

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	0.400	0.400	0.400	0.400	0.400	0.400
1 STY	0.400	0.400	0.400	0.400	0.400	0.400
2 STORY	0.400	0.400	0.400	0.400	0.400	0.400
1.5 STY	0.400	0.400	0.400	0.400	0.400	0.400
1.25 STY	0.400	0.400	0.400	0.400	0.400	0.400
BI-LEVEL	0.325	0.325	0.325	0.325	0.325	0.325
TRI-LEVEL	0.325	0.325	0.325	0.325	0.325	0.325
ESTATE HOME	0.400	0.400	0.400	0.325	0.325	0.325
DUPLEX	0.400	0.400	0.400	0.400	0.400	0.400
TWO UNIT	0.400	0.400	0.400	0.400	0.400	0.400
THREE UNIT	0.400	0.400	0.400	0.400	0.400	0.400
FOUR UNIT	0.400	0.400	0.400	0.400	0.400	0.400

Town Homes/Duplexes: 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: 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

$$\frac{1 \text{ Stry}}{.4}$$

$$\frac{2 \text{ Stry}}{.4} \quad \frac{\text{series}}{.125}$$

$$\text{0.4} \text{ with}$$

$$\text{0.325}$$

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
40-10-201-010	1417 ELDORADO DR	03/09/22	WD	\$79,705	\$32,000	40.15	\$63,911	\$15,677	\$64,028	\$148,412	0.431	1,266	\$50.58	300	1.5808	1 STY	64	\$15,677
40-10-227-003	3307 MACKIN RD	10/04/21	WD	\$78,000	\$33,000	42.31	\$66,022	\$13,975	\$64,025	\$160,145	0.400	1,345	\$47.60	300	18.6135	1 STY	64	\$13,975
40-10-202-011	1306 ELDORADO DR	02/25/22	WD	\$140,000	\$54,300	39.21	\$109,787	\$18,040	\$121,960	\$282,298	0.432	2,513	\$48.53	300	1.6414	2 STORY	69	\$18,040
40-10-229-038	3217 PROSPECT ST	05/14/21	WD	\$160,000	\$90,000	56.25	\$180,048	\$34,148	\$125,852	\$448,923	0.280	3,787	\$33.23	300	30.5588	2 STORY	69	\$34,148
40-10-202-005	3301 WOLCOTT ST	07/15/22	WD	\$66,600	\$38,300	57.59	\$76,517	\$17,054	\$49,446	\$182,963	0.270	1,701	\$29.07	300	27.0251	2 STORY	64	\$16,125
40-10-202-022	1345 SAN JUAN DR	11/24/21	WD	\$172,000	\$45,600	26.51	\$91,257	\$16,157	\$155,843	\$231,077	0.674	2,285	\$68.20	300	67.4420	2 STORY	64	\$16,157
40-10-204-011	3402 SANTA CLARA CT	06/15/22	WD	\$149,000	\$44,700	30.00	\$89,312	\$14,968	\$134,032	\$228,751	0.586	2,347	\$57.11	300	58.5930	2 STORY	64	\$14,968
40-10-204-061	3217 SLOAN ST	11/19/20	WD	\$93,000	\$46,400	49.89	\$92,755	\$23,059	\$69,941	\$214,449	0.326	2,368	\$29.54	300	32.6142	TRI-LEVEL	64	\$23,059
40-10-227-030	3240 PROSPECT ST	12/30/20	WD	\$80,000	\$38,600	48.25	\$77,178	\$16,743	\$63,257	\$185,954	0.340	1,760	\$35.94	300	34.0176	TRI-LEVEL	64	\$16,743
Totals:				\$1,018,205	\$423,500	41.59	\$846,787	\$848,384	\$2,082,972									
				Sale. Ratio =>		41.59	E.C.F. =>		0.407	Std. Deviation=>		\$44.42	ECF Area		0.1368709	Coefficient of Var=>		72.74066465
				Std. Dev. =>		10.76	Ave. E.C.F. =>		0.416	Ave. Variance=>		30.2318						

25608

25608

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		0.250	0.250	0.250	0.250	0.250	0.250
1.25 STY		0.250	0.250	0.250	0.250	0.250	0.250
BI-LEVEL		0.325	0.325	0.325	0.325	0.325	0.325
TRI-LEVEL		0.325	0.325	0.325	0.325	0.325	0.325
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.200	0.200	0.200	0.200	0.200	0.200
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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		0.175	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

Lower ECF per 1.5x1.25
Land values increased Value.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yards	Blfgr. Residual	Cost Main \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Deprec.	Land Value
40-10-227-010	3125 MACKIN RD	09/01/20	\$35,000	LC	03-ARM'S LENGTH	\$35,000	\$13,800	39.43	\$27,522	\$6,988	\$28,012	\$117,337	0.239	1,085	\$25.82	305	4.9385	1 STY		\$6,988
40-10-229-029	1355 SUTTON AVE	02/04/22	\$41,000	WD	03-ARM'S LENGTH	\$41,000	\$7,800	19.02	\$15,517	\$4,000	\$37,000	\$65,811	0.562	844	\$43.84	305	27.4087	1 STY		\$4,000
40-10-229-029	1355 SUTTON AVE	07/07/22	\$41,000	WD	03-ARM'S LENGTH	\$41,000	\$7,800	19.02	\$15,517	\$4,000	\$37,000	\$65,811	0.562	844	\$43.84	305	27.4087	1 STY		\$4,000
40-10-276-015	3128 RASKOB ST	07/28/20	\$18,500	LC	03-ARM'S LENGTH	\$18,500	\$9,800	52.97	\$19,676	\$4,099	\$14,401	\$89,011	0.162	870	\$16.55	305	16.1788	1 STY		\$4,099
40-10-278-014	3119 RASKOB ST	05/24/21	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$11,100	46.25	\$22,169	\$8,324	\$15,676	\$79,114	0.239	711	\$22.05	305	11.2840	1 STY		\$4,099
40-11-105-002	3017 MACKIN RD	06/02/21	\$25,000	QC	03-ARM'S LENGTH	\$24,000	\$9,100	37.92	\$18,131	\$4,099	\$19,901	\$80,183	0.248	711	\$27.99	305	6.2789	1 STY		\$4,099
40-10-233-003	1310 SUTTON AVE	06/23/20	\$12,000	WD	03-ARM'S LENGTH	\$25,000	\$13,800	55.20	\$27,615	\$4,032	\$20,968	\$134,760	0.156	1,455	\$14.41	305	1.8454	1 STY		\$4,032
40-10-278-029	3120 SLOAN ST	08/24/21	\$23,000	WD	03-ARM'S LENGTH	\$12,000	\$7,200	60.00	\$14,376	\$4,000	\$8,000	\$59,291	0.135	676	\$11.83	305	13.4927	1 STY		\$4,000
40-11-105-014	2957 MACKIN RD	02/15/22	\$19,000	WD	03-ARM'S LENGTH	\$23,000	\$6,000	26.09	\$11,946	\$4,099	\$18,901	\$44,840	0.422	576	\$32.81	305	1.5288	1 STY		\$4,099
							\$8,100	32.11	\$12,265	\$4,041	\$14,959	\$46,994	0.318	504	\$29.68	305	1.8751	1 STY		\$4,041
													0.300							
40-10-230-010	3018 WOLCOTT ST	12/22/21	\$26,500	WD	03-ARM'S LENGTH	\$26,500	\$15,500	58.49	\$30,937	\$4,000	\$22,500	\$97,953	0.230	996	\$22.59	305	22.9703	1.25 STY		\$4,000
40-10-278-027	3128 SLOAN ST	04/07/21	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$12,200	93.85	\$24,486	\$4,099	\$8,901	\$74,135	0.120	861	\$10.34	305	16.8060	1.25 STY		\$4,099
40-11-105-003	3013 MACKIN RD	05/04/21	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$13,100	72.78	\$26,101	\$4,033	\$13,967	\$80,247	0.174	1,185	\$11.79	305	17.4050	1.25 STY		\$4,033
40-11-108-017	2944 WOLCOTT ST	05/06/21	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$13,500	46.55	\$26,950	\$4,000	\$25,000	\$83,455	0.300	996	\$25.10	305	12.6574	1.25 STY		\$4,000
													0.206							
40-10-276-016	3124 RASKOB ST	02/01/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,500	45.00	\$27,003	\$4,099	\$25,901	\$83,287	0.311	1,238	\$20.92	305	31.0984	BI-LEVEL		\$4,099
40-10-277-015	3044 RASKOB ST	03/18/22	\$41,550	WD	03-ARM'S LENGTH	\$41,550	\$14,800	35.62	\$19,666	\$4,763	\$36,787	\$90,556	0.406	1,237	\$29.74	305	40.6233	BI-LEVEL		\$4,153
40-10-277-016	3040 RASKOB ST	07/08/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$13,600	34.00	\$27,267	\$4,099	\$35,901	\$84,247	0.426	1,223	\$29.35	305	42.6138	BI-LEVEL		\$4,099
								</												

(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'

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

NC
raise in land was enough

40-11-129-024	2828 CLEMENT ST	01/26/21	WD	\$56,000	\$13,700	24.46	\$27,476	\$5,655	\$50,345	\$87,284	0.577	944	\$53.33	310	57.6795	1.25 STY	60	\$5,655
40-11-181-026	2640 BERKLEY ST	08/04/20	QC	\$17,000	\$12,400	72.94	\$24,736	\$5,636	\$11,364	\$76,400	0.149	929	\$12.23	310	14.8743	1.25 STY	60	\$5,636
40-11-130-001	1486 LAVENDER AVE	02/25/21	WD	\$17,500	\$14,300	81.71	\$28,627	\$6,805	\$10,695	\$87,288	0.123	922	\$11.60	310	12.2525	1.25 STY	58	\$6,526
40-11-127-019	1515 LAVENDER AVE	07/23/21	WD	\$33,000	\$14,900	45.15	\$29,847	\$7,898	\$45,102	\$87,796	0.286	923	\$27.20	310	28.5913	1.25 STY	57	\$7,489
40-11-127-014	2823 MALLERY ST	12/16/20	WD	\$57,500	\$15,600	27.13	\$31,215	\$5,768	\$51,732	\$101,788	0.508	1,296	\$39.92	310	50.8233	1.25 STY	55	\$5,768
40-11-127-022	2840 CONCORD ST	11/18/20	WD	\$30,000	\$12,400	41.33	\$24,846	\$5,875	\$24,125	\$75,884	0.318	930	\$25.94	310	31.7919	1.25 STY	55	\$5,875
40-11-201-021	2502 BEGOLE ST	07/08/22	WD	\$77,000	\$13,000	16.88	\$26,074	\$5,488	\$71,512	\$82,344	0.868	1,048	\$68.24	310	54.7443	1.25 STY	55	\$5,488
40-11-179-033	2502 N STEVENSON ST	06/04/21	WD	\$25,500	\$16,200	63.53	\$32,345	\$6,088	\$19,412	\$105,028	0.185	1,571	\$12.36	310	18.4827	1.25 STY	49	\$6,088
40-11-205-005	2517 CLEMENT ST	05/27/20	WD	\$15,000	\$10,400	69.33	\$20,753	\$5,603	\$9,397	\$60,600	0.155	877	\$10.71	310	15.5066	1.25 STY	49	\$5,603
40-02-381-004	2847 BEGOLE ST	03/23/21	WD	\$22,000	\$10,500	47.73	\$20,982	\$5,500	\$16,500	\$61,928	0.266	940	\$17.55	310	26.6438	1.25 STY	48	\$5,500
40-11-132-007	2705 CLEMENT ST	07/12/22	WD	\$25,000	\$11,600	46.40	\$23,138	\$5,636	\$19,364	\$70,008	0.277	1,016	\$19.06	310	27.6597	1.25 STY	45	\$5,636
40-11-203-006	2517 MALLERY ST	04/28/21	WD	\$33,900	\$10,900	32.15	\$21,879	\$5,500	\$28,400	\$65,516	0.433	949	\$29.93	310	43.3482	1.25 STY	45	\$5,500
40-11-184-003	1156 LAVENDER AVE	08/30/21	WD	\$74,000	\$15,200	20.54	\$30,464	\$5,217	\$68,783	\$100,988	0.681	1,170	\$58.79	310	68.1101	2 STORY	64	\$5,217
40-11-254-010	2501 MACKIN RD	11/02/20	WD	\$43,000	\$16,000	37.21	\$31,993	\$5,052	\$37,948	\$107,764	0.352	1,556	\$24.39	310	35.2140	2 STORY	45	\$5,052
40-11-204-022	2506 CLEMENT ST	06/18/21	WD	\$16,000	\$5,800	36.25	\$11,588	\$5,684	\$10,316	\$23,616	0.437	1,314	\$7.85	310	43.6822	2 STORY	13	\$5,684
Totals:				\$1,339,800	\$543,200	40.54	\$1,086,643		\$1,121,984	\$3,476,108	0.323		\$29.44	0.184280381	0.1759			
					Sld. Ratio =>	20.57				E.C.F. =>	0.321		Sld. Deviation=>	32.8767	Coefficient of Var=	102.4161672		
					Sld. Dev. =>					Ave. E.C.F. =>			Ave. Variance=>					

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		0.175	0.175	0.175	0.175	0.175	0.175
1 STY		0.175	0.175	0.175	0.175	0.175	0.175
2 STORY		0.175	0.175	0.175	0.175	0.175	0.175
1.5 STY		0.175	0.175	0.175	0.175	0.175	0.175
1.25 STY		0.175	0.175	0.175	0.175	0.175	0.175
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.150	0.150	0.150	0.125	0.125	0.125
THREE UNIT		0.150	0.150	0.150	0.125	0.125	0.125
FOUR UNIT		0.150	0.150	0.150	0.125	0.125	0.125

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

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

E.C.F.s for Neighborhood: 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

NO

0.125

.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
40-11-253-007	2301 BARTH ST	07/15/22	WD	\$22,000	\$10,400	47.27	\$20,806	\$4,000	\$18,000	\$112,040	0.161		826	\$21.79	315	5.5906	1 STY	70	\$4,000
40-11-278-016	1921 CLEMENT ST	07/07/20	WD	\$16,000	\$9,300	58.13	\$18,561	\$4,000	\$12,000	\$97,073	0.124		768	\$15.63	315	9.2945	1 STY	70	\$4,000
40-11-280-023	2102 PROSPECT ST	10/16/20	WD	\$30,000	\$10,900	36.33	\$21,848	\$3,899	\$26,101	\$119,660	0.218		969	\$26.94	315	0.9460	1 STY	70	\$3,899
40-11-431-011	1909 RASKOB ST	01/29/21	WD	\$25,000	\$10,100	40.40	\$20,251	\$4,000	\$21,506	\$108,340	0.194		816	\$25.74	315	11.6445	1 STY	70	\$4,000
40-11-476-006	1917 SLOAN ST	07/09/21	WD	\$28,500	\$9,600	33.68	\$19,287	\$3,994	\$24,506	\$101,953	0.240		728	\$33.66	315	6.9915	1 STY	70	\$3,994
40-11-280-008	2021 MACKIN RD	09/03/21	WD	\$30,000	\$10,000	33.33	\$19,966	\$4,000	\$26,000	\$106,440	0.244		890	\$29.21	315	3.1071	1 STY	65	\$4,000
40-11-280-024	2022 PROSPECT ST	02/10/21	WD	\$25,000	\$9,100	36.40	\$18,204	\$3,899	\$21,101	\$95,367	0.221		728	\$28.98	315	10.6355	1 STY	65	\$3,899
40-11-402-007	2423 RASKOB ST	08/19/21	WD	\$27,000	\$7,600	28.15	\$15,119	\$4,000	\$23,000	\$74,127	0.310		672	\$34.23	315	19.5373	1 STY	65	\$4,000
40-11-402-012	2536 SLOAN ST	09/16/21	QC	\$15,000	\$8,700	58.00	\$17,383	\$4,016	\$10,984	\$89,113	0.123		791	\$13.89	315	0.8352	1 STY	65	\$4,016
40-11-429-012	1713 N STEVENSON ST	04/02/21	MLC	\$16,000	\$8,990	53.75	\$17,218	\$4,000	\$12,000	\$88,120	0.136	0.197	720	\$16.67	315	2.1527	1 STY	65	\$4,000
40-11-226-006	921 WELCH BLVD	03/31/22	WD	\$35,000	\$10,300	29.43	\$20,583	\$5,564	\$29,436	\$100,127	0.294		1,092	\$26.96	315	29.3988	1 STY	60	\$5,564
40-11-230-013	719 COPEMAN BLVD	07/17/20	WD	\$19,500	\$8,900	45.64	\$17,834	\$4,000	\$15,500	\$92,227	0.168		770	\$20.13	315	16.8064	1 STY	60	\$4,000
40-11-228-016	728 COPEMAN BLVD	06/16/22	WD	\$15,000	\$11,300	75.33	\$22,677	\$4,000	\$11,000	\$124,513	0.088		1,547	\$7.11	315	8.8344	1 STY	55	\$4,000
40-11-229-016	2326 BEGOLE ST	08/07/20	WD	\$31,000	\$12,500	40.32	\$24,967	\$5,432	\$25,568	\$130,233	0.196		1,455	\$17.57	315	19.6325	1.25 STY	65	\$5,432
40-11-226-003	939 WELCH BLVD	03/08/21	WD	\$25,000	\$12,000	48.00	\$24,056	\$5,679	\$19,321	\$122,513	0.158		1,344	\$14.38	315	15.7705	1.25 STY	60	\$5,679
40-11-407-047	2126 FLUSHING RD	12/20/21	LC	\$30,000	\$11,400	38.00	\$22,806	\$4,412	\$25,588	\$122,627	0.209		1,204	\$21.25	315	13.6732	1.25 STY	60	\$4,412
40-11-402-016	2520 SLOAN ST	03/13/21	LC	\$18,500	\$7,800	42.16	\$15,525	\$4,016	\$14,484	\$76,727	0.189		771	\$18.79	315	0.7015	2 STORY	65	\$4,016
40-11-231-010	2223 BEGOLE ST	07/24/20	MLC	\$37,000	\$13,600	36.76	\$27,209	\$5,145	\$31,855	\$147,093	0.217		1,520	\$20.96	315	21.6563	2 STORY	60	\$4,000
40-11-280-010	2013 MACKIN RD	09/15/21	WD	\$17,500	\$10,800	61.71	\$21,623	\$4,000	\$13,500	\$117,487	0.115		1,243	\$10.86	315	11.4907	2 STORY	60	\$4,000
40-11-405-003	1202 N CHEVROLET AVE	05/11/21	MLC	\$55,000	\$27,700	50.36	\$55,384	\$6,452	\$48,548	\$326,213	0.149		3,307	\$14.68	315	14.8823	TWO UNIT	80	\$6,452
40-11-405-003	1202 N CHEVROLET AVE	09/24/21	WD	\$76,000	\$27,700	36.45	\$55,384	\$6,452	\$69,548	\$326,213	0.213		3,307	\$21.03	315	21.3198	TWO UNIT	80	\$6,452
40-11-233-003	2317 MALLERY ST	02/09/21	WD	\$12,000	\$10,300	85.83	\$20,682	\$4,000	\$8,000	\$111,213	0.072		1,176	\$6.80	315	7.1934	TWO UNIT	65	\$4,000
40-11-233-003	2317 MALLERY ST	02/25/21	WD	\$18,000	\$10,300	57.22	\$20,682	\$4,000	\$14,000	\$111,213	0.126		1,176	\$11.90	315	12.5884	TWO UNIT	65	\$4,000
Totals:				\$624,000	\$268,900		\$538,055		\$521,040	\$2,900,633				\$19.96					
				Sale. Ratio =>		43.09	E.C.F. =>		0.180	Std. Deviation=>		0.05987762	Coefficient of Var=>		63.3145785				
				Std. Dev. =>		14.45	Ave. E.C.F. =>		0.182	Ave. Variance=>		11.5080							

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

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

NC
multiplier is raised
enough.

303 p 305

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
40-12-106-014	1632 EUCLID AVE	03/03/21	WD	\$19,900	\$12,400	62.31	\$24,729	\$6,383		\$13,517	\$104,834	0.129	1,641	\$8.24	320	7.2278	2 STORY	47	\$6,383
40-12-106-015	1626 EUCLID AVE	03/16/21	WD	\$35,000	\$14,300	40.86	\$28,568	\$6,567		\$28,433	\$125,720	0.226	1,764	\$16.12	320	2.4947	2 STORY	52	\$6,567
40-12-106-030	1615 STONE ST	10/18/21	LC	\$45,000	\$16,700	37.11	\$33,376	\$5,717		\$39,283	\$158,051	0.249	2,495	\$15.74	320	4.7331	2 STORY	47	\$5,717
Totals:				\$99,900	\$43,400	43.44	\$86,673			\$81,233	\$388,606	0.209		\$13.37		0.7822			
				Sale. Ratio =>		43.44	E.C.F. =>		0.209	Std. Deviation=>		0.06358714	Dev. by Mean (%)		0.7822	Coefficient of Var=>		23.94716347	
				Std. Dev. =>		13.60	Ave. E.C.F. =>		0.201	Ave. Variance=>		4.8185							

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		0.250	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

NC
Raise in Land & multiple
brought in

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
40-12-305-030	1310 WOLCOTT ST	09/09/20	WD	\$21,500	\$13,600	63.26	\$27,315	\$6,071	\$15,429	\$84,976	0.182	880	\$17.53	325	20.4154	1 STY	66	\$6,071
40-12-352-009	1122 EIGHTH AVE	11/04/21	WD	\$24,000	\$13,100	54.58	\$26,243	\$7,699	\$16,301	\$74,176	0.220	768	\$21.23	325	16.5962	1 STY	66	\$4,235
40-12-301-007	1252 NIAGARA AVE	07/10/20	WD	\$17,500	\$11,200	64.00	\$22,445	\$4,899	\$12,601	\$70,184	0.180	960	\$13.13	325	17.9542	1 STY	51	\$4,899
40-12-301-007	1252 NIAGARA AVE	12/02/20	WD	\$30,000	\$11,200	37.33	\$22,445	\$4,899	\$25,101	\$70,184	0.358	960	\$26.15	325	35.7646	1 STY	51	\$4,899
40-12-156-032	1410 BEGOLE ST	06/01/21	WD	\$44,900	\$15,400	34.30	\$30,895	\$5,098	\$39,802	\$103,188	0.386	1,248	\$31.89	325	38.5723	2 STORY	66	\$5,098
Totals:				\$137,900	\$64,500		\$129,343		\$109,234	\$402,708			\$21.98		0.6400			
				Sale. Ratio =>		46.77	Std. Dev. =>				0.271	Std. Deviation=>		0.09933213	Coefficient of Var=>		97.64289512	
				Std. Dev. =>		14.12	Ave. E.C.F. =>				0.265	Ave. Variance=>		25.8605				

mid 20s

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

Residential : 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
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

0 225 to here
0250

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	0.170	0.150	0.140
1 STY		0.400	0.400	0.180	0.170	0.150	0.140
2 STORY		0.400	0.400	0.180	0.170	0.150	0.140
1.5 STY		0.400	0.400	0.180	0.170	0.150	0.140
1.25 STY		0.400	0.400	0.180	0.170	0.150	0.140
BI-LEVEL		0.400	0.400	0.180	0.170	0.150	0.140
TRI-LEVEL		0.400	0.400	0.180	0.170	0.150	0.140
ESTATE HOME		0.400	0.400	0.180	0.170	0.150	0.140
DUPLEX		0.400	0.400	0.180	0.170	0.150	0.140
TWO UNIT		0.400	0.400	0.180	0.170	0.150	0.140
THREE UNIT		0.400	0.400	0.180	0.170	0.150	0.140
FOUR UNIT		0.400	0.400	0.180	0.170	0.150	0.140

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	0.180	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

150 150 146

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

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: 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

375

5051

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
40-12-277-040	1321 ROOT ST	12/15/21	WD	\$150,000	\$49,000	32.67	\$98,048	\$28,962	\$121,038	\$251,222	0.482	1,722	\$70.29	335 N	2.6882	1 STY	92	\$26,762
40-12-278-044	1217 CHIPPEWA ST	08/03/22	WD	\$147,000	\$59,400	40.41	\$118,846	\$50,261	\$96,739	\$249,400	0.388	1,655	\$58.45	335 N	6.7028	1 STY	91	\$50,261
40-12-282-067	1129 CHIPPEWA ST	11/03/21	WD	\$155,000	\$47,000	30.32	\$94,016	\$17,807	\$137,193	\$277,124	0.495	1,764	\$77.77	335 N	4.0146	1 STY	92	\$17,807
Totals:				\$452,000	\$155,400		\$310,910		\$354,970	\$777,745			\$68.84		0.1494			
				Sale. Ratio =>		34.38				E.C.F. =>	0.456			Std. Deviation=>	0.05842557			
				Std. Dev. =>		5.28				Ave. E.C.F. =>	0.455			Ave. Variance=>	4.4685	Coefficient of Var=>		9.82279402

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		0.185	0.185	0.185	0.185	0.185	0.185
1 STY		0.185	0.185	0.185	0.185	0.185	0.185
2 STORY		0.185	0.185	0.185	0.185	0.185	0.185
1.5 STY		0.185	0.185	0.185	0.185	0.185	0.185
1.25 STY		0.185	0.185	0.185	0.185	0.185	0.185
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: 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

185

175

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Assmt.	Adj./Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value	
41-07-282-022	1250 ROOSEVELT AVE	06/30/20	LC	\$14,000	\$11,200	80.00	\$22,322	\$3,889	\$10,111	\$92,165	0.110	1,242	\$8.14	345	1.7801	1.75 STY	64	\$3,889
41-07-282-052	1233 POPLAR ST	04/09/21	QC	\$25,000	\$17,100	68.40	\$34,149	\$9,211	\$15,789	\$124,690	0.127	2,110	\$7.48	345	0.0881	2 STORY	53	\$8,628
41-08-153-017	1415 POPLAR ST	10/20/21	QC	\$14,000	\$10,100	72.14	\$20,180	\$5,000	\$9,000	\$75,900	0.119	1,208	\$7.45	345	11.8577	2 STORY	52	\$5,000
41-07-286-007	1322 POPLAR ST	12/23/20	WD	\$20,000	\$15,400	77.00	\$30,780	\$6,098	\$13,902	\$123,410	0.113	1,829	\$7.60	345	1.4858	TWO UNIT	64	\$6,098
41-07-284-008	1368 ROOSEVELT AVE	10/15/21	WD	\$24,900	\$14,200	57.03	\$28,415	\$5,000	\$19,900	\$117,075	0.170	1,774	\$11.22	345	16.9977	TWO UNIT	53	\$5,000
Totals:				\$97,900	\$68,000		\$135,846		\$68,702	\$533,240			\$8.38		0.1332			
				Sale. Ratio =>		69.46	E.C.F. =>		0.129	Std. Deviation=>		0.0246061	Dev. by Mean (%)		0.1332			
				Std. Dev. =>		8.95	Ave. E.C.F. =>		0.128	Ave. Variance=>		6.4419	Coefficient of Var=>		50.52179701			

mid 20s

(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-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

200

(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-ROXANA'

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

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

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

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

250

250

225

250

225

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

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

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
41-08-215-007	2306 PENNSYLVANIA AVE	11/09/21	WD	\$22,000	\$9,800	44.55	\$19,505	\$4,170	\$76,675	0.233	728	\$24.49	355	8.3338	1 STY	65	\$4,170
41-08-251-033	2013 KENTUCKY AVE	06/17/21	WD	\$34,000	\$14,500	42.65	\$28,966	\$8,000	\$104,830	0.248	962	\$27.03	355	2.7606	1 STY	65	\$8,000
41-08-251-046	2110 MISSOURI AVE	12/10/21	WD	\$45,000	\$11,400	25.33	\$22,789	\$5,440	\$86,745	0.456	924	\$42.81	355	13.3353	1 STY	65	\$5,440
41-08-254-019	2305 NEBRASKA AVE	06/07/21	WD	\$22,000	\$9,300	42.27	\$18,652	\$4,500	\$70,760	0.247	720	\$24.31	355	18.3031	1 STY	65	\$4,500
41-08-278-007	2426 KENTUCKY AVE	02/19/21	WD	\$39,900	\$10,300	25.81	\$20,617	\$4,100	\$82,585	0.439	716	\$50.00	355	28.3778	1 STY	65	\$4,100
41-08-278-018	2433 NEBRASKA AVE	07/24/20	WD	\$27,500	\$10,900	39.64	\$21,798	\$5,200	\$82,990	0.269	766	\$29.11	355	11.8992	1 STY	65	\$5,200
41-08-282-001	2502 NEBRASKA AVE	03/03/22	WD	\$29,000	\$13,000	44.83	\$26,063	\$8,000	\$90,315	0.233	740	\$28.38	355	8.3117	1 STY	65	\$8,000
									<u>0.303</u>								

41-08-209-007	2306 ILLINOIS AVE	08/24/21	WD	\$20,000	\$12,600	63.00	\$25,285	\$4,585	\$103,500	0.149	960	\$16.06	355	14.8937	1 STY	60	\$4,585
41-08-210-009	2302 WISCONSIN AVE	07/26/21	WD	\$30,000	\$8,700	29.00	\$17,432	\$3,800	\$68,160	0.384	792	\$33.08	355	38.4390	1 STY	60	\$3,800
41-08-232-004	2418 WISCONSIN AVE	08/06/21	WD	\$32,000	\$11,600	36.25	\$23,222	\$8,040	\$75,910	0.316	785	\$30.52	355	31.5637	1 STY	60	\$8,040
41-08-238-010	2618 PENNSYLVANIA AVE	02/09/22	WD	\$12,000	\$7,300	60.83	\$14,687	\$4,000	\$53,435	0.150	735	\$10.88	355	2.1306	1 STY	60	\$4,000
41-08-254-001	2202 KENTUCKY AVE	12/17/20	WD	\$22,500	\$13,000	57.78	\$25,936	\$4,978	\$104,790	0.167	927	\$18.90	355	9.0107	1 STY	60	\$4,978
41-08-254-003	2210 KANSAS AVE	06/08/21	WD	\$18,000	\$10,400	57.78	\$20,883	\$4,500	\$81,915	0.165	816	\$16.54	355	9.2513	1 STY	60	\$4,500
41-08-255-039	2117 KANSAS AVE	09/01/20	WD	\$18,500	\$10,100	54.59	\$20,125	\$4,500	\$78,125	0.179	794	\$17.63	355	17.2413	1 STY	60	\$4,500
41-08-276-011	2401 KENTUCKY AVE	11/12/21	WD	\$40,000	\$10,600	26.50	\$21,266	\$5,000	\$81,330	0.430	757	\$46.24	355	9.1265	1 STY	60	\$5,000
41-08-277-009	2618 MISSOURI AVE	04/26/22	WD	\$22,000	\$8,600	39.09	\$17,173	\$4,008	\$65,825	0.273	864	\$20.82	355	6.5750	1 STY	60	\$4,008
									<u>0.246</u>								

41-08-235-018	2429 PENNSYLVANIA AVE	09/13/21	WD	\$10,000	\$8,300	83.00	\$16,628	\$8,200	\$42,140	<u>0.043</u>	525	\$3.43	355	4.2715	1 STY	50	\$8,200
41-08-235-018	2429 PENNSYLVANIA AVE	01/07/22	WD	\$28,000	\$8,300	29.64	\$16,628	\$8,200	\$42,140	0.470	525	\$37.71	355	46.9862	1 STY	50	\$8,200
41-08-231-002	2506 ILLINOIS AVE	09/15/21	WD	\$39,500	\$13,800	34.94	\$27,523	\$8,000	\$97,615	0.323	1,162	\$27.11	355	32.2696	1.25 STY	65	\$8,000
41-08-251-042	2123 KENTUCKY AVE	08/10/21	WD	\$30,400	\$11,900	39.14	\$23,715	\$6,036	\$88,395	0.276	934	\$26.09	355	27.5626	1.25 STY	65	\$4,500
41-08-253-015	2110 KENTUCKY AVE	02/12/21	WD	\$25,000	\$13,600	54.40	\$27,102	\$6,527	\$102,875	0.180	1,080	\$17.10	355	9.2845	1.25 STY	65	\$6,527

Trans 2003 for 2003

41-08-231-012	2509 WISCONSIN AVE	11/01/21	WD	\$40,000	\$10,500	26.25	\$20,921	\$5,600	\$34,400	\$76,605	0.449	828	\$41.55	355	44.9057	1.25 STY	60	\$5,600
41-08-238-002	2506 PENNSYLVANIA AVE	07/19/21	WD	\$30,000	\$9,700	32.33	\$19,320	\$3,962	\$26,038	\$76,790	0.339	920	\$28.30	355	33.9081	1.25 STY	60	\$3,962
41-08-238-014	2601 MISSOURI AVE	04/22/22	WD	\$35,000	\$10,800	30.86	\$21,633	\$4,000	\$31,000	\$88,165	0.352	995	\$31.16	355	35.1613	1.25 STY	60	\$4,000
41-08-281-006	2428 NEBRASKA AVE	09/14/21	WD	\$32,000	\$13,000	40.63	\$26,008	\$5,100	\$26,900	\$104,540	0.257	1,219	\$22.07	355	1.4958	1.25 STY	60	\$5,100
41-08-237-018	2433 MISSOURI AVE	06/24/22	WD	\$35,000	\$14,100	40.29	\$28,164	\$8,200	\$26,800	\$99,820	0.268	1,164	\$23.02	355	26.8483	1.5 STY	65	\$8,200
41-08-235-009	2418 OHIO AVE	12/07/20	WD	\$28,000	\$14,900	53.21	\$29,880	\$4,100	\$23,900	\$128,900	0.185	1,365	\$17.51	355	18.5415	1.75 STY	70	\$4,100
41-08-255-043	2013 KANSAS AVE	02/16/21	WD	\$25,000	\$12,600	50.40	\$25,210	\$3,850	\$21,150	\$106,800	0.198	1,188	\$17.80	355	19.8034	1.75 STY	65	\$3,850
41-08-203-010	1714 ARLINGTON AVE	06/17/22	WD	\$21,000	\$9,000	42.86	\$18,038	\$4,053	\$16,947	\$69,925	0.242	924	\$18.34	355	24.2360	1.75 STY	55	\$4,053
41-08-253-005	1918 KENTUCKY AVE	07/15/21	WD	\$55,000	\$16,400	29.82	\$32,879	\$5,400	\$49,600	\$157,023	0.316	1,914	\$25.91	355	31.5878	TWO UNIT	70	\$5,400
41-08-207-033	1509 ARLINGTON AVE	10/08/21	WD	\$16,000	\$10,200	63.75	\$20,354	\$4,000	\$12,000	\$93,451	0.128	1,284	\$9.35	355	12.8409	TWO UNIT	60	\$4,000
41-08-207-033	1509 ARLINGTON AVE	01/19/22	WD	\$30,000	\$10,200	34.00	\$20,354	\$4,000	\$26,000	\$93,451	0.278	1,284	\$20.25	355	27.8219	TWO UNIT	60	\$4,000
Totals:				\$914,300	\$359,400		\$718,756		\$742,251	\$2,776,526			\$25.11	0.10208599	0.5081			
				Sale. Ratio =>		39.31				E.C.F. =>	0.267		Std. Deviation=>	0.10208599				
				Std. Dev. =>		13.71				Ave. E.C.F. =>	0.272		Ave. Variance=>	19.5962	Coefficient of Var=>	71.93581073		

High 205
Low 205

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

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

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

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

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

0425
0350

(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
41-09-228-020	3733 IVANHOE AVE	07/24/20	WD	\$47,000	\$15,300	32.55	\$30,596	\$5,625	\$41,375	\$83,237	0.497	951	\$43.51	360	12.2370	1 STY	67	\$5,625
41-09-228-014	3713 IVANHOE AVE	03/02/21	WD	\$34,000	\$13,200	38.82	\$26,332	\$5,625	\$28,375	\$69,023	0.411	735	\$38.61	360	16.3105	1 STY	65	\$5,625
41-09-228-022	3741 IVANHOE AVE	11/20/20	WD	\$34,000	\$11,800	34.71	\$23,650	\$5,625	\$28,375	\$60,083	0.472	735	\$38.61	360	9.7554	1 STY	65	\$5,625
41-09-228-022	3741 IVANHOE AVE	07/15/22	WD	\$75,000	\$11,800	15.73	\$23,650	\$5,625	\$69,375	\$60,083	1.155	735	\$94.39	360	77.9940	1 STY	65	\$5,625
41-09-231-007	3826 IVANHOE AVE	04/01/22	WD	\$62,900	\$14,600	23.21	\$29,135	\$5,000	\$57,900	\$80,450	0.720	735	\$78.78	360	14.9333	1 STY	65	\$5,000
41-09-233-003	3810 PITKIN AVE	10/01/21	WD	\$30,000	\$13,000	43.33	\$26,098	\$5,000	\$25,000	\$70,327	0.355	752	\$33.24	360	15.2421	1 STY	65	\$5,000
41-09-233-022	3837 LORRAINE AVE	09/25/20	WD	\$32,000	\$13,200	41.25	\$26,312	\$5,000	\$27,000	\$71,040	0.380	735	\$36.73	360	12.7837	1 STY	65	\$5,000
41-09-208-010	3401 BREWSTER AVE	08/07/20	WD	\$20,000	\$15,500	77.50	\$31,083	\$9,063	\$10,937	\$73,400	0.449	735	\$14.88	360	14.9005	1 STY	63	\$9,063
41-09-208-010	3401 BREWSTER AVE	09/15/21	WD	\$45,900	\$15,500	33.77	\$31,083	\$9,063	\$36,837	\$73,400	0.502	735	\$50.12	360	50.1866	1 STY	63	\$9,063

W: 2/26/25
205

41-09-228-021	3737 IVANHOE AVE	02/18/22	WD	\$37,000	\$13,900	37.57	\$27,867	\$5,625	\$31,375	\$74,140	0.423	967	\$32.45	360	42.3186	1 STY	60	\$5,625
41-09-230-006	3728 IVANHOE AVE	06/22/22	WD	\$53,000	\$13,200	24.91	\$26,384	\$5,625	\$47,375	\$69,197	0.685	1,016	\$46.63	360	68.4643	1 STY	60	\$5,625
41-09-231-010	3842 IVANHOE AVE	11/17/21	WD	\$38,000	\$10,800	28.42	\$21,684	\$5,000	\$33,000	\$55,613	0.593	735	\$44.90	360	13.4177	1 STY	60	\$5,000
41-09-232-022	3723 LORRAINE AVE	05/13/21	WD	\$40,000	\$13,000	32.50	\$25,929	\$5,625	\$34,375	\$67,680	0.508	772	\$44.53	360	6.6293	1 STY	60	\$5,625
41-09-232-022	3723 LORRAINE AVE	11/30/21	WD	\$35,000	\$13,000	37.14	\$25,929	\$5,625	\$29,375	\$67,680	0.434	772	\$38.05	360	14.0170	1 STY	60	\$5,625
41-09-234-008	3732 LORRAINE AVE	08/14/20	WD	\$19,500	\$13,000	66.67	\$25,951	\$5,625	\$13,875	\$67,753	0.205	672	\$20.65	360	16.9920	1 STY	60	\$5,625
41-09-205-004	1730 DOROTHY DR	02/10/21	WD	\$27,000	\$13,400	49.63	\$26,745	\$6,279	\$20,721	\$68,220	0.304	779	\$26.60	360	30.3738	1 STY	58	\$6,279
41-09-205-004	1730 DOROTHY DR	08/13/21	WD	\$41,000	\$13,400	32.68	\$26,745	\$6,279	\$34,721	\$68,220	0.509	779	\$44.57	360	50.8956	1 STY	58	\$6,279
41-09-231-010	3842 IVANHOE AVE	12/10/21	LC	\$38,663	\$12,100	31.30	\$24,128	\$8,000	\$30,663	\$53,760	0.570	735	\$41.72	360	57.0368	1 STY	58	\$8,000
41-09-231-046	1601 N CENTER RD	04/15/22	WD	\$54,900	\$21,800	39.71	\$43,656	\$18,125	\$36,775	\$85,103	0.432	985	\$37.34	360	43.2122	1 STY	58	\$18,125

2309, 205

41-09-235-037	3831 PALMER AVE	10/02/20	WD	\$40,300	\$16,800	41.69	\$33,615	\$6,770	\$33,530	\$89,483	0.375	1,268	\$26.44	360	37.4707	2 STORY	60	\$6,770
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41-09-230-029	1601 N VIRGINIA ST	07/01/21	WD	\$105,000	\$50,500	48.10	\$101,281	\$20,763	\$84,237	\$263,821	0.319	2,975	\$28.31	360	31.9296	TWO UNIT	68	\$20,763
41-09-234-015	1402 N DEXTER ST	02/14/22	WD	\$69,000	\$19,600	28.41	\$39,277	\$6,757	\$62,243	\$108,400	0.574	1,456	\$42.75	360	57.4197	TWO UNIT	65	\$6,757
Totals:				\$979,163	\$348,400		\$697,130		\$817,439	\$1,780,114			\$41.08		2.2055			
					Sale. Ratio =>	35.58			E.C.F. =>	0.459				Std. Deviation=>	0.19142106			
					Std. Dev. =>	13.64			Ave. E.C.F. =>	0.481				Ave. Variance=>	31.5691		Coefficient of Var=>	65.5968694

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		0.360	0.360	0.360	0.360	0.360	0.360
1 STY		0.360	0.360	0.360	0.360	0.360	0.360
2 STORY		0.360	0.360	0.360	0.360	0.360	0.360
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.360	0.360	0.360	0.360	0.360	0.360
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: 0.340
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		0.350	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

B60

(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	Blg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
40-11-351-049	2713 GOLFSIDE LN	10/01/21	WD	\$80,000	\$36,700	45.88	\$73,398	\$23,651	\$56,349	\$142,134	0.396	1,034	\$54.50	365	2.1951	1 STY	65	\$23,651

40-11-303-042	2721 NORBERT ST	08/10/21	WD	\$87,900	\$33,600	38.23	\$67,178	\$11,600	\$76,300	\$158,794	0.480	1,421	\$53.69	365	12.2035	1.25 STY	70	\$11,600
40-11-302-013	2726 GOLFSIDE LN	09/16/20	WD	\$65,000	\$31,200	48.00	\$62,352	\$11,282	\$53,718	\$145,914	0.368	1,451	\$37.02	365	36.8148	1.25 STY	65	\$11,282
40-11-302-025	2721 THOMAS ST	07/29/20	WD	\$55,000	\$27,800	50.55	\$55,540	\$11,400	\$43,600	\$126,114	0.346	1,049	\$41.56	365	34.5718	1.25 STY	65	\$11,400
40-11-302-027	2713 THOMAS ST	08/25/20	WD	\$40,000	\$29,500	73.75	\$59,025	\$11,432	\$28,568	\$135,980	0.210	1,228	\$23.26	365	21.0090	1.25 STY	65	\$10,755
40-11-302-030	2701 THOMAS ST	06/30/20	WD	\$53,500	\$33,400	62.43	\$66,857	\$15,558	\$37,942	\$146,569	0.259	1,343	\$28.25	365	25.8869	1.25 STY	65	\$15,558
40-11-302-031	2749 THOMAS ST	12/29/20	WD	\$85,000	\$40,400	47.53	\$80,802	\$20,826	\$64,174	\$171,360	0.374	1,730	\$37.09	365	37.4498	1.25 STY	65	\$19,383
40-11-303-019	2714 THOMAS ST	01/19/22	WD	\$45,000	\$23,700	52.67	\$47,397	\$11,200	\$33,800	\$103,420	0.327	1,026	\$32.94	365	32.6823	1.25 STY	65	\$11,200
40-11-303-033	2749 NORBERT ST	10/22/20	WD	\$72,000	\$30,300	42.08	\$60,547	\$11,400	\$60,600	\$140,420	0.432	1,210	\$50.08	365	43.1562	1.25 STY	65	\$11,400
40-11-303-043	2717 NORBERT ST	10/14/20	WD	\$71,000	\$27,600	38.87	\$55,207	\$11,600	\$59,400	\$124,591	0.477	1,037	\$57.28	365	47.6758	1.25 STY	65	\$11,600
40-11-303-049	2617 NORBERT ST	04/05/22	WD	\$77,900	\$29,900	38.38	\$59,727	\$11,927	\$65,973	\$136,571	0.483	1,207	\$54.66	365	48.3066	1.25 STY	65	\$11,927
40-11-304-039	619 FREMONT ST	08/02/21	WD	\$81,000	\$28,100	34.69	\$56,267	\$13,961	\$67,039	\$120,874	0.555	1,040	\$64.46	365	55.4618	1.25 STY	65	\$12,000
40-11-351-004	2818 GOLFSIDE LN	07/19/22	WD	\$51,000	\$28,900	56.67	\$57,830	\$13,254	\$37,746	\$127,360	0.296	1,031	\$36.61	365	7.0163	1.25 STY	65	\$13,254
40-11-351-050	2705 GOLFSIDE LN	12/02/20	WD	\$83,000	\$40,900	49.28	\$81,735	\$29,408	\$53,592	\$149,506	0.358	1,281	\$41.84	365	0.9276	1.25 STY	65	\$28,878
40-11-351-102	2729 GOLFSIDE LN	06/23/21	WD	\$42,000	\$30,400	72.38	\$60,787	\$16,895	\$25,105	\$125,406	0.200	1,196	\$20.99	365	16.7547	1.25 STY	65	\$15,885
40-11-353-019	2564 THOMAS ST	03/22/22	WD	\$43,100	\$26,700	61.95	\$53,362	\$10,689	\$32,411	\$121,923	0.266	1,091	\$29.71	365	10.1906	1.25 STY	65	\$10,238

0.362

40-11-304-049	2631 ORCHARD LN	08/28/20	WD	\$48,500	\$19,900	41.03	\$39,745	\$5,294	\$43,206	\$106,003	0.408	1,570	\$27.52	365	40.7592	2 STORY	65	\$4,541
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Totals:				\$1,080,900	\$519,000	48.02	\$1,037,756	\$5,294	\$839,523	\$2,282,940	0.368		\$40.68	0.09757735	0.1202			
				Sale. Ratio =>		48.02				E.C.F. =>	0.368		Std. Deviation=>					
						11.77				Ave. E.C.F. =>	0.367		Ave. Variance=>	27.8272	Coefficient of Var=> 75.91941086			
				Std. Dev. =>		11.77												

50s-60s

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.425	0.425	0.425	0.425	0.450	0.450
1 STY		0.425	0.425	0.425	0.425	0.450	0.450
2 STORY		0.500	0.500	0.500	0.500	0.500	0.500
1.5 STY		0.425	0.425	0.425	0.425	0.450	0.450
1.25 STY		0.425	0.425	0.425	0.425	0.450	0.450
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		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

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

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

100-90 90
80-80 - 80-70 80 70-60 60 →

1.4

1.25 .4

1.5 .4

1.75 .425

2 .5

.6

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur Asmnt.	Asd/Adj. Sale	Cur Appraisal	Land + Yard	Blde. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
40-11-377-011	2543 PADUCAH ST	06/26/20	WD	\$28,500	\$22,200	77.89	\$44,331	\$8,750	\$19,750	\$88,953	0.222	728	\$27.13	370	19.3651	1 STY	75	\$8,750
40-11-377-011	2543 PADUCAH ST	07/27/21	WD	\$70,000	\$22,200	31.71	\$44,331	\$8,750	\$61,250	\$88,953	0.499	728	\$84.13	370	27.2890	1 STY	75	\$8,750
40-11-381-004	2425 ALTOONA ST	10/23/20	WD	\$48,900	\$24,800	50.72	\$49,660	\$11,614	\$37,286	\$95,115	0.392	708	\$52.66	370	8.3830	1 STY	74	\$8,750
40-14-229-045	1920 CARTIER ST	01/26/21	WD	\$42,000	\$19,800	47.14	\$39,550	\$9,252	\$32,748	\$75,745	0.432	720	\$45.48	370	10.1736	1 STY	70	\$9,252
40-11-378-020	2552 ALTOONA ST	10/20/21	WD	\$40,000	\$21,000	52.50	\$41,972	\$8,400	\$31,600	\$83,930	0.377	768	\$41.15	370	40.9247	1 STY	64	\$8,400
40-14-229-046	1916 CARTIER ST	10/15/21	WD	\$38,000	\$18,900	49.74	\$37,862	\$9,246	\$28,754	\$71,540	0.402	672	\$42.79	370	42.3802	1 STY	64	\$9,246
40-14-253-024	702 FRANK ST	08/05/22	WD	\$35,000	\$21,100	60.29	\$42,232	\$9,013	\$25,987	\$83,048	<u>0.313</u>	789	\$32.94	370	35.8893	1 STY	64	\$9,013
											0.381							

40-11-331-010	2539 BAGLEY ST	03/17/21	WD	\$30,000	\$18,900	63.00	\$37,826	\$8,400	\$21,600	\$73,565	0.294	720	\$30.00	370	29.3618	1 STY	60	\$8,400
40-11-331-010	2539 BAGLEY ST	05/18/22	WD	\$45,000	\$18,900	42.00	\$37,826	\$8,400	\$36,600	\$73,565	0.498	720	\$50.83	370	49.7519	1 STY	60	\$8,400
40-11-352-009	2527 ALTOONA ST	08/19/20	WD	\$43,000	\$19,800	46.05	\$39,658	\$8,750	\$34,250	\$77,270	0.443	768	\$44.60	370	44.3251	1 STY	60	\$8,750
40-11-376-025	2542 PADUCAH ST	06/08/21	WD	\$54,000	\$21,300	39.44	\$42,517	\$8,575	\$45,425	\$84,855	0.535	992	\$45.79	370	16.0005	1 STY	60	\$8,575
40-11-376-028	2530 PADUCAH ST	08/30/21	WD	\$63,000	\$20,500	32.54	\$40,980	\$8,575	\$54,425	\$81,013	0.672	728	\$74.76	370	7.6434	1 STY	60	\$8,575
40-11-377-029	2532 TYRONE ST	09/12/21	WD	\$48,000	\$26,000	54.17	\$52,039	\$8,750	\$39,250	\$108,223	0.363	1,064	\$36.89	370	14.8757	1 STY	60	\$8,750
40-11-378-010	2545 TYRONE ST	09/23/20	WD	\$39,900	\$19,700	49.37	\$39,381	\$8,750	\$31,150	\$76,578	0.407	816	\$38.17	370	4.1195	1 STY	60	\$8,750
40-11-378-023	2540 ALTOONA ST	06/15/20	WD	\$31,500	\$22,300	70.79	\$44,594	\$8,400	\$23,100	\$90,485	0.255	768	\$30.08	370	29.2428	1 STY	60	\$8,400
40-14-201-015	910 FRANK ST	04/02/21	WD	\$85,900	\$24,900	28.99	\$49,802	\$11,643	\$24,257	\$95,398	0.778	955	\$77.76	370	28.6240	1 STY	60	\$11,643
40-14-203-022	2206 MONTEITH ST	07/23/21	WD	\$25,200	\$18,300	72.62	\$36,539	\$9,177	\$16,023	\$68,405	0.234	672	\$23.84	370	12.6043	1 STY	60	\$9,177
40-14-228-038	1826 MONTEITH ST	06/29/21	WD	\$47,500	\$20,600	43.37	\$41,217	\$8,993	\$38,507	\$80,560	0.478	720	\$53.48	370	18.1074	1 STY	60	\$8,993
40-14-228-039	1822 MONTEITH ST	06/11/20	WD	\$26,000	\$19,000	73.08	\$37,986	\$8,798	\$17,202	\$72,970	0.236	720	\$23.89	370	42.3325	1 STY	60	\$8,798
40-14-229-015	1909 MONTEITH ST	05/14/21	WD	\$41,000	\$18,900	46.10	\$37,703	\$8,870	\$32,130	\$72,083	0.446	720	\$44.63	370	19.2424	1 STY	60	\$8,870
40-14-229-023	1813 MONTEITH ST	07/23/21	WD	\$35,000	\$20,300	58.00	\$40,502	\$8,786	\$26,214	\$79,290	0.331	860	\$30.48	370	1.1895	1 STY	60	\$8,786
40-14-252-033	853 FRANK ST	07/22/22	WD	\$95,000	\$25,600	26.95	\$51,221	\$10,088	\$84,912	\$102,833	0.826	1,100	\$77.19	370	55.9441	1 STY	60	\$10,088
40-14-252-058	701 FRANK ST	04/02/21	WD	\$44,000	\$22,600	51.36	\$45,271	\$9,177	\$34,823	\$90,235	0.386	1,012	\$34.41	370	4.7142	1 STY	60	\$9,177
40-14-276-009	718 DICKINSON ST	05/21/21	WD	\$50,000	\$20,200	40.40	\$40,371	\$9,673	\$40,327	\$76,745	0.525	720	\$56.01	370	17.9986	1 STY	60	\$9,673
40-11-331-012	2531 BAGLEY ST	11/01/21	WD	\$26,500	\$17,600	66.42	\$35,167	\$8,400	\$18,100	\$66,918	0.270	672	\$26.93	370	27.0482	1 STY	55	\$8,400
40-11-331-029	2526 TIFFIN ST	03/25/22	WD	\$43,000	\$19,300	44.88	\$38,553	\$8,575	\$34,425	\$74,945	0.459	867	\$39.71	370	45.9337	1 STY	55	\$8,575
40-11-352-003	2551 ALTOONA ST	05/14/20	WD	\$31,500	\$19,500	61.90	\$39,068	\$9,279	\$22,221	\$74,473	0.298	814	\$27.30	370	29.8379	1 STY	55	\$9,279
40-11-376-014	2525 TIFFIN ST	01/25/22	WD	\$37,000	\$20,700	55.95	\$41,458	\$8,750	\$28,250	\$81,770	0.345	860	\$32.85	370	34.5481	1 STY	55	\$8,750
40-11-376-022	2550 PADUCAH ST	09/03/21	WD	\$55,000	\$20,700	37.64	\$41,335	\$8,575	\$46,425	\$81,900	0.567	947	\$49.02	370	56.6850	1 STY	55	\$8,575
40-11-376-027	2534 PADUCAH ST	09/24/21	WD	\$40,300	\$18,500	45.91	\$36,919	\$8,575	\$31,725	\$70,860	0.448	752	\$42.19	370	44.7714	1 STY	55	\$8,575
40-11-376-030	2522 PADUCAH ST	11/19/20	WD	\$36,500	\$17,900	49.04	\$35,769	\$8,575	\$27,925	\$67,985	0.411	759	\$36.79	370	41.0752	1 STY	55	\$8,575
40-11-377-033	2516 TYRONE ST	01/19/21	WD	\$31,900	\$18,000	56.43	\$36,084	\$8,750	\$23,150	\$68,335	0.339	768	\$30.14	370	33.8772	1 STY	55	\$8,750
40-11-378-006	2561 TYRONE ST	03/01/21	WD	\$33,000	\$18,500	56.06	\$37,042	\$8,750	\$24,250	\$70,730	0.343	720	\$33.68	370	34.2853	1 STY	55	\$8,750
40-11-381-006	2417 ALTOONA ST	08/17/20	M/C	\$52,900	\$23,600	44.61	\$47,233	\$8,750	\$44,150	\$96,208	0.459	833	\$53.00	370	3.6374	1 STY	55	\$8,750
40-11-381-007	2413 ALTOONA ST	08/13/20	WD	\$31,800	\$21,500	67.61	\$42,934	\$9,626	\$22,174	\$83,270	0.266	825	\$26.88	370	22.8987	1 STY	55	\$9,626
40-14-229-037	2030 CARTIER ST	06/25/20	WD	\$35,100	\$19,500	55.56	\$39,022	\$9,829	\$25,271	\$72,983	0.346	720	\$35.10	370	51.1422	1 STY	55	\$9,130
40-14-252-054	713 FRANK ST	07/28/22	WD	\$74,000	\$20,900	28.24	\$41,847	\$9,177	\$64,823	\$81,675	0.794	930	\$69.70	370	16.0189	1 STY	55	\$9,177
40-14-253-011	814 FRANK ST	02/10/22	WD	\$74,000	\$21,100	28.51	\$42,132	\$8,872	\$65,128	\$83,150	0.783	955	\$68.20	370	12.4193	1 STY	55	\$8,872
40-14-276-021	2023 CARTIER ST	04/24/20	WD	\$32,500	\$20,900	64.31	\$41,836	\$13,342	\$19,158	\$71,235	0.269	720	\$26.61	370	36.9222	1 STY	55	\$13,342
											0.441							

7465-159

40-14-229-035	2034 CARTIER ST	10/06/20	WD	\$25,100	\$17,100	68.13	\$34,242	\$9,130	\$15,970	\$62,780	0.254	780	\$20.47	370	43.4087	1.5 STY	50	\$9,130
40-11-378-014	2529 TYRONE ST	05/05/21	WD	\$24,000	\$13,300	55.42	\$26,560	\$8,750	\$15,250	\$44,525	0.343	720	\$21.18	370	34.2504	1.5 STY	41	\$8,750
40-11-329-024	2556 BAGLEY ST	04/15/22	WD	\$40,000	\$14,500	36.25	\$29,004	\$10,536	\$29,464	\$46,170	0.638	672	\$43.85	370	63.8163	1.5 STY	40	\$10,536

40-11-352-027	2518 NORBERT ST	12/22/20	WD	\$60,000	\$26,400	44.00	\$52,715	\$8,750	\$51,250	\$109,913	0.466	1,011	\$50.69	370	46.6280	1.25 STY	64	\$8,750
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40-14-252-028	925 FRANK ST	08/30/21	WD	\$87,000	\$28,900	33.22	\$57,835	\$12,804	\$74,196	\$112,578	0.659	1,151	\$64.46	370	2.9401	1.5 STY	70	\$12,804
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40-14-201-018	501 PERRY ST	06/06/22	WD	\$55,000	\$30,000	54.55	\$59,954	\$10,064	\$44,936	\$124,725	0.360	1,465	\$30.67	370	36.0281	1.5 STY	64	\$10,064
40-14-203-029	2102 MONTEITH ST	08/27/20	WD	\$66,000	\$30,700	46.52	\$61,380	\$11,945	\$54,055	\$123,588	0.437	1,423	\$37.99	370	21.4747	1.5 STY	64	\$11,945
40-14-253-007	830 FRANK ST	10/07/20	WD	\$81,500	\$27,500	33.74	\$54,952	\$9,470	\$72,030	\$113,705	0.633	1,252	\$57.53	370	22.4202	1.5 STY	64	\$9,470

40-11-353-028	2532 THOMAS ST	11/02/20	WD	\$29,600	\$24,000	61.54	\$47,907	\$9,105	\$29,895	\$97,005	0.308	1,187	\$25.19	370	30.8180	1.5 STY	60	\$8,575
40-14-126-006	2459 THOMAS ST	03/25/21	WD	\$74,000	\$30,900	41.76	\$61,782	\$8,750	\$65,250	\$132,580	0.492	1,723	\$37.87	370	49.2156	1.5 STY	60	\$8,750
40-14-201-001	460 DOUGHERTY PL	05/18/21	WD	\$62,000	\$30,200	48.71	\$60,330	\$19,853	\$42,147	\$101,193	0.417	1,131	\$37.27	370	41.6503	1.5 STY	60	\$19,853
40-14-201-003	2307 MONTEITH ST	10/16/20	WD	\$49,000	\$29,100	59.39	\$58,293	\$10,890	\$38,110	\$118,508	0.322	1,462	\$26.07	370	32.1583	1.5 STY	60	\$10,471
40-14-253-006	834 FRANK ST	10/25/21	WD	\$86,000	\$26,100	30.35	\$52,274	\$9,562	\$76,438	\$106,780	0.716	1,423	\$53.72	370	23.5868	1.5 STY	60	\$9,562
40-11-352-015	507 MARQUETTE ST	06/03/21	WD	\$47,000	\$19,600	41.70	\$39,213	\$10,879	\$36,121	\$70,835	0.510	1,042	\$34.67	370	50.9932	1.5 STY	55	\$10,879
40-11-381-014	2432 NORBERT ST	07/30/21	WD	\$97,000	\$24,900	25.67	\$49,814	\$8,575	\$88,425	\$103,098	0.858	1,246	\$70.97	370	85.7683	1.5 STY	55	\$8,575
40-14-229-006	2019 MONTEITH ST	06/28/21	WD	\$85,000	\$23,900	28.12	\$47,776	\$9,177	\$75,823	\$96,498	0.786	1,268	\$59.80	370	29.0473	1.5 STY	55	\$9,177
40-14-229-020	1821 MONTEITH ST	11/18/21	WD	\$65,000	\$23,000	35.38	\$45,914	\$9,127	\$55,873	\$91,968	0.608	1,424	\$39.24	370	60.7530	1.5 STY	55	\$9,127

40-14-202-010	2128 CARTIER ST	07/30/20	WD	\$50,000	\$23,800	47.60	\$47,533	\$10,430	\$39,570	\$92,758	0.427	1,017	\$38.91	370	42.6596	1.75 STY	74	\$10,430
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40-11-353-012	2531 NORBERT ST	08/20/20	WD	\$67,900	\$32,800	48.31	\$65,649	\$8,225	\$59,675	\$143,560	0.416	1,530	\$39.00	370	41.5680	1.75 STY	69	\$8,225
40-14-201-014	402 DOUGHERTY PL	08/03/22	WD	\$111,000	\$35,900	32.34	\$71,793	\$17,427	\$93,573	\$135,915	0.688	1,629	\$57.44	370	68.8467	1.75 STY	64	\$17,427
40-11-353-011	2535 NORBERT ST	07/15/20	WD	\$77,000	\$20,300	43.19	\$40,539	\$8,225	\$38,775	\$80,785	0.480	1,022	\$37.94	370	47.9978	1.75 STY	60	\$8,225
40-14-201-023	2201 CARTIER ST	02/22/22	WD	\$81,000	\$27,000	33.33	\$53,979	\$9,558	\$71,442	\$111,053	0.643	1,452	\$49.20	370	64.3317	1.75 STY	60	\$9,558
40-14-201-028	2121 CARTIER ST	06/25/21	WD	\$85,000	\$23,500	27.65	\$46,919	\$9,744	\$75,256	\$92,938	0.810	1,152	\$65.33	370	80.9748	1.75 STY	60	\$9,744
40-14-252-038	833 FRANK ST	04/20/20	WD	\$72,500	\$28,900	39.86	\$57,810	\$9,822	\$62,678	\$119,970	0.522	1,536	\$40.81	370	22.6752	1.75 STY	60	\$9,822

0.593

10-50

40-11-352-026	2522 NORBERT ST	03/25/21	WD	\$80,100	\$30,400	37.95	\$60,857	\$8,750	\$71,350	\$130,268	0.548	1,184	\$60,26	370	54,7719	2 STORY	74	\$8,750
40-14-252-029	919 FRANK ST	04/22/21	WD	\$80,000	\$25,700	32.13	\$51,478	\$8,176	\$71,824	\$108,255	0.663	1,015	\$70,76	370	17,7719	2 STORY	70	\$8,176
40-11-380-006	808 MARQUETTE ST	03/26/21	WD	\$64,500	\$29,300	45.43	\$58,698	\$10,320	\$54,180	\$120,945	0.448	1,467	\$36,93	370	44,7972	2 STORY	65	\$10,320
40-11-353-033	2512 THOMAS ST	04/15/20	WD	\$64,000	\$27,900	77.50	\$55,828	\$8,575	\$27,425	\$118,133	0.232	1,227	\$22,35	370	23,2155	2 STORY	64	\$8,575
40-11-380-012	726 DOUGHERTY PL	02/16/22	WD	\$60,000	\$24,600	41.00	\$49,196	\$10,415	\$49,585	\$96,953	0.511	1,184	\$41,88	370	51,1436	2 STORY	64	\$10,415
40-11-382-001	416 MARQUETTE ST	09/09/21	WD	\$95,000	\$28,700	35.47	\$67,325	\$12,603	\$82,397	\$136,805	0.602	1,559	\$52,85	370	60,2295	2 STORY	64	\$12,603
40-14-201-005	448 DOUGHERTY PL	02/19/21	WD	\$82,000	\$28,900	35.24	\$57,710	\$11,128	\$70,872	\$116,455	0.609	1,477	\$47,98	370	60,8578	2 STORY	60	\$10,813
40-14-228-042	701 DUPONT ST	04/29/22	WD	\$74,000	\$26,800	36.22	\$53,551	\$11,685	\$62,315	\$104,665	0.595	1,266	\$49,22	370	59,5376	2 STORY	60	\$11,685
40-11-379-012	602 MARQUETTE ST	12/23/21	WD	\$85,000	\$44,500	52.35	\$89,049	\$23,424	\$61,576	\$164,063	0.375	2,113	\$29,14	370	37,5320	2 STORY	55	\$23,424
40-14-126-003	2467 THOMAS ST	07/15/22	WD	\$72,000	\$23,800	33.06	\$47,546	\$8,750	\$63,250	\$96,990	0.652	1,287	\$49,15	370	65,2129	2 STORY	55	\$8,750
40-14-126-018	321 WELLER ST	06/29/22	WD	\$121,000	\$35,900	29.67	\$71,762	\$15,361	\$105,639	\$141,003	0.749	1,726	\$61,20	370	74,9199	2 STORY	55	\$14,487
40-14-252-034	849 FRANK ST	06/27/22	WD	\$101,000	\$28,300	28.02	\$56,573	\$9,568	\$91,432	\$117,513	0.778	1,495	\$61,16	370	77,8062	2 STORY	55	\$9,568
40-11-376-005	2557 TIFFIN ST	06/30/22	WD	\$35,000	\$24,900	71.14	\$49,704	\$9,283	\$25,717	\$101,053	0.254	1,552	\$16,57	370	25,4491	2 STORY	50	\$8,750
Totals:				\$4,284,000	\$1,803,000		\$3,605,214		\$3,528,509	\$7,124,308	E.C.F. => 0.495		\$43,91		0.9526			
					Sale. Ratio =>	42.09												
					Std. Dev. =>	13.64				Ave. E.C.F. => 0.486								

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-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

NC

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
40-11-454-001	1102 BLAIR ST	03/24/22	WD	\$110,000	\$67,000	60.91	\$134,058	\$8,954	\$101,046	\$357,440	0.283	2,828	\$35.73	375	6.1316	1STY	66	\$8,954
40-14-230-035	639 CADILLAC ST	03/01/22	QC	\$53,000	\$20,400	38.49	\$40,832	\$8,564	\$44,436	\$92,194	0.482	833	\$53.34	375	13.0671	1STY	58	\$8,564
40-11-455-021	971 WOODBRIDGE ST	11/23/21	WD	\$28,000	\$21,800	77.86	\$43,521	\$9,793	\$18,207	\$96,366	0.189	936	\$19.45	375	3.2441	1STY	56	\$9,374
40-14-228-008	2017 JOUET ST	12/14/21	WD	\$64,000	\$26,700	41.72	\$53,406	\$7,453	\$56,547	\$131,294	0.431	945	\$59.84	375	29.2637	1.75 STY	80	\$7,453

40-14-227-004	817 N CHEVROLET AVE	12/10/21	WD	\$68,000	\$33,900	49.85	\$67,781	\$9,316	\$58,684	\$167,043	0.351	1,344	\$43.66	375	8.5856	2 STORY	79	\$9,316
40-11-455-012	958 N CHEVROLET AVE	10/11/21	WD	\$60,000	\$22,700	37.83	\$45,410	\$9,206	\$50,794	\$103,440	0.491	1,076	\$47.21	375	49.1048	2 STORY	70	\$9,206
40-11-451-028	2420 BAGLEY ST	08/04/22	WD	\$40,000	\$20,400	51.00	\$40,710	\$9,575	\$30,425	\$88,957	0.342	766	\$39.72	375	34.2019	2 STORY	60	\$9,575
40-11-451-034	2400 BAGLEY ST	01/05/21	WD	\$43,000	\$26,200	60.93	\$52,402	\$9,575	\$33,425	\$122,363	0.273	1,259	\$26.55	375	27.3163	2 STORY	60	\$9,575
40-14-226-023	772 N CHEVROLET AVE	12/21/21	WD	\$58,500	\$24,300	41.54	\$48,694	\$9,316	\$49,184	\$112,509	0.437	1,389	\$35.41	375	19.6331	2 STORY	60	\$9,316
40-14-230-016	650 N CHEVROLET AVE	09/20/21	WD	\$124,000	\$29,400	23.71	\$58,704	\$10,103	\$113,897	\$138,860	0.820	1,516	\$75.13	375	38.3560	2 STORY	60	\$10,103
40-14-230-029	721 CADILLAC ST	03/30/22	WD	\$29,400	\$29,400	58.80	\$58,888	\$8,564	\$41,436	\$143,783	0.288	1,462	\$28.34	375	14.8484	2 STORY	60	\$8,564
40-14-230-010	718 N CHEVROLET AVE	04/01/20	WD	\$48,125	\$27,900	57.97	\$55,803	\$10,103	\$38,022	\$130,571	0.291	1,558	\$24.40	375	12.8899	2 STORY	58	\$10,103
40-14-230-013	710 N CHEVROLET AVE	08/01/22	WD	\$100,000	\$26,800	26.80	\$53,602	\$10,103	\$89,897	\$124,283	0.773	1,456	\$61.74	375	56.1027	2 STORY	58	\$10,103
40-11-456-004	908 BLAIR ST	11/10/20	WD	\$38,000	\$22,400	58.95	\$44,760	\$7,882	\$30,118	\$105,366	0.286	1,144	\$26.33	375	28.5843	2 STORY	57	\$7,882
40-14-203-012	2209 JOUET ST	02/19/21	WD	\$55,000	\$22,800	41.45	\$45,563	\$7,453	\$47,547	\$108,886	0.437	1,250	\$38.04	375	3.6217	2 STORY	57	\$7,453
40-14-230-004	802 DUPONT ST	01/08/21	WD	\$63,000	\$22,600	35.87	\$45,281	\$8,050	\$54,950	\$106,374	0.517	1,144	\$48.03	375	10.6478	2 STORY	57	\$8,050
40-11-456-006	902 BLAIR ST	02/11/22	WD	\$70,000	\$29,000	41.43	\$58,098	\$10,308	\$59,692	\$136,543	0.437	1,524	\$39.17	375	43.7167	2 STORY	56	\$10,308
40-11-458-006	2313 JOUET ST	03/05/21	WD	\$45,000	\$22,800	50.67	\$45,511	\$7,453	\$37,547	\$108,737	0.345	1,260	\$29.80	375	34.5301	2 STORY	56	\$7,453
40-14-226-016	824 N CHEVROLET AVE	05/19/20	WD	\$32,000	\$27,700	86.56	\$55,408	\$11,760	\$20,240	\$124,709	0.162	1,344	\$15.06	375	19.7303	2 STORY	56	\$11,166
40-14-226-021	804 N CHEVROLET AVE	06/23/21	WD	\$39,000	\$23,900	61.28	\$47,887	\$9,316	\$29,684	\$110,203	0.269	1,232	\$24.09	375	9.0244	2 STORY	56	\$9,316
40-11-380-021	1053 N CHEVROLET AVE	12/04/20	WD	\$50,000	\$19,800	39.60	\$39,694	\$9,502	\$40,498	\$86,263	0.469	1,109	\$36.52	375	46.9472	2 STORY	52	\$9,502
40-11-451-017	2313 FLUSHING RD	05/20/21	WD	\$30,500	\$20,400	66.89	\$40,854	\$7,660	\$22,840	\$94,840	0.241	1,280	\$17.84	375	24.0827	2 STORY	52	\$7,660
40-11-456-002	912 BLAIR ST	07/20/21	WD	\$24,000	\$18,200	75.83	\$36,429	\$7,482	\$16,518	\$82,706	0.200	1,026	\$16.10	375	19.9720	2 STORY	52	\$7,482
40-11-457-010	2234 JOUET ST	01/19/22	WD	\$40,000	\$17,600	44.00	\$35,261	\$7,660	\$32,340	\$78,860	0.410	994	\$32.54	375	41.0094	2 STORY	52	\$7,660
40-11-478-010	1810 BAGLEY ST	05/06/21	WD	\$25,000	\$17,900	71.60	\$35,896	\$7,658	\$17,342	\$80,680	0.215	1,026	\$16.90	375	21.4948	2 STORY	52	\$7,658
40-11-480-013	1913 BAGLEY ST	12/06/21	WD	\$25,000	\$19,500	78.00	\$38,904	\$6,956	\$18,044	\$91,280	0.198	1,126	\$16.02	375	19.7677	2 STORY	52	\$6,956
40-14-203-007	2229 JOUET ST	02/05/21	LC	\$20,000	\$17,600	88.00	\$35,135	\$7,453	\$12,547	\$79,091	0.159	994	\$12.62	375	15.8639	2 STORY	52	\$7,453
40-14-226-011	1819 CADILLAC ST	10/07/21	WD	\$27,500	\$18,700	68.00	\$37,347	\$7,453	\$20,047	\$85,411	0.235	1,068	\$18.77	375	23.4711	2 STORY	52	\$7,453
40-14-227-024	2016 JOUET ST	11/23/21	WD	\$28,000	\$20,000	71.43	\$39,938	\$7,453	\$20,547	\$92,814	0.221	1,070	\$19.20	375	22.1378	2 STORY	52	\$7,453
40-14-227-025	2012 JOUET ST	09/30/20	WD	\$47,500	\$19,000	40.00	\$37,933	\$7,453	\$40,047	\$87,086	0.460	968	\$41.37	375	45.9857	2 STORY	52	\$7,453
40-11-329-014	2527 FLUSHING RD	04/19/21	WD	\$29,900	\$15,800	52.84	\$31,573	\$7,453	\$22,447	\$68,914	0.326	995	\$22.56	375	32.5723	2 STORY	51	\$7,453
40-11-329-044	1055 MARQUETTE ST	06/20/22	WD	\$40,000	\$18,000	45.00	\$36,014	\$8,362	\$31,638	\$79,006	0.400	1,026	\$30.84	375	40.0452	2 STORY	51	\$8,362

Totals:	\$1,576,025	\$770,600	48.90	\$1,541,297	\$1,300,633	\$3,616,871	0.360	\$32.89	0.1522659	0.3707	71.64596909
Sale. Ratio ==>			48.90								
Std. Dev. ==>			16.80								
E.C.F. ==>						0.360					
Ave. E.C.F. ==>						0.356					
Std. Deviation==>											
Ave. Variance==>											
Coefficient of Var==>											

505-105

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
BI-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-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
BI-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

NC

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
40-13-104-001	626 COTTAGE GROVE AVE	08/18/20	WD	\$45,500	\$25,700	56.48	\$51,319	\$6,100	\$39,400	\$129,197	0.305	1,519	\$25.94	380	9.4816	2 STORY	65	\$6,100
40-13-104-001	626 COTTAGE GROVE AVE	12/20/21	WD	\$70,000	\$25,700	36.71	\$51,319	\$6,100	\$63,900	\$129,197	0.495	1,519	\$47.07	380	9.4816	2 STORY	65	\$6,100
Totals:				\$115,500	\$51,400	44.50	\$102,638		\$103,300	\$258,394			\$34.00		0.0000			
				Sale. Ratio =>		44.50												
				Std. Dev. =>		13.98												
				E.C.F. =>		0.400												
				Std. Deviation=>		0.13409055												
				Ave. E.C.F. =>		0.400												
				Std. Deviation=>		0.13409055												
				Ave. Variance=>		9.4816												
				Coefficient of Var=>		23.71732817												

Not enough Sales
 2025
 14

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

HAS AN OVERBUILT HOUSE. CLASS AS ESTATE

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.400	0.400	0.350	0.300	0.300	0.300
2 STORY		0.400	0.400	0.350	0.300	0.300	0.300
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.000	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		0.250	0.250	0.250	0.250	0.250	0.250
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: 0.000
B: 0.000
C: 0.000
D: 0.000

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

2400
350
075

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man \$	E.C.F.	Floor Area	\$/Sq.Ft.	Ecf Area	Dev. by Mean (%)	Building Style	Building	Depr.	Land Value
40-12-477-018	307 W UNIVERSITY AVE	12/07/20	WD	\$130,000	\$35,900	27.62	\$71,740	\$18,620	\$111,380	\$193,164	0.577	1,969	\$56.57	385	12.6292	2 STORY	79		\$18,620
40-12-477-018	307 W UNIVERSITY AVE	01/21/22	WD	\$136,000	\$35,900	26.40	\$71,740	\$18,620	\$117,380	\$193,164	0.608	1,969	\$59.61	385	15.7354	2 STORY	79		\$18,620
40-12-430-011	720 MASON ST	12/23/20	PTA	\$61,900	\$22,400	36.19	\$44,757	\$8,257	\$53,643	\$132,727	0.404	1,500	\$35.76	385	40.4160	2 STORY	74		\$8,257
40-12-476-036	307 W FOURTH AVE	04/14/20	WD	\$130,000	\$63,100	48.54	\$126,203	\$20,280	\$109,720	\$385,175	0.285	2,292	\$47.87	385	13.7466	2 STORY	74		\$20,280
											0.468								
40-12-460-007	421 W UNIVERSITY AVE	11/13/20	WD	\$116,000	\$27,800	23.97	\$55,629	\$10,778	\$105,222	\$163,095	0.645	2,065	\$50.95	385	64.5160	2 STORY	61		\$10,778
40-12-477-004	522 MASON ST	11/22/21	WD	\$52,300	\$17,500	33.46	\$35,087	\$8,087	\$44,213	\$98,182	0.450	1,470	\$30.08	385	0.6787	2 STORY	56		\$8,087
40-12-460-006	428 W SECOND AVE	03/24/22	WD	\$100,000	\$23,700	23.70	\$47,462	\$16,563	\$83,437	\$176,566	0.473	2,136	\$39.06	385	47.2555	FOUR UNIT	61		\$16,563
40-12-431-016	115 W FIFTH AVE	07/25/22	WD	\$45,000	\$26,900	59.78	\$53,754	\$7,685	\$37,315	\$263,251	0.142	4,349	\$8.58	385	14.1747	FOUR UNIT	55		\$7,685
40-12-482-008	311 W SECOND AVE	03/16/21	WD	\$95,000	\$19,800	20.84	\$39,561	\$11,411	\$83,589	\$160,857	0.520	1,960	\$42.65	385	6.2543	TWO UNIT	61		\$11,411
Totals:				\$866,200	\$273,000		\$545,933		\$745,899	\$1,766,180	0.422		\$41.24		0.15222843				
				Sale. Ratio =>		31.52				E.C.F. =>						Std. Deviation=>			
				Std. Dev. =>		13.02				Ave. E.C.F. =>	0.457					Ave. Variance=>	23.9340		Coefficient of Var=> 52.36001399

E.C.F.s for Neighborhood: 390 *R - 390-ROXANA*

Residential : 0.525
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

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

Residential : 0.475
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

100-61 60 →
0610 .650
 to high
 .525

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
41-08-327-009	1825 TUSCOLA AVE	11/19/21	WD	\$75,900	\$36,300	47.83	\$72,670	\$15,215	\$60,685	\$120,958	0.502	1,015	\$59.79	390	28.2281	1 STY	52	\$15,200
41-08-403-007	2016 TUSCOLA AVE	08/05/20	WD	\$46,000	\$23,800	51.74	\$47,527	\$12,701	\$33,299	\$73,318	0.454	832	\$40.02	390	51.4397	1 STY	52	\$12,701
41-08-405-006	301 HASTINGS ST	09/15/20	WD	\$90,000	\$42,600	47.33	\$85,100	\$12,395	\$77,605	\$153,063	0.507	1,200	\$64.67	390	20.6955	1.25 STY	79	\$12,395
41-08-429-010	2414 GOLD AVE	08/03/20	WD	\$78,900	\$32,300	40.94	\$64,523	\$12,244	\$66,656	\$110,061	0.606	985	\$67.67	390	11.8223	1.25 STY	74	\$12,244
41-08-405-008	305 HASTINGS ST	04/22/20	WD	\$69,900	\$34,500	49.36	\$68,984	\$12,395	\$57,505	\$119,135	0.483	1,200	\$47.92	390	27.3959	1.25 STY	69	\$12,395
41-08-404-009	2024 GOLD AVE	08/13/20	WD	\$107,000	\$30,500	28.50	\$61,033	\$12,701	\$94,299	\$101,752	0.927	1,186	\$79.51	390	92.6757	1.25 STY	57	\$12,701
41-08-329-001	201 S FRANKLIN AVE	09/20/21	WD	\$100,023	\$26,800	26.79	\$53,562	\$13,713	\$86,310	\$83,893	1.029	1,027	\$84.04	390	102.8815	1.25 STY	52	\$13,713
41-08-401-012	1901 TUSCOLA AVE	06/25/20	WD	\$65,000	\$33,100	50.92	\$66,128	\$21,990	\$43,010	\$92,922	0.463	1,326	\$32.44	390	46.2861	1.25 STY	52	\$21,990
41-08-402-007	2217 TUSCOLA AVE	12/08/20	WD	\$65,000	\$23,600	36.31	\$47,198	\$13,218	\$51,782	\$71,537	0.724	994	\$52.09	390	72.3851	1.25 STY	52	\$13,000
41-08-405-002	207 HASTINGS ST	03/18/22	WD	\$65,000	\$25,700	39.54	\$51,455	\$12,395	\$52,605	\$82,232	0.640	1,060	\$49.63	390	63.9718	1.25 STY	52	\$12,395
41-08-406-008	202 CHANDLER AVE	02/24/21	WD	\$73,900	\$30,500	41.27	\$61,045	\$15,036	\$58,864	\$96,861	0.608	1,156	\$50.92	390	14.0316	1.25 STY	52	\$15,036
41-08-428-002	207 CHANDLER AVE	03/15/22	WD	\$119,400	\$25,000	20.94	\$50,022	\$13,538	\$105,862	\$76,808	1.378	1,190	\$88.96	390	137.8260	1.25 STY	52	\$13,000
0.824																		
41-08-406-009	208 CHANDLER AVE	11/13/20	WD	\$95,000	\$24,500	25.79	\$48,976	\$12,623	\$82,377	\$76,533	1.076	960	\$85.81	390	29.2380	1.25 STY	47	\$12,613
41-08-428-017	2419 GOLD AVE	10/29/20	WD	\$67,900	\$24,200	35.64	\$48,384	\$12,366	\$55,534	\$75,827	0.732	1,028	\$54.02	390	1.5658	1.25 STY	47	\$12,366
41-08-429-005	2322 GOLD AVE	08/12/20	WD	\$75,000	\$27,200	36.27	\$54,488	\$13,716	\$61,284	\$85,836	0.714	1,170	\$52.38	390	3.4064	1.25 STY	47	\$13,716
41-08-401-029	108 S VERNON AVE	02/18/22	LC	\$70,000	\$24,500	35.00	\$48,998	\$13,578	\$56,422	\$74,568	0.757	1,137	\$49.62	390	75.6647	1.25 STY	45	\$13,578
41-08-403-013	2023 GOLD AVE	12/10/21	WD	\$114,000	\$26,600	23.33	\$53,201	\$12,701	\$101,299	\$85,263	1.188	1,134	\$89.33	390	118.8075	1.25 STY	45	\$12,701
41-08-429-021	314 COMMONWEALTH AVE	01/29/21	WD	\$82,000	\$23,800	29.02	\$47,501	\$14,300	\$67,700	\$69,897	0.969	1,024	\$66.11	390	22.0538	1.25 STY	45	\$14,300
0.906																		
41-08-429-014	2430 GOLD AVE	10/14/21	WD	\$105,000	\$29,000	27.62	\$58,026	\$13,711	\$91,289	\$93,295	0.979	1,219	\$74.89	390	97.8501	2 STORY	52	\$13,711
Totals:				\$1,564,923	\$544,500		\$1,088,821	\$1,304,387	\$1,743,758				\$62.62					
				Sale. Ratio =>		34.79	E.C.F. =>		0.748	Std. Deviation=>		0.2574254	Coefficient of Var=> 68.35697408					
				Std. Dev. =>		9.80	Ave. E.C.F. =>		0.784	Ave. Variance=>		53.5908						

18.707

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

Residential : 0.600
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-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

.6 .680

Parcel Number	Street Address	Sale Date	Inst.	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 Deptr.	Land Value
41-08-407-018	450 COMMONWEALTH AVE	10/29/20	WD	\$110,000	\$49,700	45.18	\$99,472	\$17,229	\$92,771	\$156,653	0.592	1,043	\$88.95	395	8.9789	1STY	74	\$17,229
41-08-431-013	420 GREENFIELD AVE	09/03/21	WD	\$99,900	\$51,900	51.95	\$103,723	\$29,250	\$70,650	\$141,853	0.498	1,566	\$45.11	395	33.7377	1STY	64	\$29,250
41-08-452-001	2102 E SECOND ST	01/07/22	WD	\$138,000	\$61,500	44.57	\$122,951	\$25,599	\$112,401	\$185,432	0.606	1,489	\$75.49	395	9.6329	1STY	64	\$25,191
41-08-483-019	2209 E COURT ST	08/28/20	WD	\$50,000	\$38,600	77.20	\$77,186	\$15,921	\$34,079	\$116,695	0.292 1.042	1,042	\$32.71	395	14.5934	1STY	64	\$15,484
41-08-483-019	2209 E COURT ST	04/16/21	WD	\$99,000	\$38,600	38.99	\$77,186	\$15,921	\$83,079	\$116,695	0.712	1,042	\$79.73	395	27.3963	1STY	64	\$15,494
41-17-206-013	2033 BROOKSIDE DR	08/20/21	WD	\$130,000	\$59,500	45.77	\$118,908	\$20,932	\$109,068	\$186,621	0.584	1,562	\$69.83	395	29.3457	1STY	64	\$20,932
41-17-229-004	2512 PIERCE ST	12/23/21	WD	\$125,000	\$35,700	28.56	\$71,389	\$15,494	\$109,506	\$106,467	0.292 1.042	1,042	\$105.09	395	66.7994	1STY	64	\$15,494
41-17-231-004	2310 CALUMET ST	09/30/20	WD	\$120,000	\$53,300	44.42	\$106,548	\$20,419	\$99,581	\$164,055	0.607 0.618	1,480	\$67.28	395	34.3851	1STY	64	\$19,952
41-08-331-003	1914 GLENDALE AVE	01/07/22	WD	\$128,000	\$41,700	32.58	\$83,414	\$17,043	\$110,957	\$126,421	0.878	1,159	\$95.74	395	87.7679	1STY	60	\$17,043
41-08-380-010	512 LAFAYETTE ST	04/13/22	WD	\$77,000	\$45,700	59.35	\$91,454	\$16,277	\$60,723	\$143,194	0.424	1,427	\$42.55	395	42.4060	1STY	60	\$16,250
41-08-407-005	431 LAFAYETTE ST	06/29/21	WD	\$109,000	\$64,200	58.90	\$128,327	\$38,415	\$70,585	\$171,261	0.412	2,093	\$33.72	395	41.2149	1STY	60	\$38,383
41-08-477-018	518 GREENFIELD AVE	09/23/21	WD	\$110,000	\$34,000	30.91	\$68,013	\$16,250	\$93,750	\$98,596	0.951	1,037	\$90.41	395	3.3323	1STY	60	\$16,250
41-17-129-021	916 S FRANKLIN AVE	06/16/21	WD	\$60,000	\$40,900	68.17	\$81,774	\$18,976	\$41,024	\$119,615	0.343	1,250	\$32.82	395	50.5892	1STY	60	\$18,976
41-17-203-012	2114 PIERCE ST	06/21/21	WD	\$111,000	\$35,800	32.25	\$71,526	\$15,494	\$95,506	\$106,728	0.895	1,015	\$94.09	395	26.7586	1STY	60	\$15,494
41-17-226-008	2302 E COURT ST	03/31/22	WD	\$79,900	\$52,900	66.21	\$105,742	\$23,241	\$56,659	\$157,145	0.361	1,554	\$36.46	395	45.4084	1STY	60	\$23,241
41-17-226-024	2301 PIERCE ST	05/21/21	WD	\$95,000	\$35,100	36.95	\$70,265	\$15,494	\$79,506	\$104,326	0.762	1,062	\$74.86	395	1.7456	1STY	60	\$15,494
41-17-230-014	2506 HILLS ST	04/07/22	WD	\$85,000	\$39,200	46.12	\$78,343	\$17,824	\$67,176	\$115,274	0.583	1,159	\$57.96	395	2.5600	1STY	60	\$17,824
41-17-231-017	2401 BROOKSIDE DR	01/21/22	WD	\$135,000	\$38,200	28.30	\$76,379	\$17,428	\$117,572	\$112,288	1.047	1,175	\$100.06	395	16.9168	1STY	60	\$17,428
											0.666							
41-08-432-021	434 CHALMERS ST	04/23/21	WD	\$144,000	\$65,500	45.49	\$131,024	\$32,654	\$111,346	\$178,855	0.623	1,503	\$74.08	395	62.2551	1.25 STY	75	\$32,654
41-17-228-016	2414 PIERCE ST	12/23/20	WD	\$48,000	\$40,100	83.54	\$80,245	\$18,593	\$29,407	\$112,095	0.262	1,042	\$28.22	395	20.2326	1.25 STY	75	\$18,593
41-17-228-016	2414 PIERCE ST	06/15/21	WD	\$117,000	\$40,100	34.27	\$80,245	\$18,593	\$98,407	\$112,095	0.878	1,042	\$94.44	395	41.3226	1.25 STY	75	\$18,593
41-17-203-014	2122 PIERCE ST	12/03/20	WD	\$95,000	\$47,000	49.47	\$94,038	\$20,029	\$74,971	\$134,562	0.557	1,169	\$64.13	395	4.8222	1.25 STY	74	\$15,494
41-17-226-026	2309 PIERCE ST	02/11/22	WD	\$140,000	\$58,000	41.43	\$116,056	\$13,944	\$126,056	\$185,658	0.679	1,620	\$77.81	395	12.3367	1.25 STY	74	\$13,944
											0.600							
41-17-135-007	1125 S FRANKLIN AVE	12/09/21	WD	\$113,500	\$38,800	34.19	\$77,530	\$16,831	\$96,669	\$110,362	0.876	1,048	\$92.24	395	4.1597	1.25 STY	70	\$16,831
41-08-476-006	523 CHANDLER AVE	08/26/20	WD	\$87,500	\$53,500	61.14	\$107,044	\$15,494	\$72,006	\$166,455	0.433	1,300	\$55.39	395	45.6013	1.25 STY	69	\$15,494
41-08-330-004	414 S FRANKLIN AVE	07/13/22	WD	\$137,000	\$48,000	35.04	\$66,029	\$22,891	\$114,109	\$132,978	0.858	1,298	\$87.91	395	85.8103	1.25 STY	64	\$22,891
41-08-456-018	814 COMMONWEALTH AVE	10/07/21	WD	\$120,000	\$45,400	37.83	\$90,732	\$17,166	\$102,834	\$133,756	0.769	1,178	\$87.30	395	26.1232	1.25 STY	64	\$17,148
41-08-459-005	2008 WINDEMERE AVE	06/18/21	WD	\$103,000	\$38,600	37.48	\$77,242	\$15,526	\$87,474	\$112,211	0.780	1,028	\$85.09	395	0.1988	1.25 STY	64	\$15,494
41-08-481-001	2202 WINDEMERE AVE	12/02/21	WD	\$119,000	\$43,000	36.13	\$86,020	\$17,477	\$101,523	\$124,624	0.815	1,112	\$91.30	395	15.9571	1.25 STY	64	\$17,043
41-17-201-012	1022 LAFAYETTE ST	07/22/22	WD	\$115,000	\$66,200	57.57	\$132,420	\$20,142	\$94,858	\$204,142	0.465	1,960	\$48.40	395	21.5603	1.25 STY	64	\$20,142
41-17-202-001	2002 E COURT ST	11/05/20	WD	\$83,000	\$66,500	80.12	\$133,099	\$19,956	\$63,044	\$205,715	0.306	2,194	\$28.73	395	37.3806	1.25 STY	64	\$19,956
41-17-202-010	2108 E COURT ST	04/28/21	WD	\$155,000	\$42,300	40.29	\$84,532	\$15,494	\$89,506	\$125,524	0.713	1,110	\$80.64	395	3.2791	1.25 STY	64	\$15,494
41-17-202-021	2025 PIERCE ST	08/05/22	WD	\$155,000	\$46,400	29.94	\$92,821	\$15,494	\$139,506	\$140,595	0.992	1,296	\$107.64	395	33.4280	1.25 STY	64	\$15,494
41-17-226-010	2314 E COURT ST	11/10/21	WD	\$121,500	\$44,100	36.30	\$88,161	\$15,494	\$106,006	\$132,122	0.802	1,156	\$91.70	395	24.4075	1.25 STY	64	\$15,494
											0.710							

Low 100

80/80

Low 100

41-08-380-009	605 S FRANKLIN AVE	12/29/20	WD	\$77,000	\$36,100	46.88	\$72,152	\$16,973	\$60,027	\$100,325	0.598	1.155	\$51.97	395	59.8323	1.25 STY	60	\$16,973
41-08-409-005	426 S VERNON AVE	01/12/21	WD	\$79,900	\$36,100	45.18	\$72,115	\$16,703	\$63,197	\$100,749	0.627	1.010	\$62.57	395	62.7271	1.25 STY	60	\$16,703
41-08-454-011	606 S VERNON AVE	07/07/21	WD	\$135,000	\$39,600	29.33	\$79,227	\$15,876	\$119,124	\$115,184	1.034	1.186	\$100.44	395	103.4209	1.25 STY	60	\$15,876
41-08-456-005	1924 MONTCLAIR AVE	03/25/22	WD	\$143,000	\$42,000	29.37	\$84,028	\$18,553	\$124,447	\$119,045	1.045	1.289	\$96.55	395	104.5374	1.25 STY	60	\$18,553
41-08-459-010	2212 MONTCLAIR AVE	10/01/21	WD	\$138,900	\$46,200	33.26	\$92,333	\$19,737	\$119,163	\$131,993	0.903	1.365	\$87.30	395	90.2800	1.25 STY	60	\$19,737
41-08-476-007	527 CHANDLER AVE	08/18/20	WD	\$69,900	\$41,900	59.94	\$83,817	\$15,494	\$54,406	\$124,224	0.438	1.124	\$48.40	395	43.7968	1.25 STY	60	\$15,494
41-08-477-012	605 S LYNCH AVE	07/26/22	WD	\$100,000	\$33,900	33.90	\$67,711	\$16,269	\$83,731	\$93,531	0.895	1.164	\$71.93	395	22.5752	1.25 STY	60	\$16,250
41-17-202-026	2113 PIERCE ST	09/08/21	WD	\$86,000	\$40,900	47.56	\$81,824	\$15,494	\$70,506	\$120,600	0.585	1.334	\$52.85	395	1.1623	1.25 STY	60	\$15,494
41-17-229-012	2614 PIERCE ST	07/19/21	WD	\$100,000	\$46,700	46.70	\$93,474	\$28,652	\$71,348	\$117,858	0.605	1.272	\$56.09	395	0.9785	1.25 STY	60	\$28,652

41-08-477-022	528 GREENFIELD AVE	01/25/22	WD	\$131,000	\$43,600	33.28	\$87,212	\$16,250	\$114,750	\$135,166	0.849	1.194	\$96.11	395	84.8958	1.5 STY	75	\$16,250
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41-08-451-010	525 LAFAYETTE ST	11/05/21	WD	\$134,900	\$46,700	34.62	\$93,306	\$18,293	\$116,607	\$142,882	0.816	1.455	\$80.14	395	81.6108	1.5 STY	64	\$17,518
41-08-483-029	2401 E COURT ST	09/24/20	WD	\$107,000	\$44,800	41.87	\$89,587	\$15,494	\$91,506	\$141,130	0.648	1.374	\$66.60	395	14.0799	1.5 STY	64	\$15,494
41-08-483-031	2405 E COURT ST	09/10/20	WD	\$89,900	\$42,800	47.61	\$85,511	\$16,233	\$73,667	\$131,958	0.558	1.474	\$49.98	395	5.0677	1.5 STY	64	\$15,494
41-08-458-013	2123 MOUNTAIN AVE	04/02/20	WD	\$84,900	\$48,800	57.48	\$97,678	\$20,380	\$64,520	\$147,234	0.438	1.494	\$43.19	395	43.8213	1.5 STY	60	\$18,593

41-08-451-019	614 COMMONWEALTH AVE	07/22/20	WD	\$99,900	\$36,500	36.54	\$72,963	\$14,753	\$85,147	\$110,876	0.768	1.227	\$69.39	395	76.7947	1.5 STY	55	\$14,709
41-08-451-020	618 COMMONWEALTH AVE	07/09/21	WD	\$129,900	\$63,000	48.50	\$125,916	\$14,640	\$115,260	\$193,523	0.596	1.414	\$81.51	395	59.5587	1.75 STY	80	\$14,173
41-17-204-004	2020 HILLS ST	07/01/22	WD	\$140,000	\$49,200	35.14	\$98,442	\$15,579	\$124,421	\$144,110	0.863	1.476	\$84.30	395	30.4078	1.75 STY	64	\$15,579

41-08-407-013	2019 E SECOND ST	07/10/20	WD	\$130,000	\$72,100	55.46	\$144,223	\$21,365	\$108,635	\$204,763	0.531	1.708	\$63.60	395	53.0539	2 STORY	79	\$21,365
41-08-459-024	1917 E COURT ST	05/06/20	WD	\$134,900	\$65,900	48.85	\$131,727	\$21,212	\$113,688	\$184,192	0.617	1.536	\$74.02	395	61.7227	2 STORY	79	\$21,212
41-08-483-016	2201 E COURT ST	10/28/21	WD	\$175,000	\$60,100	34.34	\$120,229	\$16,733	\$158,267	\$172,493	0.918	1.934	\$81.83	395	91.7525	2 STORY	75	\$16,733
41-08-453-013	628 ROOME CT	01/29/21	WD	\$115,000	\$61,800	53.74	\$123,536	\$16,250	\$98,750	\$178,810	0.552	1.505	\$65.61	395	55.2262	2 STORY	74	\$16,250
41-17-204-003	2014 HILLS ST	07/16/20	WD	\$90,000	\$55,600	61.78	\$111,120	\$15,579	\$74,421	\$159,235	0.467	1.196	\$62.22	395	13.3475	2 STORY	74	\$15,579

41-08-331-013	1901 E SECOND ST	11/23/21	WD	\$119,400	\$55,300	46.31	\$110,653	\$20,131	\$99,269	\$150,870	0.658	1.284	\$77.31	395	65.7977	2 STORY	69	\$20,131
41-17-206-001	1105 LAFAYETTE ST	07/27/20	WD	\$94,500	\$67,400	71.32	\$134,796	\$20,399	\$74,101	\$190,662	0.389	1.876	\$39.50	395	28.5699	2 STORY	69	\$19,500
41-08-380-017	1901 MONTCLAIR AVE	07/15/22	WD	\$179,900	\$80,600	44.80	\$161,146	\$20,964	\$158,936	\$233,637	0.680	1.847	\$86.05	395	68.0270	2 STORY	64	\$20,314
41-08-432-025	2521 E SECOND ST	09/22/20	WD	\$108,000	\$58,600	54.26	\$117,189	\$20,499	\$87,501	\$161,150	0.543	1.855	\$47.17	395	54.2979	2 STORY	64	\$20,499
41-08-451-004	2014 E SECOND ST	04/12/21	LC	950,000 \$52,200	\$52,200	104.40	\$104,458	\$16,973	\$33,027	\$145,808	0.727 1.337	1.337	\$24.70	395	22.6510	2 STORY	64	\$16,973
41-08-479-024	610 S MEADE ST	08/19/21	WD	\$83,023	\$42,500	51.19	\$84,968	\$15,640	\$67,383	\$115,547	0.583	1.196	\$56.34	395	58.3167	2 STORY	64	\$15,640
41-08-484-020	2517 E COURT ST	07/27/21	WD	\$107,500	\$44,200	41.12	\$88,447	\$12,395	\$95,105	\$126,753	0.750	1.362	\$69.83	395	75.0316	2 STORY	64	\$12,395
41-17-202-018	2013 PIERCE ST	10/12/21	WD	\$135,000	\$78,100	57.85	\$156,137	\$15,494	\$119,506	\$234,405	0.510	1.678	\$71.22	395	50.9827	2 STORY	64	\$15,494
41-17-202-020	2021 PIERCE ST	12/17/21	WD	\$105,000	\$54,600	52.00	\$109,217	\$15,494	\$89,506	\$156,205	0.573	1.437	\$67.29	395	57.3003	2 STORY	64	\$15,494
41-17-203-022	2031 HILLS ST	04/24/20	WD	\$105,000	\$44,100	42.00	\$88,209	\$15,494	\$89,506	\$121,192	0.739	1.320	\$67.81	395	73.8549	2 STORY	64	\$15,494
41-17-205-003	1112 LAFAYETTE ST	12/17/21	WD	\$114,900	\$58,900	51.26	\$117,783	\$17,051	\$97,849	\$167,887	0.583	1.729	\$56.59	395	8.6643	2 STORY	64	\$15,494

Log 100

41-08-410-002	363 COMMONWEALTH AVE	12/21/20	WD	\$109,500	\$36,600	33.42	\$73,281	\$15,208	\$94,292	\$96,788	0.974	1.232	\$76.54	395	97.4208	2 STORY	60	\$15,208			
41-08-410-005	411 S VERNON AVE	12/11/20	WD	\$90,000	\$47,700	53.00	\$95,485	\$14,625	\$75,375	\$134,767	0.559	1.573	\$47.92	395	55.9300	2 STORY	60	\$14,625			
41-08-410-009	412 CHANDLER AVE	10/09/20	WD	\$99,000	\$43,600	44.04	\$87,175	\$14,625	\$84,375	\$120,917	0.698	1.362	\$61.95	395	69.7795	2 STORY	60	\$14,625			
41-08-430-008	412 S LYNCH AVE	06/24/22	WD	\$110,000	\$41,500	37.73	\$82,931	\$13,944	\$96,056	\$114,978	0.835	1.176	\$81.68	395	83.5427	2 STORY	60	\$13,944			
41-08-451-015	602 COMMONWEALTH AVE	03/31/21	WD	\$148,000	\$52,700	35.61	\$105,333	\$16,628	\$131,372	\$147,842	0.889	1.531	\$85.81	395	88.8599	2 STORY	60	\$16,628			
41-08-454-006	625 ROOMIE CT	12/10/20	WD	\$111,000	\$45,000	40.54	\$90,056	\$15,876	\$95,124	\$123,633	0.769	1.282	\$74.20	395	76.9404	2 STORY	60	\$15,876			
41-08-455-019	526 CHANDLER AVE	06/23/22	WD	\$120,000	\$54,300	45.25	\$108,561	\$16,250	\$103,750	\$153,852	0.674	2.038	\$50.91	395	67.4351	2 STORY	60	\$16,250			
41-08-455-025	614 CHANDLER AVE	07/22/22	WD	\$117,000	\$58,400	49.91	\$116,859	\$16,250	\$100,750	\$167,682	0.601	2.091	\$48.18	395	60.0841	2 STORY	60	\$16,250			
41-08-459-008	809 COMMONWEALTH AVE	06/08/21	WD	\$82,000	\$47,300	57.68	\$94,694	\$16,644	\$65,356	\$130,083	0.502	1.590	\$41.10	395	50.2416	2 STORY	60	\$16,644			
41-08-476-012	617 CHANDLER AVE	06/24/21	WD	\$115,000	\$41,900	36.43	\$83,797	\$15,794	\$99,206	\$113,338	0.875	1.282	\$77.38	395	87.5308	2 STORY	60	\$15,494			
41-08-477-007	519 S LYNCH AVE	10/19/21	WD	\$114,900	\$39,200	34.12	\$78,365	\$16,250	\$98,650	\$103,525	0.953	1.248	\$79.05	395	95.2910	2 STORY	60	\$16,250			
41-08-483-011	2402 MOUNTAIN AVE	10/13/20	WD	\$98,500	\$39,800	40.41	\$79,550	\$15,516	\$82,984	\$106,723	0.778	1.248	\$66.49	395	77.7562	2 STORY	60	\$15,494			
41-17-230-010	2410 HILLS ST	06/17/22	WD	\$105,000	\$59,400	56.57	\$118,870	\$28,821	\$76,179	\$150,082	0.508	1.588	\$47.97	395	50.7584	2 STORY	60	\$28,821			
											0.740										
41-08-456-010	715 S FRANKLIN AVE	10/26/20	WD	\$165,000	\$55,800	33.82	\$111,609	\$18,584	\$146,416	\$186,050	0.787	2.156	\$67.91	395	78.6971	TWO UNIT	60	\$18,584			
Totals:				\$8,944,523	\$3,954,000	44.21	\$7,907,538	\$7,479,477	\$11,465,322	E.C.F. =>	0.652	Std. Deviation=>		0.190585757	1.7114	Coefficient of Var=> 69.09582202					
				Sale. Ratio =>		44.21	Std. Dev. =>		Ave. E.C.F. =>		0.669	Ave. Variance=>		46.2576							
						13.84															

(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-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

~~0.550~~
0.550
0.5

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		0.400	0.400	0.400	0.400	0.400	0.400
1 STY		0.325	0.325	0.325	0.350	0.350	0.350
2 STORY		0.400	0.400	0.400	0.400	0.400	0.400
1.5 STY		0.400	0.400	0.400	0.400	0.400	0.400
1.25 STY		0.425	0.425	0.425	0.425	0.425	0.425
BI-LEVEL		0.400	0.400	0.400	0.400	0.400	0.400
TRI-LEVEL		0.400	0.400	0.400	0.400	0.400	0.400
ESTATE HOME		0.000	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: 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-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	.4
1- STY	0.343	0.343	0.343	0.343	0.343	0.343	.35
2- STY	0.343	0.343	0.343	0.343	0.343	0.343	.4
1.5 STY	0.343	0.343	0.343	0.343	0.343	0.343	.45
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

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	ilding De	Land Value
40-14-154-002	3720 BRENTWOOD DR	12/14/20	WD	\$75,000	\$39,400	52.53	\$78,810	\$27,280	\$47,720	\$150,233	0.318	1,118	\$42.68	405	8.1342	1 STY	71	\$21,826
40-14-154-023	412 WESTCOMBE AVE	07/20/22	WD	\$96,900	\$46,200	47.68	\$92,317	\$22,050	\$74,850	\$204,860	0.365	1,628	\$45.98	405	16.7905	1 STY	71	\$22,050
40-14-155-008	3717 BRENTWOOD DR	09/17/21	WD	\$60,000	\$35,400	59.00	\$70,737	\$16,211	\$43,789	\$158,968	0.275	1,224	\$35.78	405	25.7818	1 STY	71	\$16,211
40 14 155 027	3722 NORWOOD DR	12/08/21	WD	\$65,000	\$34,800	53.54	\$69,662	\$15,188	\$49,812	\$158,816	0.314	1,310	\$38.02	405	11.7919	1 STY	71	\$15,188
40-14-176-018	402 ALLENDALE PL	12/02/20	WD	\$65,000	\$40,000	61.54	\$79,929	\$15,188	\$49,812	\$188,749	0.264	1,383	\$36.02	405	3.9864	1 STY	71	\$15,188
40-14-180-021	3132 SHERWOOD DR	07/19/21	WD	\$100,000	\$59,500	59.50	\$118,986	\$15,319	\$84,681	\$302,236	0.280	1,976	\$42.85	405	13.1878	1 STY	71	\$15,319
40-14-180-022	3128 SHERWOOD DR	03/18/21	QC	\$40,000	\$33,500	83.75	\$67,056	\$16,543	\$23,457	\$147,268	0.155 0.405	1,143	\$20.52	405	25.2779	1 STY	71	\$15,731
40-14-180-025	402 BRADLEY AVE	12/29/21	WD	\$33,000	\$33,800	72.12	\$47,656	\$14,115	\$18,885	\$97,787	0.405	854	\$22.11	405	21.8936	1 STY	71	\$14,115
40-14-326-003	513 SHEFFIELD AVE	09/10/21	WD	\$25,900	\$25,900	37.00	\$51,780	\$11,962	\$58,038	\$116,087	0.500	838	\$69.26	405	4.0184	1 STY	71	\$11,962
40-14-326-001	3222 NORWOOD DR	05/07/21	WD	\$50,000	\$42,400	84.80	\$84,883	\$27,468	\$22,532	\$167,391	0.135	1,271	\$17.73	405	22.3732	1 STY	71	\$27,468
40-14-326-001	3222 NORWOOD DR	02/11/22	WD	\$117,900	\$42,400	35.96	\$84,883	\$27,468	\$90,432	\$167,391	0.540	1,271	\$71.15	405	18.1906	1 STY	71	\$27,468
40-14-328-019	3120 NORWOOD DR	07/14/21	WD	\$84,900	\$39,700	46.76	\$79,489	\$15,264	\$69,636	\$187,245	0.372	1,484	\$46.92	405	10.3010	1 STY	71	\$14,903
40-14-328-019	3120 NORWOOD DR	07/17/21	MLC	\$80,000	\$39,700	49.63	\$79,489	\$15,264	\$64,736	\$187,245	0.346	1,484	\$43.62	405	12.9179	1 STY	71	\$14,903
40-14-330-010	2702 MANSFIELD AVE	09/02/21	WD	\$70,000	\$27,800	39.71	\$55,532	\$15,855	\$54,145	\$115,676	0.468	875	\$61.88	405	0.6835	1 STY	71	\$15,855

0.324

40-14-155-010	3709 BRENTWOOD DR	07/27/21	WD	\$90,000	\$32,900	36.56	\$65,863	\$13,500	\$76,500	\$152,662	0.501	1,176	\$65.05	405	50.1108	1 STY	66	\$13,500
40-14-156-008	3713 NORWOOD DR	11/15/21	WD	\$66,342	\$30,800	46.43	\$61,616	\$15,750	\$50,592	\$133,720	0.378	1,075	\$47.06	405	37.8342	1 STY	66	\$15,750
40-14-176-007	323 WESTCOMBE AVE	01/06/22	WD	\$67,000	\$31,100	46.42	\$62,242	\$13,991	\$53,009	\$140,673	0.377	1,243	\$42.65	405	5.9790	1 STY	66	\$13,991
40-14-176-010	343 WESTCOMBE AVE	07/30/20	WD	\$54,900	\$33,200	96.90	\$106,410	\$15,188	\$39,712	\$175,785	0.226	1,230	\$32.29	405	9.1121	1 STY	66	\$15,188

0.371

40-14-152-007	333 CLOVERDALE PL	12/30/21	WD	\$70,000	\$28,400	40.57	\$56,824	\$11,742	\$58,258	\$122,672	0.475	1,055	\$55.22	405	47.4908	1.25 STY	71	\$11,742
40-14-152-011	326 FERRDALE PL	08/16/21	WD	\$69,900	\$35,700	51.07	\$71,303	\$15,020	\$54,880	\$153,151	0.358	1,259	\$43.59	405	35.8339	1.25 STY	71	\$15,020
40-14-153-004	3501 SUNSET DR	12/30/20	WD	\$77,000	\$38,900	50.52	\$77,871	\$13,868	\$63,132	\$174,158	0.362	1,380	\$45.75	405	36.2499	1.25 STY	71	\$13,868
40-14-154-014	3710 BRENTWOOD DR	01/27/21	WD	\$72,000	\$32,500	45.14	\$64,984	\$11,993	\$60,007	\$144,193	0.416	1,066	\$56.29	405	41.6157	1.25 STY	71	\$11,993
40-14-155-014	3623 BRENTWOOD DR	08/12/21	WD	\$80,000	\$28,800	36.00	\$57,667	\$10,125	\$69,875	\$129,366	0.540	1,295	\$53.96	405	54.0134	1.25 STY	71	\$10,125
40-14-156-009	3707 NORWOOD DR	04/01/22	WD	\$109,000	\$52,500	48.17	\$105,074	\$14,521	\$94,479	\$246,403	0.383	1,970	\$47.96	405	38.3433	1.25 STY	71	\$14,521
40-14-160-009	3321 BRENTWOOD DR	06/03/22	WD	\$131,000	\$33,500	25.57	\$67,050	\$10,125	\$120,875	\$154,898	0.780	1,270	\$95.18	405	78.0352	1.25 STY	71	\$10,125
40-14-179-005	3323 PENCOMBE PL	10/29/21	WD	\$90,000	\$32,100	35.67	\$64,111	\$11,412	\$78,588	\$143,399	0.548	1,123	\$65.98	405	54.8039	1.25 STY	71	\$11,412
40-14-179-006	3319 PENCOMBE PL	04/29/20	WD	\$77,000	\$31,300	40.65	\$62,647	\$11,608	\$65,392	\$138,882	0.471	1,125	\$58.13	405	47.0847	1.25 STY	71	\$11,608
40-14-179-018	419 ALLENDALE PL	04/18/22	WD	\$94,000	\$43,800	46.60	\$87,601	\$34,826	\$59,174	\$143,605	0.412	1,185	\$49.94	405	41.2060	1.25 STY	71	\$34,826
40-14-180-026	408 BRADLEY AVE	06/18/22	LC	\$40,000	\$27,400	68.50	\$54,857	\$10,951	\$29,049	\$119,472	0.243	1,010	\$28.76	405	24.3145	1.25 STY	71	\$10,951
40-14-180-024	2214 NOLEN DR	07/08/22	WD	\$123,000	\$40,300	32.76	\$80,678	\$11,973	\$107,027	\$176,068	0.608	1,395	\$76.72	405	26.0574	1.25 STY	71	\$15,973
40-14-326-007	3119 SHERWOOD DR	11/10/21	WD	\$45,000	\$26,000	57.78	\$52,031	\$11,487	\$33,513	\$110,324	0.304	995	\$33.68	405	9.5212	1.25 STY	71	\$11,487
40-14-326-022	2708 CRESTWOOD DR	06/23/22	WD	\$75,000	\$25,900	34.53	\$51,770	\$13,413	\$61,587	\$104,373	0.590	1,023	\$60.20	405	19.1086	1.25 STY	71	\$13,413
40-14-328-012	3214 NORWOOD DR	06/15/20	WD	\$46,000	\$27,000	58.70	\$54,019	\$9,563	\$36,437	\$120,969	0.301	955	\$38.15	405	13.0354	1.25 STY	71	\$9,563
40-14-331-001	601 BRADLEY AVE	03/25/21	WD	\$80,000	\$29,900	37.38	\$59,705	\$15,102	\$64,898	\$121,369	0.535	1,026	\$63.25	405	8.8614	1.25 STY	71	\$15,102

0.458

705

40-14-331-003	605 BRADLEY AVE	07/26/21	WD	\$65,900	\$27,600	41.88	\$55,100	\$12,035	\$53,865	\$117,184	0.460	997	\$54.03	405	1.3560	1.25 STY	66	\$12,035													
40-14-180-028	3214 SHERWOOD DR	04/14/21	WD	\$79,000	\$30,300	38.35	\$60,580	\$23,278	\$55,722	\$101,502	0.549	944	\$59.03	405	54.8974	1.25 STY	61	\$23,278													
40-14-153-001	3515 SUNSET DR	07/21/21	WD	\$60,000	\$29,900	49.83	\$59,840	\$12,790	\$47,210	\$128,027	0.369	1,355	\$34.84	405	36.8750	1.25 STY	60	\$12,790													
40-14-327-012	3117 NORWOOD DR	11/06/20	WD	\$75,000	\$30,400	40.53	\$60,797	\$13,547	\$61,453	\$137,755	0.446	1,192	\$51.55	405	5.1270	1.5 STY	71	\$12,600													
40-14-159-025	3318 BRENTWOOD DR	06/25/20	WD	\$85,000	\$42,400	49.88	\$84,856	\$16,307	\$68,693	\$199,851	0.344	1,826	\$37.62	405	34.3721	1.5 STY	66	\$16,307													
40-14-252-018	2250 NOLEN DR	09/14/20	WD	\$147,000	\$51,500	35.03	\$102,989	\$15,973	\$131,027	\$253,691	0.516	1,880	\$69.70	405	51.6483	1.75 STY	71	\$15,973													
40-14-159-023	3402 BRENTWOOD DR	02/16/22	WD	\$85,567	\$35,600	41.60	\$71,286	\$15,977	\$69,590	\$161,251	0.432	1,541	\$45.16	405	43.1564	2 STORY	71	\$15,188													
40-14-159-029	512 SHEFFIELD AVE	04/29/21	WD	\$48,000	\$29,600	61.67	\$59,290	\$12,944	\$35,056	\$135,120	0.259	1,274	\$27.52	405	25.9444	2 STORY	71	\$11,364													
40-14-159-029	512 SHEFFIELD AVE	02/15/22	WD	\$85,000	\$29,600	34.82	\$59,290	\$12,944	\$72,056	\$135,120	0.533	1,274	\$56.56	405	53.3276	2 STORY	71	\$11,364													
40-14-160-010	3315 BRENTWOOD DR	01/07/21	WD	\$71,500	\$31,600	44.20	\$63,209	\$12,410	\$59,090	\$148,102	0.399	1,454	\$40.64	405	39.8982	2 STORY	71	\$12,410													
40-14-252-027	2202 NOLEN DR	03/14/22	WD	\$93,000	\$49,600	53.33	\$99,196	\$17,354	\$75,646	\$238,606	0.317	1,799	\$42.05	405	31.7033	2 STORY	71	\$16,993													
												0.409																			
40-14-126-020	2484 NOLEN DR	11/20/20	WD	\$186,001	\$92,000	49.46	\$183,995	\$23,955	\$162,046	\$466,589	0.347	3,371	\$48.07	405	34.7299	2 STORY	66	\$22,050													
40-14-153-006	319 FERNDAL PL	01/27/22	WD	\$128,500	\$43,000	33.46	\$86,010	\$16,293	\$112,207	\$203,257	0.552	2,318	\$48.41	405	55.2046	2 STORY	66	\$16,293													
Totals:				\$3,774,310	\$1,735,600		\$3,471,970		\$3,033,170	\$7,682,149	0.395		\$48.37	0.125171534					0.5631												
				Sale. Ratio =>				45.98								Std. Deviation=>				0.125171534				Coefficient of Var=>				71.30981407			
				Std. Dev. =>				14.48																							

90-201

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

TOWNHOMES ONLY

Residential : 0.000
Town Homes/Duplexes: 0.375
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: 407 'R - 407 JEN'

TOWNHOMES ONLY

Residential : 0.980
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

✓
too high
0.375

44105

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
40-14-177-012	3330 PENCOMBE PL	06/19/20	WD	\$43,000	\$23,000	53.49	\$46,058	\$10,000	\$33,000	\$144,232	0.229	1,537	\$21.47	407	14.7141	2 STORY	76	\$10,000
40-14-177-013	3328 PENCOMBE PL	08/05/22	WD	\$89,000	\$27,300	30.67	\$56,676	\$10,556	\$78,444	\$176,480	0.444	1,749	\$44.85	407	6.8553	2 STORY	76	\$10,000
40-14-177-017	3312 PENCOMBE PL	07/28/20	WD	\$47,500	\$20,700	43.58	\$41,472	\$11,107	\$36,393	\$121,460	0.300	1,515	\$24.02	407	7.6309	2 STORY	76	\$10,000
40-14-177-033	321 ALENDAL E PL	12/04/20	WD	\$60,000	\$26,200	43.67	\$52,494	\$11,356	\$48,644	\$164,552	0.296	1,760	\$27.64	407	8.0324	2 STORY	76	\$10,000
40-14-177-037	310 SHEFFIELD AVE	11/09/21	WD	\$43,400	\$15,000	34.56	\$30,063	\$10,000	\$33,400	\$80,252	0.416	896	\$37.28	407	4.0250	2 STORY	71	\$10,000
40-14-177-042	314 SHEFFIELD AVE	12/31/21	PTA	\$28,500	\$15,000	52.63	\$30,063	\$10,000	\$42,500	\$80,252	0.231	896	\$20.65	407	14.5415	2 STORY	71	\$10,000
40-14-177-043	322 SHEFFIELD AVE	07/08/22	WD	\$52,500	\$15,000	28.57	\$30,063	\$10,000	\$42,500	\$80,252	0.530	896	\$47.43	407	15.3643	2 STORY	71	\$10,000
40-14-177-043	322 SHEFFIELD AVE	07/28/22	WD	\$60,000	\$15,800	26.33	\$31,669	\$10,000	\$50,000	\$86,676	0.577	896	\$55.80	407	20.0922	2 STORY	71	\$10,000
40-14-177-057	346 SHEFFIELD AVE	07/21/22	WD	\$40,000	\$15,400	38.50	\$30,732	\$10,000	\$30,000	\$82,928	0.362	896	\$33.48	407	0.2892	2 STORY	71	\$10,000
Totals:				\$463,900	\$173,400		\$347,290		\$370,881	\$1,017,084			\$34.74					
				Sale. Ratio =>		37.38					E.C.F. =>	0.365	Std. Deviation=>		0.12528346			
				Std. Dev. =>		9.98					Ave. E.C.F. =>	0.376	Ave. Variance=>		10.1717	Coefficient of Var=>		27.05669206

(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-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

all
1st - 3

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	E.C.F. Area	Dev. by Mean (%)	Building Style	Building Dep.	Land Value
40-14-158-009	3621 GRATIOT AVE	06/03/22	WD	\$51,000	\$12,900	25.29	\$25,717	\$6,525	\$44,475	\$75,322	0.590	836	\$53.20	410	22.8239	1 STY	66	\$6,525
40-14-302-006	3417 GRATIOT AVE	08/20/21	WD	\$82,000	\$16,100	19.63	\$32,112	\$6,525	\$75,475	\$100,420	0.752	912	\$82.76	410	75.1594	1 STY	66	\$6,525
40-14-303-009	3311 BEECHER RD	09/14/20	WD	\$33,500	\$18,900	56.42	\$37,721	\$9,425	\$24,075	\$111,052	0.217	977	\$24.64	410	21.6791	1 STY	66	\$9,425
40-14-304-018	3406 BEECHER RD	04/02/21	WD	\$35,000	\$17,300	49.43	\$34,680	\$7,250	\$27,750	\$107,653	0.258	837	\$33.15	410	25.7773	1 STY	66	\$7,250
40-14-305-007	801 HUBBARD AVE	07/25/22	WD	\$28,500	\$16,300	57.19	\$32,659	\$8,664	\$19,836	\$94,172	0.211	756	\$26.24	410	0.3781	1 STY	66	\$8,664
40-14-305-011	823 HUBBARD AVE	01/08/21	WD	\$36,000	\$20,700	57.50	\$41,423	\$10,054	\$25,946	\$123,112	0.211	1,039	\$24.97	410	0.3896	1 STY	66	\$10,054
40-14-307-014	701 MANN AVE	07/26/22	WD	\$77,320	\$15,700	20.31	\$31,331	\$7,305	\$70,015	\$94,294	0.743	770	\$90.93	410	56.0587	1 STY	66	\$6,525
40-14-327-027	3026 BEECHER RD	09/16/21	WD	\$45,000	\$14,200	31.56	\$28,317	\$6,235	\$38,765	\$86,664	0.447	808	\$47.98	410	26.5367	1 STY	66	\$6,235
40-14-327-030	3014 BEECHER RD	04/13/22	WD	\$70,000	\$16,500	23.57	\$32,951	\$7,975	\$62,025	\$98,022	0.633	807	\$76.86	410	45.0831	1 STY	66	\$7,975

22-30-465

40-14-305-003	711 HUBBARD AVE	10/18/21	WD	\$26,500	\$11,500	43.40	\$23,055	\$7,892	\$18,608	\$59,509	0.313	744	\$25.01	410	31.2690	1 STY	47	\$7,892
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40-14-305-006	733 HUBBARD AVE	08/05/21	WD	\$47,000	\$23,900	50.85	\$47,732	\$9,660	\$37,340	\$149,419	0.250	1,316	\$28.37	410	24.9901	1.25 STY	66	\$9,660
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40-14-158-026	3606 VAN BUREN AVE	05/06/21	WD	\$20,500	\$13,000	63.41	\$26,097	\$6,525	\$13,975	\$76,813	0.182	715	\$19.55	410	18.1935	2 STORY	66	\$6,525
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40-14-305-016	724 BARNEY AVE	03/24/21	WD	\$26,500	\$15,500	58.49	\$30,997	\$7,098	\$19,402	\$93,795	0.207	858	\$22.61	410	20.6855	2 STORY	66	\$7,098
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40-14-156-023	3718 BEECHER RD	05/13/21	WD	\$60,000	\$28,800	48.00	\$57,574	\$10,150	\$49,850	\$186,122	0.268	1,955	\$25.50	410	26.7834	TWO UNIT	66	\$10,150
Totals:				\$638,820	\$241,300	37.77	\$482,366		\$527,537	\$1,456,370	0.362		\$41.55		1.9839			
				Sale. Ratio =>						E.C.F. =>			Std. Deviation=>					
				Std. Dev. =>		15.83				Ave. E.C.F. =>	0.382		Ave. Variance=>		28.2720			
													Coefficient of Var=>		73.99751679			

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

Residential : 0.300
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

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

Residential : 0.270
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.500
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

3

(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
41-18-355-011	602 FAIRLANE ST	02/18/22	WD	\$51,000	\$28,300	55.49	\$56,538	\$11,702	\$39,298	\$166,059	0.237	1,432	\$27.44	415	4.2589	1.25 STY	69	\$11,702
41-18-303-023	1034 STOCKTON ST	05/18/21	WD	\$27,600	\$18,100	65.58	\$36,294	\$5,737	\$21,863	\$113,174	0.193	1,011	\$21.63	415	53.1188	2 STORY	81	\$5,737
40-13-286-041	608 W COURT ST	08/25/21	WD	\$105,000	\$27,800	26.48	\$55,650	\$9,357	\$95,643	\$171,456	0.558	1,672	\$57.20	415	55.7830	2 STORY	79	\$6,669
41-18-302-028	923 OAK ST	02/24/20	WD	\$64,900	\$31,500	48.54	\$63,024	\$8,200	\$56,700	\$203,052	0.279	1,798	\$31.54	415	9.2050	2 STORY	69	\$8,200
41-18-301-006	505 W COURT ST	08/19/21	WD	\$67,000	\$36,400	54.33	\$72,841	\$25,810	\$41,190	\$174,189	0.236	2,735	\$15.06	415	23.6467	2 STORY	55	\$25,810
41-18-301-002	909 STOCKTON ST	10/21/20	WD	\$119,000	\$23,400	19.66	\$46,811	\$3,914	\$115,086	\$158,878	0.724	2,274	\$50.61	415	72.4368	FOUR UNIT	60	\$3,914
Totals:				\$434,500	\$165,500		\$331,158		\$369,780	\$986,807	0.375		\$33.91		0.3434			
				Sale. Ratio =>		38.09			E.C.F. =>		0.375	Std. Deviation=>		0.21723839	0.3434			
				Std. Dev. =>		17.99			Ave. E.C.F. =>		0.371	Ave. Variance=>		36.4082	Coefficient of Var=>		98.058871	

Handwritten:
 Demand
 900
 or less

(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-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

WC

375

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	F.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	ev. by Mean (%)	Building Style	ding D	Land Value
41-18-202-019	625 E THIRD ST	09/04/20	WD	\$32,000	\$27,300	85.31	\$54,630	\$9,839	\$22,161	\$152,554	0.145	1,739	\$12.74	420	32.1714	1 STY	61	\$9,839

41-07-453-056	6 E KEARSLEY	05/01/20	WD	\$67,000	\$33,800	50.45	\$67,514	\$13,769	\$53,231	\$113,147	0.470	1,212	\$43.92	420	6.6155	2 STORY	76	\$12,000
41-07-453-061	405 AVON ST	08/12/20	WD	\$60,000	\$33,500	55.83	\$67,080	\$14,022	\$45,978	\$111,701	0.412	1,212	\$37.94	420	0.7314	2 STORY	76	\$12,000
41-18-208-011	35 THOMSON S	08/04/20	WD	\$93,000	\$32,900	35.38	\$65,744	\$13,902	\$79,098	\$162,769	0.486	1,673	\$47.28	420	14.5957	2 STORY	74	\$13,902
41-18-206-022	724 PIERSON ST	06/23/22	WD	\$67,250	\$21,700	32.27	\$43,458	\$5,458	\$61,792	\$119,309	0.518	1,176	\$52.54	420	13.6098	2 STORY	71	\$5,458
												0.471						

41-07-476-017	10 E SECOND S	12/31/20	WD	\$50,000	\$24,700	49.40	\$49,351	\$9,488	\$40,512	\$135,588	0.299	1,576	\$25.71	420	29.8787	2 STORY	61	\$9,488
41-18-206-021	722 PIERSON ST	06/23/22	WD	\$67,250	\$18,400	27.36	\$36,880	\$5,458	\$61,792	\$106,878	0.578	1,248	\$49.51	420	13.1404	2 STORY	61	\$5,458

41-18-208-009	25 THOMSON S	06/30/22	WD	\$105,000	\$31,700	30.19	\$63,350	\$13,902	\$91,098	\$144,163	0.632	1,372	\$66.40	420	17.5700	FOUR UNIT	69	\$13,902
41-07-451-019	27 E SECOND S	03/09/21	WD	\$86,500	\$48,600	56.18	\$97,234	\$24,224	\$62,276	\$212,857	0.293	2,662	\$23.39	420	29.2572	FOUR UNIT	66	\$24,224
41-18-202-002	04 E SECOND S	12/03/21	WD	\$112,800	\$51,000	45.21	\$101,952	\$17,592	\$95,208	\$245,948	0.387	3,044	\$31.28	420	2.7221	FOUR UNIT	66	\$17,592
41-07-451-052	36 THOMSON S	12/09/21	WD	\$116,400	\$46,500	39.95	\$93,021	\$17,804	\$98,596	\$219,292	0.450	2,516	\$39.19	420	44.9611	FOUR UNIT	61	\$17,804
												0.440						

41-18-208-010	29 THOMSON S	06/30/22	WD	\$95,000	\$36,700	38.63	\$73,469	\$13,902	\$81,098	\$173,665	0.467	1,760	\$46.08	420	2.5493	THREE UNIT	69	\$13,902
41-07-476-013	913 YOUNG ST	08/27/21	WD	\$69,000	\$31,600	45.80	\$63,139	\$11,349	\$57,651	\$150,991	0.382	1,976	\$29.18	420	38.1817	THREE UNIT	66	\$11,349
41-18-202-010	607 EAST ST	10/12/21	WD	\$115,000	\$45,800	39.83	\$91,589	\$20,658	\$94,342	\$206,796	0.456	2,418	\$39.02	420	45.6208	THREE UNIT	66	\$20,658

41-07-477-014	915 EDOY ST	04/08/22	WD	\$89,000	\$36,000	40.45	\$71,901	\$15,373	\$73,627	\$164,805	0.447	1,712	\$43.01	420	44.6753	TWO UNIT	66	\$15,373
41-18-207-017	14 THOMSON S	08/10/21	WD	\$75,000	\$30,300	40.40	\$60,686	\$10,835	\$64,165	\$145,338	0.441	1,792	\$35.81	420	2.7159	TWO UNIT	66	\$10,835
41-18-208-018	702 AVON ST	07/07/20	WD	\$45,000	\$26,100	58.00	\$52,265	\$9,830	\$35,170	\$123,717	0.284	1,652	\$21.29	420	24.8135	TWO UNIT	66	\$9,830
41-07-455-004	13 THOMSON S	09/10/20	WD	\$64,500	\$29,100	45.12	\$58,226	\$10,835	\$53,665	\$138,166	0.388	1,805	\$29.73	420	38.8409	TWO UNIT	61	\$10,835
41-18-206-011	709 EAST ST	10/14/20	WD	\$49,900	\$39,500	79.16	\$78,968	\$10,095	\$39,805	\$200,796	0.198	2,227	\$17.87	420	19.8236	TWO UNIT	61	\$10,095
												0.352						

41-18-202-007	20 E SECOND S	12/29/21	WD	\$70,000	\$25,300	36.14	\$50,548	\$15,323	\$54,677	\$102,697	0.532	1,818	\$30.08	420	53.2412	TWO UNIT	45	\$15,323
Totals:				\$1,529,600	\$670,500		\$1,341,065		\$1,265,942	\$3,131,178			\$36.10					
				Sale. Ratio =>		43.83			E.C.F. =>		0.404	Std. Deviation=		0.114653151				
				Std. Dev. =>		14.87			Ave. E.C.F. =>		0.414	Ave. Variance=		23.7858	efficient of Var 57.40806645			

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

HAS TOWNHOMES

Residential	: 0.300
Town Homes/Duplexes	: 0.350
Mobile Homes	: 1.000
Agricultural Bldgs	: 1.000
Commercial Bldgs	: 1.000
Industrial Bldgs	: 1.000

(Optional) Gross Rate Multipliers

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

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

HAS TOWNHOMES

Residential : 0.275
Town Homes/Duplexes: 0.350
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

0.300

(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	ev. by Mean (%)	Building Styl	Jlding Def	Land Value
41-18-277-033	853 E EIGHTH ST	08/23/21	WD	\$110,000	\$28,500	25.91	\$56,987	\$11,799	\$98,201	\$164,320	0.598	1,292	\$76.01	430	25.5710	1.75 STY	75	\$11,799
41-17-151-013	905 E WELLINGTON AVE	09/17/21	WD	\$32,000	\$17,900	55.94	\$35,725	\$11,250	\$20,750	\$89,000	0.233	1,028	\$20.18	430	17.7556	1.75 STY	60	\$11,250
41-18-276-032	841 E SEVENTH ST	07/30/21	WD	\$72,000	\$21,300	29.58	\$42,573	\$11,045	\$60,955	\$114,647	0.532	1,382	\$44.11	430	35.9934	1.75 STY	60	\$11,045
41-18-276-020	822 E SIXTH ST	06/18/21	WD	\$100,000	\$24,200	24.20	\$48,404	\$10,761	\$89,239	\$136,884	0.652	1,352	\$66.01	430	24.1231	2 STORY	70	\$10,761
41-18-276-020	822 E SIXTH ST	08/31/21	WD	\$102,000	\$24,200	23.73	\$48,404	\$10,761	\$91,239	\$136,884	0.667	1,352	\$67.48	430	25.5842	2 STORY	70	\$10,761
41-18-276-010	722 E SIXTH ST	05/24/21	WD	\$70,000	\$24,100	34.43	\$48,169	\$10,780	\$59,220	\$135,960	0.436	1,512	\$39.17	430	43.5569	2 STORY	60	\$10,780
41-18-285-021	833 E WELLINGTON AVE	04/05/22	WD	\$59,000	\$26,300	44.58	\$52,561	\$11,250	\$47,750	\$150,222	0.318	1,764	\$27.07	430	1.7451	2 STORY	60	\$11,250
41-17-101-011	914 E NINTH ST	06/22/22	WD	\$50,000	\$21,100	42.20	\$42,297	\$10,638	\$39,362	\$115,124	0.342	1,685	\$23.36	430	34.1911	2 STORY	55	\$10,638
41-18-280-022	821 E NINTH ST	12/13/21	WD	\$60,000	\$30,500	50.83	\$61,019	\$11,799	\$48,201	\$178,982	0.269	2,263	\$21.30	430	14.1395	2 STORY	55	\$11,799
41-18-280-030	801 E NINTH ST	04/23/21	WD	\$80,000	\$37,600	47.00	\$75,133	\$22,465	\$57,535	\$191,520	0.300	2,601	\$22.12	430	11.0289	2 STORY	55	\$22,465
41-18-280-002	1305 LAPEER RD	10/15/21	WD	\$25,000	\$17,000	68.00	\$34,079	\$9,900	\$15,100	\$87,924	0.172	1,525	\$9.90	430	17.1740	2 STORY	45	\$9,900
Totals:				\$760,000	\$272,700	35.88	\$545,351	\$627,552	\$1,501,465	E.C.F. => 0.418	Std. Deviation=> 0.175492338	0.7258						
					Sale. Ratio => Std. Dev. => 14.42				Ave. E.C.F. => 0.411		Ave. Variance=> 22.8057	efficient of Var 55.528642						

0.4
0.38

(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-ROXANA'

Residential : 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

0.525
~~0.550~~ to high
~~0.550~~
~~0.550~~
OK Air ~~0.550~~

Est - 0.45025

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	l. by Mean	Building Style	Building Depr.	Land Value
41-17-180-026	1618 S FRANKLIN AVE	04/26/21	WD	\$145,000	\$57,800	39.66	\$115,675	\$29,963	\$115,037	\$171,424	0.671	1,160	\$99.17	435	0.4578	1 STY	80	\$29,963
41-08-378-019	608 KENSINGTON AVE	01/13/22	WD	\$122,000	\$73,400	60.16	\$146,756	\$31,124	\$90,876	\$231,264	0.393	1,635	\$55.58	435	18.2712	1 STY	69	\$31,124
41-08-383-001	1702 MONTCLAIR AVE	07/13/20	WD	\$158,000	\$70,700	44.75	\$141,451	\$36,912	\$121,088	\$209,078	0.579	1,920	\$63.07	435	14.1157	1.25 STY	69	\$36,384
41-08-383-004	711 BLANCHARD AVE	07/24/20	WD	\$81,900	\$49,800	60.81	\$99,670	\$20,000	\$61,900	\$159,340	0.388	1,463	\$42.31	435	4.9518	1.25 STY	69	\$20,000
41-17-127-029	1002 BLANCHARD AVE	07/14/22	WD	\$170,000	\$64,600	38.00	\$129,260	\$34,365	\$135,635	\$189,790	0.715	1,464	\$92.65	435	15.1719	1.25 STY	69	\$34,365
41-08-379-019	1809 MONTCLAIR AVE	04/29/21	WD	\$119,000	\$46,500	39.08	\$93,052	\$19,187	\$99,813	\$147,730	0.676	1,470	\$67.90	435	67.5645	1.25 STY	64	\$19,187
41-08-383-014	716 KENSINGTON AVE	05/14/20	WD	\$80,000	\$40,200	50.25	\$80,348	\$20,396	\$59,604	\$119,904	0.497	1,236	\$48.22	435	4.7809	1.25 STY	64	\$20,000
41-08-383-014	716 KENSINGTON AVE	12/23/20	WD	\$94,000	\$40,200	42.77	\$80,348	\$20,396	\$73,604	\$119,904	0.614	1,236	\$59.55	435	6.8951	1.25 STY	64	\$20,000
41-17-129-018	1017 KENSINGTON AVE	05/11/21	WD	\$150,000	\$52,000	34.67	\$103,931	\$22,361	\$127,639	\$163,140	0.782	1,438	\$88.76	435	12.1761	1.25 STY	64	\$22,361
41-17-134-006	1117 KENSINGTON AVE	12/10/21	WD	\$130,000	\$43,000	33.08	\$85,932	\$22,361	\$107,639	\$127,142	0.847	1,245	\$86.46	435	42.1892	1.25 STY	64	\$22,361

41-08-382-015	1609 E COURT ST	04/25/22	WD	\$99,000	\$64,900	65.56	\$129,791	\$24,980	\$74,020	\$209,622	0.353	2,649	\$27.94	435	35.3112	1.5 STY	64	\$24,980
41-08-376-007	1601 CROMWELL AVE	12/01/20	WD	\$143,000	\$65,500	45.80	\$130,958	\$26,473	\$116,527	\$208,970	0.558	1,708	\$68.22	435	55.7625	1.75 STY	74	\$26,473
41-17-128-029	1018 KENSINGTON AVE	08/28/20	WD	\$158,500	\$85,600	54.01	\$171,241	\$20,000	\$138,500	\$302,482	0.458	2,083	\$66.49	435	14.1760	2 STORY	79	\$20,000
41-08-382-016	1615 E COURT ST	04/29/22	WD	\$193,000	\$68,400	35.44	\$136,795	\$24,980	\$168,020	\$223,630	0.751	1,767	\$95.09	435	75.1330	2 STORY	75	\$24,980
41-17-106-029	1407 WOODLAWN PARK DR	04/28/21	WD	\$250,000	\$113,900	45.56	\$227,895	\$28,147	\$221,853	\$399,496	0.555	2,991	\$74.17	435	1.5189	2 STORY	75	\$26,637
41-17-129-016	1009 KENSINGTON AVE	03/24/21	WD	\$149,000	\$71,600	48.05	\$143,224	\$22,361	\$126,639	\$241,726	0.524	2,254	\$56.18	435	7.5744	2 STORY	75	\$22,361
											0.572							

\$1255

41-08-383-017	728 KENSINGTON AVE	03/07/22	WD	\$130,000	\$53,700	41.31	\$107,407	\$27,600	\$102,400	\$159,614	0.642	1.517	\$67.50	435	64.1548	2 STORY	69	\$27,600
41-08-384-006	711 KENSINGTON AVE	04/15/22	WD	\$178,000	\$61,200	34.38	\$122,484	\$22,379	\$155,621	\$200,210	0.777	1.842	\$84.48	435	77.7289	2 STORY	69	\$22,379
41-08-384-009	723 KENSINGTON AVE	11/30/21	WD	\$125,000	\$53,300	42.64	\$106,566	\$22,379	\$102,621	\$168,374	0.609	1.427	\$71.91	435	60.9482	2 STORY	69	\$22,379
41-08-384-011	805 KENSINGTON AVE	08/30/21	WD	\$152,000	\$57,500	37.83	\$115,081	\$22,379	\$129,621	\$185,404	0.699	1.772	\$73.15	435	69.9127	2 STORY	69	\$22,379
41-17-102-017	1014 WOODSIDE DR	07/31/20	WD	\$225,000	\$129,000	57.33	\$257,915	\$39,320	\$185,680	\$437,190	0.425	2.716	\$68.37	435	42.4712	2 STORY	69	\$37,208
41-17-103-009	926 E FORK DR	07/21/20	WD	\$172,000	\$114,400	66.51	\$228,700	\$30,176	\$141,824	\$397,048	0.357	2.936	\$48.31	435	35.7196	2 STORY	69	\$30,176
41-17-104-012	912 BEARD ST	12/03/21	WD	\$146,000	\$55,000	37.67	\$110,080	\$18,257	\$127,743	\$183,646	0.696	1.662	\$79.86	435	69.5594	2 STORY	69	\$18,257
41-17-104-013	918 BEARD ST	09/22/20	OTH	\$90,000	\$71,100	79.00	\$142,171	\$21,909	\$68,091	\$240,524	0.283	2.331	\$29.21	435	28.3094	2 STORY	69	\$21,909
41-17-104-015	926 BEARD ST	10/13/20	WD	\$149,900	\$73,200	48.83	\$146,311	\$27,386	\$122,514	\$237,850	0.515	2.002	\$61.20	435	51.5089	2 STORY	69	\$27,386
41-17-105-010	1202 BEARD ST	02/04/22	WD	\$154,000	\$66,800	43.38	\$133,521	\$20,964	\$133,036	\$225,114	0.591	1.810	\$73.50	435	59.0972	2 STORY	69	\$20,964
41-17-127-001	1604 E COURT ST	07/29/22	WD	\$235,000	\$81,100	34.51	\$162,102	\$27,292	\$207,708	\$269,620	0.770	2.207	\$94.11	435	77.0373	2 STORY	69	\$27,292
41-17-127-007	915 MAXINE ST	03/30/22	WD	\$226,000	\$104,500	46.24	\$209,061	\$31,820	\$194,180	\$354,482	0.548	2.497	\$77.77	435	54.7785	2 STORY	69	\$31,820
41-17-127-019	922 BLANCHARD AVE	07/09/21	WD	\$140,000	\$56,600	40.43	\$113,261	\$17,963	\$122,037	\$190,596	0.640	1.984	\$61.51	435	64.0292	2 STORY	69	\$17,963
41-17-127-030	1010 BLANCHARD AVE	08/25/20	WD	\$158,000	\$81,600	51.65	\$163,143	\$29,274	\$128,726	\$267,738	0.481	2.197	\$58.59	435	15.3668	2 STORY	69	\$29,274
41-17-129-010	923 KENSINGTON AVE	06/14/21	WD	\$180,000	\$84,200	46.78	\$168,492	\$22,361	\$157,639	\$292,262	0.539	2.538	\$62.11	435	0.5531	2 STORY	69	\$22,361
41-17-129-012	931 KENSINGTON AVE	06/08/20	WD	\$145,000	\$57,600	39.72	\$115,181	\$22,361	\$122,639	\$185,640	0.661	1.956	\$62.70	435	11.5721	2 STORY	69	\$22,361
41-17-131-004	1119 BEARD ST	04/22/21	WD	\$160,000	\$77,000	48.13	\$153,946	\$23,735	\$136,265	\$260,422	0.523	2.048	\$66.54	435	33.8922	2 STORY	69	\$23,735
41-17-131-012	1325 BEARD ST	09/24/20	WD	\$190,000	\$85,600	45.05	\$173,187	\$21,733	\$168,267	\$298,908	0.563	2.524	\$66.67	435	29.9230	2 STORY	69	\$21,733
41-17-131-017	1118 MAXINE ST	08/28/20	WD	\$142,400	\$61,800	43.40	\$123,675	\$24,563	\$117,837	\$198,224	0.594	1.786	\$65.98	435	26.7705	2 STORY	69	\$24,563
41-17-131-023	1318 MAXINE ST	08/05/20	WD	\$160,000	\$77,100	48.19	\$154,269	\$25,582	\$134,418	\$257,374	0.522	2.190	\$61.38	435	33.9902	2 STORY	69	\$25,582
41-17-132-020	1206 BLANCHARD AVE	11/05/20	WD	\$150,000	\$87,600	58.40	\$175,256	\$21,213	\$128,787	\$308,086	0.418	2.797	\$46.04	435	19.0934	2 STORY	69	\$21,213
41-17-133-007	1205 BLANCHARD AVE	07/24/20	WD	\$134,000	\$61,900	46.19	\$123,744	\$20,000	\$114,000	\$207,488	0.549	1.657	\$68.80	435	5.9528	2 STORY	69	\$20,000
41-17-133-008	1209 BLANCHARD AVE	11/05/20	WD	\$132,000	\$68,400	51.82	\$136,737	\$20,000	\$112,000	\$233,474	0.480	1.686	\$66.43	435	12.9246	2 STORY	69	\$20,000
41-17-133-008	1209 BLANCHARD AVE	04/15/22	WD	\$160,000	\$68,400	42.75	\$136,737	\$20,000	\$140,000	\$233,474	0.600	1.686	\$83.04	435	0.9319	2 STORY	69	\$20,000
41-17-134-028	1851 BROOKSIDE DR	12/03/20	WD	\$195,750	\$128,000	65.39	\$256,053	\$56,504	\$139,246	\$399,098	0.349	3.091	\$45.05	435	42.1280	2 STORY	69	\$54,918
41-17-176-005	1514 LINWOOD AVE	07/06/21	WD	\$189,900	\$81,100	42.71	\$162,282	\$31,639	\$158,261	\$261,286	0.606	2.523	\$62.73	435	16.4481	2 STORY	69	\$31,639
41-17-176-015	1417 BROOKWOOD AVE	09/10/21	WD	\$130,000	\$51,100	39.31	\$102,285	\$20,412	\$109,588	\$163,746	0.669	1.402	\$78.17	435	10.0925	2 STORY	69	\$20,412
41-08-382-013	814 BLANCHARD AVE	09/15/21	WD	\$137,000	\$70,800	51.68	\$141,581	\$29,951	\$107,049	\$223,260	0.479	1.692	\$63.27	435	47.9481	2 STORY	64	\$29,698
41-08-383-020	818 KENSINGTON AVE	04/30/21	WD	\$140,000	\$46,500	33.21	\$93,027	\$20,000	\$120,000	\$146,054	0.822	1.453	\$82.59	435	82.1614	2 STORY	64	\$20,000
41-17-101-006	1301 RIVERDALE RD	12/23/21	WD	\$200,000	\$114,500	57.25	\$229,057	\$65,912	\$134,088	\$326,290	0.411	2.801	\$47.87	435	41.0947	2 STORY	64	\$52,795
41-17-126-007	923 BEARD ST	06/23/21	WD	\$106,000	\$60,700	57.26	\$85,326	\$20,083	\$65,917	\$202,486	0.424	2.024	\$42.45	435	42.4311	2 STORY	64	\$20,083
41-17-129-019	1021 KENSINGTON AVE	12/02/21	WD	\$140,000	\$52,300	37.36	\$104,583	\$22,836	\$117,164	\$163,494	0.717	1.550	\$75.59	435	71.6626	2 STORY	64	\$22,361
41-17-132-002	1105 MAXINE ST	08/08/22	WD	\$125,000	\$56,100	44.88	\$112,171	\$21,213	\$103,787	\$181,916	0.571	1.400	\$74.13	435	57.0522	2 STORY	64	\$21,213
41-17-133-027	1134 KENSINGTON AVE	11/10/20	WD	\$135,000	\$49,100	36.37	\$98,223	\$20,961	\$114,039	\$154,524	0.738	1.705	\$66.89	435	73.8002	2 STORY	64	\$20,000
41-17-180-016	1506 S FRANKLIN AVE	04/13/21	WD	\$125,000	\$44,500	35.60	\$88,994	\$22,361	\$107,639	\$133,266	0.770	1.468	\$69.92	435	22.5274	2 STORY	64	\$22,361
41-08-382-017	1621 E COURT ST	09/30/21	WD	\$145,000	\$67,800	46.76	\$135,648	\$31,225	\$113,775	\$208,846	0.545	1.680	\$67.72	435	54.4779	2 STORY	62	\$31,225

0.572

41-08-379-006	517 KENSINGTON AVE	01/05/22	WD	\$135,000	\$58,900	43.63	\$117,795	\$38,842	\$96,158	\$157,906	0.609	1,648	\$58.35	435	60.8957	2 STORY	60	\$26,855
41-17-106-020	1150 WOODSIDE DR	04/29/22	WD	\$151,000	\$48,400	32.05	\$96,876	\$22,154	\$128,846	\$149,444	0.862	1,658	\$77.71	435	86.2169	2 STORY	60	\$22,154
41-17-106-025	1417 LINWOOD AVE	05/28/21	WD	\$335,000	\$187,900	56.09	\$375,778	\$46,949	\$288,051	\$657,658	0.438	3,456	\$83.35	435	43.7995	ESTATE HOME	69	\$46,949
41-17-178-008	1420 RIDGELAWN AVE	09/03/20	WD	\$153,000	\$64,600	42.22	\$129,293	\$20,412	\$132,588	\$217,762	0.609	2,156	\$61.50	435	60.8867	TRI-LEVEL	69	\$20,412
41-17-180-027	1626 S FRANKLIN AVE	06/13/22	WD	\$140,900	\$66,300	47.05	\$132,682	\$41,182	\$99,718	\$183,000	0.545	1,711	\$58.28	435	3.0758	TRI-LEVEL	69	\$41,182
41-17-182-004	1615 S FRANKLIN AVE	04/21/20	WD	\$120,000	\$80,900	67.42	\$161,851	\$40,808	\$79,192	\$242,086	0.327	1,684	\$47.03	435	24.8542	TRI-LEVEL	69	\$39,665
Totals:				\$8,880,250	\$4,126,200		\$8,252,859	\$7,322,154	\$13,389,526				\$66.39		2.8809			
		Sale. Ratio =>				46.46			E.C.F. =>		0.547	Std. Deviation=>		0.135499983				
		Std. Dev. =>				10.06			Ave. E.C.F. =>		0.576	Ave. Variance=>		37.3074	ticient of V		64.80744658	

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

NEIGHBORHOOD SITE INSPECTION CONDUCTED DURING 2008

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

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

Handwritten: .425 to .481

Handwritten: .48

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	rev. by Mean (% building Styl)	building Dep	Land Value	
41-16-226-020	1014 BURLINGTON DR	12/22/20	WD	\$83,000	\$32,900	39.64	\$65,792	\$15,500	\$67,500	\$134,112	0.503	1,198	\$56.34	445	19,2840	1 STY	65	\$15,500
41-16-229-004	3616 EASTHAMPTON DR	12/18/20	WD	\$84,000	\$29,400	35.00	\$58,820	\$13,110	\$70,890	\$121,893	0.582	1,193	\$59.42	445	21,5009	1 STY	60	\$13,110
41-16-202-010	3415 BRIMFIELD DR	06/02/21	WD	\$60,000	\$47,700	79.50	\$95,451	\$17,717	\$42,283	\$207,291	0.204	2,433	\$17.38	445	20,3979	2 STORY	65	\$17,698
41-16-204-024	1002 BARRINGTON DR	12/29/20	WD	\$98,000	\$44,900	45.82	\$89,726	\$25,000	\$73,000	\$172,603	0.423	1,796	\$40.65	445	42,2937	2 STORY	65	\$25,000
41-16-204-033	1110 BARRINGTON DR	10/09/20	WD	\$75,000	\$45,800	61.07	\$91,508	\$15,930	\$59,070	\$201,541	0.205	1,978	\$29.86	445	29,3091	2 STORY	65	\$15,930
41-16-227-009	1009 BURLINGTON DR	08/10/21	WD	\$130,000	\$40,800	31.38	\$81,579	\$14,291	\$115,709	\$179,435	0.645	1,867	\$61.98	445	21,4178	2 STORY	65	\$13,750
41-16-276-012	1201 BURLINGTON DR	03/19/21	WD	\$70,000	\$35,600	50.86	\$71,103	\$22,065	\$47,935	\$130,768	0.367	1,402	\$34.19	445	32,9586	TRI-LEVEL	70	\$20,643
41-16-226-023	1026 BURLINGTON DR	11/03/21	WD	\$80,110	\$30,100	37.57	\$60,209	\$15,500	\$64,610	\$119,224	0.542	1,312	\$49.25	445	54,1921	TRI-LEVEL	65	\$15,500
41-16-227-006	927 BURLINGTON DR	04/13/21	WD	\$50,000	\$35,700	71.40	\$71,488	\$15,298	\$34,702	\$149,840	0.232	1,658	\$20.93	445	23,1594	TRI-LEVEL	65	\$14,750
41-16-276-011	3508 EASTHAMPTON DR	07/05/22	WD	\$107,000	\$32,700	30.56	\$65,336	\$16,686	\$90,314	\$129,733	0.696	1,434	\$62.98	445	69,6151	TRI-LEVEL	65	\$16,686
Totals:				\$837,110	\$375,600		\$751,012		\$666,013	\$1,546,440								
				Sale. Ratio =>		44.87	E.C.F. =>		0.431	Std. Deviation=>		0.172460397	Efficient of Var		74.48293			
				Std. Dev. =>		17.16	Ave. E.C.F. =>		0.449	Ave. Variance=>		33.4129						

(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-UNASSIGNED*

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

4 total

375

0-15-479-00	3615 W COURT ST	12/09/21	WD	\$30,000	\$24,300	81.00	\$48,534	\$12,000	\$18,000	\$106,513	0.169	1,002	\$17.96	450	16.8993	1.25 STY	66	\$12,000
0-15-485-03	990 SALISBURY AVE	11/24/21	WD	\$33,000	\$17,900	51.14	\$35,858	\$7,500	\$27,500	\$82,676	0.333	887	\$31.00	450	8.5619	1.25 STY	66	\$7,500
0-15-486-01	980 JOHNSON AVE	08/02/21	WD	\$37,500	\$18,200	48.53	\$36,304	\$6,525	\$30,975	\$86,819	0.357	936	\$33.09	450	7.2519	1.25 STY	63	\$6,525
0-15-435-01	3708 W COURT ST	03/10/22	WD	\$57,000	\$21,800	38.25	\$43,689	\$9,186	\$47,814	\$100,592	0.475	962	\$49.70	450	47.5327	1.25 STY	62	\$9,186
											0.333							
0-14-358-00	967 HUBBARD AVE	10/12/21	WD	\$65,000	\$18,200	28.00	\$36,491	\$6,000	\$59,000	\$88,895	0.664	904	\$65.27	450	66.3704	1.25 STY	59	\$6,000
0-15-477-03	3816 MANNHALL AVE	06/30/21	WD	\$26,000	\$15,500	59.62	\$30,929	\$7,079	\$18,921	\$69,534	0.272	883	\$21.43	450	27.2113	1.25 STY	59	\$7,079
0-15-477-03	3816 MANNHALL AVE	04/14/22	WD	\$35,000	\$15,500	44.29	\$30,929	\$7,079	\$27,921	\$69,534	0.402	883	\$31.62	450	40.1547	1.25 STY	59	\$7,079
0-15-486-00	955 SALISBURY AVE	04/06/21	WD	\$49,900	\$16,000	32.06	\$31,971	\$7,200	\$42,700	\$72,219	0.591	887	\$48.14	450	59.1260	1.25 STY	59	\$7,200
0-15-486-01	972 JOHNSON AVE	01/15/21	WD	\$42,000	\$17,400	41.43	\$34,869	\$6,525	\$35,475	\$82,636	0.429	887	\$39.99	450	42.9295	1.25 STY	54	\$6,525
0-15-457-01	4022 REYNOLDS ST	04/13/21	WD	\$39,000	\$19,200	49.23	\$38,337	\$7,175	\$31,825	\$90,851	0.350	1,085	\$29.33	450	35.0298	1.5 STY	59	\$7,175
											0.451							

0-15-434-01	3922 W COURT ST	08/07/20	M/C	\$49,900	\$23,700	47.49	\$47,475	\$11,250	\$38,650	\$92,411	0.418	1,248	\$30.97	450	41.8242	TWO UNIT	54	\$11,250
Totals:											#####	#####	#####	#####	#####			
				\$656,100							#####	#####				\$38.97	0.1478833	0.7476
				Sale. Ratio =:							E.C.F. =>	0.395				Std. Deviation	28.5432	Efficient of V: 70.856342
				Std. Dev. =>							Ave. E.C.F. =:	0.403				Ave. Variance:		

30-403

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

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		0.325	0.325	0.325	0.325	0.325	0.325
BI-LEVEL		0.325	0.325	0.325	0.325	0.325	0.325
TRI-LEVEL		0.325	0.325	0.325	0.325	0.325	0.325
ESTATE HOME		0.325	0.325	0.325	0.325	0.325	0.325
DUPLEX		0.325	0.325	0.325	0.325	0.325	0.325
TWO UNIT		0.400	0.400	0.400	0.400	0.400	0.400
THREE UNIT		0.400	0.400	0.400	0.400	0.400	0.400
FOUR UNIT		0.400	0.400	0.400	0.400	0.400	0.400

Town Homes/Duplexes: 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-UNASSIGNED'

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

325

24

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	ev. by Mean (%)	Building	Deprec.	Land Value
40-14-363-005	969 KNAPP AVE	12/21/21	WD	\$55,000	\$17,200	31.27	\$34,337	\$8,154	\$46,846	\$89,058	0.526	969	\$48.34	455	18.1542	1 STY	63	\$8,154
40-14-389-002	2827 REYNOLDS ST	07/24/20	WD	\$20,000	\$11,200	56.00	\$22,451	\$5,000	\$15,000	\$59,357	0.253	616	\$24.35	455	13.5003	1 STY	63	\$5,000
40-14-381-018	932 HAMMOND ST	02/04/21	WD	\$27,400	\$17,400	63.50	\$34,663	\$14,509	\$12,891	\$68,551	0.188	636	\$20.27	455	5.8575	1 STY	61	\$14,509
40-14-353-019	932 MANN AVE	09/21/21	WD	\$17,500	\$10,100	57.71	\$20,196	\$5,000	\$12,500	\$51,687	0.242	724	\$17.27	455	12.4267	1 STY	59	\$5,000
40-14-353-019	932 MANN AVE	10/29/21	WD	\$36,000	\$10,100	28.06	\$20,196	\$5,000	\$31,000	\$51,687	0.600	724	\$42.82	455	23.3656	1 STY	59	\$5,000
40-14-356-006	911 KNAPP AVE	03/19/21	WD	\$28,000	\$13,900	49.64	\$27,727	\$5,000	\$23,000	\$77,303	0.298	722	\$31.86	455	6.8576	1 STY	59	\$5,000
40-14-356-007	915 KNAPP AVE	10/28/20	WD	\$28,500	\$11,400	40.00	\$22,820	\$5,000	\$23,500	\$60,612	0.388	660	\$35.61	455	2.1603	1 STY	59	\$5,000
40-14-366-021	1009 BARNEY AVE	08/12/21	WD	\$30,000	\$21,700	72.33	\$43,318	\$10,866	\$19,134	\$110,381	0.173	1,138	\$16.81	455	28.8866	1 STY	59	\$10,866
40-14-367-002	3214 FIELDING ST	07/13/20	WD	\$24,000	\$10,800	45.00	\$21,606	\$5,536	\$18,464	\$54,660	0.338	640	\$28.85	455	12.4413	1 STY	59	\$5,392
40-14-381-006	915 BRADLEY AVE	11/23/21	WD	\$27,000	\$11,800	43.70	\$23,577	\$5,000	\$22,000	\$63,187	0.348	808	\$27.23	455	17.4973	1 STY	59	\$5,000
40-14-387-006	2805 GIBSON ST	09/11/20	WD	\$23,000	\$10,600	46.09	\$21,253	\$5,000	\$18,000	\$55,282	0.326	668	\$26.95	455	1.8874	1 STY	59	\$5,000
40-14-381-005	911 BRADLEY AVE	08/19/21	WD	\$44,900	\$14,500	32.29	\$29,075	\$5,000	\$39,900	\$81,888	0.487	796	\$50.13	455	48.7252	1 STY	55	\$5,000
40-13-355-007	1940 BECKER ST	09/28/21	WD	\$25,000	\$8,500	34.00	\$17,065	\$4,796	\$20,204	\$41,731	0.484	620	\$32.59	455	48.4145	1 STY	54	\$4,796
40-14-360-016	968 MANN AVE	05/27/20	MLC	\$19,000	\$10,500	55.26	\$20,912	\$5,000	\$14,000	\$54,122	0.259	647	\$21.64	455	25.8673	1 STY	54	\$5,000
40-14-387-013	2826 REYNOLDS ST	03/25/22	WD	\$12,500	\$10,800	86.40	\$21,639	\$5,308	\$7,192	\$55,548	0.129	721	\$9.98	455	18.5019	1 STY	54	\$5,000
40-14-382-012	2802 FIELDING ST	02/22/22	WD	\$18,000	\$10,200	56.67	\$20,499	\$4,992	\$13,008	\$52,745	0.247	692	\$18.80	455	24.6621	1 STY	49	\$4,992
40-14-382-014	2718 FIELDING ST	04/30/21	WD	\$59,000	\$17,400	29.49	\$34,742	\$4,992	\$54,008	\$101,190	0.534	1,220	\$44.27	455	53.3726	1.25 STY	63	\$4,992
40-14-389-005	2815 REYNOLDS ST	03/05/21	WD	\$25,000	\$11,200	44.80	\$22,349	\$6,908	\$18,092	\$52,520	0.344	720	\$25.13	455	4.6684	1.25 STY	59	\$5,000
40-14-427-036	2005 BECKWITH CT	11/18/21	WD	\$34,100	\$15,500	45.45	\$30,879	\$9,023	\$25,077	\$74,340	0.337	1,001	\$25.05	455	5.3831	2 STORY	63	\$9,023
40-13-359-020	1018 CHRISTOPHER ST	07/02/22	WD	\$36,000	\$16,000	44.44	\$32,070	\$5,900	\$30,100	\$89,014	0.338	1,120	\$26.88	455	33.8151	2 STORY	59	\$5,900
40-13-359-006	1009 PERSHING ST	10/12/20	WD	\$27,000	\$12,800	47.41	\$25,508	\$4,104	\$22,896	\$72,803	0.314	1,040	\$22.02	455	31.4494	2 STORY	54	\$4,104
40-14-383-005	986 KNIGHT AVE	09/29/20	WD	\$38,500	\$15,100	39.22	\$30,179	\$5,000	\$33,500	\$85,643	0.391	1,516	\$22.10	455	39.1159	2 STORY	54	\$5,000
40-13-302-006	1926 W COURT ST	02/22/21	WD	\$82,000	\$26,800	32.68	\$53,631	\$9,479	\$72,521	\$138,625	0.523	1,816	\$39.93	455	52.3146	FOUR UNIT	60	\$9,479
40-14-362-014	951 STOCKER AVE	06/24/21	WD	\$48,000	\$17,800	37.08	\$35,602	\$8,125	\$39,875	\$86,270	0.462	1,086	\$36.72	455	46.2212	TWO UNIT	59	\$8,125
Totals:				\$785,400	\$333,300	42.44	\$666,294	\$8,125	\$632,708	\$1,728,204	0.366		\$28.98		1.2610			
					Sale. Ratio =>	42.44				E.C.F. =>	0.366							
					Std. Dev. =>	14.09				Ave. E.C.F. =>	0.353							

42305

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

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		0.350	0.350	0.350	0.350	0.350	0.350
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-UNASSIGNED'

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

too high
@ 350

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	sq. by Mean (Building Sty	Building Depr.	Land Value	
40-22-231-013	3722 WHITNEY AVE	07/25/22	WD	\$69,900	\$16,000	22.89	\$24,390	\$7,000	\$62,900	\$50,700	<u>1.241</u>	789	\$79.72	460	124.0638	1 STY	75	\$7,000
40-22-226-008	3930 AUGUSTA ST	10/29/21	WD	\$45,000	\$17,800	39.56	\$35,598	\$9,793	\$35,207	\$75,233	0.468	743	\$47.38	460	0.5181	1 STY	61	\$9,793
40-22-231-024	3604 WHITNEY AVE	07/23/21	WD	\$22,900	\$13,700	59.83	\$27,380	\$7,875	\$15,025	\$56,866	0.264	704	\$21.34	460	46.4921	1 STY	61	\$7,875
40-22-278-003	3925 HERRICK ST	07/28/21	WD	\$20,000	\$14,400	72.00	\$28,726	\$7,000	\$13,000	\$63,341	0.205	690	\$18.84	460	71.4460	1 STY	61	\$7,000
40-22-280-027	3826 LARCHMONT ST	08/26/21	WD	\$55,500	\$20,600	37.12	\$41,198	\$7,667	\$47,833	\$97,758	0.489	900	\$53.15	460	30.0684	1 STY	61	\$7,000
40-22-282-014	3813 LARCHMONT ST	09/13/21	WD	\$42,000	\$21,800	51.90	\$43,522	\$8,750	\$33,250	\$101,376	0.328	910	\$36.54	460	17.9197	1 STY	61	\$8,750
40-22-282-015	3809 LARCHMONT ST	08/05/22	WD	\$31,000	\$17,100	55.16	\$34,254	\$7,000	\$24,000	\$79,458	0.302	782	\$30.69	460	20.5136	1 STY	61	\$7,000
40-22-283-001	3721 LARCHMONT ST	05/09/22	WD	\$28,000	\$16,500	58.93	\$33,000	\$7,000	\$21,000	\$75,802	0.277	915	\$22.95	460	23.0145	1 STY	61	\$7,000
40-22-283-019	3622 HOGARTH AVE	12/10/21	WD	\$49,500	\$24,100	48.69	\$48,236	\$14,000	\$35,500	\$99,813	0.356	854	\$41.57	460	15.1520	1 STY	61	\$14,000
40-22-284-002	3935 HOGARTH AVE	07/22/22	WD	\$37,000	\$25,500	68.92	\$50,911	\$12,367	\$24,633	\$112,373	<u>0.219</u> <u>0.323</u>	1,198	\$20.56	460	28.7976	1 STY	61	\$12,367
40-22-228-016	3801 AUGUSTA ST	09/08/20	MLC	\$37,000	\$23,300	62.97	\$46,594	\$14,000	\$23,000	\$95,026	0.242	949	\$24.24	460	24.2038	1 STY	57	\$14,000
40-22-277-026	3617 ARLENE AVE	09/24/21	WD	\$35,300	\$20,100	56.94	\$40,238	\$10,500	\$24,800	\$86,700	0.286	942	\$26.33	460	28.6045	1 STY	57	\$10,500
40-22-280-021	3922 LARCHMONT ST	03/04/22	WD	\$69,900	\$18,400	26.32	\$36,789	\$7,000	\$62,900	\$86,848	0.724	902	\$69.73	460	34.2238	1 STY	57	\$7,000
40-22-285-002	3717 HOGARTH AVE	11/22/21	WD	\$38,500	\$14,300	37.14	\$28,646	\$7,831	\$30,669	\$60,685	0.505	713	\$43.01	460	73.5259	1 STY	57	\$7,831
40-22-282-010	3901 LARCHMONT ST	02/18/21	WD	\$54,500	\$19,800	36.33	\$39,690	\$8,750	\$45,750	\$90,204	0.507	910	\$50.27	460	64.6708	1 STY	55	\$8,750
40-22-226-010	3922 AUGUSTA ST	10/29/21	WD	\$28,000	\$12,100	43.21	\$24,248	\$7,000	\$21,000	\$50,286	<u>0.418</u> <u>0.447</u>	743	\$28.26	460	41.7614	1 STY	52	\$7,000
40-22-231-020	3622 WHITNEY AVE	12/16/20	QC	\$50,000	\$12,800	25.60	\$25,670	\$7,000	\$43,000	\$54,431	0.790	966	\$44.51	460	78.9984	1 STY	47	\$7,000
40-22-228-022	3906 BROWN ST	11/17/21	WD	\$50,250	\$19,400	38.61	\$38,782	\$7,000	\$43,250	\$92,659	0.467	903	\$47.90	460	46.6766	1.25 STY	61	\$7,000
40-22-232-017	3930 ARLENE AVE	10/13/21	WD	\$97,500	\$21,300	21.85	\$42,547	\$7,000	\$90,500	\$103,636	0.883 0.123	1,150	\$78.70	460	87.3252	1.25 STY	61	\$7,000
40-22-232-031	3918 ARLENE AVE	08/19/20	WD	\$23,400	\$20,600	88.03	\$41,223	\$13,475	\$9,925	\$80,898	0.123 0.123	715	\$13.88	460	12.2685	1.25 STY	61	\$13,475
40-22-278-001	3933 HERRICK ST	06/30/22	WD	\$40,000	\$24,700	61.75	\$49,387	\$8,960	\$31,040	\$117,863	0.263	1,347	\$23.04	460	26.3357	1.25 STY	61	\$8,960
40-22-278-006	3913 HERRICK ST	07/01/22	WD	\$85,000	\$18,000	21.18	\$36,090	\$7,000	\$78,000	\$84,810	0.920	858	\$90.91	460	91.9698	1.25 STY	61	\$7,000
40-22-278-020	3930 CLAIRMONT ST	08/09/21	WD	\$27,000	\$18,100	67.04	\$36,131	\$7,000	\$20,000	\$84,930	0.235	908	\$22.03	460	23.5488	1.25 STY	61	\$7,000
40-22-278-020	3930 CLAIRMONT ST	04/26/22	WD	\$105,000	\$18,100	17.24	\$36,131	\$7,000	\$98,000	\$84,930	<u>1.154</u>	908	\$107.93	460	115.3891	1.25 STY	61	\$7,000
40-22-281-023	3618 LARCHMONT ST	10/06/20	QC	\$27,500	\$17,900	65.09	\$35,707	\$7,000	\$20,500	\$83,694	0.245 <u>0.535</u>	859	\$23.86	460	24.4940	1.25 STY	61	\$7,000
40-22-280-007	3909 CLAIRMONT ST	03/10/22	WD	\$52,500	\$14,200	27.05	\$28,404	\$7,000	\$45,500	\$62,402	0.729	862	\$52.78	460	72.9139	1.25 STY	57	\$7,000
40-22-284-009	3905 HOGARTH AVE	05/04/21	WD	\$61,000	\$12,600	20.66	\$25,104	\$8,086	\$52,914	\$49,615	1.066	731	\$72.39	460	61.8303	1.25 STY	53	\$8,086
40-22-231-019	3626 WHITNEY AVE	04/30/21	WD	\$55,500	\$26,600	47.93	\$53,220	\$7,000	\$48,500	\$134,752	0.360	1,676	\$28.94	460	35.9920	2 STORY	61	\$7,000
40-22-281-013	3722 LARCHMONT ST	01/25/21	WD	\$30,000	\$21,100	70.33	\$42,152	\$7,000	\$23,000	\$102,484	0.224	1,128	\$20.39	460	22.4425	2 STORY	61	\$7,000
Totals:				\$1,298,750	\$524,900		\$1,049,578		\$1,061,696	\$2,368,875	0.448 E.C.F. =>		\$41.50		Std. Deviation=> Ave. Variance=>	0.267969175 43.6106	efficient of Va 94.2341	
					Sale. Ratio =>	40.42				Ave. E.C.F. =>	0.463							
					Std. Dev. =>	18.90												

30-405

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

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

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

E.C.F.s for Neighborhood: 465 *R - 465-UNASSIGNED*

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: 3.500
B: 0.000
C: 0.000
D: 0.000

0.375
too high
0.350

40-23-126-015	1120 HUGHES AVE	01/22/21	WD	\$42,500	\$18,100	42.59	\$36,129	\$6,893	\$35,607	\$89,957	0.396	991	\$35.93	465	39.5823	1.25 STY	63	\$6,893
40-23-126-015	1120 HUGHES AVE	05/17/21	MLC	\$70,000	\$18,100	25.86	\$36,129	\$6,893	\$63,107	\$89,957	0.702	991	\$63.68	465	70.1525	1.25 STY	63	\$6,893
40-23-154-011	3322 CLAIRMONT ST	05/18/20	WD	\$23,000	\$16,500	71.74	\$33,070	\$8,216	\$14,784	\$76,474	0.193	936	\$15.79	465	19.3321	1.5 STY	59	\$8,216
40-23-109-029	1302 STOCKER AVE	07/28/20	WD	\$20,500	\$21,700	105.85	\$43,473	\$12,000	\$8,500	\$96,840	0.098	1,213	\$7.01	465	8.7774	1.5 STY	54	\$12,000
40-23-128-007	1119 KNIGHT AVE	02/04/22	WD	\$53,000	\$21,800	41.13	\$43,531	\$12,000	\$41,000	\$97,018	0.423	1,008	\$40.67	465	42.2600	1.75 STY	68	\$12,000
40-23-103-019	1214 MANN AVE	04/22/22	WD	\$25,000	\$16,000	64.00	\$32,060	\$6,000	\$19,000	\$80,185	0.237	1,250	\$15.20	465	23.6953	2 STORY	59	\$6,000
40-23-151-031	3417 ARLENE AVE	09/14/21	WD	\$35,000	\$23,400	66.86	\$46,891	\$14,171	\$20,829	\$100,677	0.207	1,342	\$15.52	465	20.6890	2 STORY	59	\$13,145
40-23-126-005	1115 KNAPE AVE	04/05/22	WD	\$60,000	\$17,800	29.67	\$35,629	\$6,893	\$53,107	\$88,418	0.601	1,256	\$42.28	465	60.0632	THREE UNIT	59	\$6,893
40-23-131-024	1310 HUGHES AVE	09/24/21	QC	\$60,000	\$18,000	30.00	\$36,063	\$6,893	\$53,107	\$89,754	0.592	1,580	\$33.61	465	59.1696	TWO UNIT	49	\$6,893
Totals:				\$1,794,100	\$783,800		\$1,567,608		\$1,412,413	\$3,648,988			\$36.34		0.173231367			
				Sale. Ratio =>		43.69				E.C.F. =>	0.387		Std. Deviation=>		0.173231367			
				Std. Dev. =>		16.96				Ave. E.C.F. =>	0.387		Ave. Variance=>		30.6599	coefficient of Var= 79.18874631		

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

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

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

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

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

MS
multiplier MS

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 Rev. by Mean %	Building Style	ling f	Land Value
40-14-487-006	1301 DURAND ST	05/17/21	WD	\$91,000	\$29,400	32.31	\$58,803	\$11,356	\$79,644	\$176,056	0.452	1,434	\$55.54	470	1STY	75	\$11,356
40-23-130-025	2722 BROWN ST	01/04/22	WD	\$60,000	\$15,900	26.50	\$31,879	\$5,000	\$55,000	\$99,737	0.551	1,344	\$40.92	470	1STY	65	\$5,000
40-23-201-014	2626 SWAYZE ST	07/23/21	WD	\$24,250	\$12,700	52.37	\$25,318	\$5,000	\$19,250	\$75,391	0.255	690	\$27.90	470	1STY	63	\$5,000
40-23-205-014	1311 BRADLEY AVE	04/19/21	WD	\$49,900	\$15,100	30.26	\$30,250	\$7,138	\$42,762	\$85,759	0.499	740	\$57.79	470	1STY	63	\$6,608
40-13-356-006	1114 IDA AVE	01/08/21	WD	\$29,000	\$12,800	44.14	\$25,648	\$4,611	\$24,389	\$78,059	0.312	792	\$30.79	470	1STY	59	\$4,611
40-13-357-013	1123 IDA AVE	12/14/20	PTA	\$29,000	\$10,700	36.90	\$21,363	\$4,739	\$24,261	\$61,685	0.393	660	\$36.76	470	1STY	59	\$4,739
40-14-454-027	2602 GIBSON ST	12/23/20	WD	\$30,000	\$12,400	41.33	\$24,819	\$5,625	\$24,375	\$71,221	0.342	736	\$33.12	470	1STY	59	\$5,625
40-14-454-027	2602 GIBSON ST	10/04/21	WD	\$53,000	\$12,400	23.40	\$24,819	\$5,625	\$47,375	\$71,221	0.665	736	\$64.37	470	1STY	59	\$5,625
40-14-459-010	2413 REID ST	04/07/21	WD	\$31,043	\$22,700	73.12	\$45,414	\$9,950	\$21,093	\$131,592	0.160	1,459	\$14.46	470	1STY	59	\$9,618
40-14-480-016	2101 W COURT ST	10/14/21	WD	\$19,500	\$13,100	67.18	\$26,211	\$8,060	\$11,440	\$67,351	0.170	936	\$12.22	470	1STY	59	\$8,060
40-14-485-010	2013 BECKER ST	10/22/20	WD	\$87,400	\$17,500	20.02	\$35,022	\$6,011	\$81,389	\$107,647	0.756	1,099	\$74.06	470	1STY	59	\$6,011
40-23-128-020	1118 CLANCY AVE	05/13/22	WD	\$28,500	\$13,700	48.07	\$27,323	\$5,000	\$23,500	\$82,831	0.284	704	\$33.38	470	1STY	59	\$5,000
40-23-128-023	1202 CLANCY AVE	06/18/21	WD	\$25,000	\$12,500	50.00	\$25,092	\$5,000	\$20,000	\$74,553	0.268	704	\$28.41	470	1STY	59	\$5,000
40-23-128-028	1222 CLANCY AVE	06/26/21	WD	\$30,600	\$16,500	53.92	\$32,945	\$5,000	\$25,600	\$103,692	0.247	1,036	\$24.71	470	1STY	59	\$5,000
40-23-130-015	2701 SWAYZE ST	03/31/21	WD	\$17,000	\$12,600	74.12	\$25,164	\$5,000	\$12,000	\$74,820	0.160	768	\$15.63	470	1STY	59	\$5,000
40-23-205-015	1317 BRADLEY AVE	08/04/21	WD	\$20,000	\$14,300	71.50	\$28,567	\$6,752	\$13,248	\$80,946	0.164	1,031	\$12.85	470	1STY	59	\$6,752
40-23-206-022	2526 CUMINGS AVE	10/09/20	WD	\$35,000	\$14,800	42.29	\$29,576	\$9,105	\$25,895	\$75,959	0.341	660	\$39.23	470	1STY	59	\$5,719
40-13-357-012	1119 IDA AVE	02/25/21	WD	\$36,000	\$10,900	30.28	\$21,835	\$4,949	\$31,051	\$62,657	0.496	678	\$45.80	470	1STY	54	\$4,739
40-14-459-021	2418 GIBSON ST	12/01/21	WD	\$15,500	\$12,900	83.23	\$25,897	\$4,809	\$10,691	\$78,249	0.137	840	\$12.73	470	1STY	54	\$4,809
40-14-486-001	2325 SWAYZE ST	10/07/21	WD	\$31,500	\$11,000	34.92	\$21,955	\$4,809	\$26,691	\$63,622	0.420	678	\$39.37	470	1STY	54	\$4,809
40-23-204-017	2544 BROWN ST	05/18/20	WD	\$31,000	\$10,400	33.55	\$20,845	\$4,796	\$26,204	\$59,551	0.440	617	\$42.47	470	1STY	54	\$4,796
40-23-204-026	2502 BROWN ST	06/22/21	WD	\$28,000	\$13,300	47.50	\$26,644	\$6,126	\$21,874	\$76,134	0.287	912	\$23.98	470	1STY	54	\$4,809
40-23-206-004	2537 BROWN ST	07/22/22	WD	\$41,000	\$11,300	27.56	\$22,617	\$5,665	\$35,335	\$62,902	0.562	712	\$49.63	470	1STY	54	\$5,665
40-14-456-024	914 DOWNEY ST	09/03/21	WD	\$45,500	\$19,100	41.98	\$38,161	\$9,618	\$35,882	\$105,911	0.339	944	\$38.01	470	1.25 STY	64	\$9,618
40-23-206-018	2542 CUMINGS AVE	07/27/22	WD	\$70,500	\$16,400	23.26	\$32,857	\$6,073	\$64,427	\$99,384	0.648	1,128	\$57.12	470	1.25 STY	63	\$6,073

255

40-23-202-005	2546 SWAYZE ST	07/02/21	WD	\$28,500	\$12,900	45.26	\$25,876	\$5,158	\$23,342	\$76,876	0.304	825	\$28.29	470	11.4740	1.25 STY	59	\$5,158
40-23-205-009	2617 BROWN ST	05/14/21	WD	\$27,000	\$14,700	54.44	\$29,341	\$5,884	\$21,116	\$87,039	0.243	1,035	\$20.40	470	12.2996	1.25 STY	59	\$5,884
40-23-129-013	2734 SWAYZE ST	06/21/21	WD	\$90,000	\$17,700	19.67	\$35,492	\$9,605	\$80,395	\$96,056	0.837	1,196	\$67.22	470	62.8556	1.25 STY	55	\$9,605
40-14-385-011	974 HAMMOND ST	08/13/20	WD	\$20,000	\$16,200	81.00	\$32,348	\$10,171	\$9,829	\$82,289	0.119	1,040	\$9.45	470	11.9444	1.25 STY	54	\$10,000
40-14-385-012	980 HAMMOND ST	09/27/21	WD	\$25,000	\$14,400	57.60	\$28,734	\$5,000	\$20,000	\$88,067	0.227	1,080	\$18.52	470	22.7100	1.25 STY	54	\$5,000
40-14-457-006	2475 ZIMMERMAN ST	12/30/21	WD	\$42,400	\$10,800	25.47	\$21,636	\$4,960	\$37,440	\$61,878	0.605	747	\$50.12	470	60.5066	1.25 STY	54	\$4,960
40-23-203-024	2602 BROWN ST	11/15/21	WD	\$38,200	\$11,700	30.63	\$23,415	\$5,081	\$33,119	\$68,030	0.487	851	\$38.92	470	20.5555	1.25 STY	54	\$5,081
40-13-357-019	1118 BOSTON AVE	04/20/22	WD	\$20,000	\$15,600	78.00	\$31,241	\$4,739	\$15,261	\$98,338	0.155	1,424	\$10.72	470	15.5190	1.5 STY	54	\$4,739
40-14-487-005	1217 DURAND ST	09/10/20	WD	\$65,900	\$16,800	25.49	\$33,529	\$6,325	\$59,575	\$100,942	0.590	1,224	\$48.67	470	59.0188	1.5 STY	54	\$6,325
40-14-454-036	975 HAMMOND ST	04/07/21	WD	\$56,500	\$22,400	39.65	\$44,814	\$12,042	\$44,458	\$121,603	0.366	1,513	\$29.38	470	36.5600	1.75 STY	59	\$12,042
40-14-480-036	909 VOSBURG	10/01/20	WD	\$49,900	\$18,000	36.07	\$36,014	\$9,646	\$40,254	\$97,840	0.411	1,056	\$38.12	470	41.1425	2 STORY	59	\$9,646
40-14-484-034	2124 SWAYZE ST	08/23/21	WD	\$54,000	\$14,400	26.67	\$28,770	\$5,184	\$48,816	\$87,518	0.558	1,092	\$44.70	470	55.7785	2 STORY	59	\$5,184
40-23-133-024	1306 CLANCY AVE	07/22/21	WD	\$40,000	\$21,200	53.00	\$42,367	\$5,695	\$34,305	\$136,074	0.252	1,780	\$19.27	470	25.2105	2 STORY	59	\$5,000
40-14-484-019	2113 CORUNNA RD	12/17/20	WD	\$22,000	\$14,600	66.36	\$29,176	\$5,184	\$16,816	\$89,024	0.189	1,248	\$13.47	470	18.8893	2 STORY	54	\$5,184
40-14-484-019	2113 CORUNNA RD	06/03/21	WD	\$15,000	\$14,600	97.33	\$29,176	\$5,184	\$9,816	\$89,024	<u>0.110</u> 0.314	1,248	\$7.87	470	11.0262	2 STORY	54	\$5,184
40-23-204-014	2554 BROWN ST	02/03/21	WD	\$52,000	\$19,400	37.31	\$38,891	\$4,796	\$47,204	\$126,512	0.373	1,905	\$24.78	470	37.3119	FOUR UNIT	54	\$4,796
40-13-356-002	2005 BECKER ST	11/08/21	WD	\$30,000	\$14,000	46.67	\$28,010	\$4,975	\$25,025	\$85,473	0.293	1,184	\$21.14	470	29.2782	TWO UNIT	59	\$4,975
40-14-385-005	981 BRADLEY AVE	07/06/21	WD	\$26,500	\$17,000	64.15	\$33,911	\$10,612	\$15,888	\$86,453	0.184	1,188	\$13.37	470	18.3777	TWO UNIT	59	\$10,000
40-14-455-007	983 GAINEY AVE	11/05/21	WD	\$55,000	\$26,600	48.36	\$33,294	\$14,252	\$40,748	\$144,868	0.281	2,016	\$20.21	470	28.1276	TWO UNIT	59	\$14,252
40-14-480-021	924 DURAND ST	04/29/21	WD	\$32,000	\$18,900	59.06	\$37,841	\$5,210	\$26,790	\$121,080	0.221	1,448	\$18.50	470	22.1259	TWO UNIT	59	\$5,210
40-23-129-014	2726 SWAYZE ST	08/20/21	WD	\$19,000	\$17,700	93.16	\$35,496	\$8,794	\$10,206	\$99,080	<u>0.407</u> 0.215	1,180	\$8.65	470	10.3008	TWO UNIT	54	\$8,483
40-14-458-028	966 DOWNEY ST	04/03/20	WD	\$33,000	\$20,600	62.42	\$41,199	\$5,031	\$27,969	\$134,204	0.208	2,016	\$13.87	470	20.8406	TWO UNIT	53	\$5,031

Totals:		\$1,801,093	\$734,600		\$1,469,595	\$1,491,748	\$4,305,195	0.346	\$31.42	0.175197949	0.3978	
Sale. Ratio =>		40.79			E.C.F. =>		0.350		Std. Deviation=>		27.3306	
Std. Dev. =>		19.99			Ave. E.C.F. =>		0.350		Ave. Variance=>		Coefficient of V.	
											77.9811605	

907

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

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

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356

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq.ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
40-13-376-018	1610 CRESCENT DR	02/12/21	WD	\$150,000	\$97,000	64.67	\$193,986	\$69,390	\$80,610	\$363,254	0.222	2,372	\$33.98	475	18.6227	2 STORY	71	\$69,390
40-13-377-004	1117 SOUTH DR	09/27/21	WD	\$350,000	\$134,000	38.29	\$268,097	\$61,551	\$288,449	\$602,175	0.479	3,880	\$74.34	475	7.0874	2 STORY	71	\$61,551
40-13-377-008	1650 MILLER RD	06/28/21	WD	\$239,000	\$91,500	38.28	\$182,937	\$76,397	\$162,603	\$310,612	0.523	3,232	\$50.31	475	11.5354	2 STORY	50	\$76,397
Totals:				\$739,000	\$322,500		\$645,020		\$531,662	\$1,276,041								
				Sale. Ratio =>		43.64				E.C.F. =>	0.417							
				Std. Dev. =>		15.23				Ave. E.C.F. =>	0.408							

(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-ROXANA'

HAS TOWNHOMES

LOOK AT SF BREAKDOWN

Residential : 0.225
Town Homes/Duplexes: 0.300
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

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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	\$12,100	52.61	\$24,116	\$5,892	\$17,108	\$80,996	0.211	868	\$19.71	485	21.3466	1 STY	75	\$5,892
41-18-436-032	1613 BROAD CT	06/18/21	WD	\$56,000	\$21,200	37.86	\$42,388	\$7,395	\$48,605	\$155,524	0.313	1,123	\$43.28	485	18.6435	1 STY	73	\$7,395
41-17-378-031	2050 WINANS AVE	12/22/20	WD	\$50,000	\$19,200	38.40	\$38,408	\$5,892	\$44,108	\$144,516	0.305	1,118	\$39.45	485	7.9954	1 STY	70	\$5,892
41-17-380-032	2026 MAYBURY AVE	07/28/21	WD	\$60,000	\$12,800	21.33	\$25,641	\$11,784	\$48,216	\$61,587	0.783	884	\$54.54	485	39.7730	1 STY	63	\$11,784
41-20-127-014	2122 WINANS AVE	11/04/21	QC	\$29,700	\$12,000	40.40	\$23,945	\$5,892	\$23,808	\$80,236	0.297	792	\$30.06	485	17.0638	1 STY	59	\$5,892
41-17-356-030	2050 DWIGHT AVE	11/15/21	WD	\$36,600	\$14,000	38.25	\$28,037	\$5,892	\$30,708	\$98,422	0.312	939	\$32.70	485	31.2003	1.5 STY	63	\$5,892
41-17-377-009	2029 HOWARD AVE	07/31/20	WD	\$47,500	\$16,300	34.32	\$32,591	\$6,058	\$41,442	\$117,924	0.351	1,265	\$32.76	485	35.1428	1.75 STY	69	\$6,058
41-17-356-005	2023 FERRIS AVE	10/11/21	WD	\$17,500	\$13,300	76.00	\$26,606	\$5,892	\$11,608	\$92,062	0.126	1,048	\$11.08	485	12.6089	2 STORY	59	\$5,892
41-18-438-006	514 E TWELFTH ST	02/24/21	WD	\$28,000	\$19,100	68.21	\$38,104	\$9,070	\$18,930	\$129,040	0.147	1,480	\$12.79	485	18.5543	2 STORY	59	\$9,070
41-18-485-043	420 PINGREE AVE	01/28/21	WD	\$100,000	\$30,700	30.70	\$61,313	\$17,722	\$82,278	\$193,738	0.425	3,282	\$25.07	485	9.2446	FOUR UNIT	59	\$17,722
41-17-378-004	2009 AITKEN AVE	12/21/21	WD	\$54,750	\$17,200	31.42	\$34,433	\$5,892	\$48,858	\$126,849	0.385	1,420	\$34.41	485	38.5167	TRI-LEVEL	75	\$5,892
Totals:				\$503,050	\$187,900		\$375,582		\$415,669	\$1,280,893			\$30.53		0.7726			
				Sale. Ratio =>		37.35	E.C.F. =>		0.17583142	Std. Deviation=>				Ave. Variance=>		Coefficient of Var=>		
				Std. Dev. =>		16.50	Ave. E.C.F. =>		0.332	Std. Dev. =>				Ave. Variance=>		Coefficient of Var=>		
																68.43050006		

W505

(Optional) Gross Rate Multipliers

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

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

Residential : 0.350
Town Homes/Duplexes: 0.250
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

375
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0.350

(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
41-17-457-025	2030 BARKS ST	12/17/21	WD	\$87,900	\$35,200	40.05	\$70,472	\$11,331	\$76,569	\$168,974	0.453	1,198	\$63.91	490	13.0075	1 STY	71	\$11,331
41-17-478-011	1906 OWEN ST	08/06/21	WD	\$65,000	\$37,800	58.15	\$75,623	\$12,460	\$52,540	\$180,466	0.291	1,370	\$38.35	490	1.7744	1 STY	71	\$11,558
41-17-479-027	2058 CHELAN ST	07/10/20	WD	\$102,500	\$37,300	36.39	\$74,525	\$14,359	\$88,141	\$171,903	0.513	1,106	\$79.69	490	16.7400	1 STY	71	\$14,359
41-17-479-004	2013 WHITTLESEY ST	08/26/20	QC	\$50,000	\$29,400	58.80	\$58,879	\$12,668	\$37,332	\$132,031	0.283	1,170	\$31.91	490	4.4009	1 STY	66	\$12,668
41-17-480-014	2057 CHELAN ST	06/28/21	WD	\$82,400	\$29,100	35.32	\$58,132	\$15,343	\$67,057	\$122,254	0.549	1,047	\$64.05	490	8.1154	1 STY	66	\$14,140
41-17-480-028	2058 MC PHAIL ST	12/04/20	WD	\$50,000	\$38,000	76.00	\$75,929	\$14,138	\$35,862	\$176,546	0.203	1,467	\$24.45	490	42.6527	1 STY	66	\$14,138
41-17-403-025	1842 BARKS ST	01/25/22	WD	\$42,500	\$21,500	50.59	\$42,925	\$11,023	\$31,477	\$91,149	0.345	735	\$42.83	490	34.5337	1 STY	61	\$11,023
41-17-428-006	1815 CHELAN ST	04/06/20	WD	\$64,000	\$35,300	55.16	\$70,577	\$14,596	\$49,404	\$159,946	0.309	1,196	\$41.31	490	30.8880	1 STY	61	\$14,596
41-17-478-007	1929 MC PHAIL ST	12/17/21	WD	\$75,000	\$23,700	31.60	\$47,333	\$12,707	\$62,293	\$98,931	0.630	807	\$77.19	490	62.9658	1 STY	61	\$11,473
												0.386						
41-17-457-041	2037 SEYMOUR ST	04/15/21	WD	\$40,000	\$26,100	65.25	\$52,253	\$13,707	\$26,293	\$110,131	0.239	1,170	\$22.47	490	23.8742	1.25 STY	61	\$13,707
41-17-427-024	1838 CHELAN ST	03/16/21	WD	\$94,000	\$30,500	32.45	\$61,038	\$11,570	\$82,430	\$141,337	0.583	1,200	\$68.69	490	58.3215	2 STORY	70	\$11,250
41-17-402-012	1840 SEYMOUR ST	06/07/21	WD	\$50,000	\$34,500	69.00	\$69,044	\$12,133	\$37,867	\$162,603	0.233	1,646	\$23.01	490	23.2880	TRI-LEVEL	66	\$11,390
41-17-458-017	2010 WHITTLESEY ST	04/22/22	WD	\$98,400	\$35,800	36.38	\$71,596	\$11,017	\$87,383	\$173,083	0.505	1,523	\$57.38	490	50.4862	TRI-LEVEL	66	\$11,017
Totals:				\$901,700	\$414,200	45.94	\$828,326	\$734,648	\$1,889,354	E.C.F. =>	0.389	Std. Deviation=>		0.14256383	Coefficient of Var=>			
				Sale. Ratio =>		15.20	Ave. E.C.F. =>		0.394	Ave. Variance=>				28.5422	72.37180794			

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

HAS TOWNHOMES AND DUPLEX

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

Town Homes/Duplexes: 0.350
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

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(Optional) Gross Rate Multipliers
          A: 0.000
          B: 0.000
          C: 0.000
          D: 0.000
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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 w. by Mean (building Styliding De	Land Value			
41-16-455-016	3630 LYNN ST	06/09/21	WD	\$100,000	\$25,400	25.40	\$50,705	\$11,489	\$88,511	\$130,720	0.677	924	\$95.79	495	37.2369	1STY	75	\$10,500
41-16-456-027	3529 LIPPINCOTT BLVD	08/12/21	WD	\$65,900	\$16,800	25.49	\$33,582	\$9,450	\$56,450	\$80,440	0.702	807	\$69.95	495	16.7174	1STY	70	\$9,450
41-16-454-033	3629 LYNN ST	02/28/22	WD	\$95,000	\$17,700	18.63	\$35,411	\$10,500	\$84,500	\$83,037	1.018	935	\$90.37	495	36.2795	1STY	64	\$10,500
41-16-379-016	3416 KENT ST	11/30/21	WD	\$55,000	\$23,700	43.09	\$47,460	\$13,359	\$41,641	\$113,670	0.366	1,270	\$32.79	495	36.6332	1STY	60	\$13,359
41-16-380-005	1925 HOSLER ST	01/21/21	WD	\$46,000	\$19,200	41.74	\$38,488	\$9,863	\$36,137	\$95,417	0.379	942	\$38.36	495	26.1163	1STY	60	\$9,863
41-16-380-006	1929 HOSLER ST	06/26/20	WD	\$41,500	\$18,900	45.54	\$37,706	\$9,863	\$31,637	\$92,810	0.341	942	\$33.58	495	29.9012	1STY	60	\$9,863
41-16-455-021	3515 PROVIDENCE ST	12/23/21	WD	\$97,000	\$20,200	20.82	\$40,364	\$10,500	\$86,500	\$99,547	0.869	929	\$93.11	495	75.1391	1STY	60	\$10,500
41-16-455-036	3641 PROVIDENCE ST	08/20/21	WD	\$30,000	\$19,600	65.33	\$39,255	\$9,625	\$20,375	\$98,767	0.206	963	\$21.16	495	8.8747	1STY	60	\$9,625
41-16-478-012	3713 LYNN ST	03/02/21	WD	\$50,000	\$24,700	49.40	\$49,400	\$11,380	\$38,620	\$126,733	0.305	1,538	\$25.11	495	35.0093	1STY	60	\$11,380
41-16-481-003	3706 PROVIDENCE ST	06/30/20	WD	\$23,500	\$16,600	70.64	\$33,151	\$9,625	\$13,875	\$78,420	0.177	909	\$15.26	495	47.7896	1STY	60	\$9,625
41-16-455-014	3624 LYNN ST	07/09/21	WD	\$98,000	\$17,800	18.16	\$35,643	\$10,500	\$87,500	\$83,810	1.044	908	\$96.37	495	53.3285	1STY	57	\$10,500
41-16-329-024	1828 TEB0 ST	02/24/21	WD	\$29,900	\$17,000	56.86	\$34,094	\$10,500	\$19,400	\$78,647	0.247	917	\$21.16	495	24.6673	1STY	55	\$10,500
41-16-329-024	1828 TEB0 ST	08/25/21	WD	\$62,000	\$17,000	27.42	\$34,094	\$10,500	\$51,500	\$78,647	0.655	917	\$56.16	495	65.4828	1STY	55	\$10,500
41-16-379-002	1309 TEB0 ST	04/19/21	WD	\$17,000	\$14,700	86.47	\$29,470	\$8,966	\$6,034	\$68,347	0.118	758	\$10.60	495	11.7548	1STY	55	\$8,966
41-16-379-013	2001 TEB0 ST	10/15/20	WD	\$29,200	\$16,700	57.19	\$33,403	\$10,042	\$19,158	\$77,870	0.246	881	\$21.75	495	24.6025	1STY	55	\$8,750
41-16-331-012	1857 HOSLER ST	12/28/20	WD	\$60,000	\$19,900	33.17	\$39,857	\$10,500	\$49,500	\$97,857	0.506	1,057	\$46.83	495	50.5842	1STY	51	\$10,500
0.420																		

0.420

41-16-379-023	1930 HOSLER ST	08/30/21	WD	\$40,000	\$16,000	40.00	\$31,985	\$9,450	\$30,550	\$75,117	0.407	995	\$30.70	495	40.6701	1.25 STY	55	\$9,450
41-16-451-019	2043 S AVERILL AVE	01/31/22	WD	\$180,000	\$56,400	31.33	\$112,731	\$17,500	\$162,500	\$253,949	0.640	3,672	\$44.25	495	63.9891	FOUR UNIT	60	\$17,500

Totals:	\$1,120,000	\$378,300	\$756,799	\$926,388	\$1,813,803	\$46.85	2.0181
	Sale. Ratio =>	33.78		E.C.F. =>	0.511	Std. Deviation=>	0.27796
	Std. Dev. =>	19.37		Ave. E.C.F. =>	0.491	Ave. Variance=>	38.0431
						Efficient of	

50-15