
41-08-380-009	605 S FRANKLIN AVE	12/29/20	WD	\$77,000	\$31,300	40.65	\$62,531	\$15,667	\$61,333	\$89,265	0.687	1.155	\$53.10	395	68.7091	1.25 STY	60	\$15,667
41-08-409-005	426 S VERNON AVE	01/12/21	WD	\$79,900	\$31,200	39.05	\$62,475	\$15,418	\$64,482	\$89,632	0.719	1.010	\$63.84	395	71.9405	1.25 STY	60	\$15,418
41-08-454-011	606 S VERNON AVE	07/07/21	WD	\$135,000	\$34,200	25.33	\$68,455	\$14,655	\$120,345	\$102,476	0.503	1.186	\$101.47	395	117.4370	1.25 STY	60	\$14,655
41-08-476-007	527 CHANDLER AVE	08/18/20	WD	\$69,900	\$36,200	51.79	\$72,326	\$14,302	\$55,598	\$110,522	0.503	1.124	\$49.46	395	2.8419	1.25 STY	60	\$14,302
41-17-202-026	2113 PIERCE ST	09/08/21	WD	\$86,000	\$35,300	41.05	\$70,636	\$14,302	\$71,698	\$107,303	0.668	1.334	\$53.75	395	18.3631	1.25 STY	60	\$14,302
41-17-229-012	2614 PIERCE ST	07/19/21	WD	\$100,000	\$40,800	40.80	\$81,501	\$26,448	\$73,552	\$104,863	0.701	1.272	\$57.82	395	8.4275	1.25 STY	60	\$26,448
41-08-483-029	2401 E COURT ST	09/24/20	WD	\$107,000	\$40,100	37.48	\$80,204	\$14,302	\$92,698	\$125,528	0.738	1.374	\$67.47	395	20.9044	1.5 STY	64	\$14,302
41-08-483-031	2405 E COURT ST	09/10/20	WD	\$89,900	\$38,300	42.60	\$76,588	\$14,959	\$74,941	\$117,389	0.638	1.474	\$50.84	395	10.8978	1.5 STY	64	\$14,302
41-08-455-026	618 CHANDLER AVE	07/17/19	WD	\$48,500	\$35,200	72.58	\$70,452	\$15,000	\$33,500	\$110,904	0.302	1.337	\$25.06	395	30.2063	1.5 STY	60	\$15,000
41-08-455-026	618 CHANDLER AVE	02/20/20	WD	\$84,000	\$35,200	41.90	\$70,452	\$15,000	\$69,000	\$110,904	0.622	1.337	\$51.61	395	62.2160	1.5 STY	60	\$15,000
41-08-458-013	2123 MOUNTAIN AVE	04/02/20	WD	\$84,900	\$42,100	49.59	\$84,225	\$18,752	\$66,148	\$130,946	0.505	1.494	\$44.28	395	50.5155	1.5 STY	60	\$17,162

Totals: \$1,658,900 \$777,800 \$46.89 \$1,555,522 \$1,323,848 \$2,341,503 E.C.F. => 0.565 Ave. E.C.F. => 0.583

Sale. Ratio => Std. Dev. => 16.69

7/10/2018 8:00

41-08-451-019	614 COMMONWEALTH AVE	07/22/20	WD	\$99,900	\$31,500	31.53	\$62,939	\$13,616	\$86,284	\$98,646	0.875	1.227	\$70.32	395	87.4683	1.5 STY	55	\$13,577
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41-08-459-015	2102 MOUNTAIN AVE	01/03/20	WD	\$96,000	\$50,800	52.92	\$101,528	\$14,302	\$81,698	\$158,593	0.515	1.407	\$58.07	395	51.5143	1.75 STY	79	\$14,302
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41-08-451-020	618 COMMONWEALTH AVE	05/31/19	WD	\$98,500	\$44,600	45.28	\$89,253	\$13,499	\$85,001	\$137,735	0.617	1.414	\$60.11	395	61.7136	1.75 STY	64	\$13,083
41-08-451-020	618 COMMONWEALTH AVE	07/09/21	WD	\$129,900	\$44,600	34.33	\$89,253	\$13,499	\$116,401	\$137,735	0.845	1.414	\$82.32	395	84.5111	1.75 STY	64	\$13,083
41-17-129-028	1010 S FRANKLIN AVE	08/30/19	WD	\$64,000	\$40,300	62.97	\$80,565	\$17,516	\$46,484	\$114,635	0.405	1.138	\$40.85	395	12.1600	1.75 STY	64	\$17,516
41-08-453-010	620 ROOME CT	08/23/19	WD	\$68,500	\$37,700	55.04	\$75,460	\$15,000	\$53,500	\$109,927	0.487	1.189	\$45.00	395	48.6685	1.75 STY	60	\$15,000
41-17-129-025	932 S FRANKLIN AVE	03/19/20	WD	\$66,400	\$50,700	76.36	\$101,489	\$17,516	\$48,884	\$152,678	0.320	1.863	\$26.24	395	56.6389	1.75 STY	60	\$17,516

Totals:	\$427,300	\$217,900	50.99	\$436,020	\$350,270	\$652,709	E.C.F. => 0.537
		Sale. Ratio =>	16.13				Ave. E.C.F. => 0.535

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41-08-407-013	2019 E SECOND ST	07/10/20	WD	\$130,000	\$62,200	47.85	\$124,469	\$19,721	\$110,279	\$182,170	0.605	1.708	\$64.57	395	60.5362	2 STORY	79	\$19,721
41-08-459-024	1917 E COURT ST	05/06/20	WD	\$134,900	\$56,900	42.18	\$113,802	\$19,581	\$115,319	\$163,863	0.704	1.536	\$75.08	395	70.3754	2 STORY	79	\$19,581
41-08-453-013	628 ROOME CT	03/06/20	WD	\$95,000	\$53,200	56.00	\$106,469	\$15,000	\$80,000	\$159,077	0.503	1.505	\$53.16	395	50.2903	2 STORY	74	\$15,000
41-08-453-013	628 ROOME CT	01/29/21	WD	\$115,000	\$53,200	46.26	\$106,469	\$15,000	\$100,000	\$159,077	0.629	1.505	\$66.45	395	62.8628	2 STORY	74	\$15,000
41-17-204-003	2014 HILLS ST	07/16/20	WD	\$90,000	\$47,900	53.22	\$95,848	\$14,380	\$75,620	\$141,683	0.534	1.196	\$63.23	395	23.2131	2 STORY	74	\$14,380

Totals:	\$564,900	\$273,400	48.40	\$547,057	\$481,218	\$805,870	E.C.F. => 0.597
		Sale. Ratio =>	5.53				Ave. E.C.F. => 0.595

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41-17-206-001	1105 LAFAYETTE ST	07/27/20 WD	\$94,500	\$58,200	61.59	\$116,324	\$18,800	\$75,700	\$169,607	0.446	1.876	\$40.35	395	5.4494	2 STORY	69	\$18,000
41-08-380-017	1901 MONTCLAIR AVE	07/08/19 WD	\$135,000	\$69,400	51.41	\$138,860	\$19,330	\$115,670	\$207,878	0.556	1.847	\$62.63	395	55.6431	2 STORY	64	\$18,752
41-08-431-015	2409 E SECOND ST	03/05/20 WD	\$94,900	\$36,400	38.36	\$72,729	\$15,667	\$79,233	\$99,238	0.798	1.361	\$58.22	395	79.8412	2 STORY	64	\$15,667
41-08-432-025	2521 E SECOND ST	09/22/20 WD	\$108,000	\$50,700	46.94	\$101,350	\$18,922	\$89,078	\$143,353	0.621	1.855	\$48.02	395	62.1389	2 STORY	64	\$18,922
41-08-451-004	2014 E SECOND ST	04/12/21 LC	\$50,000	\$45,100	90.20	\$90,250	\$15,667	\$34,333	\$129,710	0.265	1.337	\$25.68	395	26.4691	2 STORY	64	\$15,667
41-08-477-002	2408 E SECOND ST	10/18/19 WD	\$78,000	\$52,500	67.31	\$105,047	\$15,725	\$62,275	\$155,343	0.401	1.907	\$32.66	395	40.0888	2 STORY	64	\$15,725
41-08-479-024	610 S MEADE ST	08/19/21 WD	\$83,023	\$36,800	44.33	\$73,546	\$14,437	\$68,586	\$102,798	0.667	1.196	\$57.35	395	66.7190	2 STORY	64	\$14,437
41-08-484-020	2517 E COURT ST	07/27/21 WD	\$107,500	\$38,100	35.44	\$76,284	\$11,442	\$96,058	\$112,769	0.852	1.362	\$70.53	395	85.1814	2 STORY	64	\$11,442
41-17-202-018	2013 PIERCE ST	10/12/21 WD	\$135,000	\$67,100	49.70	\$134,223	\$14,302	\$120,698	\$208,558	0.579	1.678	\$71.93	395	8.8211	2 STORY	64	\$14,302
41-17-203-020	2019 HILLS ST	06/14/19 WD	\$115,900	\$44,500	38.40	\$88,953	\$14,302	\$101,598	\$129,828	0.783	1.404	\$72.36	395	#REF!	2 STORY	64	\$14,302
41-17-203-022	2031 HILLS ST	04/24/20 WD	\$105,000	\$38,100	36.29	\$76,288	\$14,302	\$90,698	\$107,802	0.841	1.320	\$68.71	395	#REF!	2 STORY	64	\$14,302
41-17-206-007	2108 CALUMET ST	04/25/19 WD	\$139,900	\$70,800	50.61	\$141,572	\$16,307	\$123,593	\$217,852	0.567	2.737	\$45.16	395	31.9240	2 STORY	64	\$16,307
41-08-379-016	602 S FRANKLIN AVE	01/11/20 LC	\$80,000	\$54,300	67.88	\$108,538	\$17,531	\$62,469	\$158,273	0.395	1.914	\$32.64	395	39.4691	2 STORY	60	\$17,531
41-08-410-002	363 COMMONWEALTH AVE	12/21/20 WD	\$109,500	\$31,800	29.04	\$63,554	\$14,038	\$95,462	\$86,115	1.109	1.232	\$77.49	395	110.8544	2 STORY	60	\$14,038
41-08-410-005	411 S VERNON AVE	12/11/20 WD	\$90,000	\$41,200	45.78	\$82,439	\$13,500	\$76,500	\$119,894	0.638	1.573	\$48.63	395	63.8064	2 STORY	60	\$13,500
41-08-410-009	412 CHANDLER AVE	10/09/20 WD	\$99,000	\$37,700	38.08	\$75,359	\$13,500	\$85,500	\$107,581	0.795	1.362	\$62.78	395	79.4751	2 STORY	60	\$13,500
41-08-432-016	410 CHALMERS ST	09/13/19 WD	\$52,100	\$31,500	60.46	\$62,968	\$14,592	\$37,508	\$84,132	0.446	1.219	\$30.77	395	44.5822	2 STORY	60	\$14,592
41-08-451-015	602 COMMONWEALTH AVE	03/31/21 WD	\$148,000	\$45,500	30.74	\$90,966	\$15,349	\$132,651	\$131,508	1.009	1.531	\$86.64	395	100.8693	2 STORY	60	\$15,349
41-08-451-021	2001 MONTCLAIR AVE	02/20/20 WD	\$76,600	\$50,600	66.06	\$101,121	\$24,145	\$52,455	\$133,871	0.392	1.446	\$36.28	395	39.1832	2 STORY	60	\$24,145
41-08-454-006	625 ROOME CT	12/10/20 WD	\$111,000	\$39,000	35.14	\$77,904	\$14,655	\$96,345	\$109,998	0.876	1.282	\$75.15	395	87.5878	2 STORY	60	\$14,655
41-08-455-021	530 CHANDLER AVE	10/01/20 WD	\$117,000	\$43,900	37.52	\$91,581	\$15,000	\$102,000	\$133,184	0.766	1.420	\$71.83	395	76.5856	2 STORY	60	\$15,000
41-08-458-014	2201 MONTCLAIR AVE	02/27/20 WD	\$99,800	\$52,800	52.91	\$105,535	\$33,182	\$66,618	\$125,831	0.529	1.467	\$45.41	395	52.9423	2 STORY	60	\$33,182
41-08-459-008	809 COMMONWEALTH AVE	06/08/21 WD	\$82,000	\$41,000	50.00	\$81,911	\$15,364	\$66,636	\$115,734	0.576	1.590	\$41.91	395	57.5769	2 STORY	60	\$15,364
41-08-459-032	2101 E COURT ST	04/16/19 WD	\$109,900	\$46,600	42.40	\$93,191	\$14,302	\$95,598	\$137,198	0.697	1.507	\$63.44	395	69.6787	2 STORY	60	\$14,302
41-08-476-012	617 CHANDLER AVE	06/24/21 WD	\$115,000	\$36,300	31.57	\$72,540	\$14,569	\$100,431	\$100,819	0.996	1.282	\$78.34	395	99.6150	2 STORY	60	\$14,302
41-08-478-017	522 CHALMERS ST	07/02/21 OTH	\$70,000	\$37,600	53.71	\$75,271	\$12,000	\$58,000	\$110,037	0.527	1.522	\$38.11	395	52.7098	2 STORY	60	\$12,000
41-08-479-020	530 S MEADE ST	12/09/19 WD	\$64,900	\$33,500	51.62	\$66,902	\$15,789	\$49,111	\$88,892	0.552	1.196	\$41.06	395	55.2478	2 STORY	60	\$14,437
41-08-483-011	2402 MOUNTAIN AVE	10/13/20 WD	\$98,500	\$34,500	35.03	\$68,917	\$14,321	\$84,179	\$94,950	0.887	1.248	\$67.45	395	88.6565	2 STORY	60	\$14,302
Totals:			\$2,720,023	\$1,265,500	45.69	\$2,534,123	\$2,318,983	\$3,622,753	E.C.F. => 0.640								
			Sale. Ratio =>		14.02	Std. Dev. =>		Ave. E.C.F. => 0.663									
41-08-379-015	526 S FRANKLIN AVE	04/29/19 PTA	\$100,000	\$47,900	47.90	\$95,831	\$17,531	\$82,469	\$136,174	0.606	1.617	\$51.00	395	60.5615	2 STORY	57	\$17,531
41-17-231-003	1115 E VERNON DR	12/13/19 WD	\$66,000	\$34,400	52.12	\$68,703	\$15,430	\$50,570	\$106,546	0.475	1.170	\$43.22	395	19.2306	TRI-LEVEL	64	\$15,430
41-17-201-002	912 LAFAYETTE ST	01/13/20 WD	\$95,000	\$50,600	53.26	\$101,224	\$14,302	\$80,698	\$182,994	0.441	2.275	\$35.47	395	44.0988	TWO UNIT	64	\$14,302
41-08-456-010	715 S FRANKLIN AVE	10/26/20 WD	\$165,000	\$47,900	29.03	\$95,806	\$17,155	\$147,845	\$165,581	0.893	2.156	\$68.57	395	89.2886	TWO UNIT	60	\$17,155
Totals:			\$260,000	\$98,500		\$197,030	\$228,543	\$348,575	E.C.F. => 0.656								
			Sale. Ratio =>		37.88	Std. Dev. =>		Ave. E.C.F. => 0.667									
					16.14												
										</							

E.C.F.s for Neighborhood: 400 'R - 400-ROXANA'

HOUSES IN 395 LESS THAN 1000 SF

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.545	0.545	0.545	0.566	0.566	0.566
1 STY		0.461	0.461	0.461	0.461	0.461	0.461
2 STORY		0.566	0.566	0.566	0.566	0.566	0.566
1.5 STY		0.566	0.566	0.566	0.566	0.566	0.566
1.25 STY		0.566	0.566	0.566	0.566	0.566	0.566
BI-LEVEL		0.398	0.398	0.398	0.398	0.398	0.398
TRI-LEVEL		0.398	0.398	0.398	0.398	0.398	0.398
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		0.461	0.461	0.461	0.461	0.461	0.461
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.461	0.461	0.461	0.461	0.461	0.461

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: 400 'R - 400-KATHY'

HOUSES IN 395 LESS THAN 1000 SF

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.500	0.500	0.500	0.500	0.500	0.500
1 STY		0.475	0.475	0.475	0.475	0.450	0.450
2 STORY		0.500	0.500	0.500	0.500	0.500	0.500
1.5 STY		0.500	0.500	0.500	0.500	0.500	0.500
1.25 STY		0.500	0.500	0.500	0.500	0.525	0.525
BI-LEVEL		0.500	0.500	0.500	0.500	0.500	0.500
TRI-LEVEL		0.500	0.500	0.500	0.500	0.500	0.500
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.500	0.500	0.500	0.500	0.500	0.500
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.500	0.500	0.500	0.500	0.500	0.500

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

(Optional) Gross Rate Multipliers

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

100-71

70-61

60-51

50-

1.5

.6

.6

1 1/4 1.75 1.5 2.5

.7

.725

.725

.725

Di/4r

.6

to high

reduce

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	
41-17-230-019	2319 CALUMET ST	07/08/19	WD	\$72,900	\$28,600	39.23	\$57,105	\$9,587	\$63,313	\$100.038	0.633	980	\$64.61	400	39.9466	1 STY	69	\$9,587
41-17-226-015	2414 E COURT ST	12/02/20	WD	\$66,550	\$27,100	47.92	\$54,275	\$11,442	\$45,108	\$90.175	0.500	883	\$51.08	400	25.0321	1 STY	64	\$11,442
41-17-228-023	2301 HILLS ST	07/16/19	WD	\$69,900	\$27,000	38.63	\$53,915	\$9,535	\$60,365	\$93.432	0.646	965	\$62.55	400	13.5694	1 STY	64	\$9,535
41-17-228-023	2301 HILLS ST	06/10/21	QC	\$114,900	\$27,000	23.50	\$53,915	\$9,535	\$105,365	\$93.432	1.128	965	\$109.19	400	61.7330	1 STY	64	\$9,535
41-17-228-033	2413 HILLS ST	09/21/21	WD	\$67,000	\$25,300	37.76	\$50,637	\$11,442	\$55,558	\$82.516	0.673	752	\$73.88	400	21.4674	1 STY	64	\$11,442
41-08-479-016	621 CHALMERS ST	06/06/19	WD	\$60,340	\$24,400	80.42	\$48,799	\$10,445	\$19,895	0.235	981	\$20.28	400	23.3424	1 STY	60	\$10,445	
41-08-481-002	2208 WINDEMERE AVE	07/23/21	WD	\$69,900	\$23,000	32.90	\$45,967	\$9,535	\$60,365	\$80.960	0.746	852	\$70.85	400	0.2596	1 STY	60	\$9,535
41-08-482-018	2601 MOUNTAIN AVE	09/10/21	WD	\$86,000	\$22,200	25.81	\$44,463	\$9,916	\$76,084	\$76.771	0.991	865	\$87.96	400	14.6154	1 STY	60	\$9,916
41-17-227-015	2511 PIERCE ST	07/23/21	WD	\$80,000	\$21,700	27.13	\$43,482	\$9,535	\$70,465	\$75.438	0.934	789	\$89.31	400	0.4320	1 STY	60	\$9,535
41-17-228-010	2314 PIERCE ST	05/21/20	WD	\$99,900	\$25,300	25.33	\$50,577	\$9,535	\$90,365	\$91.204	0.991	993	\$91.00	400	58.9714	1 STY	60	\$9,535
41-17-230-012	2422 HILLS ST	09/10/19	WD	\$90,000	\$25,600	85.33	\$51,243	\$13,613	\$83,622	0.190	881	\$18.60	400	54.9905	1 STY	60	\$13,613	
Totals:				\$277,390	\$277,200		\$554,378	\$663,270	\$952,818									
				Sale. Ratio =>	35.66					E.C.F. =>	0.696							
				Std. Dev. =>	21.48					Ave. E.C.F. =>	0.697							
																	0	

41-08-432-001	2612 MACOMBER ST	07/29/19 WD	\$40,000	\$19,700	49.25	\$39,454	\$10,975	\$29,025	\$63.287	0.459	778	\$37.31	400	45.8627	1 STY	55	\$10,975
41-08-479-017	514 S MEADE ST	09/28/20 WD	\$50,000	\$22,700	45.40	\$45,398	\$11,108	\$38,892	\$76.200	0.510	997	\$39.01	400	51.0394	1 STY	55	\$10,694
41-08-410-010	416 CHANDLER AVE	06/30/21 WD	\$117,000	\$27,200	23.25	\$54,438	\$9,000	\$108,000	\$90.876	1.188	950	\$113.68	400	118.8433	1.25 STY	75	\$9,000
41-08-479-007	523 CHALMERS ST	08/25/21 WD	\$101,000	\$31,300	30.99	\$62,597	\$10,445	\$90,555	\$104.304	0.868	920	\$98.43	400	86.8183	1.25 STY	75	\$10,445
41-08-481-029	2401 MOUNTAIN AVE	06/06/19 WD	\$87,400	\$30,700	35.13	\$61,407	\$9,535	\$77,865	\$103.744	0.751	960	\$81.11	400	75.0549	1.25 STY	74	\$9,535
41-17-230-021	2405 CALUMET ST	04/06/21 WD	\$74,900	\$26,600	35.51	\$53,145	\$8,904	\$65,996	\$88.482	0.746	938	\$70.36	400	14.8102	1.25 STY	70	\$8,904
Totals:			\$380,300	\$115,800		\$231,587		\$342,416	\$387,406								
			Sale. Ratio =>		30.45			E.C.F. =>		0.884							
			Std. Dev. =>		5.70			Ave. E.C.F. =>		0.888							0

41-08-484-009	2602 MOUNTAIN AVE	02/27/20 WD	\$69,960	\$27,900	39.88	\$55,852	\$7,628	\$62,332	\$96,448	0.646	939	\$66.38	400	64.6276	1.25 STY	69	\$7,628
41-08-434-005	425 S MEADE ST	08/30/19 WD	\$96,700	\$25,900	67.27	\$51,849	\$10,236	\$28,264	\$83,226	0.340	935	\$30.23	400	33.9605	1.25 STY	64	\$10,236
41-17-228-032	2409 HILLS ST	03/23/20 WD	\$97,500	\$29,400	30.15	\$58,734	\$9,535	\$87,965	\$98,398	0.894	937	\$93.88	400	4.9076	1.25 STY	64	\$9,535
41-17-230-020	2401 CALUMET ST	10/31/19 MLC	\$59,900	\$30,000	69.00	\$59,967	\$9,587	\$40,413	\$100,760	0.491	976	\$41.41	400	27.5926	1.25 STY	64	\$9,587
41-08-476-027	2313 WINDEMERE AVE	07/24/20 WD	\$92,500	\$28,400	30.70	\$56,797	\$10,488	\$82,012	\$88,208	0.930	961	\$85.34	400	92.9761	1.25 STY	60	\$10,488
41-08-476-027	2313 WINDEMERE AVE	12/17/20 WD	\$98,500	\$28,400	28.83	\$56,797	\$10,488	\$88,012	\$88,208	0.998	961	\$91.58	400	99.7782	1.25 STY	60	\$10,488
41-08-481-011	2318 WINDEMERE AVE	06/26/19 WD	\$65,500	\$24,900	38.02	\$49,848	\$9,535	\$55,965	\$76,787	0.729	923	\$60.63	400	72.8837	1.25 STY	60	\$9,535
41-08-482-020	2611 MOUNTAIN AVE	10/04/21 WD	\$60,000	\$24,300	40.50	\$48,699	\$9,668	\$50,332	\$74,345	0.677	930	\$54.12	400	67.7008	1.25 STY	60	\$9,668
41-08-484-001	2502 MOUNTAIN AVE	12/21/20 WD	\$69,900	\$25,100	35.91	\$50,273	\$7,628	\$62,272	\$81,229	0.767	941	\$66.18	400	76.6627	1.25 STY	60	\$7,628
41-08-484-008	2526 MOUNTAIN AVE	05/18/21 PTA	\$103,000	\$24,900	24.17	\$49,852	\$7,628	\$95,372	\$80,427	1.186	941	\$101.35	400	118.5826	1.25 STY	60	\$7,628
41-08-484-012	2614 MOUNTAIN AVE	01/29/21 WD	\$71,000	\$23,500	33.10	\$47,006	\$7,628	\$63,372	\$75,006	0.845	939	\$67.49	400	84.4896	1.25 STY	60	\$7,628
41-17-227-022	2617 PIERCE ST	06/10/19 WD	\$36,000	\$27,300	75.83	\$54,642	\$12,188	\$23,812	\$80,865	0.294	902	\$26.40	400	29.4467	1.25 STY	60	\$12,188
Totals:			\$852,360	\$320,000	37.54	\$640,316		\$740,123	\$1,023,904	0.723							
			Sale. Ratio =>			16.53	Ave. E.C.F. => 0.726										
41-08-432-009	409 GREENFIELD AVE	12/04/20 MLC	\$65,000	\$71,900	33.69	\$43,773	\$9,508	\$55,492	\$65,267	0.850	935	\$59.35	400	85.0235	1.25 STY	45	\$9,508
41-08-481-010	2314 WINDEMERE AVE	05/14/21 WD	\$109,000	\$38,200	35.05	\$76,468	\$9,535	\$99,465	\$133,866	0.743	1,372	\$72.50	400	74.3019	1.5 STY	75	\$9,535

41-08-432-009	409 GREENFIELD AVE	12/04/20 MLC	\$55,000	\$21,900	33.69	\$43,773	\$9,508	\$55,492	\$65.267	0.850	935	\$59.35	400	85.0235	1.25 STY	45	\$9,508
41-08-481-010	2314 WINDEMERE AVE	05/14/21 WD	\$109,000	\$38,200	35.05	\$76,468	\$9,535	\$99,465	\$133.866	0.743	1,372	\$72.50	400	74.3019	1.5 STY	75	\$9,535

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.343	0.343	0.343	0.343	0.343	0.343
1 STY		0.343	0.343	0.343	0.343	0.343	0.343
2 STORY		0.343	0.343	0.343	0.343	0.343	0.343
1.5 STY		0.343	0.343	0.343	0.343	0.343	0.343
1.25 STY		0.367	0.367	0.367	0.367	0.367	0.367
BI-LEVEL		0.343	0.343	0.343	0.343	0.343	0.343
TRI-LEVEL		0.343	0.343	0.343	0.343	0.343	0.343
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		0.343	0.343	0.343	0.343	0.343	0.343
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.350	0.350	0.350	0.350	0.350	0.350
1 STY		0.300	0.300	0.300	0.300	0.375	0.375
2 STORY		0.350	0.350	0.350	0.350	0.350	0.350
1.5 STY		0.375	0.375	0.375	0.375	0.375	0.375
1.25 STY		0.400	0.400	0.400	0.400	0.375	0.375
BI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
TRI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.300	0.300	0.300	0.300	0.300	0.300
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

1.25 1.5

0.4 0.425

0.450

0.375

too high

reduce
very little

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Acmnt.	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
40-14-155-010	3709 BRENTWOOD DR	07/27/21	WD	\$90,000	\$25,300	28.11	\$50,646	\$9,900	\$80,100	\$135,820	0.590	1,176	\$68.11	405	10.1058	1 STY	66	\$9,900
40-14-176-010	343 WESTCOMBE AVE	07/30/20	WD	\$54,900	\$22,700	41.35	\$45,491	\$11,138	\$43,762	\$114,510	0.382	1,230	\$35.58	405	5.6591	1 STY	66	\$11,138

40-11-351-084	2582 NOLEN DR	03/04/20	WD	\$53,313	\$32,800	61.52	\$65,572	\$18,736	\$34,577	\$156,120	0.221	1,357	\$25.48	405	22.1477	1 STY	71	\$18,736
40-14-103-019	3762 SHERWOOD DR	03/30/20	WD	\$95,000	\$33,500	37.37	\$70,911	\$17,694	\$77,306	\$177,390	0.436	1,730	\$44.69	405	43.5797	1 STY	71	\$17,694
40-14-154-002	3720 BRENTWOOD DR	12/14/20	WD	\$75,000	\$30,500	40.67	\$60,953	\$20,855	\$54,145	\$133,660	0.405	1,118	\$48.43	405	0.0057	1 STY	71	\$16,006
40-14-155-008	3717 BRENTWOOD DR	09/17/21	WD	\$60,000	\$27,200	45.33	\$54,318	\$11,888	\$48,112	\$141,433	0.340	1,224	\$39.31	405	25.9232	1 STY	71	\$11,888
40-14-156-014	3617 NORWOOD DR	06/18/19	WD	\$22,500	\$16,100	71.56	\$39,721	\$6,028	\$16,472	\$112,310	0.147	1,048	\$15.72	405	11.1296	1 STY	71	\$6,028
40-14-160-013	3518 NORWOOD DR	07/31/19	WD	\$31,000	\$21,100	68.06	\$42,292	\$9,075	\$21,925	\$110,723	0.198	911	\$24.07	405	44.1214	1 STY	71	\$9,075
40-14-176-018	402 ALLENDALE PL	03/19/20	WD	\$54,000	\$30,800	57.04	\$61,519	\$11,138	\$42,862	\$167,937	0.255	1,383	\$30.99	405	29.9840	1 STY	71	\$11,138
40-14-176-018	402 ALLENDALE PL	12/02/20	WD	\$65,000	\$30,800	47.38	\$61,519	\$11,138	\$53,862	\$167,937	0.321	1,383	\$38.95	405	23.4339	1 STY	71	\$11,138
40-14-180-021	3132 SHERWOOD DR	07/19/21	WD	\$100,000	\$46,000	46.00	\$91,906	\$11,234	\$88,766	\$268,907	0.330	1,976	\$44.92	405	1.5617	1 STY	71	\$11,234
40-14-180-022	3128 SHERWOOD DR	12/16/19	MLC	\$42,000	\$25,800	61.43	\$51,564	\$12,258	\$29,742	\$131,020	0.227	1,143	\$26.02	405	11.8714	1 STY	71	\$11,536
40-14-180-022	3128 SHERWOOD DR	12/16/19	LC	\$42,000	\$25,800	61.43	\$51,564	\$12,258	\$29,742	\$131,020	0.227	1,143	\$26.02	405	11.8714	1 STY	71	\$11,536
40-14-180-022	3128 SHERWOOD DR	03/18/21	QC	\$40,000	\$25,800	64.50	\$51,564	\$12,258	\$27,742	\$103,270	0.212	1,143	\$24.27	405	13.3978	1 STY	71	\$11,536
40-14-180-022	3128 SHERWOOD DR	09/10/21	WD	\$70,000	\$19,900	28.43	\$59,753	\$8,772	\$61,228	\$148,933	0.200	1,271	\$23.49	405	23.1476	1 STY	71	\$8,772
40-14-326-003	513 SHEFFIELD AVE	05/07/21	WD	\$50,000	\$32,400	64.80	\$64,823	\$20,143	\$29,857	\$148,933	0.200	1,271	\$23.49	405	23.1476	1 STY	71	\$20,143
40-14-328-001	3222 NORWOOD DR	04/12/19	WD	\$74,900	\$28,200	37.65	\$56,461	\$14,070	\$60,830	\$141,303	0.430	1,162	\$52.35	405	0.1456	1 STY	71	\$14,070
40-14-328-019	3120 NORWOOD DR	07/14/21	WD	\$84,900	\$30,600	36.04	\$61,228	\$11,250	\$73,650	\$166,593	0.442	1,484	\$49.63	405	0.9308	1 STY	71	\$10,929
40-14-328-019	3120 NORWOOD DR	07/30/21	PTA	\$80,000	\$30,600	38.25	\$61,228	\$11,250	\$68,750	\$166,593	0.413	1,484	\$46.33	405	2.0105	1 STY	71	\$10,929
40-14-330-010	2702 MANSFIELD AVE	09/02/21	WD	\$70,000	\$21,300	30.43	\$42,502	\$11,627	\$58,373	\$102,917	0.567	875	\$66.71	405	13.4400	1 STY	71	\$11,627
40-14-126-023	2470 NOLEN DR	12/30/19	WD	\$205,000	\$64,800	31.61	\$129,531	\$17,571	\$187,429	\$373,200	0.502	2,440	\$76.82	405	50.2221	1 STY	79	\$17,571

Totals: \$1,314,613 \$576,000 43.82 \$1,158,929 \$1,065,370 \$3,032,287 0.351 Ave. E.C.F. => 0.340

Sale. Ratio => Std. Dev. => 14.15

E.C.F. => 0.351 Ave. E.C.F. => 0.340

0

40-14-153-001	3515 SUNSET DR	07/21/21	WD	\$60,000	\$26,000	43.33	\$52,028	\$9,379	\$50,621	\$113,731	0.445	1,355	\$37.36	405	44.5095	1.25 STY	60	\$9,379
40-14-180-028	3214 SHERWOOD DR	04/14/21	WD	\$79,000	\$26,600	33.67	\$53,146	\$17,071	\$61,929	\$90,188	0.687	944	\$65.60	405	38.3246	1.25 STY	61	\$17,071
40-14-252-010	2320 NOLEN DR	05/29/19	WD	\$89,900	\$40,200	44.72	\$80,311	\$11,915	\$77,985	\$170,990	0.456	1,759	\$44.33	405	15.2656	1.25 STY	64	\$11,915
40-14-331-003	605 BRADLEY AVE	07/26/21	WD	\$65,900	\$25,200	38.24	\$50,470	\$8,826	\$57,074	\$104,110	0.548	997	\$57.25	405	5.4805	1.25 STY	66	\$8,826

Totals: \$265,900 \$119,000 40.03 \$206,900 \$193,436 \$524,939 0.539 Ave. E.C.F. => 0.470

Sale. Ratio => Std. Dev. => 14.15

E.C.F. => 0.539 Ave. E.C.F. => 0.470

Std. Deviation=> Ave. Variance=>

#REF! #REF! Coefficient of Var=> #REF!

405

40-14-152-011	326 FERRDALE PL	08/16/21 WD	\$69,900	\$32,700	46.78	\$65,439	\$11,015	\$58,885	\$136,060	0.433	1.259	\$46.77	405	43.2787	1.25 STY	71	\$11,015
40-14-153-004	3501 SUNSET DR	12/30/20 WD	\$77,000	\$36,000	46.75	\$72,057	\$10,170	\$66,830	\$154,718	0.432	1.380	\$48.43	405	43.1949	1.25 STY	71	\$10,170
40-14-154-014	3710 BRENTWOOD DR	06/12/19 WD	\$65,000	\$30,000	46.15	\$60,035	\$8,795	\$56,205	\$128,100	0.439	1.066	\$52.73	405	43.8759	1.25 STY	71	\$8,795
40-14-154-014	3710 BRENTWOOD DR	01/27/21 WD	\$72,000	\$30,000	41.67	\$60,035	\$8,795	\$63,205	\$128,100	0.493	1.066	\$59.29	405	49.3404	1.25 STY	71	\$8,795
40-14-155-014	3623 BRENTWOOD DR	08/12/21 WD	\$80,000	\$26,700	33.38	\$53,398	\$7,425	\$72,575	\$114,933	0.631	1.235	\$56.04	405	63.1458	1.25 STY	71	\$7,425
40-14-156-032	3741 NORWOOD DR	01/11/21 WD	\$77,000	\$39,700	51.56	\$79,314	\$20,195	\$56,805	\$147,798	0.384	1.112	\$50.09	405	38.4343	1.25 STY	71	\$20,195
40-14-159-016	3506 BRENTWOOD DR	12/13/19 WD	\$84,900	\$30,900	36.40	\$61,821	\$11,746	\$73,154	\$125,188	0.584	1.112	\$65.79	405	58.4355	1.25 STY	71	\$11,746
40-14-160-009	3321 BRENTWOOD DR	09/06/19 WD	\$55,000	\$31,200	56.73	\$62,470	\$7,425	\$47,575	\$137,613	0.346	1.270	\$37.46	405	34.5717	1.25 STY	71	\$7,425
40-14-179-006	3319 PENCOMBE PL	04/29/20 WD	\$77,000	\$28,900	37.53	\$57,867	\$8,513	\$68,487	\$123,385	0.555	1.125	\$60.88	405	55.5067	1.25 STY	71	\$8,513
40-14-328-012	3214 NORWOOD DR	06/15/20 WD	\$46,000	\$25,000	54.35	\$50,000	\$7,013	\$38,987	\$107,468	0.363	955	\$40.82	405	11.1220	1.25 STY	71	\$7,013
40-14-331-001	601 BRADLEY AVE	03/25/21 WD	\$80,000	\$27,100	33.88	\$54,205	\$11,075	\$68,925	\$107,825	0.639	1.026	\$67.18	405	33.5807	1.25 STY	71	\$11,075
40-14-333-001	801 BRADLEY AVE	07/17/19 LC	\$69,000	\$34,600	50.14	\$69,186	\$18,313	\$50,687	\$127,183	0.399	977	\$51.88	405	1.2273	1.25 STY	74	\$18,313

Totals:	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
	Sale. Ratio =>	Sale. Ratio =>		E.C.F. =>	E.C.F. =>		Std. Deviation=>										
	Std. Dev. =>	Std. Dev. =>	#REF!	Ave. E.C.F. =>	#REF!	#REF!	Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!							

40-14-160-022	3314 NORWOOD DR	03/19/20 WD	\$29,000	\$20,000	68.97	\$40,015	\$11,138	\$17,862	\$77,005	0.232	1.224	\$14.59	405	23.1958	1.5 STY	47	\$11,138
40-14-103-010	3811 BRENTWOOD DR	06/07/19 WD	\$69,900	\$28,300	40.49	\$56,557	\$12,547	\$57,353	\$117,360	0.489	1.218	\$47.09	405	48.8693	1.5 STY	66	\$12,547
40-14-159-025	3318 BRENTWOOD DR	06/25/20 WD	\$85,000	\$39,300	46.24	\$78,633	\$11,959	\$73,041	\$177,797	0.411	1.826	\$40.00	405	41.0810	1.5 STY	66	\$11,959
40-14-252-017	2256 NOLEN DR	11/06/19 WD	\$61,000	\$36,200	59.34	\$72,388	\$12,729	\$48,275	\$159,101	0.303	1.441	\$33.50	405	30.3423	1.5 STY	71	\$11,714
40-14-327-012	3117 NORWOOD DR	11/06/20 WD	\$75,000	\$28,000	37.33	\$56,039	\$10,083	\$64,917	\$122,549	0.530	1.192	\$54.46	405	52.9721	1.5 STY	71	\$9,240
40-14-151-010	3710 SHERWOOD DR	03/09/20 WD	\$55,000	\$35,500	64.55	\$70,979	\$10,215	\$44,785	\$173,611	0.258	1.883	\$23.78	405	25.7961	1.75 STY	71	\$10,215
40-14-153-019	352 WESTCOMBE AVE	01/17/20 WD	\$50,000	\$30,700	61.40	\$66,372	\$8,162	\$41,838	\$166,314	0.252	1.790	\$23.37	405	25.1560	1.75 STY	71	\$8,162
40-14-252-018	2250 NOLEN DR	09/14/20 WD	\$147,000	\$45,400	30.88	\$90,709	\$11,714	\$135,286	\$225,700	0.599	1.880	\$71.96	405	59.9406	1.75 STY	71	\$11,714

Totals:	\$388,000	\$175,800	45.31	\$356,487	\$335,101	\$847,276	E.C.F. =>	0.396	Ave. E.C.F. =>	0.388							
	Sale. Ratio =>	Sale. Ratio =>															
	Std. Dev. =>	Std. Dev. =>	15.43														

40-14-103-004	3759 SUNSET DR	07/31/19 WD	\$85,000	\$42,100	49.53	\$84,126	\$26,652	\$58,348	\$164,211	0.355	1.945	\$30.00	405	35.5322	2 STORY	60	\$26,652
40-14-126-020	2484 NOLEN DR	11/20/20 WD	\$186,001	\$81,600	43.87	\$163,154	\$17,865	\$168,136	\$415,111	0.405	3.371	\$49.88	405	40.5038	2 STORY	66	\$16,170
40-14-159-010	3401 SHERWOOD DR	08/20/19 WD	\$30,000	\$28,900	96.33	\$57,794	\$8,115	\$21,885	\$141,940	0.154	1.660	\$13.18	405	15.4185	2 STORY	71	\$7,714
40-14-159-029	512 SHEFFIELD AVE	04/29/21 WD	\$48,000	\$25,900	53.96	\$51,808	\$9,739	\$38,261	\$120,197	0.318	1.274	\$30.03	405	31.8319	2 STORY	71	\$8,334
40-14-160-010	3315 BRENTWOOD DR	01/07/21 WD	\$71,500	\$27,600	38.60	\$55,213	\$9,100	\$62,400	\$131,751	0.474	1.454	\$42.92	405	47.3619	2 STORY	71	\$9,100
40-14-304-013	465 WESTCOMBE AVE	05/02/19 WD	\$68,000	\$30,500	44.85	\$60,935	\$9,900	\$58,100	\$170,117	0.342	1.622	\$35.82	405	34.1530	TRI-LEVEL	71	\$9,900

605-705

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

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

0.325 too high

(Optional) Gross Rate Multipliers

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

0.250

High 50's

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.
40-14-177-012	3330 PENCOMBE PL	06/19/20	WD	\$43,000	\$20,500	47.67	\$41,077	\$9,000	\$34,000	\$128,308	0.265	1,537	\$22.12	407	2.9601	2 STORY	76
40-14-177-013	3328 PENCOMBE PL	11/15/19	WD	\$45,000	\$24,400	54.22	\$48,751	\$9,496	\$35,504	\$157,020	0.226	1,749	\$20.30	407	6.8477	2 STORY	76
40-14-177-017	3312 PENCOMBE PL	07/28/20	WD	\$47,500	\$18,500	38.95	\$37,002	\$9,986	\$37,514	\$108,064	0.347	1,515	\$24.76	407	5.2558	2 STORY	76
40-14-177-033	321 ALLENDALE PL	12/04/20	WD	\$60,000	\$23,400	39.00	\$46,808	\$10,207	\$49,793	\$146,404	0.340	1,760	\$28.29	407	4.5519	2 STORY	76
Totals:				\$195,500	\$86,800		\$173,638		\$156,811	\$539,796			\$23.87		0.4087		
										Sale. Ratio =>	44.40						
										Std. Dev. =>	7.41						
										Ave. E.C.F. =>	0.295	Std. Deviation=>	0.0588772	Ave. Variance=>	4.9039	Coefficient of Var=> 16.64649631	

E.C.F.s for Neighborhood: 410 'R - 410-JEN'

Residential : 0.255
Town Homes/Duplexes: 0.200
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

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

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

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

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

too nice
255

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
40-14-158-014	3601 GRATIOT AVE	09/24/19	WD	\$19,000	\$12,900	67.89	\$25,734	\$5,000	\$14,000	\$82,936	0.169	849	\$16.49	410	16.8805	1 STY	66		\$5,000
40-14-302-006	3417 GRATIOT AVE	08/20/21	WD	\$82,000	\$13,400	16.34	\$26,821	\$4,500	\$77,500	\$89,284	0.868	912	\$84.98	410	54.7687	1 STY	66		\$4,500
40-14-303-009	3311 BEECHER RD	09/14/20	WD	\$33,500	\$15,600	46.57	\$31,182	\$6,500	\$27,000	\$98,728	0.273	977	\$27.64	410	1.4347	1 STY	66		\$6,500
40-14-304-018	3406 BEECHER RD	04/02/21	WD	\$35,000	\$14,500	41.43	\$28,925	\$5,000	\$30,000	\$95,700	0.313	837	\$35.84	410	5.3510	1 STY	66		\$5,000
40-14-305-011	823 HUBBARD AVE	01/08/21	WD	\$36,000	\$17,100	47.50	\$34,296	\$6,934	\$29,066	\$109,448	0.266	1,039	\$27.97	410	9.6969	1 STY	66		\$6,934
40-14-305-018	802 BARNEY AVE	03/26/20	WD	\$26,000	\$14,500	55.77	\$29,016	\$5,877	\$20,123	\$92,556	0.217	862	\$23.34	410	1.6865	1 STY	66		\$5,877
40-14-305-021	818 BARNEY AVE	03/20/20	WD	\$26,500	\$14,100	53.21	\$28,281	\$6,379	\$20,121	\$87,608	0.230	740	\$27.19	410	20.5346	1 STY	66		\$6,379
40-14-306-013	720 MANN AVE	01/19/21	WD	\$70,000	\$10,000	14.29	\$26,411	\$4,737	\$65,263	\$86,696	0.753	732	\$89.16	410	31.7763	1 STY	66		\$4,000
40-14-307-002	511 MANN AVE	04/16/19	WD	\$49,900	\$14,600	29.26	\$29,129	\$5,863	\$44,037	\$93,064	0.473	792	\$55.60	410	3.8173	1 STY	66		\$5,863
40-14-307-016	709 MANN AVE	04/19/19	WD	\$18,500	\$11,500	62.16	\$23,047	\$4,500	\$14,000	\$74,188	0.189	638	\$21.94	410	24.6307	1 STY	66		\$4,500
40-14-327-019	3210 BEECHER RD	02/20/20	WD	\$29,000	\$16,800	57.93	\$33,605	\$8,750	\$20,250	\$99,420	0.204	940	\$21.54	410	23.1336	1 STY	66		\$8,750
40-14-327-027	3026 BEECHER RD	09/16/21	WD	\$45,000	\$11,800	26.22	\$23,562	\$4,300	\$40,700	\$77,048	0.528	808	\$50.37	410	9.3225	1 STY	66		\$4,300
Totals:				\$470,400	\$166,800		\$340,009		\$402,060	\$1,086,676									
				Sale. Ratio =>		35.46			E.C.F. =>		0.370								
				Std. Dev. =>		17.88			Ave. E.C.F. =>		0.374								

40-14-305-006	733 HUBBARD AVE	08/05/21	WD	\$47,000	\$21,600	45.96	\$43,188	\$6,662	\$40,338	\$132,822	0.304	1,316	\$30.65	410	30.3700	1.25 STY	66		\$6,662
40-14-305-020	812 BARNEY AVE	02/26/20	WD	\$27,000	\$15,800	58.52	\$31,576	\$6,154	\$20,846	\$92,444	0.225	777	\$26.83	410	22.5500	1.25 STY	66		\$6,154

40-14-158-006	3709 GRATIOT AVE	07/31/19	WD	\$58,200	\$19,600	33.68	\$39,144	\$6,395	\$51,805	\$119,087	0.435	1,116	\$46.42	410	43.5017	2 STORY	69		\$5,000
40-14-158-026	3606 VAN BUREN AVE	05/06/21	WD	\$20,500	\$11,600	56.59	\$23,281	\$4,500	\$16,000	\$68,295	0.234	715	\$22.38	410	23.4279	2 STORY	66		\$4,500
40-14-302-009	3401 GRATIOT AVE	03/02/20	MLC	\$49,000	\$19,400	39.59	\$38,738	\$6,500	\$42,500	\$117,229	0.363	1,317	\$32.27	410	36.2538	2 STORY	66		\$6,500
40-14-303-022	3306 GRATIOT AVE	01/10/20	WD	\$33,000	\$17,300	52.42	\$34,561	\$6,000	\$27,000	\$103,858	0.260	1,142	\$23.64	410	25.9970	2 STORY	66		\$6,000
40-14-305-016	724 BARNEY AVE	03/24/21	WD	\$26,500	\$13,900	52.45	\$27,823	\$4,895	\$21,605	\$83,375	0.259	858	\$25.18	410	25.9132	2 STORY	66		\$4,895

Totals: \$187,200

Sale. Ratio => 43.70
Std. Dev. => 9.79

E.C.F. => 0.323
Ave. E.C.F. => 0.310

40-14-156-023	3718 BEECHER RD	05/13/21	WD	\$60,000	\$26,300	43.83	\$52,500	\$7,000	\$53,000	\$165,455	0.320	1,955	\$27.11	410	32.0330	TWO UNIT	66		\$7,000
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(Optional) Gross Rate Multipliers
          A: 0.000
          B: 0.000
          C: 0.000
          D: 0.000
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E.C.F.s for Neighborhood: 415 'R - 415-TIM'

Residential	: 0.250
Town Homes/Duplexes	: 1.000
Mobile Homes	: 1.000
Agricultural Bldgs	: 0.500
Commercial Bldgs	: 1.000
Industrial Bldgs	: 1.000

.3 too high

(Optional) Gross Rate Multipliers

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

0.270

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	
41-18-352-014	515 W SIXTH ST	10/29/20	WD	\$26,500	\$17,600	66.42	\$36,588	\$5,261	\$21,239	\$125,308	0.169	1,008	\$21.07	415	9.6302	1STY	88	\$5,261
41-18-380-007	1437 OAK ST	08/06/21	WD	\$17,000	\$8,400	49.41	\$12,098	\$3,497	\$13,503	\$34,404	0.392	625	\$21.60	415	12.6687	1STY	30	\$3,497
41-18-308-014	1108 S GRAND TRAVERSE	04/30/19	WD	\$19,900	\$13,800	69.35	\$27,508	\$2,974	\$16,926	\$98,136	0.172	1,056	\$16.03	415	2.5194	1.75 STY	79	\$2,974
41-18-383-033	1523 CHURCH ST	02/05/21	WD	\$30,000	\$12,000	40.00	\$23,912	\$2,561	\$27,439	\$85,404	0.321	1,001	\$27.41	415	11.1023	1.75 STY	70	\$2,561
41-18-303-023	1034 STOCKTON ST	05/18/21	WD	\$27,600	\$14,700	53.26	\$29,422	\$4,250	\$23,350	\$100,688	0.232	1,011	\$23.10	415	23.1904	2 STORY	81	\$4,250
40-13-286-041	608 W COURT ST	08/25/21	WD	\$105,000	\$21,500	20.48	\$43,074	\$4,940	\$100,060	\$152,536	0.656	1,672	\$59.84	415	65.5976	2 STORY	79	\$4,940
41-18-352-008	1165 STOCKTON ST	12/31/20	WD	\$55,000	\$17,000	30.91	\$35,146	\$7,920	\$47,080	\$108,904	0.432	1,248	\$37.72	415	23.8992	2 STORY	74	\$7,920
41-18-302-028	923 OAK ST	02/24/20	WD	\$64,900	\$26,700	41.14	\$53,363	\$8,200	\$56,700	\$180,652	0.314	1,798	\$31.54	415	31.3863	2 STORY	69	\$8,200
40-13-402-010	611 THAYER ST	07/12/19	WD	\$46,500	\$22,700	48.82	\$45,430	\$6,622	\$39,878	\$155,232	0.257	2,166	\$18.41	415	25.6893	2 STORY	55	\$6,622
41-18-301-006	505 W COURT ST	08/19/21	WD	\$67,000	\$32,300	48.21	\$64,552	\$25,810	\$41,190	\$154,968	0.266	2,735	\$15.06	415	26.5797	2 STORY	55	\$25,810
41-18-301-002	909 STOCKTON ST	10/21/20	WD	\$119,000	\$19,100	16.05	\$38,237	\$2,899	\$116,101	\$141,352	0.821	2,274	\$51.06	415	82.1361	FOUR UNIT	60	\$2,899
41-18-309-015	1106 CHURCH ST	02/21/20	WD	\$49,900	\$27,500	55.11	\$54,942	\$4,283	\$45,617	\$202,636	0.225	2,922	\$15.61	415	22.5118	FOUR UNIT	60	\$4,283
41-18-302-005	915 OAK ST	06/10/19	WD	\$45,000	\$25,900	57.56	\$51,829	\$4,000	\$41,000	\$191,316	0.214	2,496	\$16.43	415	21.4305	TWO UNIT	60	\$4,000
41-18-381-012	1511 TACOMA ST	05/13/21	WD	\$20,000	\$10,900	54.50	\$21,788	\$3,482	\$16,518	\$73,224	0.226	1,001	\$16.50	415	22.5582	TWO UNIT	60	\$3,482
41-18-382-016	1604 CHURCH ST	01/15/21	WD	\$32,000	\$19,000	59.38	\$38,094	\$8,981	\$23,019	\$116,452	0.198	1,968	\$11.70	415	19.7669	TWO UNIT	55	\$8,981
41-18-382-016	1604 CHURCH ST	01/12/21	WD	\$35,000	\$19,000	54.29	\$38,094	\$8,981	\$26,019	\$116,452	0.223	1,968	\$13.22	415	22.3431	TWO UNIT	55	\$8,981
41-18-383-032	201 TENTH ST	09/02/21	WD	\$94,000	\$18,800	20.00	\$37,615	\$4,156	\$89,844	\$133,836	0.671	2,122	\$42.34	415	67.1299	TWO UNIT	55	\$4,156
Totals:				\$854,300	\$326,900	38.27	\$651,692	\$745,483	\$2,171,500	E.C.F. => 0.343		\$25.80		0.2642				
				Sale, Ratio =>		38.27			E.C.F. =>	0.343	Std. Deviation=>		0.19538085					
				Std. Dev. =>		15.98			Ave. E.C.F. =>	0.341	Ave. Variance=>		28.8317	Coefficient of Var=> 84.63461778				

2800
2800
2800

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

HAS TOWNHOMES

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.319	0.319	0.319	0.294	0.294	0.294
1 STY		0.319	0.319	0.319	0.294	0.294	0.294
2 STORY		0.319	0.319	0.319	0.294	0.294	0.294
1.5 STY		0.319	0.319	0.319	0.294	0.294	0.294
1.25 STY		0.319	0.319	0.319	0.294	0.294	0.294
BI-LEVEL		0.319	0.319	0.319	0.294	0.294	0.294
TRI-LEVEL		0.319	0.319	0.319	0.294	0.294	0.294
ESTATE HOME		0.319	0.319	0.319	0.294	0.294	0.294
DUPLEX		0.319	0.319	0.319	0.294	0.294	0.294
TWO UNIT		0.343	0.343	0.343	0.343	0.343	0.343
THREE UNIT		0.343	0.343	0.343	0.343	0.343	0.343
FOUR UNIT		0.343	0.343	0.343	0.343	0.343	0.343

Town Homes/Duplexes: 0.475
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

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

HAS TOWNHOMES

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.300	0.300	0.300	0.300	0.300	0.300
1 STY		0.300	0.300	0.300	0.300 335	0.300	0.300
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY		0.300	0.300	0.300	0.300	0.300	0.300
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.300
BI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
TRI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
ESTATE HOME		0.300	0.300	0.300	0.300	0.300	0.300
DUPLEX		0.300	0.300	0.300	0.300	0.300	0.300
TWO UNIT		0.350	0.350	0.350	0.350	0.350	0.350
THREE UNIT		0.350	0.350	0.350	0.350	0.350	0.350
FOUR UNIT		0.450	0.450	0.450	0.450	0.450	0.450

Town Homes/Duplexes: 0.450 → raise
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

redire abid

Rental
• 450 - Nochang

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	
41-18-202-019	625 E THIRD ST	09/04/20 WD	\$32,000	\$24,800	77.50	\$49,660	\$8,944	\$23,056	\$135,720	0.170	1,739	\$13.26	420	27.3640	1 STY	61	\$8,944

41-07-451-017	615 E SECOND ST	07/09/21 WD	\$120,500	\$40,500	33.61	\$81,056	\$26,826	\$93,674	\$180,767	0.518	2,282	\$41.05	420	51.8204	2 STORY	61	\$26,826
41-07-451-053	504 THOMSON ST	04/18/19 WD	\$82,000	\$33,200	40.49	\$66,327	\$15,790	\$66,210	\$168,457	0.393	2,520	\$26.27	420	4.0084	2 STORY	61	\$15,790
41-07-452-003	431 THOMSON ST	07/02/19 WD	\$35,000	\$23,500	67.14	\$47,040	\$14,946	\$20,054	\$106,980	0.187	1,449	\$13.84	420	16.5499	2 STORY	61	\$14,946
41-07-476-017	910 E SECOND ST	12/31/20 WD	\$50,000	\$22,400	44.80	\$44,814	\$8,626	\$41,374	\$120,627	0.343	1,576	\$26.25	420	6.0630	2 STORY	61	\$8,626
41-07-477-004	718 AVON ST	06/19/19 WD	\$30,000	\$21,800	72.67	\$43,589	\$14,252	\$15,748	\$97,790	0.161	1,300	\$12.11	420	24.2584	2 STORY	61	\$14,252
41-07-455-028	618 AVON ST	06/07/19 WD	\$40,000	\$30,800	77.00	\$61,658	\$18,280	\$21,720	\$144,593	0.150	1,862	\$11.66	420	35.7939	2 STORY	66	\$18,280
41-07-477-023	705 AVON ST	08/14/19 WD	\$23,750	\$21,900	92.21	\$43,803	\$18,005	\$5,745	\$85,993	0.067	1,092	\$5.26	420	14.5220	2 STORY	66	\$18,005

Totals: \$381,250 \$194,100 50.91 \$388,287 \$264,525 \$905,207
Sale. Ratio => 50.91 E.C.F. => 0.292
Std. Dev. => 21.75 Ave. E.C.F. => 0.260

41-18-208-011	735 THOMSON ST	08/04/20 WD	\$93,000	\$28,000	30.11	\$56,007	\$12,638	\$80,362	\$144,563	0.556	1,673	\$48.03	420	21.5349	2 STORY	74	\$12,638
41-07-453-056	906 E KEARSLEY ST	05/01/20 WD	\$67,000	\$29,400	43.88	\$58,869	\$13,573	\$53,427	\$100,658	0.531	1,212	\$44.08	420	53.0779	2 STORY	76	\$12,000
41-07-453-061	405 AVON ST	08/12/20 WD	\$60,000	\$29,300	48.83	\$58,515	\$13,799	\$46,201	\$99,369	0.465	1,212	\$38.12	420	46.4944	2 STORY	76	\$12,000

Totals: \$220,000 \$86,700 39.41 \$173,391 \$179,990 \$344,590
Sale. Ratio => 39.41 E.C.F. => 0.522
Std. Dev. => 9.70 Ave. E.C.F. => 0.517

41-18-202-017	617 E THIRD ST	04/19/19 WD	\$118,000	\$59,800	50.68	\$119,527	\$13,492	\$104,508	\$235,633	0.444	4,000	\$26.13	420	21.2621	FOUR UNIT	61	\$13,492
41-07-451-019	627 E SECOND ST	03/09/21 WD	\$86,000	\$53,600	61.97	\$107,224	\$22,021	\$64,479	\$189,340	0.341	2,662	\$24.22	420	34.0546	FOUR UNIT	66	\$22,021
41-18-202-022	616 E SECOND ST	05/20/19 WD	\$77,500	\$41,500	53.55	\$83,028	\$17,762	\$59,738	\$145,036	0.412	2,186	\$27.33	420	18.0987	FOUR UNIT	66	\$17,762
41-18-208-009	725 THOMSON ST	08/02/19 WD	\$85,000	\$35,200	41.41	\$70,355	\$12,638	\$72,362	\$128,260	0.564	1,372	\$52.74	420	16.0560	FOUR UNIT	69	\$12,638

Totals: \$367,000 \$190,100 51.80 \$380,134 \$301,087 \$698,269
Sale. Ratio => 51.80 E.C.F. => 0.431
Std. Dev. => 8.48 Ave. E.C.F. => 0.440

80's

Town home

41-18-206-044	819 EAST ST	05/21/19	WD	\$57,500	\$37,200	64.70	\$74,497	\$10,030	\$47,470	\$184,191	0.258	2.482	\$19.13	420	2.6823	THREE UNIT	61	\$10,030
41-07-453-011	523 AVON ST	07/23/19	WD	\$50,000	\$26,200	52.40	\$52,335	\$9,675	\$40,325	\$121,886	0.331	1.796	\$22.45	420	33.0843	THREE UNIT	66	\$9,675
41-07-476-013	913 YOUNG ST	08/24/21	WD	\$34,000	\$22,900	67.35	\$54,245	\$7,222	\$26,778	\$134,351	0.199	1.976	\$13.55	420	19.9313	THREE UNIT	66	\$7,222
41-07-476-013	913 YOUNG ST	08/27/21	WD	\$69,000	\$28,700	41.59	\$57,340	\$10,317	\$58,683	\$134,351	0.437	1.976	\$29.70	420	43.6787	THREE UNIT	66	\$10,317
41-18-202-010	607 EAST ST	10/12/21	WD	\$115,000	\$41,600	36.17	\$83,160	\$18,780	\$56,220	\$183,943	0.523	2.418	\$39.79	420	52.3097	THREE UNIT	66	\$18,780
41-18-208-010	729 THOMSON ST	07/30/19	WD	\$75,000	\$33,400	44.53	\$66,715	\$12,638	\$62,362	\$154,506	0.404	1.760	\$35.43	420	10.4531	THREE UNIT	69	\$12,638
Totals:				\$400,500	\$190,000	47.44	\$388,292		\$331,838	\$913,229	0.363							
				Sale. Ratio =>		12.70	E.C.F. =>		0.363	Ave. E.C.F. =>		0.359						
				Std. Dev. =>														
41-07-452-020	512 AVON ST	04/10/19	WD	\$53,500	\$41,300	77.20	\$82,622	\$8,747	\$44,753	\$211,071	0.212	2.504	\$17.87	420	21.2028	THREE UNIT	71	\$8,747
41-07-455-004	613 THOMSON ST	09/10/20	WD	\$64,500	\$26,200	40.62	\$52,311	\$9,287	\$55,213	\$122,926	0.449	1.805	\$30.59	420	44.9157	TWO UNIT	61	\$9,287
41-18-206-011	709 EAST ST	10/14/20	WD	\$49,900	\$35,600	71.34	\$71,176	\$8,653	\$41,247	\$178,637	0.231	2.227	\$18.52	420	23.0898	TWO UNIT	61	\$8,653
41-07-453-019	420 CRAPO ST	08/17/21	WD	\$78,000	\$51,100	65.51	\$102,216	\$18,371	\$59,629	\$239,557	0.249	3.088	\$19.31	420	24.8913	TWO UNIT	66	\$18,371
41-18-207-017	714 THOMSON ST	08/10/21	WD	\$75,000	\$27,300	36.40	\$54,548	\$9,287	\$65,713	\$129,317	0.508	1.792	\$36.67	420	50.8154	TWO UNIT	66	\$9,287
41-18-208-018	702 AVON ST	07/07/20	WD	\$45,000	\$23,700	52.67	\$47,460	\$8,936	\$36,064	\$110,069	0.328	1.652	\$21.83	420	2.5304	TWO UNIT	66	\$8,936
Totals:				\$312,400	\$163,900	52.46	\$327,711		\$257,866	\$780,506	0.330		\$26.49		0.13533183		2.2571	
				Sale. Ratio =>		15.18	E.C.F. =>		0.330	Ave. E.C.F. =>		0.353	Std. Deviation=>		26.6868	Coefficient of Var=>		
				Std. Dev. =>												75.60971583		

(Optional) Gross Rate Multipliers

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

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

HAS TOWNHOMES

Residential	: 0.220	<i>.275 ,350</i>
Town Homes/Duplexes:	0.250	
Mobile Homes	: 1.000	
Agricultural Bldgs	: 1.000	
Commercial Bldgs	: 1.000	
Industrial Bldgs	: 1.000	

(Optional) Gross Rate Multipliers

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

.4 came in average 50s

too high

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 Deprec.	Land Value	
41-17-154-005	916 KENNELWORTH AVE	11/30/20	WD	\$19,000	\$9,300	48.95	\$18,639	\$5,086	\$13,914	\$61,605	0.226	849	\$16.39	430	22.5860	1 STY	55	\$4,691
41-18-277-033	853 E EIGHTH ST	08/23/21	WD	\$110,000	\$19,100	17.36	\$38,193	\$6,031	\$103,969	\$146,191	0.711	1,292	\$80.47	430	21.3224	1.75 STY	75	\$6,031
41-17-151-013	905 E WELLINGTON AVE	09/17/21	WD	\$32,000	\$11,600	36.25	\$23,171	\$5,750	\$26,250	\$79,186	0.331	1,028	\$25.54	430	33.1496	1.75 STY	60	\$5,750
41-18-276-032	841 E SEVENTH ST	07/30/21	WD	\$72,000	\$14,000	19.44	\$28,087	\$5,645	\$66,355	\$102,009	0.650	1,382	\$48.01	430	44.8493	1.75 STY	60	\$5,645
41-18-276-020	822 E SIXTH ST	06/18/21	WD	\$100,000	\$14,200	14.20	\$28,466	\$5,500	\$94,500	\$104,391	0.905	1,352	\$69.90	430	90.5251	2 STORY	60	\$5,500
41-18-276-020	822 E SIXTH ST	08/31/21	WD	\$102,000	\$14,200	13.92	\$28,466	\$5,500	\$96,500	\$104,391	0.924	1,352	\$71.38	430	92.4410	2 STORY	60	\$5,500
41-18-280-030	801 E NINTH ST	04/23/21	WD	\$80,000	\$24,500	30.63	\$48,964	\$11,482	\$68,518	\$170,373	0.402	2,601	\$26.34	430	40.2165	2 STORY	55	\$11,482
41-18-280-002	1305 LAPEER RD	10/15/21	WD	\$25,000	\$11,000	44.00	\$22,050	\$4,840	\$20,160	\$78,227	0.258	1,525	\$13.22	430	25.4573	2 STORY	45	\$4,840
41-18-280-001	1301 LAPEER RD	05/06/19	WD	\$32,500	\$17,400	53.54	\$34,748	\$7,290	\$25,210	\$124,809	0.202	2,334	\$10.80	430	20.1988	TWO UNIT	55	\$6,056
Totals:				\$572,500	\$135,300	23.63	\$270,784	\$515,376	\$971,182	E.C.F. => 0.531	Std. Deviation=> 0.28958412	\$40.23	1.8386					
					Std. Dev. => 15.49				Ave. E.C.F. => 0.512		Ave. Variance=> 43.4162		Coefficient of Var=> 84.75042128					

raise value

N 805

(Optional) Gross Rate Multipliers

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

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

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

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

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



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
41-17-180-026	1618 S FRANKLIN AVE	04/26/21	WD	\$145,000	\$43,600	30.07	\$87,291	\$22,472	\$122,528	\$152,515	0.803	1,160	\$105.63	435	61.1952	1 STY	80	\$22,472
41-08-377-004	624 MAXINE ST	12/13/19	WD	\$92,500	\$35,900	38.81	\$71,865	\$19,222	\$73,278	\$123,866	0.592	1,364	\$53.72	435	59.1591	1 STY	64	\$19,222
41-17-180-025	1614 S FRANKLIN AVE	01/07/20	WD	\$42,500	\$24,400	57.41	\$48,786	\$16,771	\$25,729	\$75,329	0.342	768	\$33.50	435	35.8522	1 STY	64	\$16,771
41-17-127-005	1622 E COURT ST	01/14/20	WD	\$81,000	\$33,300	41.11	\$66,536	\$13,750	\$67,250	\$124,202	0.541	1,380	\$48.73	435	21.0245	1 STY	60	\$13,273
41-17-179-002	1401 SUNNYSIDE AVE	12/18/20	WD	\$130,000	\$119,100	91.62	\$238,277	\$41,258	\$88,742	\$463,574	0.191	2,718	\$32.65	435	60.4536	1 STY	52	\$41,258
41-17-131-016	1110 MAXINE ST	12/06/19	WD	\$106,000	\$67,100	63.30	\$134,104	\$23,191	\$82,809	\$233,501	0.355	2,132	\$38.84	435	2.2894	1.25 STY	79	\$23,191
41-08-383-001	1702 MONTCLAIR AVE	07/26/19	WD	\$140,000	\$58,100	41.50	\$116,127	\$27,758	\$112,242	\$186,040	0.603	1,920	\$58.46	435	60.3322	1.25 STY	69	\$27,288
41-08-383-001	1702 MONTCLAIR AVE	07/13/20	WD	\$158,000	\$58,100	36.77	\$116,127	\$27,758	\$130,242	\$186,040	0.700	1,920	\$67.83	435	70.0075	1.25 STY	69	\$27,288
41-08-383-004	711 BLANCHARD AVE	07/24/20	WD	\$81,900	\$41,200	50.31	\$82,333	\$15,000	\$66,900	\$141,754	0.472	1,463	\$45.73	435	47.1945	1.25 STY	69	\$15,000
41-17-132-012	1307 MAXINE ST	12/13/19	WD	\$175,000	\$77,200	44.11	\$154,332	\$30,102	\$144,898	\$261,537	0.554	3,030	\$47.82	435	17.6490	1.25 STY	69	\$30,102
41-17-133-034	1222 KENSINGTON AVE	10/18/19	WD	\$157,000	\$80,100	51.02	\$160,182	\$33,620	\$123,380	\$265,446	0.463	2,388	\$51.67	435	35.6751	1.25 STY	69	\$33,620
41-08-379-019	1809 MONTCLAIR AVE	04/29/21	WD	\$119,000	\$38,400	32.27	\$76,817	\$14,390	\$104,610	\$131,425	0.796	1,470	\$71.16	435	79.5966	1.25 STY	64	\$14,390
41-08-383-014	716 KENSINGTON AVE	05/14/20	WD	\$80,000	\$33,000	41.25	\$66,022	\$15,353	\$64,647	\$106,672	0.606	1,236	\$52.30	435	60.6038	1.25 STY	64	\$15,000
41-08-383-014	716 KENSINGTON AVE	12/23/20	WD	\$94,000	\$33,000	35.11	\$66,022	\$15,353	\$78,647	\$106,672	0.717	1,236	\$63.63	435	73.7282	1.25 STY	64	\$15,000
41-17-129-018	1017 KENSINGTON AVE	05/11/21	WD	\$150,000	\$42,900	28.60	\$85,712	\$16,771	\$133,229	\$145,139	0.918	1,438	\$92.65	435	16.6240	1.25 STY	64	\$16,771
Totals:				\$1,154,900	\$462,000		\$923,674		\$958,795	\$1,531,724	0.626							
				Sale, Ratio =>		40.00	E.C.F. =>		E.C.F. =>		0.626							
				Std. Dev. =>		7.68	Ave. E.C.F. =>		Ave. E.C.F. =>		0.918							
41-08-376-007	1601 CROMWELL AVE	12/01/20	WD	\$143,000	\$56,400	39.44	\$112,792	\$19,855	\$123,145	\$185,874	0.663	1,708	\$72.10	435	66.2519	1.75 STY	74	\$19,855
41-08-383-009	801 BLANCHARD AVE	03/13/20	WD	\$95,400	\$42,700	44.76	\$85,342	\$15,000	\$80,400	\$140,684	0.571	1,578	\$50.95	435	57.1494	1.75 STY	64	\$15,000
41-08-383-021	1701 E COURT ST	07/18/19	WD	\$135,000	\$65,700	48.67	\$131,314	\$22,420	\$112,580	\$217,788	0.517	1,978	\$56.92	435	51.6925	1.75 STY	64	\$21,857
41-17-128-017	1021 BLANCHARD AVE	06/10/19	WD	\$99,000	\$40,100	40.51	\$80,168	\$15,000	\$84,000	\$130,336	0.644	1,620	\$51.85	435	21.3146	1.75 STY	64	\$15,000
41-17-104-004	911 E FORK DR	03/02/20	WD	\$148,500	\$80,900	54.48	\$161,808	\$17,362	\$131,138	\$288,892	0.454	2,365	\$55.45	435	9.9534	2 STORY	79	\$17,362
41-17-106-029	1407 WOODLAWN PARK DR	04/28/21	WD	\$250,000	\$99,500	39.80	\$199,042	\$21,322	\$228,678	\$355,440	0.663	2,991	\$76.46	435	22.7337	2 STORY	75	\$19,978
41-17-129-016	1009 KENSINGTON AVE	03/24/21	WD	\$149,000	\$62,100	41.68	\$124,287	\$16,771	\$133,229	\$215,032	0.615	2,254	\$58.66	435	18.3611	2 STORY	75	\$16,771

Home
Pelliver
100-150
more
Edward's
1255

WONG
LEONG

41-08-378-023	1617 MONTCLAIR AVE	05/10/19 WD	\$68,000	\$58,200	85.59	\$116,494	\$23,569	\$44,431	\$185,850	0.239	2.156	\$20,61	435	23.9069	2 STORY	69	\$21,544
41-08-384-011	805 KENSINGTON AVE	08/30/21 WD	\$152,000	\$49,600	32.63	\$99,252	\$16,784	\$135,216	\$164,936	0.820	1.772	\$76.31	435	81.9809	2 STORY	69	\$16,784
41-17-102-017	1014 WOODSIDE DR	07/31/20 WD	\$225,000	\$112,100	49.82	\$224,262	\$29,784	\$195,216	\$388,956	0.502	2.716	\$71.88	435	50.1897	2 STORY	69	\$27,906
41-17-103-001	1302 E COURT ST	07/26/19 WD	\$160,000	\$96,900	60.56	\$193,757	\$31,952	\$128,048	\$323,610	0.396	2.663	\$48.08	435	39.5686	2 STORY	69	\$31,952
41-17-103-005	917 WOODSIDE DR	04/23/21 WD	\$150,000	\$64,800	43.20	\$139,724	\$20,155	\$129,845	\$229,138	0.567	2.203	\$58.94	435	56.6667	2 STORY	69	\$20,155
41-17-103-009	926 E FORK DR	05/28/19 WD	\$156,000	\$99,600	63.85	\$199,262	\$22,632	\$133,368	\$353,260	0.378	2.996	\$45.43	435	37.7535	2 STORY	69	\$22,632
41-17-103-009	926 E FORK DR	07/21/20 WD	\$172,000	\$99,600	57.91	\$199,262	\$22,632	\$149,368	\$353,260	0.423	2.996	\$50.87	435	42.2827	2 STORY	69	\$22,632
41-17-104-013	918 BEARD ST	09/22/20 OTH	\$90,000	\$61,700	68.56	\$123,433	\$16,432	\$73,568	\$214,002	0.344	2.331	\$31.56	435	34.3772	2 STORY	69	\$16,432
41-17-104-015	926 BEARD ST	10/13/20 WD	\$149,900	\$63,200	42.16	\$126,348	\$20,540	\$129,360	\$211,616	0.611	2.002	\$64.62	435	61.1296	2 STORY	69	\$20,540
41-17-106-021	1160 WOODSIDE DR	02/11/20 WD	\$167,000	\$94,700	56.71	\$189,452	\$20,285	\$146,715	\$338,334	0.434	2.578	\$56.91	435	43.3640	2 STORY	69	\$19,918
41-17-126-014	1025 BEARD ST	08/26/19 WD	\$137,000	\$45,700	33.36	\$91,302	\$15,893	\$121,107	\$150,818	0.803	1.426	\$84.93	435	80.3001	2 STORY	69	\$15,893
41-17-126-015	914 MAXINE ST	06/21/19 WD	\$135,000	\$48,000	35.56	\$96,059	\$16,320	\$118,680	\$159,478	0.744	1.464	\$81.07	435	74.4178	2 STORY	69	\$16,320
41-17-127-019	922 BLANCHARD AVE	07/09/21 WD	\$140,000	\$49,100	35.07	\$98,259	\$13,473	\$126,527	\$169,572	0.746	1.984	\$63.77	435	74.6155	2 STORY	69	\$13,473
41-17-127-030	1010 BLANCHARD AVE	08/25/20 WD	\$158,000	\$70,500	44.62	\$141,061	\$21,956	\$136,044	\$238,210	0.571	2.197	\$61.92	435	57.1110	2 STORY	69	\$21,956
41-17-128-027	1010 KENSINGTON AVE	02/28/20 WD	\$109,000	\$46,500	42.66	\$92,996	\$15,000	\$94,000	\$155,992	0.603	1.534	\$61.28	435	6.9382	2 STORY	69	\$15,000
41-17-129-010	923 KENSINGTON AVE	06/14/21 WD	\$180,000	\$73,400	40.78	\$146,798	\$16,771	\$163,229	\$260,054	0.628	2.538	\$64.31	435	27.3273	2 STORY	69	\$16,771
41-17-129-012	931 KENSINGTON AVE	06/07/19 WD	\$75,000	\$49,700	66.27	\$99,350	\$16,771	\$58,229	\$165,158	0.353	1.956	\$29.77	435	0.1835	2 STORY	69	\$16,771
41-17-129-012	931 KENSINGTON AVE	06/08/20 WD	\$145,000	\$49,700	34.28	\$99,350	\$16,771	\$128,229	\$165,158	0.776	1.956	\$65.56	435	42.2002	2 STORY	69	\$16,771
41-17-131-003	1113 BEARD ST	11/08/19 WD	\$134,000	\$47,000	35.07	\$94,037	\$14,651	\$119,349	\$158,772	0.752	1.736	\$68.75	435	4.0919	2 STORY	69	\$13,693
41-17-131-004	1119 BEARD ST	04/22/21 WD	\$160,000	\$66,800	41.75	\$133,646	\$17,801	\$142,199	\$231,690	0.614	2.048	\$69.43	435	9.7035	2 STORY	69	\$17,801
41-17-131-012	1325 BEARD ST	08/24/20 WD	\$190,000	\$74,600	39.26	\$149,264	\$16,300	\$173,700	\$265,928	0.653	2.524	\$68.42	435	5.7598	2 STORY	69	\$16,300
41-17-131-017	1118 MAXINE ST	08/28/20 WD	\$146,400	\$53,300	37.43	\$106,593	\$18,423	\$123,977	\$176,340	0.703	1.786	\$69.42	435	19.0687	2 STORY	69	\$18,423
41-17-131-023	1318 MAXINE ST	08/05/20 WD	\$160,000	\$66,800	41.75	\$133,670	\$19,187	\$140,813	\$228,966	0.615	2.190	\$64.30	435	1.4190	2 STORY	69	\$19,187
41-17-132-020	1206 BLANCHARD AVE	11/05/20 WD	\$150,000	\$76,500	51.00	\$152,961	\$15,910	\$134,090	\$274,102	0.489	2.797	\$47.94	435	13.4275	2 STORY	69	\$15,910
41-17-133-007	1205 BLANCHARD AVE	07/24/20 WD	\$134,000	\$53,700	40.07	\$107,305	\$15,000	\$119,000	\$184,610	0.645	1.657	\$71.82	435	28.9680	2 STORY	69	\$15,000
41-17-133-008	1209 BLANCHARD AVE	11/05/20 WD	\$132,000	\$59,400	45.00	\$118,859	\$15,000	\$117,000	\$207,718	0.563	1.686	\$69.40	435	20.8341	2 STORY	69	\$15,000
41-17-134-028	1851 BROOKSIDE DR	12/03/20 WD	\$195,750	\$110,100	56.25	\$220,138	\$42,599	\$153,151	\$355,078	0.431	3.091	\$49.55	435	8.3080	2 STORY	69	\$41,188
41-17-176-005	1514 LINWOOD AVE	07/06/21 WD	\$189,900	\$70,000	36.86	\$139,938	\$23,729	\$166,171	\$232,418	0.715	2.523	\$65.86	435	36.6729	2 STORY	69	\$23,729
41-17-176-015	1417 BROOKWOOD AVE	09/10/21 WD	\$130,000	\$44,100	33.92	\$88,151	\$15,309	\$114,691	\$145,684	0.787	1.402	\$81.81	435	43.9022	2 STORY	69	\$15,309
41-17-176-020	1521 BROOKWOOD AVE	10/04/19 WD	\$110,000	\$52,100	47.36	\$104,212	\$18,371	\$91,629	\$171,682	0.534	1.751	\$52.33	435	18.5477	2 STORY	69	\$18,371
41-08-382-013	814 BLANCHARD AVE	09/20/19 WD	\$80,000	\$44,800	56.00	\$89,528	\$20,141	\$59,859	\$138,774	0.431	1.602	\$37.37	435	43.1342	2 STORY	64	\$20,141
41-08-379-008	521 KENSINGTON AVE	09/15/21 WD	\$137,000	\$60,900	44.45	\$121,821	\$22,500	\$114,500	\$198,642	0.576	1.692	\$67.67	435	57.6414	2 STORY	64	\$22,274
41-08-383-019	814 KENSINGTON AVE	07/26/19 WD	\$115,000	\$70,600	61.39	\$141,149	\$19,800	\$95,200	\$242,698	0.392	2.443	\$38.97	435	39.2257	2 STORY	64	\$19,800
41-08-383-020	818 KENSINGTON AVE	04/30/21 WD	\$140,000	\$40,000	28.57	\$79,972	\$15,000	\$125,000	\$129,944	0.962	1.453	\$86.03	435	96.1953	2 STORY	64	\$15,000
41-08-384-010	801 KENSINGTON AVE	12/06/19 WD	\$79,000	\$36,900	46.71	\$73,807	\$16,784	\$62,216	\$114,046	0.546	1.366	\$45.55	435	54.5534	2 STORY	64	\$16,784
41-17-126-007	923 BEARD ST	06/23/21 WD	\$106,000	\$52,600	49.62	\$105,130	\$15,062	\$90,938	\$180,136	0.505	2.024	\$44.93	435	50.4830	2 STORY	64	\$15,062
41-17-133-027	1134 KENSINGTON AVE	11/10/20 WD	\$135,000	\$42,300	31.33	\$84,598	\$15,855	\$109,145	\$137,486	0.867	1.705	\$69.88	435	86.6597	2 STORY	64	\$15,000
41-17-180-016	1506 S FRANKLIN AVE	04/13/21 WD	\$125,000	\$38,000	30.40	\$76,055	\$16,771	\$108,229	\$118,568	0.913	1.468	\$73.73	435	20.2019	2 STORY	64	\$16,771
41-08-379-002	1812 E SECOND ST	10/04/19 WD	\$55,000	\$36,200	65.82	\$72,308	\$15,285	\$39,715	\$114,046	0.348	1.362	\$29.16	435	34.8237	2 STORY	60	\$15,285
41-17-131-019	1214 MAXINE ST	06/27/19 WD	\$140,000	\$43,800	31.29	\$87,553	\$16,813	\$123,187	\$141,480	0.871	1.646	\$74.84	435	87.0703	2 STORY	60	\$16,813
Totals:			\$5,508,950	\$2,473,500	44.90	\$4,952,116	\$4,744,939	\$8,376,210									

Sale. Ratio => 44.90
Std. Dev. => 12.86
E.C.F. => 0.566
Ave. E.C.F. => 0.596

pm 50

41-17-106-003	1121 WOODLAWN PARK DR	10/30/19	WD	\$250,000	\$145,600	58.24	\$291,280	\$40,929	\$209,071	\$589,061	0.355	3.732	\$56.02	435	35.4922	ESTATE HOME	69	\$40,929
41-17-106-006	1301 WOODLAWN PARK DR	12/31/19	WD	\$340,000	\$125,800	37.00	\$251,686	\$38,191	\$301,809	\$502,341	0.601	3.670	\$82.24	435	60.0805	ESTATE HOME	69	\$38,191
41-17-106-025	1417 LINWOOD AVE	05/28/21	WD	\$335,000	\$141,900	42.36	\$283,880	\$35,211	\$299,789	\$585,104	0.512	3.456	\$86.74	435	51.2369	ESTATE HOME	69	\$35,211
200230c																		
41-17-178-008	1420 RIDGELAWN AVE	09/03/20	WD	\$153,000	\$48,800	31.90	\$97,639	\$15,309	\$137,691	\$193,718	0.711	2.156	\$63.86	435	71.0782	TRI-LEVEL	69	\$15,309
41-17-182-004	1615 S FRANKLIN AVE	04/21/20	WD	\$120,000	\$61,200	51.00	\$122,315	\$30,766	\$89,234	\$215,409	0.414	1.684	\$52.99	435	11.8960	TRI-LEVEL	69	\$29,749
41-08-378-002	1708 E SECOND ST	08/31/21	WD	\$150,000	\$86,300	57.53	\$172,615	\$36,476	\$113,524	\$320,327	0.354	3.029	\$37.48	435	35.4400	TRI-LEVEL	64	\$36,476
221505																		
41-17-128-029	1018 KENSINGTON AVE	12/05/19	WD	\$62,000	\$51,200	82.58	\$102,465	\$15,000	\$47,000	\$269,123	0.175	2.083	\$22.56	435	17.4641	TWO UNIT	79	\$15,000
41-17-128-029	1018 KENSINGTON AVE	08/28/20	WD	\$158,500	\$51,200	32.30	\$102,465	\$15,000	\$143,500	\$269,123	0.533	2.083	\$68.89	435	53.3213	TWO UNIT	79	\$15,000

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

NEIGHBORHOOD SITE INSPECTION CONDUCTED DURING 2008

Residential : 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: 445 'R - 445-KATHY'

NEIGHBORHOOD SITE INSPECTION CONDUCTED DURING 2008

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

Handwritten: 450 too high

(Optional) Gross Rate Multipliers

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

Handwritten: .375

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	
41-16-226-020	1014 BURLINGTON DR	12/22/20	WD	\$83,000	\$26,200	31.57	\$52,491	\$9,610	\$73,390	\$131,942	0.556	1,198	\$61.26	445	4.8867	1 STY	66	\$9,610
41-16-229-004	3616 EASTHAMPTON DR	12/18/20	WD	\$84,000	\$23,400	27.86	\$46,815	\$8,128	\$75,872	\$119,037	0.637	1,193	\$63.60	445	22.3162	1 STY	61	\$8,128
41-16-228-006	923 SOMERSET LN	11/25/19	WD	\$98,500	\$43,000	43.65	\$86,077	\$10,326	\$88,174	\$233,080	0.378	2,060	\$42.80	445	17.9473	2 STORY	79	\$10,326
41-16-204-024	1002 BARRINGTON DR	12/29/20	WD	\$98,000	\$35,000	35.71	\$70,011	\$15,500	\$82,500	\$167,726	0.492	1,796	\$45.94	445	49.1873	2 STORY	71	\$15,500
41-16-227-009	1009 BURLINGTON DR	08/10/21	WD	\$130,000	\$30,800	23.69	\$61,684	\$9,006	\$120,994	\$162,086	0.746	1,867	\$64.81	445	23.9115	2 STORY	66	\$8,525
41-16-204-033	1110 BARRINGTON DR	10/09/20	WD	\$75,000	\$30,500	40.67	\$60,973	\$9,877	\$65,123	\$157,218	0.414	1,978	\$32.92	445	41.4220	2 STORY	57	\$9,877
41-16-202-010	3415 BRIMFIELD DR	06/02/21	WD	\$60,000	\$29,100	48.50	\$58,267	\$10,990	\$49,010	\$145,468	0.337	2,433	\$20.14	445	33.6913	2 STORY	52	\$10,973
41-16-226-021	1018 BURLINGTON DR	04/15/19	WD	\$36,000	\$26,400	72.33	\$52,747	\$9,610	\$26,390	\$132,728	0.199	1,344	\$19.64	445	19.8826	TRI-LEVEL	74	\$9,610
41-16-226-021	1018 BURLINGTON DR	11/13/19	WD	\$70,400	\$26,400	37.50	\$52,747	\$9,610	\$60,790	\$132,729	0.458	1,344	\$45.23	445	45.8000	TRI-LEVEL	74	\$9,610
41-16-227-006	927 BURLINGTON DR	04/13/21	WD	\$50,000	\$27,000	54.00	\$53,960	\$9,632	\$40,368	\$136,394	0.296	1,658	\$24.35	445	29.5966	TRI-LEVEL	61	\$9,145
41-16-276-012	1201 BURLINGTON DR	03/19/21	WD	\$70,000	\$24,900	35.57	\$49,895	\$14,065	\$55,935	\$110,246	0.507	1,402	\$39.90	445	5.0860	TRI-LEVEL	61	\$12,799
Totals:				\$854,900	\$322,700		\$645,667	\$738,546	\$1,628,655			\$41.87		0.1565134				
				Sale. Ratio =>		37.75	E.C.F. =>		0.453	Std. Deviation=>		0.1565134	Coefficient of Var=>		58.49334047			
				Std. Dev. =>		13.82	Ave. E.C.F. =>		0.457	Ave. Variance=>		26.7025						

5001-1005

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

Style:	Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.343	0.343	0.343	0.343	0.343	0.343
1 STY		0.343	0.343	0.343	0.343	0.343	0.343
2 STORY		0.343	0.343	0.343	0.343	0.343	0.343
1.5 STY		0.343	0.343	0.343	0.343	0.343	0.343
1.25 STY		0.343	0.343	0.343	0.343	0.343	0.343
BI-LEVEL		0.343	0.343	0.343	0.343	0.343	0.343
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		0.392	0.392	0.392	0.392	0.392	0.392
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.300	0.300	0.300	0.300	0.300	0.300
1 STY		0.300	0.300	0.300	0.300	0.300	0.300
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY		0.300	0.300	0.300	0.300	0.300	0.300
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.300
BI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.400	0.400	0.400	0.400	0.400	0.400
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

375
too high
reduce some

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Assd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
40-15-427-008	3814 FRAZER ST	08/06/21	WD	\$48,000	\$20,400	42.50	\$40,826	\$6,561	\$41,439	\$114,217	0.363	1,136	\$36.48	450	14.9249	1 STY	75	\$6,561
40-15-479-009	921 JOHNSON AVE	01/03/20	WD	\$80,000	\$17,900	22.38	\$35,727	\$4,000	\$76,000	\$105,757	0.719	944	\$80.51	450	53.7878	1 STY	74	\$4,000
40-15-432-040	3827 W KEARSLEY ST	07/30/21	MLC	\$55,000	\$15,200	27.64	\$30,366	\$8,000	\$47,000	\$74,553	0.630	805	\$58.39	450	11.8362	1 STY	70	\$8,000

40-15-481-014	960 SALISBURY AVE	03/12/20	WD	\$25,000	\$12,700	50.80	\$25,335	\$5,061	\$19,939	\$67,580	0.295	708	\$28.16	450	11.4290	1 STY	66	\$5,061
40-15-481-016	968 SALISBURY AVE	05/20/21	WD	\$30,500	\$12,700	41.64	\$25,449	\$4,589	\$25,911	\$69,533	0.373	708	\$36.60	450	19.1889	1 STY	66	\$4,589
40-15-483-019	3906 REYNOLDS ST	08/23/19	WD	\$42,000	\$16,900	40.24	\$33,833	\$4,784	\$37,216	\$96,830	0.384	1,034	\$35.99	450	3.2286	1 STY	64	\$4,784
40-14-358-010	983 HUBBARD AVE	10/05/21	WD	\$43,000	\$12,200	28.37	\$24,444	\$4,000	\$39,000	\$68,147	0.572	690	\$56.52	450	57.2295	1 STY	63	\$4,000
40-15-452-009	932 SUNDAY ST	07/14/20	WD	\$65,000	\$22,600	34.77	\$45,105	\$9,839	\$55,161	\$117,553	0.469	1,190	\$46.35	450	10.6703	1 STY	63	\$9,839
40-15-457-025	4014 REYNOLDS ST	09/07/21	WD	\$45,000	\$22,100	49.11	\$44,236	\$9,737	\$35,263	\$114,997	0.307	956	\$36.89	450	3.7303	1 STY	63	\$9,567
40-15-477-029	3824 MANNHALL AVE	10/14/20	WD	\$45,000	\$14,900	33.11	\$29,716	\$4,720	\$40,280	\$83,320	0.483	705	\$57.13	450	5.4293	1 STY	63	\$4,720
40-15-487-007	983 JOHNSON AVE	09/22/21	WD	\$37,000	\$10,100	27.30	\$21,642	\$5,367	\$31,633	\$54,250	0.583	708	\$44.68	450	34.5257	1 STY	63	\$5,367
40-15-487-019	996 S BALLENGER HWY	03/30/20	WD	\$27,550	\$13,500	49.00	\$26,995	\$5,367	\$22,183	\$72,093	0.308	852	\$26.04	450	6.9858	1 STY	63	\$5,367
40-15-487-035	964 S BALLENGER HWY	12/18/20	WD	\$28,000	\$15,500	55.36	\$31,057	\$6,197	\$21,803	\$82,867	0.263	660	\$33.03	450	2.5270	1 STY	63	\$6,197
40-15-487-035	964 S BALLENGER HWY	03/12/21	MLC	\$65,000	\$15,500	23.85	\$31,057	\$6,197	\$58,803	\$82,867	0.710	660	\$89.10	450	47.1770	1 STY	63	\$6,197

Totals: \$453,050 \$168,700 Sale Ratio => 37.24 E.C.F. => 0.425 Ave. E.C.F. => 0.432
w/24605 Std. Dev. => 10.71

40-14-351-021	944 HUBBARD AVE	06/18/19	WD	\$22,500	\$9,500	42.22	\$23,608	\$4,097	\$18,403	\$65,037	0.283	770	\$23.90	450	28.2963	1 STY	59	\$3,900
40-14-357-002	955 S BALLENGER HWY	07/09/20	MLC	\$22,857	\$8,800	38.50	\$19,964	\$3,200	\$19,657	\$55,880	0.352	691	\$28.45	450	35.1772	1 STY	59	\$3,200
40-14-358-002	955 HUBBARD AVE	10/06/21	WD	\$21,000	\$12,700	60.48	\$25,443	\$4,000	\$17,000	\$71,477	0.238	690	\$24.64	450	23.7840	1 STY	59	\$4,000
40-14-358-019	972 BARNEY AVE	07/26/19	WD	\$18,000	\$13,500	75.00	\$27,022	\$4,698	\$13,302	\$74,413	0.179	899	\$14.80	450	17.8758	1 STY	59	\$4,000
40-15-431-003	4017 W KEARSLEY ST	09/27/19	WD	\$15,000	\$12,200	81.33	\$24,466	\$4,000	\$11,000	\$68,220	0.161	918	\$11.98	450	16.1243	1 STY	59	\$4,000
40-15-434-004	3921 JOYNER ST	04/29/21	WD	\$24,076	\$9,200	38.21	\$18,456	\$4,000	\$20,076	\$48,187	0.417	760	\$26.42	450	41.6630	1 STY	59	\$4,000
40-15-456-006	4019 ORR ST	01/29/20	WD	\$15,000	\$11,100	74.00	\$22,257	\$4,000	\$11,000	\$60,857	0.181	745	\$14.77	450	18.0753	1 STY	59	\$4,000
40-15-476-022	3910 ZIMMERMAN ST	06/24/19	MLC	\$22,500	\$12,100	53.78	\$24,204	\$4,720	\$17,780	\$64,947	0.274	779	\$22.82	450	27.3763	1 STY	59	\$4,720
40-15-477-024	3910 MANNHALL AVE	06/18/19	WD	\$22,500	\$9,900	44.00	\$24,741	\$3,540	\$18,960	\$70,670	0.268	775	\$24.46	450	26.8289	1 STY	59	\$3,540
40-15-481-004	3817 MANNHALL AVE	10/01/21	WD	\$47,000	\$10,500	22.34	\$20,963	\$4,986	\$42,014	\$53,257	0.789	674	\$62.34	450	78.8897	1 STY	59	\$4,986
40-15-482-016	1030 DARLING ST	04/08/19	WD	\$27,500	\$13,500	49.09	\$26,953	\$5,440	\$22,060	\$71,710	0.308	888	\$24.84	450	24.7466	1 STY	59	\$5,440
40-15-483-020	3902 REYNOLDS ST	07/18/19	WD	\$21,500	\$8,800	40.93	\$17,645	\$4,559	\$16,941	\$43,620	0.388	544	\$31.14	450	19.7320	1 STY	59	\$4,559
40-15-485-004	1015 DARLING ST	08/30/21	WD	\$23,000	\$12,700	55.22	\$25,431	\$6,917	\$16,083	\$61,713	0.261	845	\$19.03	450	32.5088	1 STY	59	\$6,833
40-15-457-009	4017 BLACKINGTON AVE	12/28/20	QC	\$19,500	\$11,700	60.00	\$23,309	\$4,784	\$14,716	\$61,750	0.238	674	\$21.83	450	23.8316	1 STY	54	\$4,784

Totals: \$321,933 \$156,200 Sale Ratio => 48.52 E.C.F. => 0.297 Ave. E.C.F. => 0.310
w/24605 Std. Dev. => 16.55

40-15-486-006	971 SALISBURY AVE	01/09/20	WD	\$27,000	\$16,100	59.63	\$32,104	\$4,800	\$22,200	\$91,013	0.244	904	\$24.56	450	34.1776	1.25 STY	66	\$4,800
40-15-486-009	983 SALISBURY AVE	07/12/19	LC	\$30,000	\$17,000	56.67	\$33,993	\$4,800	\$25,200	\$97,310	0.259	1,001	\$25.17	450	32.6730	1.25 STY	66	\$4,800
40-15-486-019	980 JOHNSON AVE	08/02/21	WD	\$37,500	\$13,800	36.80	\$27,524	\$4,350	\$33,150	\$77,247	0.429	936	\$35.42	450	6.6606	1.25 STY	63	\$4,350

40-14-358-005	967 HUBBARD AVE	10/12/21	WD	\$65,000	\$13,900	21.38	\$27,729	\$4,000	\$61,000	\$79,097	0.771	904	\$67.48	450	77.1208	1.25 STY	59	\$4,000
40-15-477-002	3929 ZIMMERMAN ST	06/18/19	WD	\$22,500	\$10,900	48.44	\$26,938	\$3,540	\$18,960	\$77,993	0.243	950	\$19.96	450	24.3098	1.25 STY	59	\$3,540

40-15-477-031	3816 MANNHALL AVE	06/30/21 WD	\$26,000	\$11,600	44.62	\$23,281	\$4,720	\$21,280	\$61,870	0.344	883	\$24,10	450	34.3947	1.25 STY	59	\$4,720
40-15-486-002	955 SALISBURY AVE	04/06/21 WD	\$49,900	\$12,000	24.05	\$24,077	\$4,800	\$45,100	\$64,257	0.702	887	\$50.85	450	70.1873	1.25 STY	59	\$4,800
40-15-486-017	972 JOHNSON AVE	01/15/21 WD	\$42,000	\$13,200	31.43	\$26,408	\$4,350	\$37,650	\$73,527	0.512	887	\$42.45	450	4.0106	1.25 STY	54	\$4,350

Totals:

\$205,400
Sale. Ratio => 29.99
Std. Dev. => 12.11

E.C.F. => 0.516
Ave. E.C.F. => 0.514

40-15-457-016	4022 REYNOLDS ST	04/13/21 WD	\$39,000	\$14,500	37.18	\$29,032	\$4,784	\$34,216	\$80,827	0.423	1,085	\$31.54	450	42.3326	1.5 STY	59	\$4,784
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40-15-456-010	1002 TACKEN ST	04/13/19 LC	\$36,000	\$15,300	42.50	\$30,606	\$4,731	\$31,269	\$86,250	0.363	1,440	\$21.71	450	36.2539	2 STORY	48	\$4,731
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40-15-426-015	4048 FRAZER ST	11/27/19 WD	\$47,840	\$12,400	25.92	\$35,792	\$9,840	\$38,000	\$64,880	0.586	1,105	\$34.39	450	58.5697	TWO UNIT	54	\$4,692
40-15-426-016	4044 FRAZER ST	11/27/19 WD	\$44,160	\$12,400	28.08	\$34,101	\$8,158	\$36,002	\$64,858	0.555	1,106	\$32.55	450	55.5094	TWO UNIT	54	\$4,692
40-15-434-019	3922 W COURT ST	08/07/20 MLC	\$49,900	\$20,200	40.48	\$40,387	\$7,500	\$42,400	\$82,218	0.516	1,248	\$33.97	450	51.5705	TWO UNIT	54	\$7,500

Totals:

\$141,900
Sale. Ratio => 31.71
Std. Dev. => 7.86

E.C.F. => 0.549
Ave. E.C.F. => 0.552

Std. Deviation=> 0.16426729
Coefficient of Var=> 54.12618318

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.294	0.294	0.294	0.294	0.294	0.294
1 STY		0.294	0.294	0.294	0.294	0.294	0.294
2 STORY		0.294	0.294	0.294	0.294	0.294	0.294
1.5 STY		0.294	0.294	0.294	0.294	0.294	0.294
1.25 STY		0.294	0.294	0.294	0.294	0.294	0.294
BI-LEVEL		0.294	0.294	0.294	0.294	0.294	0.294
TRI-LEVEL		0.294	0.294	0.294	0.294	0.294	0.294
ESTATE HOME		0.294	0.294	0.294	0.294	0.294	0.294
DUPLEX		0.294	0.294	0.294	0.294	0.294	0.294
TWO UNIT		0.319	0.319	0.319	0.319	0.319	0.319
THREE UNIT		0.319	0.319	0.319	0.319	0.319	0.319
FOUR UNIT		0.319	0.319	0.319	0.319	0.319	0.319

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

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

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

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

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

160-70 .300
70-60 .300
60-50 .275
50-0 .250

an air too high
reduce sum

40 unit .5
2 unit .450

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
40-14-356-019	924 HUGHES AVE	07/18/19 WD	\$12,500	\$8,500	68.00	\$16,940	\$3,910	\$8,590	\$47,382	0.181	784	18.7386	1 STY	49	\$3,800
40-14-380-015	920 BRADLEY AVE	08/02/19 WD	\$15,500	\$10,600	68.39	\$21,280	\$4,221	\$11,279	\$62,033	0.182	859	6.3915	1 STY	49	\$4,221

40-13-355-007	1940 BECKER ST	05/28/19 LC	\$12,000	\$6,900	57.50	\$13,857	\$3,645	\$8,355	\$37,135	0.225	620	15.5724	1 STY	54	\$3,645
40-13-355-007	1940 BECKER ST	09/28/21 WD	\$25,000	\$6,900	27.60	\$13,857	\$3,645	\$21,355	\$37,135	0.575	620	19.4354	1 STY	54	\$3,645
40-14-360-016	966 MANN AVE	06/07/19 WD	\$17,500	\$8,500	48.57	\$17,043	\$3,800	\$13,700	\$48,156	0.284	647	10.8347	1 STY	54	\$3,800
40-14-360-016	966 MANN AVE	05/27/20 MLC	\$19,000	\$8,500	44.74	\$17,043	\$3,800	\$15,200	\$48,156	0.316	647	13.9495	1 STY	54	\$3,800
40-14-381-005	911 BRADLEY AVE	08/19/21 WD	\$44,900	\$11,900	26.50	\$23,837	\$3,800	\$41,100	\$72,862	0.564	796	26.5176	1 STY	55	\$3,800
40-14-353-019	932 MANN AVE	09/21/21 WD	\$17,500	\$8,200	46.86	\$16,446	\$3,800	\$13,700	\$45,985	0.298	724	8.2301	1 STY	59	\$3,800
40-14-356-006	911 KNAPP AVE	03/19/21 WD	\$28,000	\$11,400	40.71	\$22,714	\$3,800	\$24,200	\$68,778	0.352	722	2.8366	1 STY	59	\$3,800
40-14-356-007	915 KNAPP AVE	10/28/20 WD	\$28,500	\$9,300	32.63	\$18,632	\$3,800	\$24,700	\$53,935	0.458	660	7.7741	1 STY	59	\$3,800
40-14-366-021	1009 BARNEY AVE	08/12/21 WD	\$30,000	\$17,600	58.67	\$35,265	\$8,258	\$21,742	\$98,207	0.221	1,138	28.8530	1 STY	59	\$8,258
40-14-367-002	3214 FIELDING ST	07/13/20 WD	\$24,000	\$8,800	36.67	\$17,601	\$4,227	\$19,773	\$48,633	0.407	640	10.3340	1 STY	59	\$4,098
40-14-382-005	2906 FIELDING ST	09/06/19 WD	\$33,000	\$12,900	39.09	\$25,770	\$7,706	\$25,294	\$65,687	0.385	770	3.2280	1 STY	59	\$7,156
40-14-387-006	2805 GIBSON ST	09/11/20 WD	\$23,000	\$8,700	37.83	\$17,326	\$3,800	\$19,200	\$49,185	0.390	668	17.9809	1 STY	59	\$3,800
40-14-388-004	2905 REYNOLDS ST	06/13/19 WD	\$29,000	\$9,600	33.10	\$19,218	\$3,800	\$25,200	\$56,065	0.449	647	23.8924	1 STY	59	\$3,800

Totals: ~~\$5,300~~ \$331,400 \$129,200 Sale. Ratio => 38.99 E.C.F. => 0.375
Std. Dev. => 10.18 Ave. E.C.F. => 0.379

40-14-369-005	3002 FIELDING ST	01/14/20 WD	\$21,000	\$9,800	46.67	\$19,848	\$4,552	\$16,448	\$54,895	0.300	644	24.6156	1 STY	60	\$4,098
40-14-381-013	912 HAMMOND ST	08/30/19 WD	\$22,000	\$12,000	54.55	\$23,975	\$5,414	\$16,586	\$67,495	0.246	685	6.9595	1 STY	63	\$5,414
40-14-381-018	932 HAMMOND ST	02/04/21 WD	\$27,400	\$8,800	32.12	\$18,736	\$3,800	\$23,600	\$52,495	0.450	636	27.3428	1 STY	63	\$3,800
40-14-389-002	2827 REYNOLDS ST	07/24/20 WD	\$20,000	\$9,200	46.00	\$18,324	\$3,800	\$16,200	\$52,815	0.307	616	30.6468	1 STY	63	\$3,800
40-13-360-027	1013 CHRISTOPHER ST	08/29/19 WD	\$26,500	\$15,900	60.00	\$31,876	\$8,937	\$17,563	\$83,415	0.211	1,062	21.0551	1 STY	64	\$8,937
40-14-365-003	1012 BARNEY AVE	07/09/19 WD	\$57,000	\$26,500	46.49	\$53,074	\$7,910	\$49,090	\$164,233	0.299	1,433	29.8905	1 STY	64	\$7,910
Totals:			\$173,900	\$82,200	47.27	\$165,133		\$139,487	\$475,345	0.293					
				Sale. Ratio =>	47.27				E.C.F. =>	0.293					
				Std. Dev. =>	9.45				Ave. E.C.F. =>	0.302					

one 20

40-14-389-005	2815	REYNOLDS ST	03/05/21	WD	\$25,000	\$9,200	36.80	\$18,348	\$5,497	\$19,503	\$46,731	0.417	720	\$27.09	455	4.8668	1.25	STY	59	\$3,800		
40-14-382-014	2718	FIELDING ST	04/30/21	WD	\$59,000	\$14,300	24.24	\$28,552	\$3,794	\$55,206	\$90,029	0.613	1,220	\$45.25	455	38.4514	1.25	STY	63	\$3,794		
40-13-360-009	1101	CHRISTOPHER ST	09/03/19	MLC	\$30,000	\$15,100	50.33	\$30,297	\$4,874	\$25,126	\$92,447	0.272	1,008	\$24.93	455	27.1787	1.5	STY	69	\$4,874		
40-13-359-006	1009	PERSHING ST	10/12/20	WD	\$27,000	\$10,500	38.89	\$20,932	\$3,119	\$23,881	\$64,775	0.369	1,040	\$22.96	455	36.8679	2	STORY	54	\$3,119		
40-14-383-005	986	KNIGHT AVE	09/29/20	WD	\$38,500	\$12,400	32.21	\$24,757	\$3,800	\$34,700	\$76,207	0.455	1,516	\$22.89	455	8.7659	2	STORY	54	\$3,800		
40-13-355-013	1002	PERSHING ST	12/04/19	MLC	\$29,900	\$19,500	65.22	\$39,036	\$7,204	\$22,696	\$115,753	0.196	1,684	\$13.48	455	19.6073	2	STORY	59	\$7,204		
40-14-381-008	925	BRADLEY AVE	02/28/20	WD	\$46,000	\$18,700	71.92	\$37,393	\$5,700	\$20,300	\$115,247	0.176	1,509	\$13.45	455	17.6143	2	STORY	63	\$5,700		
40-13-302-006	1926	W COURT ST	08/23/19	WD	\$70,000	\$20,500	29.29	\$41,070	\$7,204	\$62,796	\$123,149	0.510	1,816	\$34.58	455	50.9918	FOUR	UNIT	60	\$7,204		
40-13-302-006	1926	W COURT ST	02/22/21	WD	\$82,000	\$20,500	25.00	\$41,070	\$7,204	\$74,796	\$123,149	0.607	1,816	\$41.19	455	60.7361	FOUR	UNIT	60	\$7,204		
40-14-362-014	951	STOCKER AVE	08/07/19	WD	\$23,700	\$13,600	57.38	\$27,249	\$6,175	\$17,525	\$76,633	0.229	1,086	\$16.14	455	22.8688	TWO	UNIT	59	\$6,175		
40-14-362-014	951	STOCKER AVE	06/24/21	WD	\$48,000	\$13,600	28.33	\$27,249	\$6,175	\$41,825	\$76,633	0.546	1,086	\$38.51	455	54.5785	TWO	UNIT	59	\$6,175		
40-14-381-011	943	BRADLEY AVE	11/06/19	MLC	\$38,000	\$15,000	39.47	\$30,056	\$6,484	\$31,516	\$85,716	0.368	1,824	\$17.28	455	36.7678	TWO	UNIT	59	\$6,484		
Totals:					\$109,700	\$42,200	38.47	\$84,554		\$90,866	\$238,982			\$26.98		0.0496						
					Sale. Ratio =>		38.47	E.C.F. =>		0.380	Std. Deviation=>		0.1251777	Ave. E.C.F. =>		0.381	Std. Deviation=>		22.2538	Coefficient of Var=>		58.45226709
					Std. Dev. =>		14.66															

4588302

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.343	0.343	0.343	0.343	0.343	0.343
2 STORY		0.343	0.343	0.343	0.343	0.343	0.343
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.343	0.343	0.343	0.343	0.343	0.343
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		0.294	0.294	0.294	0.294	0.294	0.294
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.300	0.300	0.300	0.300	0.300	0.300
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.300
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.300	0.300	0.300	0.300	0.300	0.300
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

350
too high
reduce a small
Amount

Parcel Number	Street Address	Sale Date	Inst.	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
40-22-229-012	3722 BROWN ST	01/17/20	WD	\$33,300	\$14,600	43.84	\$29,216	\$4,000	\$29,300	\$84,053	0.349	924	\$31.71	460	8.0960	1 STY	61	\$4,000
40-22-231-015	3714 WHITNEY AVE	05/05/21	WD	\$12,965	\$9,100	70.19	\$18,277	\$4,000	\$8,965	\$47,590	0.188	572	\$15.67	460	8.5431	1 STY	61	\$4,000
40-22-231-024	3604 WHITNEY AVE	07/23/21	WD	\$22,900	\$9,800	42.79	\$19,678	\$4,500	\$18,400	\$50,593	0.364	704	\$26.14	460	64.5931	1 STY	61	\$4,500
40-22-233-009	3613 WHITNEY AVE	02/24/20	WD	\$45,000	\$11,100	24.67	\$22,106	\$4,000	\$41,000	\$60,353	0.679	691	\$59.33	460	27.5480	1 STY	61	\$4,000
40-22-233-014	3718 ARLENE AVE	01/17/20	WD	\$30,000	\$9,800	32.67	\$19,649	\$4,000	\$26,000	\$52,163	0.498	756	\$34.39	460	9.4582	1 STY	61	\$4,000
40-22-278-003	3925 HERRICK ST	07/28/21	WD	\$20,000	\$10,500	52.50	\$20,908	\$4,000	\$16,000	\$56,360	0.284	690	\$23.19	460	1.3119	1 STY	61	\$4,000
40-22-278-029	3826 CLAIRMONT ST	03/03/20	WD	\$35,500	\$15,200	42.82	\$30,374	\$4,000	\$31,500	\$87,913	0.358	970	\$32.47	460	2.4458	1 STY	61	\$4,000
40-22-280-027	3826 LARCHMONT ST	08/26/21	WD	\$55,500	\$15,300	27.57	\$30,688	\$4,594	\$50,906	\$86,980	0.585	900	\$56.56	460	32.8997	1 STY	61	\$4,000
40-22-280-028	3822 LARCHMONT ST	01/24/20	WD	\$29,900	\$11,300	37.79	\$22,622	\$6,000	\$23,900	\$55,407	0.431	672	\$35.57	460	17.5092	1 STY	61	\$6,000
40-22-281-010	3617 CLAIRMONT ST	05/18/20	WD	\$23,000	\$13,300	57.83	\$26,533	\$4,000	\$19,000	\$75,110	0.253	908	\$20.93	460	0.3302	1 STY	61	\$4,000
40-22-282-014	3813 LARCHMONT ST	09/13/21	WD	\$42,000	\$16,000	38.10	\$32,061	\$5,000	\$37,000	\$90,203	0.410	910	\$40.66	460	6.7192	1 STY	61	\$5,000
40-22-282-031	3810 HOGARTH AVE	02/26/20	WD	\$24,900	\$12,900	51.81	\$25,893	\$4,584	\$20,316	\$71,030	0.286	680	\$29.88	460	5.6972	1 STY	61	\$4,000
40-22-284-004	3929 HOGARTH AVE	12/20/19	MLC	\$40,000	\$17,500	43.75	\$35,059	\$4,694	\$35,306	\$101,217	0.349	1,007	\$35.06	460	0.5824	1 STY	61	\$4,694
40-22-230-009	3805 BROWN ST	09/05/19	MLC	\$39,900	\$11,700	29.32	\$33,387	\$4,000	\$35,900	\$64,623	0.556	697	\$51.51	460	55.5527	1 STY	60	\$4,000
40-22-282-005	3917 LARCHMONT ST	10/11/19	OC	\$16,000	\$12,900	80.63	\$25,802	\$4,000	\$12,000	\$72,673	0.165	735	\$16.33	460	9.1142	1 STY	60	\$4,000

Handwritten: \$470,865

Sale Ratio => 40.56
Std. Dev. => 15.58

E.C.F. => 0.384
Ave. E.C.F. => 0.384

40-22-282-010	3901 LARCHMONT ST	02/18/21	WD	\$54,500	\$15,200	27.89	\$30,417	\$5,000	\$49,500	\$84,723	0.584	910	\$54.40	460	32.7990	1 STY	58	\$5,000
40-22-228-016	3801 AUGUSTA ST	09/08/20	MLC	\$37,000	\$16,700	45.14	\$33,365	\$8,000	\$29,000	\$84,550	0.343	949	\$30.56	460	34.2992	1 STY	57	\$8,000
40-22-230-007	3913 BROWN ST	07/26/19	WD	\$18,000	\$9,900	55.00	\$19,746	\$4,000	\$14,000	\$52,487	0.267	697	\$20.09	460	26.6734	1 STY	57	\$4,000
40-22-233-015	3714 ARLENE AVE	10/01/19	WD	\$31,000	\$12,700	40.97	\$25,359	\$4,000	\$27,000	\$71,197	0.379	1,044	\$25.86	460	37.9231	1 STY	57	\$4,000
40-22-277-026	3617 ARLENE AVE	09/19/19	WD	\$22,000	\$14,600	66.36	\$29,142	\$6,000	\$16,000	\$77,140	0.207	942	\$16.99	460	18.8549	1 STY	57	\$6,000
40-22-277-026	3617 ARLENE AVE	09/24/21	WD	\$35,300	\$14,900	42.21	\$29,742	\$6,600	\$28,700	\$77,140	0.372	942	\$30.47	460	2.3914	1 STY	57	\$6,600
40-22-277-027	3609 ARLENE AVE	09/06/19	WD	\$25,000	\$16,600	66.40	\$33,296	\$6,000	\$19,000	\$90,987	0.209	1,279	\$14.86	460	18.7143	1 STY	57	\$6,000
40-22-280-006	3913 CLAIRMONT ST	05/31/19	WD	\$32,000	\$18,000	56.25	\$36,096	\$8,000	\$24,000	\$93,653	0.256	1,289	\$18.62	460	17.3284	1 STY	57	\$8,000
40-22-281-024	3614 LARCHMONT ST	01/24/20	WD	\$26,800	\$10,500	39.18	\$21,008	\$4,000	\$22,800	\$56,693	0.402	652	\$34.97	460	13.1582	1 STY	57	\$4,000
40-22-226-017	3814 AUGUSTA ST	05/06/19	WD	\$25,000	\$12,200	48.80	\$24,378	\$4,000	\$21,000	\$67,927	0.309	1,086	\$19.34	460	30.9157	1 STY	52	\$4,000
40-22-226-017	3814 AUGUSTA ST	06/02/19	LC	\$30,000	\$12,200	40.67	\$24,378	\$4,000	\$26,000	\$67,927	0.383	1,086	\$23.94	460	38.2766	1 STY	52	\$4,000
40-22-231-021	3618 WHITNEY AVE	01/10/20	WD	\$18,000	\$9,100	50.56	\$18,141	\$4,000	\$14,000	\$47,137	0.297	704	\$19.89	460	29.7009	1 STY	52	\$4,000
40-22-277-012	1502 S BALLENGER HWY	04/30/21	WD	\$20,000	\$18,200	91.00	\$36,334	\$16,012	\$3,988	\$67,740	0.059	872	\$4.57	460	5.8872	1 STY	51	\$8,000

Sale Ratio => 48.26
Std. Dev. => 16.10

E.C.F. => 0.314
Ave. E.C.F. => 0.313

Handwritten: \$374,600

40-22-229-016	3708 BROWN ST	08/08/19 WD	\$27,000	\$13,500	50.00	\$27,006	\$8,582	\$18,418	\$61,413	0.300	768	\$23.98	460	29.9902	1 STY	47	\$8,000
40-22-231-020	3622 WHITNEY AVE	12/16/20 QC	\$50,000	\$9,300	18.60	\$18,528	\$4,000	\$46,000	\$48,427	0.950	966	\$47.62	460	94.9890	1 STY	47	\$4,000

W-B 20

40-22-284-009	3905 HOGARTH AVE	05/04/21 WD	\$61,000	\$11,800	19.34	\$23,542	\$4,621	\$56,379	\$63,070	0.894	731	\$77.13	460	11.5704	1.25 STY	75	\$4,621
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40-22-281-012	3601 CLAIRMONT ST	08/22/19 WD	\$43,500	\$17,200	39.54	\$34,371	\$8,000	\$35,500	\$87,903	0.404	912	\$38.93	460	0.7888	1.25 STY	64	\$8,000
40-22-228-025	3822 BROWN ST	12/06/19 WD	\$27,500	\$15,000	54.55	\$30,055	\$4,000	\$23,500	\$86,850	0.271	909	\$25.85	460	27.0581	1.25 STY	61	\$4,000
40-22-232-017	3930 ARLENE AVE	10/13/21 WD	\$97,500	\$16,000	16.41	\$32,064	\$4,400	\$93,100	\$92,213	1.010	1,150	\$80.96	460	100.9615	1.25 STY	61	\$4,400
40-22-232-031	3918 ARLENE AVE	08/19/20 WD	\$23,400	\$14,600	62.39	\$29,293	\$7,700	\$15,700	\$71,977	0.218	715	\$21.96	460	21.8126	1.25 STY	61	\$7,700
40-22-278-020	3930 CLAIRMONT ST	08/09/21 WD	\$27,000	\$13,300	49.26	\$26,670	\$4,000	\$23,000	\$75,567	0.304	908	\$25.33	460	30.4367	1.25 STY	61	\$4,000
40-22-280-001	3933 CLAIRMONT ST	08/16/19 WD	\$29,000	\$15,600	53.79	\$31,192	\$6,082	\$22,918	\$83,700	0.274	909	\$25.21	460	27.3811	1.25 STY	61	\$5,917
40-22-280-008	3905 CLAIRMONT ST	06/16/21 QC	\$36,250	\$12,800	35.31	\$25,548	\$4,000	\$32,250	\$71,827	0.449	908	\$35.52	460	44.8998	1.25 STY	61	\$4,000
40-22-281-023	3618 LARCHMONT ST	10/06/20 QC	\$27,500	\$13,200	48.00	\$26,338	\$4,000	\$23,500	\$74,460	0.316	859	\$27.36	460	31.5606	1.25 STY	61	\$4,000
40-22-231-019	3626 WHITNEY AVE	04/30/21 WD	\$55,500	\$20,000	36.04	\$39,968	\$4,000	\$51,500	\$119,893	0.430	1,676	\$30.73	460	42.9548	2 STORY	61	\$4,000

40-22-281-013	3722 LARCHMONT ST	01/25/21 WD	\$30,000	\$15,700	52.33	\$31,355	\$4,000	\$26,000	\$91,183	0.285	1,128	\$23.05	460	28.5140	2 STORY	61	\$4,000
Totals:			\$397,150	\$153,400	38.63	\$306,854		\$346,968	\$855,573	0.406							
			Sale. Ratio =>		13.22	E.C.F. =>		Ave. E.C.F. =>		0.396							
			Std. Dev. =>														

King's 5000

(Optional) Gross Rate Multipliers

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

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.275	0.275	0.275	0.275	0.275	0.275
1 STY		0.300	0.300	0.300	0.300	0.300	0.300
2 STORY		0.275	0.275	0.275	0.275	0.275	0.275
1.5 STY		0.275	0.275	0.275	0.275	0.300	0.300
1.25 STY		0.275	0.275	0.275	0.275	0.300	0.300
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.275	0.275	0.275	0.275	0.275	0.275
THREE UNIT		0.275	0.275	0.275	0.275	0.275	0.275
FOUR UNIT		0.275	0.275	0.275	0.275	0.275	0.275

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

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

Handwritten: 305

Handwritten: 200 high increase

Handwritten: .375

Handwritten: 24 350

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
40-23-157-009	1705 STOCKER AVE	08/20/20	WD	\$60,000	\$23,700	39.50	\$47,407	\$8,500	\$51,500	\$129,690	0.397	1,032	\$49.90	465	18.1600	1 STY	79	\$8,500
40-23-106-006	3505 BROWN ST	08/31/21	WD	\$49,900	\$15,900	31.86	\$31,850	\$7,449	\$42,451	\$81,337	0.522	761	\$55.78	465	43.5174	1 STY	75	\$7,449
40-23-158-012	3409 LARCHMONT ST	04/02/21	WD	\$44,000	\$12,700	28.86	\$25,484	\$3,725	\$40,275	\$72,530	0.555	652	\$61.77	465	19.1899	1 STY	75	\$3,725
40-23-155-005	3509 CLAIRMONT ST	08/29/19	WD	\$15,110	\$11,700	77.43	\$23,397	\$3,725	\$11,385	\$65,573	0.174	652	\$17.46	465	30.5422	1 STY	68	\$3,725
40-23-158-017	3510 HOGARTH AVE	02/26/21	WD	\$35,000	\$12,200	34.86	\$24,328	\$3,725	\$31,275	\$68,677	0.455	652	\$47.97	465	9.2007	1 STY	68	\$3,725
40-23-159-007	3217 LARCHMONT ST	01/06/21	WD	\$24,000	\$12,300	51.25	\$24,632	\$4,345	\$19,655	\$67,623	0.291	719	\$27.34	465	27.4591	1 STY	68	\$4,345
40-23-160-017	3514 CHICAGO BLVD	11/12/19	WD	\$35,000	\$22,400	64.00	\$44,826	\$10,380	\$24,620	\$114,820	0.214	1,020	\$24.14	465	12.0954	1 STY	68	\$6,061
40-23-103-013	1221 BARNEY AVE	10/27/20	WD	\$23,500	\$10,500	44.68	\$20,901	\$3,400	\$20,100	\$58,337	0.345	724	\$27.76	465	34.4552	1 STY	63	\$3,400
40-23-105-013	1209 STOCKER AVE	04/16/21	WD	\$13,000	\$12,500	96.15	\$24,921	\$3,400	\$9,600	\$71,737	0.134	720	\$13.33	465	13.3823	1 STY	63	\$3,400
40-23-131-013	1419 KNAPP AVE	11/11/20	WD	\$27,000	\$12,300	45.56	\$24,564	\$3,906	\$23,094	\$68,860	0.335	680	\$33.96	465	23.1022	1 STY	63	\$3,906
40-23-154-001	1601 BARNEY AVE	07/19/21	WD	\$49,000	\$17,300	35.31	\$34,673	\$9,677	\$39,323	\$83,320	0.472	840	\$46.81	465	41.6348	1 STY	63	\$9,677
40-23-156-007	3301 CLAIRMONT ST	01/30/20	LC	\$35,000	\$10,200	29.14	\$20,324	\$3,725	\$31,275	\$55,330	0.565	652	\$47.97	465	36.4304	1 STY	63	\$3,725
40-23-159-011	3316 CHICAGO BLVD	04/30/19	WD	\$21,500	\$14,200	66.05	\$28,483	\$3,691	\$17,809	\$82,640	0.216	899	\$19.81	465	1.2938	1 STY	63	\$3,691
40-23-151-003	3517 ARLENE AVE	07/17/19	WD	\$27,000	\$11,500	42.59	\$22,940	\$3,725	\$23,275	\$64,050	0.363	716	\$32.51	465	20.3011	1 STY	60	\$3,725
Totals:				\$305,110	\$147,100	48.21	\$293,989		\$251,411	\$800,967	0.314							
				Sale. Ratio =>		20.48	E.C.F. =>		Ave. E.C.F. => 0.324									
				Std. Dev. =>														

20.48

40-23-102-019	3422 BROWN ST	09/13/21 WD	\$31,000	\$10,800	34.84	\$21,662	\$3,725	\$27,275	\$59,790	0.456	652	\$41.83	465	45,6180	1 STY	59	\$3,725
40-23-103-002	1115 BARNIEY AVE	09/03/20 WD	\$26,600	\$11,000	41.35	\$22,052	\$3,400	\$23,200	\$62,173	0.373	832	\$27.88	465	37,3150	1 STY	59	\$3,400
40-23-103-018	1210 MANN AVE	06/02/21 LC	\$54,900	\$12,100	22.04	\$24,287	\$3,400	\$51,500	\$69,623	0.740	870	\$59.20	465	73,9695	1 STY	59	\$3,400
40-23-105-007	1115 STOCKER AVE	07/19/19 WD	\$17,100	\$11,800	69.01	\$23,690	\$3,400	\$13,700	\$67,633	0.203	826	\$16.59	465	20,2563	1 STY	59	\$3,400
40-23-105-007	1115 STOCKER AVE	05/18/20 WD	\$37,000	\$11,800	31.89	\$23,690	\$3,400	\$33,600	\$67,633	0.497	826	\$40.68	465	49,6796	1 STY	59	\$3,400
40-23-106-003	3517 BROWN ST	01/24/20 WD	\$29,900	\$10,100	33.78	\$20,117	\$3,725	\$26,175	\$54,640	0.479	929	\$28.18	465	47,9045	1 STY	59	\$3,725
40-23-106-023	3406 WHITNEY AVE	05/19/21 WD	\$39,900	\$9,000	22.56	\$18,019	\$3,206	\$36,694	\$49,377	0.743	651	\$56.37	465	74,3145	1 STY	59	\$3,206
40-23-107-024	3410 ARLENE AVE	12/20/19 WD	\$17,450	\$10,900	62.46	\$21,738	\$3,725	\$13,725	\$60,043	0.229	629	\$21.82	465	22,8585	1 STY	59	\$3,725
40-23-107-027	3402 ARLENE AVE	07/16/21 WD	\$70,000	\$12,000	17.14	\$23,920	\$3,725	\$66,275	\$67,317	0.985	824	\$80.43	465	98,4526	1 STY	59	\$3,725
40-23-110-013	1417 STOCKER AVE	11/09/20 WD	\$31,000	\$11,400	36.77	\$22,753	\$4,250	\$26,750	\$61,677	0.434	720	\$37.15	465	43,3713	1 STY	59	\$4,250
40-23-110-024	1318 KNAPP AVE	01/21/21 WD	\$20,000	\$9,700	48.50	\$19,359	\$3,400	\$16,600	\$53,197	0.312	709	\$23.41	465	31,2050	1 STY	59	\$3,400
40-23-126-018	1202 HUGHES AVE	02/28/20 WD	\$20,000	\$11,400	57.00	\$27,934	\$3,906	\$16,094	\$80,093	0.201	950	\$16.94	465	20,0941	1 STY	59	\$3,906
40-23-126-022	1218 HUGHES AVE	03/24/21 WD	\$59,000	\$13,400	22.71	\$28,184	\$3,906	\$55,094	\$80,927	0.681	941	\$58.55	465	68,0789	1 STY	59	\$3,906
40-23-128-015	2816 BROWN ST	09/30/19 MLC	\$29,900	\$12,200	40.80	\$24,364	\$5,376	\$24,524	\$63,293	0.387	871	\$28.16	465	38,7466	1 STY	59	\$5,376
40-23-132-013	1421 HUGHES AVE	08/30/21 WD	\$30,000	\$10,800	36.00	\$21,658	\$3,906	\$26,094	\$59,173	0.441	768	\$33.98	465	44,0976	1 STY	59	\$3,906
40-23-132-033	1502 KNIGHT AVE	09/08/20 LC	\$25,500	\$15,100	59.22	\$30,123	\$3,906	\$21,594	\$87,390	0.247	936	\$23.07	465	24,7099	1 STY	59	\$3,906
40-23-151-019	3514 HERRICK ST	09/20/21 WD	\$47,000	\$9,200	19.57	\$18,340	\$3,725	\$43,275	\$48,717	0.888	756	\$57.24	465	88,8300	1 STY	59	\$3,725
40-23-152-016	3214 HERRICK ST	05/10/21 WD	\$22,900	\$10,500	45.85	\$21,038	\$3,725	\$19,175	\$57,710	0.332	630	\$30.44	465	33,2265	1 STY	59	\$3,725
40-23-153-005	3509 HERRICK ST	10/07/20 WD	\$42,500	\$11,000	25.88	\$26,736	\$4,656	\$37,844	\$73,600	0.514	908	\$41.68	465	51,4185	1 STY	59	\$4,656
40-23-154-014	3302 CLAIRMONT ST	01/15/21 WD	\$25,000	\$12,300	49.20	\$24,612	\$3,725	\$21,275	\$69,623	0.306	924	\$23.02	465	38,8270	1 STY	59	\$3,725
40-23-155-004	3513 CLAIRMONT ST	09/11/20 WD	\$20,500	\$10,500	51.22	\$21,058	\$3,725	\$16,775	\$57,777	0.290	652	\$25.73	465	40,3501	1 STY	59	\$3,725
40-23-156-021	3214 LARCHMONT ST	05/10/21 WD	\$25,400	\$9,600	37.80	\$19,228	\$3,725	\$21,675	\$51,677	0.419	652	\$33.24	465	22,6478	1 STY	59	\$3,725
40-23-158-016	3522 HOGARTH AVE	06/17/21 WD	\$40,000	\$16,900	42.25	\$33,735	\$11,174	\$28,826	\$75,203	0.383	806	\$35.76	465	11,3701	1 STY	59	\$11,174
40-23-158-023	3410 HOGARTH AVE	04/28/21 WD	\$27,000	\$10,200	37.78	\$20,450	\$3,725	\$23,275	\$55,750	0.417	652	\$35.70	465	33,0746	1 STY	59	\$3,725
40-23-159-005	3305 LARCHMONT ST	05/03/19 WD	\$44,500	\$11,500	25.84	\$22,946	\$3,825	\$40,675	\$63,737	0.638	736	\$55.26	465	55,1430	1 STY	59	\$3,825
40-23-159-014	3302 CHICAGO BLVD	07/08/21 WD	\$37,000	\$14,700	39.73	\$29,370	\$7,433	\$29,567	\$73,123	0.404	836	\$35.37	465	7,7862	1 STY	59	\$7,433
40-23-105-027	1222 KNAPP AVE	12/20/19 WD	\$21,900	\$9,200	42.01	\$18,354	\$3,400	\$18,500	\$49,847	0.371	768	\$24.09	465	37,1138	1 STY	54	\$3,400
40-23-152-017	3210 HERRICK ST	05/24/19 WD	\$28,000	\$10,300	36.79	\$16,298	\$3,120	\$24,880	\$43,927	0.566	630	\$39.49	465	56,6399	1 STY	54	\$3,120
40-23-155-018	3518 LARCHMONT ST	10/15/20 WD	\$16,000	\$8,200	51.25	\$16,320	\$3,725	\$12,275	\$41,983	0.292	652	\$18.83	465	29,2378	1 STY	54	\$3,725

Totals:

\$936,950

\$327,600

\$662,035

\$816,911

\$1,806,653

Sale. Ratio =>

34.96

E.C.F. =>

0.452

Std. Dev. =>

13.22

Ave. E.C.F. =>

0.456

6-15-23

40-23-126-015	1120 HUGHES AVE	01/22/21 WD	\$42,500	\$13,000	30.59	\$25,916	\$3,906	\$38,594	\$80,036	0.482	991	\$38.94	465	48,2206	1.25 STY	63	\$3,906
40-23-126-015	1120 HUGHES AVE	01/27/21 PTA	\$70,000	\$13,000	18.57	\$25,916	\$3,906	\$66,094	\$80,036	0.826	991	\$66.69	465	82,5800	1.25 STY	63	\$3,906
40-23-102-020	3418 BROWN ST	03/24/21 WD	\$10,000	\$12,700	127.00	\$25,427	\$3,725	\$6,275	\$72,340	0.087	858	\$7.31	465	8,6743	1.25 STY	59	\$3,725
40-23-154-011	3322 CLAIRMONT ST	05/18/20 WD	\$23,000	\$12,500	54.35	\$25,068	\$4,656	\$18,344	\$68,040	0.270	936	\$19.60	465	26,9606	1.5 STY	59	\$4,656
40-23-109-029	1302 STOCKER AVE	07/28/20 WD	\$20,500	\$16,300	79.51	\$32,650	\$6,800	\$13,700	\$86,167	0.159	1,213	\$11.29	465	15,8994	1.5 STY	54	\$6,800
40-23-151-005	3509 ARLENE AVE	03/11/20 WD	\$20,000	\$13,500	67.50	\$26,920	\$3,725	\$16,275	\$84,345	0.193	1,250	\$13.02	465	19,2956	1.75 STY	59	\$3,725
40-23-151-005	3509 ARLENE AVE	03/24/21 WD	\$59,000	\$12,800	21.69	\$26,920	\$3,725	\$55,275	\$84,345	0.655	1,250	\$44.22	465	65,5341	1.75 STY	59	\$3,725
40-23-151-031	3417 ARLENE AVE	09/14/21 WD	\$35,000	\$16,500	47.14	\$32,995	\$8,363	\$26,637	\$89,571	0.297	1,342	\$19.85	465	29,7385	2 STORY	59	\$7,449
40-23-131-024	1310 HUGHES AVE	09/24/21 QC	\$60,000	\$13,300	22.17	\$26,555	\$4,596	\$55,404	\$79,851	0.694	1,580	\$35.07	465	69,3843	TWO UNIT	49	\$4,596

MUD 505

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

Residential : 0.270
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

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

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

0.375

to design

(Optional) Gross Rate Multipliers

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

0.270

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	
40-14-487-006	1301 DURAND ST	05/17/21 WD	\$91,000	\$23,400	25.71	\$46,806	\$7,722	\$83,278	\$156,336	0.533	1,434	\$58.07	470	31.2593	1STY	75	\$7,722
40-23-205-014	1311 BRADLEY AVE	04/19/21 WD	\$49,900	\$12,000	24.05	\$24,005	\$4,965	\$44,935	\$76,160	0.590	740	\$60.72	470	17.3445	1STY	63	\$4,493
40-23-201-014	2626 SWAYZE ST	07/23/21 WD	\$24,250	\$10,100	41.65	\$20,138	\$3,400	\$20,850	\$66,952	0.311	690	\$30.22	470	6.1779	1STY	63	\$3,400
40-14-459-010	2413 REID ST	04/07/21 WD	\$31,043	\$18,000	57.98	\$36,053	\$6,836	\$24,207	\$116,868	0.207	1,459	\$16.59	470	22.6814	1STY	59	\$6,540
40-23-205-015	1317 BRADLEY AVE	08/04/21 WD	\$20,000	\$11,300	56.50	\$22,562	\$4,591	\$15,409	\$71,884	0.214	1,031	\$14.95	470	11.1905	1STY	59	\$4,591
40-14-485-010	2013 BECKER ST	10/22/20 WD	\$87,400	\$14,000	16.02	\$27,986	\$4,088	\$83,312	\$95,592	0.872	1,099	\$75.81	470	37.2723	1STY	59	\$4,088
40-23-206-020	2534 CUMINGS AVE	04/26/19 WD	\$39,000	\$10,400	26.67	\$20,892	\$3,891	\$35,109	\$68,004	0.516	796	\$44.11	470	22.0857	1STY	59	\$3,891
40-23-206-022	2526 CUMINGS AVE	10/09/20 WD	\$35,000	\$11,900	34.00	\$23,765	\$6,902	\$28,098	\$67,452	0.417	660	\$42.57	470	12.1142	1STY	59	\$3,889
40-14-454-027	2602 GIBSON ST	12/23/20 WD	\$30,000	\$9,800	32.67	\$19,637	\$3,825	\$26,175	\$63,248	0.414	736	\$35.56	470	41.3847	1STY	59	\$3,825
40-23-128-023	1202 CLANCY AVE	06/18/21 WD	\$25,000	\$10,000	40.00	\$19,951	\$3,400	\$21,600	\$66,204	0.326	704	\$30.68	470	12.1102	1STY	59	\$3,400
40-23-128-028	1222 CLANCY AVE	06/26/21 WD	\$30,600	\$13,200	43.14	\$26,418	\$3,400	\$27,200	\$92,072	0.295	1,036	\$26.25	470	15.1945	1STY	59	\$3,400
40-23-130-015	2701 SWAYZE ST	09/11/19 QC	\$16,500	\$10,000	60.61	\$20,012	\$3,400	\$13,100	\$66,448	0.197	768	\$17.06	470	49.0097	1STY	59	\$3,400
40-23-130-015	2701 SWAYZE ST	03/31/21 WD	\$17,000	\$10,000	58.82	\$20,012	\$3,400	\$13,600	\$66,448	0.205	768	\$17.71	470	48.2572	1STY	59	\$3,400
40-23-130-017	2754 BROWN ST	06/18/19 WD	\$22,500	\$7,500	33.33	\$19,297	\$3,286	\$19,214	\$64,044	0.300	880	\$21.83	470	38.7231	1STY	59	\$3,286
40-14-486-007	2305 SWAYZE ST	06/13/19 WD	\$12,400	\$9,400	75.81	\$18,874	\$3,270	\$9,130	\$62,416	0.146	840	\$10.87	470	18.1444	1STY	59	\$3,270
40-13-357-013	1123 IDA AVE	12/14/20 PTA	\$29,000	\$8,500	29.31	\$16,918	\$3,223	\$25,777	\$54,780	0.471	660	\$39.06	470	47.0555	1STY	59	\$3,223
40-13-356-006	1114 IDA AVE	01/08/21 WD	\$29,000	\$10,200	35.17	\$20,462	\$3,136	\$25,864	\$69,304	0.373	792	\$32.66	470	37.3196	1STY	59	\$3,136
40-23-130-036	2709 SWAYZE ST	12/07/20 WD	\$41,500	\$11,600	27.95	\$24,110	\$6,800	\$34,700	\$69,240	0.501	720	\$48.19	470	0.2341	1STY	54	\$6,800
40-14-486-001	2325 SWAYZE ST	10/07/21 WD	\$31,500	\$8,900	28.25	\$17,779	\$3,655	\$27,845	\$56,496	0.493	678	\$41.07	470	22.8210	1STY	54	\$3,655
40-14-484-021	2107 CORUNNA RD	01/17/20 WD	\$20,000	\$13,600	68.00	\$27,177	\$3,525	\$16,475	\$94,608	0.174	1,048	\$15.72	470	17.4140	1STY	54	\$3,525
40-23-204-026	2502 BROWN ST	06/22/21 WD	\$28,000	\$10,700	38.21	\$21,346	\$4,443	\$23,557	\$67,612	0.348	912	\$25.83	470	63.0154	1STY	54	\$3,270
40-23-204-017	2544 BROWN ST	07/03/19 WD	\$13,500	\$8,200	60.74	\$16,482	\$3,261	\$10,239	\$52,884	0.194	617	\$16.59	470	9.8216	1STY	54	\$3,261
40-23-204-017	2544 BROWN ST	05/18/20 WD	\$31,000	\$8,200	26.45	\$16,482	\$3,261	\$27,739	\$52,884	0.525	617	\$44.96	470	23.2697	1STY	54	\$3,261
40-13-357-012	1119 IDA AVE	02/25/21 WD	\$36,000	\$8,700	24.17	\$17,318	\$3,410	\$32,590	\$55,632	0.586	678	\$48.07	470	58.5814	1STY	54	\$3,223
Totals:			\$625,943	\$224,100	35.80	\$453,533	\$540,940	\$1,474,120	E.C.F. => 0.367								
			Sale Ratio =>		35.80	E.C.F. =>		0.367									
			Std. Dev. =>		11399.55												
40-14-456-024	914 DOWNEY ST	09/03/21 WD	\$45,500	\$15,000	32.97	\$30,051	\$6,540	\$38,960	\$94,044	0.414	944	\$41.27	470	41.4274	1.25 STY	64	\$6,540

40-14-459-001	2455 REID ST	03/18/20 WD	\$26,000	\$11,600	44.62	\$23,133	\$4,805	\$21,195	\$73,312	0.289	923	\$22.96	470	28.9107	1.25 STY	59	\$4,805
40-23-205-009	2617 BROWN ST	05/14/21 WD	\$27,000	\$11,700	43.33	\$23,327	\$4,001	\$22,999	\$77,304	0.298	1,035	\$22.22	470	61.0154	1.25 STY	59	\$4,001
40-23-202-005	2546 SWAYZE ST	07/02/21 WD	\$28,500	\$10,300	36.14	\$20,576	\$3,507	\$24,993	\$68,276	0.366	825	\$30.29	470	32.7794	1.25 STY	59	\$3,507
40-14-478-003	2317 REID ST	06/13/19 WD	\$62,000	\$10,300	16.61	\$20,640	\$3,270	\$58,730	\$69,480	0.845	768	\$76.47	470	84.5279	1.25 STY	59	\$3,270
40-23-129-013	2734 SWAYZE ST	06/21/21 WD	\$90,000	\$13,900	15.44	\$27,856	\$6,532	\$83,468	\$85,296	0.979	1,196	\$69.79	470	70.9103	1.25 STY	55	\$6,532
40-14-385-011	974 HAMMOND ST	08/13/20 WD	\$20,000	\$12,600	63.00	\$25,223	\$6,952	\$13,048	\$73,084	0.179	1,040	\$12.55	470	17.8534	1.25 STY	54	\$6,800
40-14-385-012	980 HAMMOND ST	09/27/21 WD	\$25,000	\$11,500	46.00	\$22,951	\$3,400	\$21,600	\$78,204	0.276	1,080	\$20.00	470	27.6201	1.25 STY	54	\$3,400
40-23-201-012	2634 SWAYZE ST	12/05/19 WD	\$22,000	\$9,700	44.09	\$19,334	\$3,400	\$18,600	\$63,736	0.292	987	\$18.84	470	6.2172	1.25 STY	54	\$3,400
Totals:			\$300,500	\$91,600	30.48	\$183,040	\$264,633	\$588,692	E.C.F. => 0.450	Ave. E.C.F. => 0.440							
			Sale. Ratio =>		15.88	Std. Dev. =>		E.C.F. => 0.401		Ave. E.C.F. => 0.399							

40-13-357-004	1929 BECKER ST	12/01/20 WD	\$55,000	\$9,600	17.45	\$17,484	\$3,223	\$51,777	\$57,044	0.908	863	\$60.00	470	90.7668	1.5 STY	59	\$3,223
40-14-487-005	1217 DURAND ST	09/10/20 WD	\$65,900	\$13,400	20.33	\$26,709	\$4,301	\$61,599	\$89,632	0.687	1,224	\$50.33	470	68.7243	1.5 STY	54	\$4,301

40-23-134-033	2702 CUMINGS AVE	10/24/19 WD	\$40,000	\$15,700	39.25	\$31,418	\$3,954	\$36,046	\$109,856	0.328	1,243	\$29.00	470	32.8120	1.75 STY	69	\$3,954
40-14-454-036	975 HAMMOND ST	04/07/21 WD	\$56,500	\$17,600	31.15	\$35,186	\$8,188	\$48,312	\$107,992	0.447	1,513	\$31.93	470	44.7366	1.75 STY	59	\$8,188
40-14-480-036	909 VOSBURG	10/01/20 WD	\$49,900	\$14,100	28.26	\$28,281	\$6,559	\$43,341	\$86,888	0.499	1,056	\$41.04	470	49.8815	2 STORY	59	\$6,559
40-14-484-034	2124 SWAYZE ST	08/23/21 WD	\$54,000	\$11,500	21.30	\$22,952	\$3,525	\$50,475	\$77,708	0.650	1,092	\$46.22	470	64.9547	2 STORY	59	\$3,525
40-23-133-024	1306 CLANCY AVE	07/22/21 WD	\$40,000	\$17,100	42.75	\$34,230	\$4,019	\$35,981	\$120,844	0.298	1,780	\$20.21	470	29.7748	2 STORY	59	\$3,400
40-23-205-006	2629 BROWN ST	06/21/21 WD	\$79,900	\$16,900	21.15	\$33,956	\$8,078	\$71,822	\$103,512	0.694	1,448	\$49.60	470	44.4399	2 STORY	58	\$8,078
40-14-484-019	2113 CORUNNA RD	12/17/20 WD	\$22,000	\$11,600	52.73	\$23,290	\$3,525	\$18,475	\$79,060	0.234	1,248	\$14.80	470	23.3683	2 STORY	54	\$3,525
40-14-484-019	2113 CORUNNA RD	08/03/21 WD	\$45,000	\$11,600	77.33	\$23,290	\$3,525	\$11,475	\$79,060	0.145	1,248	\$9.19	470	14.5143	2 STORY	54	\$3,525
40-14-459-016	2446 GIBSON ST	06/20/19 WD	\$29,000	\$13,400	46.21	\$26,788	\$3,270	\$25,730	\$94,072	0.274	1,220	\$21.09	470	27.3514	2 STORY	54	\$3,270
Totals:			\$289,800	\$96,200	33.20	\$192,787	\$257,299	\$641,144	E.C.F. => 0.401	Ave. E.C.F. => 0.399							
			Sale. Ratio =>		20.13	Std. Dev. =>		E.C.F. => 0.401		Ave. E.C.F. => 0.399							

40-14-480-017	908 DURAND ST	12/18/19 WD	\$121,300	\$43,000	35.45	\$86,088	\$8,959	\$112,341	\$342,796	0.328	5,437	\$20.66	470	32.7720	FOUR UNIT	57	\$8,959
40-23-204-014	2554 BROWN ST	02/03/21 WD	\$52,000	\$15,700	30.19	\$31,340	\$3,261	\$48,739	\$112,316	0.434	1,905	\$25.58	470	43.3945	FOUR UNIT	54	\$3,261
40-23-201-010	2648 SWAYZE ST	04/24/19 WD	\$29,000	\$21,400	73.79	\$42,828	\$8,075	\$20,925	\$139,012	0.151	1,694	\$12.35	470	15.0527	THREE UNIT	63	\$8,075
40-23-201-010	2648 SWAYZE ST	04/30/19 WD	\$40,000	\$21,400	53.50	\$42,828	\$8,075	\$31,925	\$139,012	0.230	1,694	\$18.85	470	22.9656	THREE UNIT	63	\$8,075

40-14-385-005	981 BRADLEY AVE	07/06/21 WD	\$26,500	\$13,300	50.19	\$26,542	\$7,345	\$19,155	\$76,788	0.249	1,188	\$16.12	470	24.9453	TWO UNIT	59	\$6,800
40-14-480-021	924 DURAND ST	04/29/21 WD	\$32,000	\$15,200	47.50	\$30,424	\$3,543	\$28,457	\$107,524	0.265	1,448	\$19.65	470	26.4657	TWO UNIT	59	\$3,543
40-23-129-014	2726 SWAYZE ST	08/20/21 WD	\$19,000	\$13,900	73.16	\$27,886	\$5,890	\$13,110	\$87,984	0.149	1,180	\$11.11	470	14.9004	TWO UNIT	54	\$5,613
40-14-457-012	2466 GIBSON ST	10/11/19 WD	\$24,000	\$11,800	49.17	\$23,636	\$3,696	\$20,304	\$79,760	0.255	1,260	\$16.11	470	25.4564	TWO UNIT	54	\$3,696
40-14-458-028	966 DOWNEY ST	04/03/20 WD	\$33,000	\$16,600	50.30	\$33,214	\$3,421	\$29,579	\$119,172	0.248	2,016	\$14.67	470	24.8204	TWO UNIT	53	\$3,421

Totals:	\$376,800	\$172,300		\$344,786	\$324,535	\$1,204,364		\$31.28		3.6289
	Sale. Ratio =>		45.73		E.C.F. =>	0.269		Std. Deviation=>	0.19544012	
	Std. Dev. =>		10.73		Ave. E.C.F. =>	0.233		Ave. Variance=>	33.1291	Coefficient of Var=> 142.077276

E.C.F.s for Neighborhood: 475 'R - 475-TIM'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.343	0.343	0.343	0.343	0.343	0.343
2 STORY		0.343	0.343	0.343	0.343	0.343	0.343
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.343	0.343	0.343	0.343	0.343	0.343
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

E.C.F.s for Neighborhood: 475 'R - 475-TIM'

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

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

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

• 375 too high
took to .350 and
still a little high

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
40-13-376-018	1610 CRESCENT DR	02/12/21	WD	\$150,000	\$64,500	43.00	\$128,930	\$48,130	\$101,870	\$323,200	0.315	2,372	\$42.95	475	17.5065	2 STORY		71	\$48,130
40-13-376-019	1616 CRESCENT DR	07/01/19	WD	\$180,000	\$64,600	35.89	\$129,101	\$42,913	\$137,087	\$344,752	0.398	3,020	\$45.39	475	9.2617	2 STORY		71	\$40,643
40-13-377-004	1117 SOUTH DR	09/27/21	WD	\$350,000	\$89,700	25.63	\$179,457	\$45,517	\$304,483	\$535,760	0.568	3,880	\$78.48	475	7.8063	2 STORY		71	\$45,517
40-13-377-008	1650 MILLER RD	06/28/21	WD	\$239,000	\$60,100	25.15	\$120,205	\$51,118	\$187,882	\$276,348	0.680	3,232	\$58.13	475	18.9618	2 STORY		50	\$51,118
Totals:				\$919,000	\$278,900		\$557,693	\$731,322	\$1,480,060				\$56.24		0.3860				
Sale. Ratio =>						30.35			E.C.F. =>		0.494	Std. Deviation=>		0.16459493					
Std. Dev. =>						8.62			Ave. E.C.F. =>		0.490	Ave. Variance=>		13.3841		Coefficient of Var=>		27.30015841	

2005

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

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

HAS TOWNHOMES

LOOK AT SF BREAKDOWN

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

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

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

Naiveto
0.225

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
41-17-378-023	2022 WINANS AVE	02/05/21	WD	\$23,000	\$8,900	38.70	\$17,742	\$3,330	\$19,670	0.273	868	\$22.66	485	27.2967	1 STY	75	\$3,330
41-18-436-032	1613 BROAD CT	06/18/21	WD	\$56,000	\$15,900	28.39	\$31,857	\$4,180	\$51,820	0.374	1,123	\$46.14	485	24.4243	1 STY	73	\$4,180
41-17-378-031	2050 WINANS AVE	12/22/20	WD	\$50,000	\$14,200	28.40	\$28,307	\$3,330	\$46,670	0.374	1,118	\$41.74	485	0.8713	1 STY	68	\$3,330
41-17-380-032	2026 MAYBURY AVE	07/28/21	WD	\$60,000	\$8,800	14.67	\$17,620	\$6,661	\$53,339	0.973	884	\$60.34	485	59.1011	1 STY	63	\$6,661
41-17-451-022	1601 WAYNE ST	12/30/20	PTA	\$12,000	\$7,400	61.67	\$16,942	\$2,896	\$9,104	0.130	832	\$10.94	485	12.9631	1 STY	63	\$2,896
41-17-451-021	1523 WAYNE ST	12/30/20	PTA	\$12,000	\$7,700	64.17	\$16,250	\$2,896	\$9,104	0.136	931	\$9.78	485	25.2004	1 STY	59	\$2,896
41-20-127-014	2122 WINANS AVE	10/15/19	WD	\$15,000	\$8,800	58.67	\$17,607	\$3,330	\$11,670	0.163	792	\$14.73	485	25.6652	1 STY	59	\$3,330
41-18-438-007	518 E TWELFTH ST	09/09/21	WD	\$80,000	\$9,100	11.38	\$17,251	\$4,258	\$75,742	1.166	912	\$83.05	485	116.5889	1 STY	54	\$4,258
41-20-131-011	2129 BLADES AVE	07/19/19	CD	\$17,000	\$9,000	52.94	\$17,902	\$3,981	\$13,019	0.187	1,470	\$8.86	485	1.2210	1 STY	47	\$3,330
41-17-377-015	2000 AITKEN AVE	02/19/20	WD	\$12,000	\$8,300	69.17	\$16,646	\$3,330	\$8,670	0.130	930	\$9.32	485	13.0219	1.25 STY	63	\$3,330
41-17-377-009	2029 HOWARD AVE	07/31/20	WD	\$47,500	\$12,200	25.68	\$24,406	\$3,424	\$44,076	0.420	1,265	\$34.84	485	42.0132	1.75 STY	69	\$3,424
41-18-438-006	514 E TWELFTH ST	02/24/21	WD	\$28,000	\$14,000	50.00	\$28,086	\$5,127	\$22,873	0.199	1,480	\$15.45	485	19.9251	2 STORY	59	\$5,127
41-18-485-043	420 PINGREE AVE	01/28/21	WD	\$100,000	\$22,200	22.20	\$44,491	\$10,017	\$89,983	0.522	3,282	\$27.42	485	52.2034	FOUR UNIT	59	\$10,017
Totals:				\$512,500	\$146,500		\$295,107	\$455,740	\$1,191,735			\$29.64		0.5936			
				Sale. Ratio ==>		28.59			E.C.F. ==>		0.382	Std. Deviation==>		0.32957143			
				Std. Dev. ==>		19.94			Ave. E.C.F. ==>		0.388	Ave. Variance==>		32.3458	Coefficient of Var==>		83.2897663

485
518
485

Smith-232-
4511
125060

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

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

Residential : 0.300
Town Homes/Duplexes: 0.250
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

raise .350

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building	Depr.	Land Value
41-17-476-001	1902 KENT ST	12/04/19	MLC	\$62,000	\$28,700	46.29	\$57,401	\$13,828	\$48,172	\$145,243	0.332	1,089	\$44.24	490	3.8342	1STY	71	\$11,518
41-17-478-011	1906 OWEN ST	08/06/21	WD	\$65,000	\$29,000	44.62	\$57,959	\$9,791	\$55,209	\$160,560	0.344	1,370	\$40.30	490	2.6154	1STY	71	\$8,989
41-17-479-027	2058 CHELAN ST	07/10/20	WD	\$102,500	\$28,500	27.80	\$57,049	\$11,168	\$91,332	\$152,937	0.597	1,106	\$82.58	490	34.8855	1STY	71	\$11,168
41-17-429-017	1822 OWEN ST	04/07/20	WD	\$46,000	\$27,000	58.70	\$54,040	\$15,867	\$30,133	\$127,243	0.237	1,056	\$28.54	490	23.6814	1STY	66	\$15,867
41-17-454-001	1806 KENT ST	02/19/20	WD	\$40,000	\$22,300	55.75	\$44,657	\$8,573	\$31,427	\$120,280	0.261	996	\$31.55	490	26.1282	1STY	66	\$8,573
41-17-479-004	2013 WHITTLESEY ST	08/26/20	QC	\$50,000	\$22,500	45.00	\$45,095	\$9,853	\$40,147	\$117,473	0.342	1,170	\$34.31	490	33.4037	1STY	66	\$9,853
41-17-480-014	2057 CHELAN ST	06/28/21	WD	\$82,400	\$22,400	27.18	\$44,701	\$12,068	\$70,332	\$108,777	0.647	1,047	\$67.17	490	26.4065	1STY	66	\$10,998
41-17-480-028	2058 MC PHAIL ST	12/04/20	WD	\$50,000	\$29,100	58.20	\$58,115	\$10,996	\$39,004	\$157,063	0.248	1,467	\$26.59	490	13.4174	1STY	66	\$10,996
41-17-428-006	1815 CHELAN ST	04/06/20	WD	\$64,000	\$27,000	42.19	\$54,039	\$11,353	\$52,647	\$142,287	0.370	1,196	\$44.02	490	37.0007	1STY	61	\$11,353
Totals:				\$332,400	\$150,300		\$300,647		\$263,690	\$773,123								
				Sale. Ratio =>		45.22			E.C.F. =>		0.341							
				Std. Dev. =>		12.28			Ave. E.C.F. =>		0.351							

41-17-457-041	2037 SEYMOUR ST	04/15/21	PTA	\$40,000	\$20,000	50.00	\$40,057	\$10,661	\$29,339	\$97,987	0.299	1,170	\$25.08	490	29.9418	1.25 STY	61	\$10,661
41-17-458-026	2046 WHITTLESEY ST	12/20/19	WD	\$67,000	\$27,500	41.04	\$55,051	\$11,604	\$55,396	\$144,823	0.383	1,348	\$41.09	490	38.2507	2 STORY	74	\$8,569
41-17-427-024	1838 CHELAN ST	03/16/21	WD	\$94,000	\$23,400	24.89	\$46,753	\$9,035	\$84,965	\$125,727	0.676	1,200	\$70.80	490	67.5791	2 STORY	70	\$8,750
41-17-429-012	1847 MC PHAIL ST	11/26/19	WD	\$46,000	\$21,100	45.87	\$42,156	\$9,789	\$36,211	\$107,890	0.336	1,200	\$30.18	490	33.5629	2 STORY	66	\$8,923
41-17-402-012	1840 SEYMOUR ST	06/07/21	WD	\$50,000	\$26,500	53.00	\$52,914	\$9,520	\$40,480	\$144,647	0.280	1,546	\$24.59	490	27.9854	TRI LEVEL	66	\$8,859

58-19-055

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

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

HAS TOWNHOMES AND DUPLEX

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

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

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

Handwritten notes:
.450 .425 .4 .375 - low high
.
3

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	
41-16-329-024	1828 TEBO ST	02/24/21	WD	\$29,900	\$11,300	37.79	\$22,550	\$5,100	\$24,800	\$69,960	0.354	917	\$27.04	495	35.4488	1 STY	55	\$5,100
41-16-329-024	1828 TEBO ST	08/25/21	WD	\$62,000	\$11,300	18.23	\$22,550	\$5,100	\$56,900	\$69,960	0.813	917	\$62.05	495	81.3322	1 STY	55	\$5,100
41-16-379-002	1909 TEBO ST	04/19/21	WD	\$17,000	\$9,800	57.65	\$19,558	\$4,355	\$12,645	\$60,812	0.208	758	\$16.68	495	20.7936	1 STY	55	\$4,355
41-16-379-013	2001 TEBO ST	10/15/20	WD	\$29,200	\$11,400	39.04	\$22,723	\$5,402	\$23,798	\$69,284	0.343	881	\$27.01	495	34.3485	1 STY	55	\$4,250
41-16-455-014	3624 LYNN ST	07/09/21	WD	\$98,000	\$11,900	12.14	\$23,743	\$5,100	\$92,900	\$74,572	1.246	908	\$102.31	495	76.6729	1 STY	57	\$5,100

Totals: \$236,100 \$55,700 \$111,204 \$211,043 \$344,588

Sale. Ratio => 23.59 E.C.F. => 0.612

Std. Dev. => 18.17 Ave. E.C.F. => 0.593

41-16-329-032	3373 KENT ST	03/26/20	WD	\$21,300	\$14,500	68.08	\$29,073	\$5,681	\$15,619	\$93,568	0.167	936	\$16.69	495	16.6927	1 STY	60	\$5,681
41-16-331-012	1857 HOSLER ST	12/28/20	WD	\$60,000	\$15,400	25.67	\$30,705	\$5,100	\$54,900	\$102,420	0.536	1,057	\$51.94	495	53.6028	1 STY	60	\$5,100
41-16-380-001	3434 KENT ST	12/05/19	AF	\$30,000	\$15,300	51.00	\$30,546	\$6,526	\$23,474	\$96,080	0.244	1,008	\$23.29	495	24.4317	1 STY	60	\$6,526
41-16-380-005	1925 HOSLER ST	01/21/21	WD	\$46,000	\$13,000	28.26	\$26,012	\$4,790	\$41,210	\$84,888	0.485	942	\$43.75	495	48.5463	1 STY	60	\$4,790
41-16-380-006	1929 HOSLER ST	06/26/20	WD	\$41,500	\$12,700	30.60	\$25,433	\$4,790	\$36,710	\$82,572	0.445	942	\$38.97	495	44.4582	1 STY	60	\$4,790
41-16-455-036	3641 PROVIDENCE ST	08/20/21	WD	\$30,000	\$13,300	44.33	\$26,644	\$4,675	\$25,325	\$87,876	0.288	963	\$26.30	495	28.8190	1 STY	60	\$4,675
41-16-478-012	3713 LYNN ST	03/02/21	WD	\$50,000	\$16,900	33.80	\$33,718	\$5,528	\$44,472	\$112,760	0.394	1,538	\$28.92	495	13.5441	1 STY	60	\$5,528
41-16-481-003	3706 PROVIDENCE ST	06/30/20	WD	\$23,500	\$11,100	47.23	\$22,118	\$4,675	\$18,825	\$69,772	0.270	909	\$20.71	495	53.8547	1 STY	60	\$4,675
41-16-479-005	3720 LYNN ST	12/11/19	WD	\$45,000	\$14,000	31.11	\$28,024	\$5,145	\$39,855	\$83,196	0.479	960	\$41.52	495	47.9047	1 STY	64	\$4,675

Totals: \$347,300 \$126,200 \$252,273 \$300,390 \$813,132

Sale. Ratio => 36.34 E.C.F. => 0.369

Std. Dev. => 13.83 Ave. E.C.F. => 0.368

41-16-456-027	3529 LIPPINCOTT BLVD	08/12/21	WD	\$65,900	\$12,100	18.36	\$24,273	\$4,590	\$61,310	\$71,575	0.857	807	\$75.97	495	85.6589	1 STY	70	\$4,590
41-16-455-016	3630 LYNN ST	06/09/21	WD	\$100,000	\$19,000	19.00	\$37,966	\$5,981	\$94,019	\$116,309	0.808	924	\$101.75	495	80.8355	1 STY	75	\$5,100
41-16-379-023	1930 HOSLER ST	08/30/21	WD	\$40,000	\$10,600	26.50	\$21,298	\$4,590	\$35,410	\$66,832	0.530	995	\$35.59	495	52.9836	1.25 STY	55	\$4,590