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

E.C.F.s for Neighborhood: 500 *R - 500-KATHY*

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.350	0.350	0.350	0.350	0.350	0.275
1 STY		0.310	0.310	0.320	0.330	0.330	0.275
2 STORY		0.350	0.350	0.350	0.350	0.350	0.275
1.5 STY		0.350	0.350	0.350	0.350	0.350	0.275
1.25 STY		0.310	0.310	0.320	0.330	0.350	0.275
BI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.275
TRI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.275
ESTATE HOME		0.275	0.275	0.275	0.275	0.275	0.275
DUPLEX		0.275	0.275	0.275	0.275	0.275	0.275
TWO UNIT		0.300	0.300	0.300	0.300	0.300	0.275
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

0.275
too high



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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.375	0.375	0.375	0.375	0.375	0.375
1 STY		0.375	0.375	0.375	0.375	0.375	0.375
2 STORY		0.425	0.425	0.425	0.425	0.425	0.425
1.5 STY		0.375	0.375	0.375	0.375	0.375	0.375
1.25 STY		0.375	0.375	0.375	0.375	0.375	0.375
BI-LEVEL		0.375	0.375	0.375	0.375	0.375	0.375
TRI-LEVEL		0.375	0.375	0.375	0.375	0.375	0.375
ESTATE HOME		0.375	0.375	0.375	0.375	0.375	0.375
DUPLEX		0.375	0.375	0.375	0.375	0.375	0.375
TWO UNIT		0.300	0.300	0.300	0.300	0.300	0.300
THREE UNIT		0.300	0.300	0.300	0.300	0.300	0.300
FOUR UNIT		0.300	0.300	0.300	0.300	0.300	0.300

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

{Optional} Gross Rate Multipliers
A: 3.500
B: 0.000
C: 0.000
D: 0.000

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

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 .450	0.350 .450	0.350 .4
1 STY	0.350	0.350	0.350	0.350	0.325	0.325
2 STORY	0.450	0.450	0.450	0.450	0.450	0.450
1.5 STY	0.350	0.350	0.350	0.350	0.350	0.350
1.25 STY	0.350	0.350	0.350	0.350 .450	0.350 .450	0.350 .4
BI-LEVEL	0.325	0.325	0.325	0.325 .450	0.325 .450	0.325
TRI-LEVEL	0.325	0.325	0.325	0.325	0.325	0.325
ESTATE HOME	0.350	0.350	0.350	0.350	0.350	0.350
DUPLEX	0.350	0.350	0.350	0.350	0.350	0.350
TWO UNIT	0.300	0.300	0.300	0.300	0.300	0.300
THREE UNIT	0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT	0.300	0.300	0.300	0.300	0.300	0.300

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

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

too high
take down
5

Parcel Number	Street Address	Sale Date Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building	Depr.	Land Value
40-23-162-013	3205 BRANDON ST	11/22/19 WD	\$30,500	\$18,000	59.02	\$35,971	\$7,250	\$23,250	\$82,060	0.283	868	\$26.79	505	28.3329	1 STY		70	\$7,250
40-23-182-010	2809 BRANDON ST	04/19/21 WD	\$60,000	\$18,000	30.00	\$33,967	\$7,250	\$52,750	\$82,049	0.649	963	\$54.78	505	35.0300	1 STY		70	\$7,250
40-23-183-006	3005 YALE ST	12/04/19 WD	\$55,000	\$20,700	37.64	\$41,437	\$7,250	\$47,750	\$97,677	0.489	868	\$55.01	505	19.6244	1 STY		70	\$7,250
40-23-251-025	2714 BRANDON ST	12/11/20 WD	\$55,000	\$17,300	31.45	\$34,624	\$5,800	\$49,200	\$82,354	0.597	726	\$67.77	505	3.2950	1 STY		70	\$5,800
40-23-301-033	3410 BRANDON ST	06/28/21 WD	\$45,000	\$20,300	45.11	\$40,539	\$14,500	\$30,500	\$74,397	0.410	602	\$50.66	505	5.8294	1 STY		70	\$14,500
Totals:			\$245,500	\$94,300	38.41	\$188,538		\$203,450	\$418,537	0.486								
			Sale. Ratio =>		11.88	E.C.F. =>		0.486	Ave. E.C.F. =>		0.484							
			Std. Dev. =>			Std. Dev. =>			Std. Dev. =>									

40-13-361-010	1305 IDA AVE	09/13/19 WD	\$69,000	\$32,400	46.96	\$64,857	\$9,672	\$59,328	\$157,671	0.376	1,631	\$36.38	505	37.6276	1 STY		65	\$9,672
40-23-162-015	3117 BRANDON ST	10/10/19 WD	\$19,000	\$13,700	72.11	\$27,492	\$7,250	\$11,750	\$57,834	0.203	652	\$18.02	505	20.3167	1 STY		65	\$7,250
40-23-179-020	3002 BRANDON ST	07/23/21 WD	\$28,450	\$15,400	54.43	\$20,980	\$7,250	\$21,200	\$67,514	0.314	660	\$32.12	505	31.4008	1 STY		65	\$7,250
40-23-180-001	2845 CHICAGO BLVD	10/15/21 WD	\$66,000	\$18,700	28.33	\$37,444	\$7,500	\$58,500	\$85,554	0.684	1,000	\$58.50	505	68.3776	1 STY		65	\$7,500
40-23-180-005	2825 CHICAGO BLVD	02/28/20 WD	\$44,000	\$20,200	45.91	\$40,490	\$8,079	\$35,921	\$92,603	0.388	961	\$37.38	505	38.7904	1 STY		65	\$7,250
40-23-181-026	1716 KNIGHT AVE	07/01/20 WD	\$30,000	\$18,100	60.33	\$36,193	\$7,250	\$22,750	\$82,694	0.275	802	\$28.37	505	2.8449	1 STY		65	\$7,250
40-23-183-018	2926 MILLER RD	10/25/19 WD	\$45,000	\$40,400	89.78	\$80,781	\$43,686	\$1,314	\$105,986	0.012	1,057	\$1.24	505	20.1830	1 STY		65	\$19,000
40-23-207-004	1413 BEAVER AVE	05/16/19 WD	\$23,500	\$14,700	62.55	\$29,382	\$6,739	\$16,761	\$64,694	0.259	652	\$25.71	505	33.4735	1 STY		65	\$6,739
40-23-207-011	1414 BRADLEY AVE	07/22/19 WD	\$41,710	\$20,500	49.15	\$40,917	\$7,022	\$34,688	\$96,843	0.358	1,015	\$34.18	505	20.2138	1 STY		65	\$7,022
40-23-210-001	1401 GAINAY AVE	09/09/21 WD	\$72,000	\$25,800	35.83	\$51,595	\$13,383	\$58,617	\$109,177	0.537	1,084	\$54.07	505	7.5770	1 STY		65	\$13,383
40-23-212-006	1531 MONTERAY AVE	07/29/19 WD	\$42,000	\$18,900	45.00	\$37,806	\$10,364	\$31,636	\$78,406	0.403	785	\$40.30	505	7.2116	1 STY		65	\$10,040
40-23-228-005	1419 IRENE AVE	09/14/20 WD	\$40,000	\$16,900	42.25	\$33,776	\$6,083	\$33,917	\$79,123	0.429	749	\$45.28	505	22.6461	1 STY		65	\$6,083
40-23-232-013	1402 WOODCROFT AVE	06/02/21 WD	\$81,000	\$20,900	25.80	\$41,709	\$8,517	\$72,483	\$94,834	0.764	976	\$74.27	505	28.3895	1 STY		65	\$8,253
40-23-301-020	3510 BRANDON ST	10/29/20 WD	\$41,300	\$13,600	32.93	\$27,146	\$7,250	\$34,050	\$56,846	0.599	623	\$54.65	505	17.5185	1 STY		65	\$7,250
40-23-301-023	3502 BRANDON ST	06/15/20 WD	\$45,000	\$22,400	49.78	\$44,821	\$7,250	\$37,750	\$107,346	0.352	1,034	\$36.51	505	7.2138	1 STY		65	\$7,250
40-23-304-025	3302 MILLER RD	01/13/21 WD	\$31,000	\$18,700	60.32	\$37,356	\$9,500	\$21,500	\$79,589	0.270	812	\$26.48	505	41.3707	1 STY		65	\$9,500
40-23-161-010	3205 CHICAGO BLVD	04/30/19 WD	\$21,500	\$13,700	63.72	\$27,388	\$7,250	\$14,250	\$61,963	0.230	652	\$21.86	505	22.9976	1 STY		60	\$7,250
40-23-180-014	1611 KNIGHT AVE	04/23/19 WD	\$51,000	\$18,300	35.88	\$36,693	\$7,250	\$43,750	\$90,594	0.483	1,020	\$42.89	505	48.2925	1 STY		60	\$7,250
40-23-181-007	2921 BRANDON ST	10/19/20 WD	\$71,500	\$14,100	19.72	\$30,891	\$7,250	\$64,250	\$72,742	0.883	847	\$75.86	505	88.3264	1 STY		60	\$7,250
40-23-207-001	1401 BEAVER AVE	06/01/21 LC	\$65,000	\$14,400	22.15	\$28,836	\$7,268	\$57,732	\$66,363	0.870	721	\$80.07	505	86.9942	1 STY		60	\$7,268
40-23-207-007	1425 BEAVER AVE	05/06/21 WD	\$45,000	\$14,300	31.78	\$28,654	\$6,739	\$38,261	\$67,431	0.567	696	\$54.97	505	56.7412	1 STY		60	\$6,739
40-23-304-039	3114 MILLER RD	01/26/21 WD	\$30,000	\$19,400	64.67	\$38,718	\$9,500	\$20,500	\$89,902	0.228	1,008	\$20.34	505	19.5778	1 STY		60	\$9,500
40-23-305-031	3017 MILLER RD	10/21/19 WD	\$70,000	\$21,200	30.29	\$42,363	\$13,321	\$56,679	\$89,360	0.634	912	\$62.15	505	21.0472	1 STY		60	\$13,321
Totals:			\$1,072,960	\$446,700	41.63	\$896,188		\$847,587	\$1,955,068	0.434								
			Sale. Ratio =>		17.65	E.C.F. =>		0.440	Ave. E.C.F. =>		0.440							
			Std. Dev. =>			Std. Dev. =>			Std. Dev. =>									

40-23-229-007	1421 BRABYN AVE	11/25/19 PTA	\$22,000	\$13,200	60.00	\$26,490	\$6,354	\$15,646	\$61,957	0.253	704	\$22.22	505	34.1285	1 STY		50	\$6,354
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40-23-182-003	2841 BRANDON ST	03/19/21	WD	\$99,900	\$30,600	30.63	\$61,250	\$7,250	\$92,650	\$154,286	0.601	1.283	\$72.21	505	60.0509	1.25	STY	75	\$7,250
40-23-252-023	2742 VALE ST	04/07/21	WD	\$66,000	\$18,300	27.73	\$36,611	\$5,800	\$60,200	\$88,031	0.684	1.030	\$58.45	505	20.8239	1.25	STY	75	\$5,800
40-23-162-031	3206 VALE ST	09/02/21	WD	\$85,000	\$27,700	32.59	\$55,459	\$7,250	\$77,750	\$137,740	0.564	1.677	\$46.36	505	56.4469	1.25	STY	70	\$7,250
40-23-208-004	2646 CHICAGO BLVD	05/13/19	WD	\$29,000	\$20,100	69.31	\$40,234	\$15,123	\$13,877	\$71,746	0.193	840	\$16.52	505	19.3419	1.25	STY	70	\$15,123
40-23-208-004	2646 CHICAGO BLVD	05/05/20	WD	\$41,500	\$20,100	48.43	\$40,234	\$15,123	\$26,377	\$71,746	0.368	840	\$31.40	505	36.7646	1.25	STY	70	\$15,123
40-23-252-038	2745 BRANDON ST	03/20/20	WD	\$54,500	\$20,000	36.70	\$40,034	\$11,600	\$42,900	\$81,240	0.528	928	\$46.23	505	23.5453	1.25	STY	70	\$11,600
40-23-254-005	1549 BRADLEY AVE	11/10/20	WD	\$50,000	\$21,300	42.60	\$42,614	\$7,588	\$42,412	\$100,074	0.424	1.134	\$37.40	505	5.8947	1.25	STY	70	\$7,588
40-23-305-080	3225 MILLER RD	06/28/19	WD	\$95,000	\$30,700	32.32	\$61,412	\$13,179	\$81,821	\$137,809	0.594	1,418	\$57.70	505	0.6808	1.25	STY	70	\$12,488
Totals:				\$520,900	\$188,800	36.24	\$377,848	\$437,987	\$842,671	E.C.F. => 0.520	Ave. E.C.F. => 0.494								
						13.63													0

40-23-181-021	2922 VALE ST	08/04/21	WD	\$49,000	\$20,700	42.24	\$41,346	\$7,250	\$41,750	\$97,417	0.429	1,108	\$37.68	505	42.8569	1.25	STY	65	\$7,250
40-23-207-003	1409 BEAVER AVE	06/26/20	WD	\$72,200	\$23,200	32.13	\$46,376	\$6,739	\$65,461	\$113,249	0.578	1,300	\$50.35	505	57.8029	1.25	STY	65	\$6,739
40-23-228-001	1401 IRENE AVE	12/23/19	WD	\$42,500	\$18,700	44.00	\$37,479	\$7,650	\$34,850	\$85,226	0.409	900	\$38.72	505	40.8914	1.25	STY	65	\$7,650
40-23-232-006	1423 DOWNEY ST	07/16/21	WD	\$100,000	\$26,700	26.70	\$53,471	\$8,330	\$91,670	\$128,974	0.711	1,670	\$54.89	505	71.0762	1.25	STY	65	\$8,330
40-23-254-003	1533 BRADLEY AVE	07/28/21	WD	\$45,000	\$23,300	66.57	\$46,507	\$7,599	\$27,401	\$111,100	0.246	1,306	\$20.98	505	16.1306	1.25	STY	65	\$7,599
40-23-254-010	1534 MONTERAY AVE	08/07/20	WD	\$80,000	\$28,500	35.63	\$57,048	\$7,604	\$72,396	\$141,269	0.512	1,461	\$49.55	505	21.9859	1.25	STY	65	\$7,604
40-23-302-030	3406 VALE ST	04/29/20	WD	\$67,000	\$21,000	31.34	\$42,073	\$7,250	\$59,750	\$99,494	0.601	1,125	\$53.11	505	4.3225	1.25	STY	65	\$7,250
40-23-302-031	3402 VALE ST	11/16/20	WD	\$69,000	\$20,400	29.57	\$40,889	\$7,250	\$61,750	\$96,111	0.642	1,125	\$54.89	505	8.5172	1.25	STY	65	\$7,250
40-23-303-011	3509 VALE ST	09/29/21	WD	\$70,000	\$22,300	31.86	\$44,645	\$7,250	\$62,750	\$106,843	0.587	1,123	\$55.88	505	2.9999	1.25	STY	65	\$7,250
40-23-208-001	2645 CUMINGS AVE	06/02/21	WD	\$25,800	\$20,600	82.46	\$41,292	\$11,986	\$13,014	\$83,731	0.155	787	\$16.54	505	15.5426	1.25	STY	60	\$11,986
40-23-208-007	1414 MONTERAY AVE	06/24/19	WD	\$45,000	\$24,200	53.78	\$48,347	\$11,600	\$33,400	\$104,991	0.318	1,080	\$30.93	505	31.8121	1.25	STY	60	\$11,600
40-23-208-007	1414 MONTERAY AVE	01/01/20	WD	\$63,800	\$24,200	37.93	\$48,347	\$11,600	\$52,200	\$104,991	0.497	1,080	\$48.33	505	49.7183	1.25	STY	60	\$11,600
40-23-228-019	1430 BRABYN AVE	04/16/21	WD	\$55,000	\$21,700	39.45	\$43,372	\$12,166	\$42,834	\$89,160	0.480	1,082	\$39.59	505	48.0417	1.25	STY	60	\$12,166
40-23-231-007	1425 LINCOLN DR	04/30/21	WD	\$65,000	\$22,700	34.92	\$45,356	\$12,707	\$52,293	\$93,283	0.561	1,267	\$41.27	505	56.0585	1.25	STY	60	\$12,707
40-23-253-011	2717 VALE ST	08/11/20	WD	\$30,500	\$15,200	49.84	\$30,461	\$5,800	\$24,700	\$70,460	0.351	934	\$26.45	505	35.0554	1.25	STY	60	\$5,800
40-23-253-023	2734 MILLER RD	10/29/19	WD	\$38,159	\$12,100	31.71	\$24,187	\$6,270	\$31,889	\$51,191	0.623	702	\$45.43	505	62.2936	1.25	STY	60	\$6,270
40-23-302-021	3518 VALE ST	12/23/19	WD	\$53,000	\$20,200	38.11	\$40,471	\$7,250	\$45,750	\$94,917	0.482	1,346	\$33.99	505	31.1220	1.25	STY	60	\$7,250
40-24-101-014	1308 IDA AVE	06/27/19	WD	\$30,000	\$22,300	74.33	\$44,559	\$10,082	\$19,918	\$98,506	0.202	1,188	\$16.77	505	9.0410	1.25	STY	60	\$10,082
Totals:				\$990,159	\$388,000	39.19	\$776,226	\$833,776	\$1,770,980	E.C.F. => 0.471	Ave. E.C.F. => 0.466								
						16.06													

505-707

40-23-212-015	1520 GAINEY AVE	10/07/20 WD	\$55,000	\$21,000	38.18	\$42,084	\$8,031	\$46,969	\$97,294	0.483	1.202	\$39.08	505	48.2752	1.5 STY	65	\$8,031
40-23-213-011	1516 IRENE AVE	08/28/20 WD	\$70,810	\$23,500	33.19	\$47,074	\$7,001	\$63,809	\$114,494	0.557	1.138	\$56.07	505	55.7312	1.5 STY	65	\$6,723
40-23-212-005	1523 MONTERAY AVE	04/27/21 WD	\$65,000	\$25,800	39.69	\$51,583	\$14,197	\$50,803	\$106,817	0.476	1.176	\$43.20	505	47.5607	1.75 STY	70	\$13,920
40-23-233-015	1420 DURAND ST	09/09/21 WD	\$88,000	\$43,000	48.86	\$86,072	\$6,106	\$79,894	\$173,258	0.461	1.890	\$42.27	505	46.1128	2 STORY	70	\$8,106
40-24-101-017	1320 IDA AVE	08/30/19 WD	\$67,000	\$35,000	52.24	\$69,940	\$9,006	\$57,994	\$135,409	0.428	1.614	\$35.93	505	16.5527	2 STORY	70	\$9,006
40-23-233-016	1500 DURAND ST	09/06/19 WD	\$51,000	\$35,900	70.39	\$71,848	\$12,240	\$38,760	\$132,462	0.293	1.446	\$26.80	505	29.2612	2 STORY	65	\$8,106
40-23-253-018	2754 MILLER RD	08/24/20 WD	\$99,500	\$30,000	30.15	\$59,935	\$12,515	\$86,985	\$105,378	0.825	1.178	\$73.84	505	82.5459	2 STORY	65	\$12,515
40-23-253-028	2742 MILLER RD	09/21/20 WD	\$93,250	\$49,300	52.87	\$98,691	\$40,679	\$52,571	\$128,916	0.408	1.759	\$29.89	505	40.7794	2 STORY	65	\$40,679
40-23-254-009	1530 MONTERAY AVE	05/26/21 WD	\$100,000	\$41,100	41.10	\$82,107	\$9,125	\$90,875	\$162,182	0.560	1.826	\$49.77	505	56.0327	2 STORY	65	\$9,125
40-23-232-026	2204 MILLER RD	08/24/20 WD	\$174,900	\$70,100	40.08	\$140,262	\$31,879	\$143,021	\$240,851	0.594	2.382	\$60.04	505	59.3815	2 STORY	60	\$31,879
40-24-101-022	1416 IDA AVE	09/25/20 WD	\$57,000	\$41,700	73.16	\$83,379	\$9,604	\$47,396	\$163,944	0.289	2.164	\$21.90	505	7.4870	2 STORY	60	\$9,604
Totals:			\$575,650	\$268,100	46.57	\$536,222	\$459,608	\$933,733	E.C.F. => 0.492								
				Std. Dev. =>	17.45			Ave. E.C.F. => 0.495									
40-23-231-023	1502 DOWNEY ST	09/27/21 WD	\$30,000	\$22,100	73.67	\$44,226	\$7,942	\$22,058	\$80,631	0.274	1.120	\$19.69	505	27.3567	2 STORY	55	\$7,942
40-23-184-007	2821 YALE ST	01/05/21 WD	\$24,000	\$18,300	76.25	\$36,674	\$7,250	\$16,750	\$98,080	0.171	1.200	\$13.96	505	17.0779	TWO UNIT	70	\$7,250
40-23-184-021	2822 MILLER RD	05/30/19 WD	\$35,000	\$22,100	63.14	\$44,167	\$12,104	\$22,896	\$106,877	0.214	1.521	\$15.05	505	21.4228	TWO UNIT	55	\$12,104
40-24-101-019	1402 IDA AVE	09/23/21 WD	\$85,000	\$30,900	36.35	\$61,800	\$8,736	\$76,264	\$176,880	0.431	2.263	\$33.70	505	43.1162	TWO UNIT	55	\$8,736
Totals:			\$144,000	\$71,300	49.51	\$142,641	\$115,910	\$381,837	E.C.F. => 0.304			\$41.17		3.1503			
				Sale. Ratio =>	20.34			Ave. E.C.F. => 0.272					0.16925416				
				Std. Dev. =>									32.8983				
														Coefficient of Var=>			120.9246734

E.C.F.s for Neighborhood: 510 'R - 510-TIM'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.450	0.450	0.425	0.425	0.425	0.425
2 STORY		0.425	0.425	0.425	0.425	0.425	0.425
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.400	0.400	0.400	0.400	0.400	0.400
B1-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.425	0.425	0.425	0.425	0.425	0.425
ESTATE HOME		0.400	0.400	0.400	0.400	0.400	0.400
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 0.310
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

E.C.F.s for Neighborhood: 510

'R - 510-~~500~~UETT'

to be added
500
400

100

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

Town Homes/Duplexes: 0.310

Mobile Homes : 1.000

Agricultural Bldgs : 1.000

Commercial Bldgs : 1.000

Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000

B: 0.000

C: 0.000

D: 0.000



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
40-23-306-005	3411 HAWTHORNE DR	04/27/21	WD	\$149,000	\$48,500	32.55	\$97,031	\$23,610	\$125,390	\$183,553	0.683	1,242	\$100.36	510	68.3129	1 STY	81	\$23,610
40-23-327-010	2034 OXFORD LN	01/29/21	WD	\$170,000	\$61,800	36.35	\$123,605	\$27,442	\$142,558	\$240,408	0.593	1,592	\$89.55	510	37.4008	1 STY	81	\$27,442

208 1405

40-23-305-048	3312 HAWTHORNE DR	09/25/20	WD	\$150,500	\$86,400	57.41	\$172,778	\$37,274	\$113,226	\$338,760	0.334	2,061	\$54.94	510	33.4237	1 STY	76	\$31,974
40-23-327-008	2014 OXFORD LN	02/10/20	WD	\$130,000	\$55,100	42.38	\$110,251	\$28,140	\$101,860	\$205,278	0.496	1,782	\$57.16	510	49.6206	1 STY	76	\$28,140
40-23-327-020	2040 OXFORD LN	12/30/19	WD	\$168,000	\$99,600	59.29	\$199,203	\$47,714	\$120,286	\$378,723	0.318	2,652	\$45.36	510	31.7610	1 STY	76	\$42,838
40-23-351-010	3325 WESTWOOD PKWY	09/04/20	WD	\$216,000	\$102,900	47.64	\$205,858	\$50,423	\$165,577	\$388,588	0.426	2,685	\$61.67	510	0.2431	1 STY	76	\$42,675
40-23-401-005	1831 COLCHESTER RD	08/12/21	WD	\$85,000	\$44,700	52.59	\$89,410	\$40,617	\$44,383	\$121,983	0.364	1,385	\$32.05	510	14.4871	1 STY	76	\$40,617
40-23-326-006	3211 HAWTHORNE DR	09/20/19	WD	\$145,000	\$88,100	60.76	\$176,277	\$51,169	\$93,831	\$312,770	0.300	2,306	\$40.69	510	30.0000	1 STY	71	\$38,420

Totals:

208 1405

\$894,500 \$476,800 53.30 \$953,777 \$639,163 \$1,746,100 E.C.F. => 0.366 Ave. E.C.F. => 0.300

Sale. Ratio => 7.21 Std. Dev. =>

40-23-401-019	1910 HAMPDEN RD	07/24/19	WD	\$189,000	\$72,000	38.10	\$144,073	\$27,182	\$161,818	\$292,228	0.554	2,043	\$79.21	510	13.0071	1 STY	64	\$27,182
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40-23-326-013	2046 CROOKED LN	04/30/21	WD	\$225,000	\$79,800	35.47	\$159,654	\$35,957	\$189,043	\$309,243	0.611	2,289	\$82.59	510	61.1310	2 STORY	76	\$30,928
40-23-328-010	1940 COLCHESTER RD	11/20/20	WD	\$154,900	\$60,400	38.99	\$120,703	\$21,236	\$133,664	\$248,668	0.538	1,934	\$69.11	510	53.7521	2 STORY	76	\$20,212
40-23-351-023	2142 BRIAR HILL RD	07/27/20	WD	\$290,000	\$133,500	46.03	\$266,946	\$66,456	\$223,544	\$501,225	0.446	3,707	\$60.30	510	44.5995	2 STORY	76	\$56,397
40-23-404-006	2811 WESTWOOD PKWY	01/28/21	WD	\$300,000	\$129,600	43.20	\$259,204	\$48,972	\$251,028	\$525,580	0.478	3,531	\$71.09	510	5.3952	2 STORY	76	\$40,191
40-23-404-001	2001 COLCHESTER RD	08/03/20	WD	\$205,000	\$115,000	56.10	\$229,990	\$47,789	\$157,211	\$455,503	0.345	3,250	\$48.37	510	34.5138	2 STORY	71	\$47,187
40-23-404-002	2901 WESTWOOD PKWY	11/18/20	WD	\$199,000	\$142,200	71.46	\$294,852	\$83,052	\$115,948	\$529,500	0.219	3,586	\$32.33	510	21.8976	2 STORY	71	\$58,064

Totals:

208 1405

\$1,373,900 \$660,500 48.07 \$1,331,349 \$1,070,438 \$2,569,718 E.C.F. => 0.417 Ave. E.C.F. => 0.439

Sale. Ratio => 13.26 Std. Dev. =>

40-23-403-006	2700 PARKSIDE DR	09/27/21	WD	\$400,000	\$180,500	45.13	\$361,006	\$60,553	\$339,447	\$801,208	0.424	4,739	\$71.63	510	42.3669	ESTATE HOME	61	\$60,553
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Estates
Dennis

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

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

Town Homes/Duplexes: 0.380
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

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

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

Town Homes/Duplexes: 0.380
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

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	
40-24-153-002	1911 CAMBRIDGE AVE	08/23/19	WD	\$92,500	\$47,300	51.14	\$94,638	\$24,797	\$67,703	\$139,682	0.485	1,658	\$40.83	515	1.8831	1 STY	64	\$24,797
40-23-234-004	2225 MILLER RD	03/12/20	WD	\$90,000	\$52,700	58.56	\$105,301	\$27,572	\$62,428	\$155,458	0.402	1,499	\$41.65	515	40.1575	1 STY	61	\$26,953
40-24-106-002	1701 KENWOOD AVE	10/22/20	WD	\$135,000	\$59,900	44.37	\$119,782	\$21,269	\$113,731	\$197,026	0.577	1,466	\$77.58	515	5.6536	1 STY	61	\$21,269
40-24-152-005	1810 CAMBRIDGE AVE	02/21/20	WD	\$120,000	\$57,300	47.75	\$114,560	\$20,373	\$99,627	\$188,374	0.529	1,481	\$67.27	515	7.6321	1 STY	61	\$18,230
40-24-153-003	1919 CAMBRIDGE AVE	05/13/21	WD	\$165,000	\$82,000	49.70	\$164,047	\$28,871	\$136,129	\$270,352	0.504	1,681	\$80.98	515	34.3753	1 STY	61	\$28,871
Totals:				\$602,500	\$299,200	49.66	\$598,328	\$479,618	\$950,892	E.C.F. => 0.504								
				Sale. Ratio =>		5.26	Ave. E.C.F. => 0.499											
				Std. Dev. =>														
40-24-107-007	1615 CHELSEA CIR	08/27/20	WD	\$118,400	\$59,900	50.59	\$119,733	\$36,052	\$82,348	\$167,362	0.492	1,801	\$45.72	515	21.0154	1 STY	57	\$34,033
40-24-105-001	2023 MILLER RD	12/17/20	WD	\$170,000	\$62,100	36.53	\$124,171	\$33,807	\$136,193	\$180,728	0.754	1,759	\$77.43	515	75.3580	1.25 STY	61	\$29,695
40-24-106-003	2213 RADCLIFFE AVE	07/10/20	WD	\$160,000	\$50,900	31.81	\$101,892	\$18,230	\$141,770	\$167,324	0.847	1,470	\$96.44	515	84.7278	1.25 STY	61	\$18,230
40-24-106-005	2119 RADCLIFFE AVE	12/07/20	WD	\$160,000	\$60,400	37.75	\$120,855	\$18,471	\$141,529	\$204,768	0.691	1,940	\$72.95	515	69.1168	2 STORY	79	\$18,230
40-23-234-006	2209 MILLER RD	07/16/20	WD	\$140,000	\$75,900	54.21	\$151,851	\$26,953	\$113,047	\$249,796	0.453	1,655	\$68.31	515	45.2557	2 STORY	74	\$26,953
40-23-234-009	2320 RADCLIFFE AVE	10/04/19	WD	\$157,000	\$81,600	51.97	\$163,290	\$40,348	\$116,652	\$245,884	0.474	2,206	\$52.88	515	47.4419	2 STORY	64	\$36,533
40-24-107-006	1919 MILLER RD	07/10/20	WD	\$154,900	\$75,800	48.93	\$151,600	\$30,659	\$124,241	\$241,882	0.514	2,477	\$50.16	515	51.3643	2 STORY	61	\$30,659
40-24-152-004	1909 RAMSAY BLVD	10/21/20	WD	\$182,500	\$79,900	43.78	\$159,714	\$30,482	\$152,018	\$258,464	0.588	3,070	\$49.52	515	58.8159	2 STORY	58	\$30,482
40-23-234-007	2201 MILLER RD	02/17/20	WD	\$155,000	\$59,100	38.13	\$118,130	\$26,953	\$128,047	\$182,354	0.702	2,402	\$53.31	515	70.2189	2 STORY	57	\$26,953
40-24-152-027	1925 LINCOLN DR	12/14/20	WD	\$159,000	\$76,900	48.36	\$153,859	\$29,696	\$129,304	\$248,326	0.521	2,624	\$49.28	515	52.0703	2 STORY	52	\$27,934
Totals:				\$496,500	\$215,900	43.48	\$431,703	\$409,369	\$689,144	E.C.F. => 0.594								
				Sale. Ratio =>		12.18	Ave. E.C.F. => 0.561											
				Std. Dev. =>														

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.375	0.375	0.375	0.375	0.350	0.350
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		0.375	0.375	0.375	0.375	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		0.200	0.200	0.200	0.200	0.200	0.200
THREE UNIT		0.200	0.200	0.200	0.200	0.200	0.200
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.325	0.325	0.325	0.325 .4	0.275	0.275 .375
2 STORY		0.250	0.250	0.250	0.250	0.250	0.250
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.275	0.275	0.275	0.275 .4	0.275	0.275 .375
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.225	0.225	0.225	0.225	0.225	0.225
THREE UNIT		0.225	0.225	0.225	0.225	0.225	0.225
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

reduce
.25

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
40-24-231-011	1030 BARLOW AVE	11/15/19	QC	\$14,497	\$9,800	67.60	\$19,539	\$3,240	\$11,257	\$59,269	0.190	748	\$15.05	520	18.9930	1 STY	53	\$3,240
41-19-161-010	927 OSSINGTON AVE	12/31/19	WD	\$55,556	\$8,000	14.40	\$20,119	\$2,294	\$53,262	\$64,818	0.822	828	\$64.33	520	19.7544	1 STY	53	\$2,294
41-19-301-008	924 BLOOR AVE	12/03/19	WD	\$20,000	\$8,900	44.50	\$17,872	\$2,705	\$17,295	\$55,153	0.314	768	\$22.52	520	12.3052	1 STY	53	\$2,705
41-19-303-008	929 BLOOR AVE	12/05/19	WD	\$19,000	\$9,800	51.58	\$19,691	\$2,925	\$16,075	\$60,967	0.264	725	\$22.17	520	7.3135	1 STY	53	\$2,925
Totals:				\$109,053	\$36,500		\$72,791		\$23,890	\$23,892								

Totals: \$109,053 \$36,500 \$77,221 \$97,889 \$240,207
Sale. Ratio => 33.47 E.C.F. => 0.408
Std. Dev. => 22.28 Ave. E.C.F. => 0.397

41-19-162-006	843 OSSINGTON AVE	08/16/19	WD	\$21,000	\$8,300	39.52	\$16,534	\$2,453	\$18,547	\$51,204	0.362	684	\$27.12	520	26.1950	1 STY	49	\$2,277
40-24-276-003	2108 BROOKS ST	03/19/21	WD	\$11,500	\$9,100	79.13	\$18,140	\$3,537	\$7,963	\$53,102	0.150	816	\$9.76	520	14.9957	1 STY	48	\$3,537
41-19-133-008	631 MONROE ST	10/14/20	WD	\$15,100	\$7,200	47.68	\$14,375	\$4,339	\$10,761	\$36,495	0.295	576	\$18.68	520	29.4866	1 STY	48	\$2,925
41-19-156-020	850 PADDINGTON AVE	02/03/21	WD	\$35,000	\$5,900	16.86	\$12,274	\$2,298	\$32,702	\$36,276	0.901	616	\$53.09	520	90.1469	1 STY	48	\$2,298
41-19-162-001	859 OSSINGTON AVE	08/12/20	WD	\$13,250	\$8,800	66.42	\$17,674	\$3,271	\$9,979	\$52,375	0.191	720	\$13.86	520	19.0531	1 STY	48	\$3,271
41-19-162-001	859 OSSINGTON AVE	11/18/20	MLC	\$32,000	\$8,800	27.50	\$17,674	\$3,271	\$28,729	\$52,375	0.549	720	\$39.90	520	54.8530	1 STY	48	\$3,271
41-19-328-039	2807 CAMDEN AVE	08/01/19	WD	\$10,500	\$7,800	74.29	\$15,693	\$4,430	\$6,070	\$40,956	0.148	576	\$10.54	520	36.7565	1 STY	48	\$4,430
41-19-301-006	930 BLOOR AVE	04/06/21	WD	\$25,000	\$7,900	31.60	\$15,858	\$2,723	\$22,277	\$47,764	0.466	722	\$30.85	520	27.8718	1 STY	45	\$2,723

Totals: \$163,350 \$63,800 \$128,222 \$137,028 \$370,545
Sale. Ratio => 39.06 E.C.F. => 0.370
Std. Dev. => 23.08 Ave. E.C.F. => 0.383

41-19-303-015	905 BLOOR AVE	10/13/20	WD	\$30,000	\$14,100	47.00	\$28,201	\$3,111	\$26,889	\$91,236	0.295	1,056	\$25.46	520	7.5768	1.25 STY	58	\$2,925
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41-19-301-005	936 BLOOR AVE	06/14/19	WD	\$31,000	\$8,900	28.71	\$17,895	\$2,927	\$28,073	\$54,429	0.516	902	\$31.12	520	51.5772	1.25 STY	48	\$2,731
41-19-301-005	936 BLOOR AVE	01/27/21	WD	\$36,900	\$8,900	24.12	\$17,895	\$2,927	\$33,973	\$54,429	0.624	902	\$37.66	520	62.4170	1.25 STY	48	\$2,731

41-19-160-007	843 REMINGTON AVE	10/18/19	WD	\$13,000	\$7,200	55.38	\$14,434	\$2,888	\$10,112	\$46,184	0.219	936	\$10.80	520	21.8950	2 STORY	45	\$2,888
41-19-160-007	843 REMINGTON AVE	03/06/20	WD	\$13,000	\$7,200	55.38	\$14,434	\$2,888	\$10,112	\$46,184	0.219	936	\$10.80	520	21.8950	2 STORY	45	\$2,888

40-24-231-027	1022 BARLOW AVE	09/08/20	WD	\$35,000	\$18,100	51.71	\$36,206	\$5,748	\$29,252	\$135,369	0.216	2,205	\$13.27	520	21.6091	THREE UNIT	53	\$5,748
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40-24-231-007	1025 W TWELFTH ST	08/07/20	WD	\$22,500	\$12,800	56.89	\$25,534	\$7,241	\$15,259	\$81,302	0.188	1,162	\$13.13	520	18.7682	TWO UNIT	58	\$6,537
41-19-103-022	904 ERIE ST	10/22/20	WD	\$37,500	\$9,900	26.40	\$19,868	\$4,334	\$33,166	\$69,040	0.480	768	\$43.18	520	48.0388	TWO UNIT	53	\$4,334

raised 2 group of 2000

reduce

reduce

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.200	0.200	0.200	0.200	0.200	0.200
1 STY		0.200	0.200	0.200	0.200	0.200	0.200
2 STORY		0.200	0.200	0.200	0.200	0.200	0.200
1.5 STY		0.200	0.200	0.200	0.200	0.200	0.200
1.25 STY		0.200	0.200	0.200	0.200	0.200	0.200
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.200	0.200	0.200	0.200	0.200	0.200
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.319	0.319	0.319	0.319	0.319	0.319
THREE UNIT		0.319	0.319	0.319	0.319	0.319	0.319
FOUR UNIT		0.319	0.319	0.319	0.319	0.319	0.319

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

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

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.150	0.150	0.150	0.150	0.150	0.150
1 STY		0.150	0.150	0.150	0.150	0.150	0.150
2 STORY		0.150	0.150	0.150	0.150	0.150	0.150
1.5 STY		0.175	0.175	0.175	0.175	0.175	0.175
1.25 STY		0.175	0.175	0.175	0.175	0.175	0.175
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.150	0.150	0.150	0.150	0.150	0.150
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.325	0.325	0.325	0.325	0.325	0.325
THREE UNIT		0.325	0.325	0.325	0.325	0.325	0.325
FOUR UNIT		0.325	0.325	0.325	0.325	0.325	0.325

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

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

0.2
-175
same as
Less
-1175
Same
reduced
as

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.425	0.425	0.425	0.425	0.425	0.425
2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.350	0.350	0.350	0.350	0.350	0.350
TRI-LEVEL		0.425	0.425	0.425	0.375	0.375	0.375
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000 <i>.25</i>	0.000 <i>.50</i>	0.000	0.000	0.000
1 STY		0.500	0.500	0.450	0.325 <i>.4</i>	0.325 <i>.450</i>	0.325
2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.000	0.000	0.000	0.000	0.000	0.000
BI-LEVEL		0.000	0.000 <i>.425</i>	0.000	0.000	0.000	0.000
TRI-LEVEL		0.400	0.400	0.400	0.325 <i>has</i>	0.325	0.325 <i>.375</i>
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

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	
40-24-376-065	3401 BRIARWOOD DR	07/30/19	MLC	\$69,000	\$34,100	49.42	\$68,231	\$9,789	\$59,211	\$129,871	0.456	1,362	\$43.47	530	11.1570	1STY	79	\$7,475
40-24-376-035	1914 BRIARWOOD DR	10/05/20	WD	\$72,000	\$28,000	38.89	\$55,990	\$9,178	\$62,822	\$104,027	0.604	1,102	\$57.01	530	15.2785	1STY	74	\$7,893
40-24-376-043	1814 BRIARWOOD DR	08/07/19	WD	\$72,000	\$28,800	40.00	\$57,683	\$11,491	\$60,509	\$102,649	0.589	1,102	\$54.91	530	22.8076	1STY	74	\$7,893

Totals: \$213,000 \$90,900 42.68 \$181,904 \$336,547 0.542

Sale. Ratio => 5.79 Ave. E.C.F. => 0.550

Std. Dev. =>

40-24-376-018	1807 CARMANBROOK PKWY	07/26/19	WD	\$84,900	\$61,100	71.97	\$65,026	\$11,877	\$73,023	\$163,535	0.447	2,024	\$36.08	530	44.6527	1STY	69	\$7,014
40-24-376-012	1723 CARMANBROOK PKWY	06/07/19	WD	\$58,000	\$27,600	47.59	\$55,272	\$16,179	\$41,821	\$120,286	0.348	1,425	\$29.35	530	34.7679	1STY	66	\$13,792
40-24-376-039	1902 BRIARWOOD DR	05/19/21	WD	\$45,000	\$21,300	47.33	\$42,524	\$10,879	\$34,121	\$97,369	0.350	1,102	\$30.96	530	35.0429	1STY	66	\$7,893
40-24-376-044	1810 BRIARWOOD DR	08/19/20	WD	\$58,300	\$18,400	31.56	\$36,754	\$7,893	\$50,407	\$88,803	0.568	1,102	\$45.74	530	11.3919	1STY	66	\$7,893
40-24-376-049	1724 BRIARWOOD DR	06/11/21	WD	\$82,000	\$22,100	26.95	\$44,134	\$10,091	\$71,909	\$104,748	0.686	1,410	\$51.00	530	23.2790	1STY	66	\$7,840
40-24-376-056	3109 BRIARWOOD DR	09/23/21	WD	\$75,000	\$25,700	34.27	\$51,447	\$19,880	\$55,120	\$97,129	0.567	1,181	\$46.67	530	11.3784	1STY	66	\$13,688
40-24-377-003	1926 BAYBERRY LN	06/14/19	WD	\$38,000	\$20,900	55.00	\$41,743	\$13,122	\$24,878	\$88,065	0.282	1,103	\$22.55	530	16.8621	1STY	66	\$8,918
40-24-377-020	1718 BAYBERRY LN	05/03/19	WD	\$44,900	\$22,900	51.00	\$45,762	\$8,347	\$36,553	\$115,123	0.318	1,189	\$30.74	530	13.3606	1STY	66	\$8,347
40-24-377-032	3112 BRIARWOOD DR	07/10/19	WD	\$53,000	\$23,300	43.96	\$46,559	\$8,229	\$44,771	\$117,938	0.380	1,281	\$34.95	530	7.1505	1STY	66	\$8,229
40-24-378-012	1818 CARMANBROOK PKWY	04/30/21	WD	\$66,000	\$20,100	30.45	\$40,120	\$8,168	\$57,832	\$98,314	0.588	1,182	\$48.93	530	13.7120	1STY	66	\$7,973
40-24-378-038	3508 BRIARWOOD DR	01/29/21	WD	\$64,900	\$21,800	33.59	\$43,577	\$12,637	\$52,263	\$95,200	0.549	1,140	\$45.84	530	9.7863	1STY	66	\$9,974
40-24-376-041	1822 BRIARWOOD DR	07/02/20	WD	\$41,000	\$19,000	46.34	\$37,981	\$11,025	\$29,975	\$82,942	0.361	1,102	\$27.20	530	36.1399	1STY	60	\$7,893

Totals: \$711,000 \$304,200 42.78 \$550,899 \$572,673 \$1,269,452 0.451

Sale. Ratio => 12.82 Ave. E.C.F. => 0.454

Std. Dev. =>

8.95

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

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

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

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0	
1.75 STY		0.250	0.250	0.250	0.250	0.250	0.250	
1 STY		0.275	0.275	0.275	0.275	0.275	0.250	.3
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	.3
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.275	
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000	
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000	
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000	
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000	
TWO UNIT		0.275	0.275	0.275	0.275	0.275	0.275	.3
THREE UNIT		0.275	0.275	0.275	0.275	0.275	0.275	
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000	

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

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

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Assmnt.	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	Dept.	Land Value
40-24-451-001	1509 NEUBERT AVE	11/06/19	WD	\$37,000	\$17,000	45.95	\$34,026	\$9,359	\$27,641	0.308	874	\$31.63	535	12.1368	1 STY	69		\$5,207
40-24-278-014	1021 REMINGTON AVE	09/24/20	WD	\$26,400	\$13,300	50.38	\$26,534	\$3,825	\$22,575	0.273	815	\$27.70	535	27.3377	1 STY	68		\$3,825
40-24-431-007	1119 EDITH AVE	08/08/19	WD	\$21,000	\$16,500	76.19	\$32,073	\$6,172	\$14,828	0.157 0.157	977	\$15.18	535	41.3575	1 STY	68		\$6,172
40-24-455-015	1523 WALDMAN AVE	05/05/21	WD	\$30,000	\$18,500	61.67	\$36,979	\$8,085	\$12,915	\$105,069	0.209	988	535	48.2277	1 STY	68		\$8,085
40-24-478-007	1309 VERMILYA AVE	06/10/20	WD	\$34,000	\$13,100	38.53	\$26,191	\$3,400	\$30,600	0.369	917	\$33.37	535	63.0156	1 STY	68		\$3,400
40-24-483-012	1035 PETTIBONE AVE	01/25/21	WD	\$25,000	\$10,900	43.60	\$21,852	\$3,400	\$21,600	0.322	864	\$25.00	535	4.6345	1 STY	68		\$3,400
40-24-433-014	1537 LINCOLN AVE	08/06/21	WD	\$38,000	\$13,000	34.21	\$25,908	\$3,400	\$34,600	0.423	962	\$35.97	535	15.3472	1 STY	63		\$3,400
40-24-480-034	1317 LINCOLN AVE	07/29/21	WD	\$39,000	\$13,700	35.13	\$27,495	\$6,800	\$32,200	0.428 0.428	641	\$50.23	535	14.5731	1 STY	63		\$6,800
40-24-482-015	1205 PETTIBONE AVE	07/09/20	M/C	\$22,857	\$9,700	42.44	\$24,036	\$3,000	\$19,857	0.260	784	\$25.33	535	26.2772	1 STY	63		\$3,000
40-24-485-013	1027 WALDMAN AVE	01/29/20	WD	\$11,296	\$8,200	72.59	\$21,355	\$3,388	\$7,908	0.124 0.124	660	\$11.98	535	2.6872	1 STY	63		\$3,388
40-24-451-017	1418 VERMILYA AVE	08/07/19	WD	\$13,000	\$7,400	56.92	\$14,867	\$3,400	\$9,600	0.230	600	\$16.00	535	18.9927	1 STY	60		\$3,400

257

Totals: \$297,553 \$140,800 47.32
Sale. Ratio => 14.46
Std. Dev. => 14.46
E.C.F. => 0.282
Ave. E.C.F. => 0.282

40-24-428-020	1138 SIMCOE AVE	07/10/20	WD	\$26,000	\$10,200	39.23	\$20,346	\$3,674	\$22,326	\$60,625	0.368	748	\$29.85	535	36.8261	1 STY	59		\$3,674
40-24-453-015	1533 LINCOLN AVE	03/23/20	WD	\$13,500	\$9,300	68.89	\$18,539	\$3,400	\$10,100	\$55,051	0.183	679	\$14.87	535	2.1587	1 STY	59		\$3,400
40-24-453-017	1525 LINCOLN AVE	02/26/20	WD	\$12,500	\$10,200	81.60	\$20,319	\$3,400	\$9,100	\$61,524	0.148	688	\$13.23	535	5.7143	1 STY	59		\$3,400
40-24-453-017	1525 LINCOLN AVE	05/06/21	WD	\$28,000	\$10,200	36.43	\$20,319	\$3,400	\$24,600	\$61,524	0.400	688	\$35.76	535	19.4793	1 STY	59		\$3,400
40-24-453-038	1626 PETTIBONE AVE	01/29/21	WD	\$23,500	\$7,800	33.19	\$15,660	\$3,825	\$19,675	\$43,036	0.457	652	\$30.18	535	11.3837	1 STY	59		\$3,825
40-24-453-073	1602 PETTIBONE AVE	12/23/20	WD	\$20,000	\$13,900	69.50	\$27,747	\$7,225	\$12,775	\$74,625	0.171	720	\$17.74	535	29.7055	1 STY	59		\$7,225
40-24-454-048	1506 WALDMAN AVE	01/29/21	WD	\$30,500	\$8,800	28.85	\$17,667	\$3,400	\$27,100	\$51,880	0.522	708	\$38.28	535	26.3821	1 STY	59		\$3,400
40-24-478-023	1306 LINCOLN AVE	10/06/21	WD	\$45,000	\$22,200	49.33	\$44,375	\$3,400	\$24,663	\$87,411	0.282	795	\$31.02	535	0.4610	1 STY	59		\$6,800
40-24-483-001	1133 PETTIBONE AVE	04/14/20	WD	\$19,900	\$11,300	56.78	\$22,604	\$6,800	\$13,100	\$57,469	0.228	847	\$15.47	535	5.9378	1 STY	59		\$6,800
40-24-484-009	1221 WALDMAN AVE	06/24/21	WD	\$33,000	\$8,200	24.85	\$16,411	\$3,400	\$29,600	\$47,313	0.626	676	\$43.79	535	20.9328	1 STY	59		\$3,400
40-24-477-039	1028 VERMILYA AVE	03/08/21	WD	\$55,000	\$9,000	16.36	\$18,831	\$5,100	\$49,900	\$49,931	0.999	686	\$72.74	535	67.5420	1 STY	55		\$5,100
40-24-427-024	1124 BARRIE AVE	03/15/21	WD	\$26,000	\$9,500	36.54	\$18,936	\$3,331	\$22,669	\$56,745	0.399	660	\$34.35	535	39.9486	1 STY	54		\$3,331
40-24-428-016	1023 BARRIE AVE	08/06/21	WD	\$18,750	\$8,200	43.73	\$16,448	\$3,226	\$15,524	\$48,080	0.323	660	\$23.52	535	32.2879	1 STY	54		\$3,226
40-24-476-009	1229 NEUBERT AVE	05/14/19	WD	\$9,500	\$7,500	78.95	\$15,027	\$3,402	\$6,098	\$42,273	0.144	696	\$8.76	535	43.1957	1 STY	54		\$3,402
40-24-476-009	1229 NEUBERT AVE	06/07/21	WD	\$21,000	\$7,500	35.71	\$15,027	\$3,402	\$17,598	\$42,273	0.416	696	\$25.28	535	15.9914	1 STY	54		\$3,402
40-24-476-012	1221 NEUBERT AVE	01/17/20	WD	\$15,000	\$9,600	64.00	\$19,177	\$3,411	\$11,589	\$57,331	0.202	768	\$15.09	535	37.4069	1 STY	54		\$3,411
40-24-485-017	1134 W ATHERTON RD	05/29/19	WD	\$10,000	\$7,100	71.00	\$14,167	\$3,400	\$6,600	\$39,153	0.169	572	\$11.54	535	58.8256	1 STY	54		\$3,400

Totals: \$407,150 \$170,500 41.88
Sale. Ratio => 20.10
Std. Dev. => 20.10
E.C.F. => 0.345
Ave. E.C.F. => 0.355

35

40-24-454-010	1611 PETTIBONE AVE	03/31/21	WD	\$75,000	\$17,500	23.33	\$34,901	\$4,123	\$70,877	\$102,593	0.691	949	\$74.69	535	69.0854	1.25 STY	80	\$4,123
40-24-480-024	1302 PETTIBONE AVE	06/11/21	WD	\$62,000	\$16,900	27.26	\$33,846	\$3,400	\$58,600	\$101,487	0.577	1,052	\$55.70	535	33.8543	1.25 STY	75	\$3,400
40-24-455-005	1625 WALDMAN AVE	07/16/21	WD	\$75,000	\$17,200	22.93	\$34,347	\$7,650	\$67,350	\$88,990	0.757	886	\$76.02	535	75.6827	1.25 STY	68	\$7,650
40-24-279-001	1133 OSSINGTON AVE	11/01/19	WD	\$29,000	\$11,600	40.00	\$23,114	\$3,279	\$25,721	\$66,117	0.389	908	\$28.33	535	38.9024	1.25 STY	63	\$3,279
40-24-279-001	1133 OSSINGTON AVE	10/15/20	WD	\$26,500	\$11,600	43.77	\$23,114	\$3,279	\$23,221	\$66,117	0.351	908	\$25.57	535	35.1213	1.25 STY	63	\$3,279
40-24-452-009	1417 VERMILYA AVE	07/17/19	WD	\$25,000	\$13,400	53.60	\$26,748	\$3,400	\$21,600	\$77,827	0.278	970	\$22.27	535	27.7540	1.25 STY	63	\$3,400
40-24-455-046	1410 W ATHERTON RD	05/08/19	WD	\$35,000	\$24,000	68.57	\$48,053	\$6,800	\$28,200	\$137,510	0.205	1,582	\$17.83	535	20.5076	1.25 STY	63	\$6,800
40-24-455-046	1410 W ATHERTON RD	06/23/21	WD	\$53,000	\$24,000	45.28	\$48,053	\$6,800	\$46,200	\$137,510	0.336	1,582	\$29.20	535	33.5976	1.25 STY	63	\$6,800
40-24-480-001	1329 LINCOLN AVE	05/13/21	MLC	\$70,000	\$16,900	24.14	\$33,830	\$3,400	\$66,600	\$101,433	0.657	1,030	\$64.66	535	19.7862	1.25 STY	63	\$3,400
Totals:				\$313,500	\$118,700	37.86	\$237,259	\$278,892	\$675,503		0.413							
				Sale, Ratio =>		16.01	Std. Dev. =>		E.C.F. =>		0.425	Ave. E.C.F. =>						

40-24-429-012	1029 SIMCOE AVE	07/09/20	MLC	\$22,857	\$7,300	31.94	\$17,592	\$3,266	\$19,591	\$47,753	0.410	747	\$26.23	535	41.0254	1.25 STY	59	\$3,266
40-24-453-052	1514 PETTIBONE AVE	05/08/19	WD	\$30,000	\$18,000	60.00	\$36,069	\$4,964	\$25,036	\$103,683	0.241	1,414	\$17.71	535	24.1466	1.25 STY	59	\$4,964
40-24-454-033	1634 WALDMAN AVE	12/29/20	WD	\$30,000	\$14,000	46.67	\$28,064	\$3,825	\$26,175	\$80,797	0.324	1,069	\$24.49	535	32.3961	1.25 STY	59	\$3,825
40-24-455-013	1531 WALDMAN AVE	12/29/20	WD	\$20,000	\$10,700	53.50	\$21,401	\$3,825	\$16,175	\$58,587	0.276	886	\$18.26	535	27.6087	1.25 STY	59	\$3,825
40-24-478-008	1305 VERMILYA AVE	09/22/20	WD	\$19,000	\$11,500	60.53	\$22,992	\$3,400	\$15,600	\$65,307	0.239	900	\$17.33	535	23.8873	1.25 STY	59	\$3,400
40-24-480-007	1305 LINCOLN AVE	01/29/20	WD	\$10,745	\$8,800	81.90	\$19,280	\$2,600	\$8,145	\$55,600	0.146	780	\$10.44	535	20.7317	1.25 STY	59	\$2,600
40-24-483-004	1121 PETTIBONE AVE	05/08/19	WD	\$17,000	\$13,700	50.74	\$27,337	\$3,400	\$23,600	\$79,790	0.296	975	\$24.21	535	16.2951	1.25 STY	59	\$3,400
40-24-429-046	1026 VICTORIA AVE	07/01/19	WD	\$18,711	\$13,300	71.08	\$26,500	\$5,860	\$12,851	\$68,800	0.187	1,058	\$12.15	535	18.6788	1.25 STY	54	\$5,860
40-24-481-031	1028 PETTIBONE AVE	12/07/20	WD	\$14,200	\$8,000	56.34	\$15,932	\$3,400	\$10,800	\$41,773	0.259	693	\$15.58	535	9.5272	1.25 STY	54	\$3,400
Totals:				\$192,513	\$80,300	54.70	\$215,167	\$157,973	\$602,090		0.262							
				Sale, Ratio =>		14.26	Std. Dev. =>		E.C.F. =>		0.264	Ave. E.C.F. =>						

40-24-477-032	1024 VERMILYA AVE	03/08/21	WD	\$55,000	\$12,800	23.27	\$26,955	\$5,462	\$49,538	\$85,972	0.576	1,291	\$38.37	535	57.6211	1.5 STY	55	\$5,100
40-24-429-017	1013 SIMCOE AVE	10/28/20	WD	\$70,000	\$19,800	28.29	\$39,638	\$4,858	\$65,142	\$139,120	0.468	1,692	\$38.50	535	46.8243	1.75 STY	64	\$4,858
40-24-431-011	1039 EDITH AVE	05/20/21	PTA	\$55,000	\$12,300	22.36	\$25,819	\$3,093	\$51,907	\$90,904	0.571	1,280	\$40.55	535	57.1009	2 STORY	68	\$3,093

55.160

40-24-430-015	1015 VICTORIA AVE	08/02/19	WD	\$40,000	\$30,600	76.50	\$61,131	\$2,975	\$37,025	\$211,476	0.175	3,584	\$10.33	535	17.5079	THREE UNIT	60	\$2,975
40-24-452-015	1506 LINCOLN AVE	09/25/20	WD	\$50,000	\$16,100	32.20	\$31,336	\$3,400	\$46,600	\$101,585	0.459	1,656	\$28.14	535	45.8727	TWO UNIT	59	\$3,400
40-24-453-026	1425 LINCOLN AVE	04/06/20	WD	\$20,500	\$13,600	66.34	\$27,214	\$6,000	\$14,500	\$70,713	0.205	1,080	\$13.43	535	20.5053	TWO UNIT	59	\$6,000
40-24-453-030	1405 LINCOLN AVE	03/05/21	WD	\$26,250	\$12,700	48.38	\$25,392	\$3,400	\$22,850	\$79,971	0.286	1,232	\$18.55	535	28.5729	TWO UNIT	59	\$3,400
40-24-453-030	1405 LINCOLN AVE	03/15/21	WD	\$37,000	\$12,700	34.32	\$25,392	\$3,400	\$33,600	\$79,971	0.420	1,232	\$27.27	535	42.0153	TWO UNIT	59	\$3,400
Totals:				\$133,750	\$55,100		\$109,334		\$117,550	\$332,241			\$28.37					
					Sale. Ratio =>	41.20				E.C.F. =>	0.354		Std. Deviation=>	0.16729049				
					Std. Dev. =>	15.75				Ave. E.C.F. =>	0.342		Ave. Variance=>	29.8773		Coefficient of Var=>	87.25456276	

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.250	0.250	0.250	0.250	0.250	0.175
2 STORY		0.300	0.300	0.300	0.300	0.300	0.250
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.300	0.300	0.300	0.300	0.270	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		0.250	0.250	0.250	0.250	0.250	0.250
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

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

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

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

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

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Mean \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building	Deprec.	Land Value
41-19-330-023	751 BARRIE AVE	08/09/21	WD	\$65,000	\$13,800	21.23	\$27,632	\$5,175	\$39,825	\$112,285	0.533	1,119	\$53.46	540	28.9710	1STY		74	\$5,175

41-19-305-008	929 BARRIE AVE	02/18/21	WD	\$26,500	\$10,000	37.74	\$19,907	\$3,842	\$12,658	\$80,325	0.282	762	\$29.73	540	2.0981	1STY		69	\$3,842
41-19-307-003	949 SIMCOE AVE	01/10/20	QC	\$15,000	\$9,100	60.67	\$18,176	\$3,715	\$11,285	\$72,305	0.156	770	\$15.67	540	0.2214	1STY		69	\$3,715
41-19-328-021	752 BARRIE AVE	08/29/19	WD	\$15,000	\$6,800	45.33	\$13,620	\$3,150	\$11,850	\$52,350	0.226	701	\$16.90	540	7.2500	1STY		69	\$3,150
41-19-329-013	642 BARRIE AVE	09/02/20	WD	\$19,500	\$10,400	53.33	\$20,754	\$3,600	\$15,900	\$85,770	0.185	936	\$16.99	540	2.3362	1STY		69	\$3,600
41-19-330-018	726 SIMCOE AVE	09/23/20	QC	\$24,000	\$12,100	50.42	\$24,204	\$6,300	\$17,700	\$89,520	0.198	833	\$19.82	540	67.8434	1STY		69	\$6,300
41-19-334-023	730 FREEMAN AVE	09/18/19	QC	\$27,000	\$8,800	32.59	\$17,505	\$3,150	\$23,850	\$71,775	0.332	836	\$28.53	540	3.9332	1STY		69	\$3,150
41-19-335-016	648 FREEMAN AVE	04/12/21	WD	\$15,000	\$6,300	42.00	\$13,190	\$3,150	\$11,850	\$50,200	0.236	554	\$21.39	540	13.5564	1STY		69	\$3,150
41-19-355-042	936 PETTIBONE AVE	07/09/20	MLC	\$22,857	\$11,800	51.63	\$20,655	\$5,600	\$17,257	\$75,275	0.229	792	\$21.62	540	0.7733	1STY		69	\$5,600
41-19-357-020	3618 BRUNSWICK AVE	05/15/19	WD	\$18,000	\$10,000	55.56	\$19,987	\$5,400	\$12,600	\$72,935	0.173	862	\$14.62	540	4.8763	1STY		69	\$5,400
41-19-360-024	820 W ATHERTON RD	06/04/19	WD	\$21,000	\$9,300	44.29	\$18,627	\$6,658	\$14,342	\$59,845	0.240	780	\$18.39	540	19.0922	1STY		69	\$6,300
41-19-360-024	820 W ATHERTON RD	01/06/20	WD	\$26,000	\$9,300	35.77	\$18,627	\$6,658	\$19,342	\$59,845	0.323	780	\$24.80	540	10.7372	1STY		69	\$6,300
41-19-379-014	648 LINCOLN AVE	06/18/21	WD	\$14,000	\$9,200	65.71	\$18,384	\$4,629	\$9,371	\$68,775	0.136	704	\$13.31	540	39.2943	1STY		69	\$4,050
41-19-305-020	930 SIMCOE AVE	07/09/20	MLC	\$22,857	\$10,800	47.25	\$18,559	\$3,399	\$19,458	\$75,800	0.257	838	\$23.22	540	25.6702	1STY		64	\$3,399
41-19-306-027	802 SIMCOE AVE	06/29/20	WD	\$26,000	\$9,100	35.00	\$18,196	\$4,500	\$21,500	\$68,480	0.314	871	\$24.68	540	31.3960	1STY		64	\$4,500
41-19-328-035	736 BARRIE AVE	03/24/20	WD	\$25,000	\$9,500	38.00	\$19,084	\$4,950	\$20,050	\$70,670	0.284	940	\$21.33	540	28.3713	1STY		64	\$4,950
41-19-331-022	636 SIMCOE AVE	04/26/21	WD	\$36,000	\$7,800	21.67	\$15,565	\$3,150	\$32,850	\$62,075	0.529	761	\$43.17	540	30.7167	1STY		64	\$3,150
41-19-331-028	612 SIMCOE AVE	04/14/20	LC	\$15,000	\$7,700	51.33	\$25,198	\$3,150	\$11,850	\$61,255	0.193	611	\$19.39	540	2.8578	1STY		64	\$3,150
41-19-332-007	3009 CAMDEN AVE	06/29/20	WD	\$25,500	\$12,600	49.41	\$25,198	\$5,952	\$19,548	\$96,230	0.203	902	\$21.67	540	1.8893	1STY		64	\$5,952
41-19-332-007	741 SIMCOE AVE	06/30/21	WD	\$11,500	\$7,000	60.87	\$14,912	\$3,420	\$8,080	\$52,960	0.153	748	\$10.80	540	6.9464	1STY		64	\$3,420
41-19-334-014	713 VICTORIA AVE	12/29/20	WD	\$21,000	\$9,200	43.81	\$18,857	\$4,500	\$16,500	\$69,285	0.238	800	\$20.68	540	2.5286	1STY		64	\$4,500
41-19-337-012	615 FREEMAN AVE	09/09/21	WD	\$22,500	\$6,100	27.11	\$12,138	\$3,150	\$19,350	\$44,940	0.431	560	\$34.55	540	29.2400	1STY		64	\$3,150
41-19-354-015	805 VERNILYA AVE	08/12/20	WD	\$13,250	\$7,600	57.36	\$15,233	\$3,150	\$10,100	\$60,415	0.167	724	\$13.95	540	20.3120	1STY		64	\$3,150
41-19-354-021	826 LINCOLN AVE	03/23/20	WD	\$26,500	\$12,600	47.55	\$25,212	\$7,295	\$19,205	\$89,585	0.214	882	\$21.77	540	15.5919	1STY		64	\$6,300
41-19-356-018	850 PETTIBONE AVE	08/11/21	WD	\$23,000	\$7,800	33.91	\$15,647	\$3,150	\$19,850	\$62,485	0.318	660	\$30.08	540	11.4574	1STY		64	\$3,150
41-19-360-009	839 WALDMAN AVE	11/01/19	WD	\$29,000	\$9,600	33.10	\$19,150	\$4,230	\$24,770	\$74,600	0.332	780	\$31.76	540	24.3143	1STY		64	\$4,230
41-19-360-009	839 WALDMAN AVE	10/15/20	WD	\$26,500	\$9,600	36.23	\$19,150	\$4,230	\$22,270	\$74,600	0.299	780	\$28.55	540	20.9631	1STY		64	\$4,230
41-19-377-010	615 NEUBERT AVE	05/27/21	WD	\$40,000	\$8,200	20.50	\$17,123	\$3,546	\$36,454	\$67,885	0.537	682	\$53.45	540	14.7487	1STY		64	\$3,546
41-19-377-016	640 VERNILYA AVE	09/02/21	WD	\$21,000	\$7,200	34.29	\$14,412	\$3,472	\$17,528	\$54,700	0.320	616	\$28.45	540	6.9071	1STY		64	\$3,472
41-19-379-023	620 LINCOLN AVE	05/25/21	OTH	\$24,500	\$8,000	32.65	\$15,923	\$4,050	\$20,450	\$59,365	0.344	704	\$29.05	540	19.3194	1STY		64	\$4,050
41-19-358-020	822 WALDMAN AVE	02/11/20	QC	\$20,000	\$9,200	46.00	\$18,468	\$4,230	\$15,770	\$71,190	0.222	780	\$20.22	540	3.8068	1STY		61	\$4,230
41-19-358-020	822 WALDMAN AVE	03/10/20	QC	\$20,000	\$9,200	46.00	\$18,468	\$4,230	\$15,770	\$71,190	0.222	780	\$20.22	540	3.8068	1STY		61	\$4,230
41-19-358-020	822 WALDMAN AVE	04/21/21	WD	\$15,000	\$9,200	61.33	\$18,468	\$4,230	\$10,770	\$71,190	0.151	780	\$13.81	540	3.2166	1STY		61	\$4,230
41-19-304-015	840 BARRIE AVE	10/19/20	WD	\$25,000	\$8,800	35.20	\$17,517	\$4,343	\$20,657	\$65,870	0.314	660	\$31.30	540	31.3603	1STY		60	\$4,050
41-19-304-015	840 BARRIE AVE	02/18/21	WD	\$30,000	\$8,800	29.33	\$17,517	\$4,343	\$25,657	\$65,870	0.390	660	\$38.87	540	38.9510	1STY		60	\$4,050
41-19-304-015	840 BARRIE AVE	06/18/21	WD	\$30,000	\$8,800	29.33	\$17,517	\$4,343	\$25,657	\$65,870	0.390	660	\$38.87	540	38.9510	1STY		60	\$4,050
41-19-329-016	630 BARRIE AVE	11/04/20	WD	\$26,500	\$7,600	28.68	\$15,268	\$3,600	\$22,900	\$58,340	0.393	641	\$35.73	540	39.2527	1STY		60	\$3,600
41-19-332-016	701 SIMCOE AVE	05/22/20	WD	\$22,500	\$9,500	42.22	\$19,054	\$3,150	\$19,350	\$79,520	0.243	936	\$20.67	540	24.3335	1STY		60	\$3,150
41-19-335-036	615 VICTORIA AVE	04/04/19	WD	\$12,900	\$10,600	82.17	\$21,149	\$6,300	\$6,600	\$74,245	0.089	830	\$7.95	540	8.8895	1STY		60	\$6,300
41-19-337-011	619 FREEMAN AVE	09/22/21	WD	\$13,500	\$5,500	40.74	\$11,080	\$3,150	\$10,350	\$39,650	0.261	560	\$18.48	540	26.1034	1STY		60	\$3,150
41-19-376-027	710 VERNILYA AVE	09/09/21	WD	\$16,500	\$8,400	50.91	\$16,824	\$3,086	\$13,414	\$68,690	0.195	780	\$17.20	540	17.5014	1STY		60	\$3,086

Totals:

\$884,864

\$359,100

\$713,326

\$714,713

\$2,715,875

0.263

E.C.F. =>

Ave. E.C.F. => 0.268

Sale. Ratio =>

Std. Dev. => 12.81

Handwritten signature

2

41-19-333-006	635 SIMCOE AVE	07/09/20 MLC	\$22,857	\$8,700	38.06	\$15,423	\$4,200	\$18,657	\$56,115	0.332	789	\$23.65	540	33.2478	1.5TY	55	\$4,200
41-19-376-004	747 NEUBERT AVE	01/29/20 WD	\$10,952	\$8,200	74.87	\$14,421	\$3,388	\$7,564	\$55,165	0.137	600	\$12.61	540	19.3050	1.5TY	55	\$3,388
41-19-354-011	821 VERMILYA AVE	09/22/20 WD	\$6,000	\$4,600	76.67	\$9,252	\$3,150	\$2,850	\$30,510	0.093	616	\$4.63	540	9.3412	1.5TY	45	\$3,150
41-19-332-010	725 SIMCOE AVE	10/02/19 LC	\$12,000	\$5,200	43.33	\$10,470	\$3,150	\$8,850	\$36,600	0.242	824	\$10.74	540	24.1803	1.5TY	38	\$3,150
41-19-336-022	714 NEUBERT AVE	10/11/19 WD	\$40,000	\$14,500	36.25	\$28,971	\$6,300	\$33,700	\$90,684	0.372	1,020	\$33.04	540	37.1620	1.25 STY	74	\$6,300
41-19-353-008	931 VERMILYA AVE	12/30/20 WD	\$32,250	\$10,200	31.63	\$20,360	\$4,050	\$28,200	\$65,240	0.432	840	\$33.57	540	43.2250	1.25 STY	69	\$4,050
41-19-358-021	818 WALDMAN AVE	02/10/21 WD	\$23,000	\$15,500	67.39	\$31,011	\$5,805	\$17,195	\$100,824	0.171	1,226	\$14.03	540	5.1487	1.25 STY	69	\$5,805
41-19-337-022	632 NEUBERT AVE	08/08/19 WD	\$27,000	\$9,600	35.56	\$19,263	\$3,184	\$23,816	\$64,316	0.370	858	\$27.76	540	37.0297	1.25 STY	64	\$3,184
41-19-355-027	926 PETTIBONE AVE	06/05/19 WD	\$20,000	\$10,200	51.00	\$20,468	\$3,546	\$16,454	\$67,688	0.243	792	\$20.78	540	24.3086	1.25 STY	64	\$3,150
41-19-377-029	643 NEUBERT AVE	04/10/19 WD	\$15,000	\$9,300	62.00	\$18,645	\$4,952	\$10,048	\$54,772	0.183	860	\$11.68	540	69.2704	1.25 STY	64	\$4,952
41-19-304-016	836 BARRIE AVE	12/13/19 WD	\$26,000	\$10,500	40.38	\$20,964	\$5,259	\$20,741	\$62,820	0.330	714	\$29.05	540	33.0166	1.25 STY	60	\$4,050
41-19-304-016	836 BARRIE AVE	02/18/21 WD	\$30,000	\$10,500	35.00	\$20,964	\$5,259	\$24,741	\$62,820	0.394	714	\$34.65	540	39.3840	1.25 STY	60	\$4,050
41-19-304-016	836 BARRIE AVE	06/18/21 WD	\$30,000	\$10,500	35.00	\$20,964	\$5,259	\$24,741	\$62,820	0.394	714	\$34.65	540	39.3840	1.25 STY	60	\$4,050
Totals:			\$203,250	\$86,300	48.46	\$172,639		\$165,936	\$541,300	0.307							
41-19-333-037	3012 S GRAND TRAVERSE	04/14/21 WD	\$14,500	\$10,700	73.79	\$21,384	\$5,994	\$8,506	\$61,560	0.138	1,001	\$8.50	540	13.8174	1.25 STY	55	\$5,994
41-19-336-021	718 NEUBERT AVE	04/26/21 WD	\$70,000	\$9,800	14.00	\$19,596	\$4,687	\$65,313	\$74,545	0.876	708	\$92.25	540	87.6155	2 STORY	75	\$4,687
41-19-351-007	923 NEUBERT AVE	03/18/20 WD	\$20,000	\$11,900	59.50	\$23,851	\$3,573	\$16,427	\$101,390	0.162	1,370	\$11.99	540	16.2018	2 STORY	64	\$3,573
41-19-359-002	917 WALDMAN AVE	01/29/20 WD	\$19,975	\$8,200	41.05	\$24,949	\$3,388	\$16,587	\$107,805	0.154	1,840	\$9.01	540	15.3861	THREE UNIT	60	\$3,388
41-19-337-024	624 NEUBERT AVE	01/29/20 WD	\$21,766	\$8,800	40.43	\$25,178	\$2,600	\$19,166	\$112,890	0.170	1,584	\$12.10	540	16.9776	TWO UNIT	69	\$2,600
41-19-353-016	936 LINCOLN AVE	06/04/21 WD	\$29,900	\$11,900	39.80	\$23,851	\$4,050	\$25,850	\$99,005	0.261	1,512	\$17.10	540	26.1098	TWO UNIT	64	\$4,050
41-19-360-001	853 WALDMAN AVE	12/31/20 WD	\$22,500	\$9,000	40.00	\$17,949	\$3,600	\$18,900	\$71,745	0.263	1,056	\$17.90	540	26.3433	TWO UNIT	64	\$3,600
41-19-360-003	3705 BRUNSWICK AVE	12/31/20 WD	\$22,500	\$9,000	40.00	\$18,028	\$3,600	\$18,900	\$71,140	0.262	1,063	\$17.78	540	26.1991	TWO UNIT	64	\$3,600
Totals:			\$116,641	\$46,900	40.21	\$109,955		\$99,403	\$463,585	0.214		\$24.08		0.12585025			
				Sale. Ratio =>	40.21				E.C.F. =>	0.214		Std. Deviation=>	0.12585025				
				Std. Dev. =>	0.50				Ave. E.C.F. =>	0.222		Ave. Variance=>	22.1458	Coefficient of Var=>	99.74161712		

Some
good

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

OVER 3000 SF >=BC MOVED TO ESTATE

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.450	0.450	0.425	0.425	0.425	0.425
1 STY		0.450	0.450	0.425	0.425	0.425	0.425
2 STORY		0.450	0.450	0.425	0.425	0.425	0.425
1.5 STY		0.450	0.450	0.425	0.425	0.425	0.425
1.25 STY		0.450	0.450	0.425	0.425	0.425	0.425
BI-LEVEL		0.450	0.450	0.425	0.425	0.425	0.425
TRI-LEVEL		0.450	0.450	0.425	0.425	0.425	0.425
ESTATE HOME		0.375	0.375	0.425	0.425	0.425	0.425
DUPLEX		0.450	0.450	0.425	0.425	0.425	0.425
TWO UNIT		0.450	0.450	0.425	0.425	0.425	0.425
THREE UNIT		0.450	0.450	0.425	0.425	0.425	0.425
FOUR UNIT		0.450	0.450	0.425	0.425	0.425	0.425

Town Homes/Duplexes: 0.320
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

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

OVER 3000 SF >=BC MOVED TO ESTATE

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.425	0.425	0.425	0.425	0.425	0.425
1 STY		0.425	0.425	0.425	0.425	0.425	0.425
2 STORY		0.425	0.425	0.450	0.450	0.450	0.450
1.5 STY		0.425	0.425	0.425	0.425	0.425	0.425
1.25 STY		0.425	0.425	0.425	0.425	0.425	0.425
BI-LEVEL		0.425	0.425	0.425	0.425	0.425	0.425
TRI-LEVEL		0.425	0.425	0.425	0.425	0.425	0.425
ESTATE HOME		0.375	0.375	0.375	0.375	0.375	0.375
DUPLEX		0.400	0.400	0.400	0.400	0.400	0.400
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

Town Homes/Duplexes: 0.320
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

Small
Change in
100-805

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmt.	Adj./Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
41-20-256-021	2606 TERRACE DR	09/10/21	WD	\$122,750	\$50,800	41.38	\$101,666	\$14,400	\$108,350	\$205,332	0.528	1,384	\$78.29	545	18.8729	1 STY	83	\$14,400

41-20-254-010	2721 HILLCREST AVE	11/18/19	WD	\$116,000	\$51,600	44.48	\$103,184	\$20,682	\$95,318	\$194,122	0.491	1,919	\$49.67	545	2.0839	1 STY	79	\$20,682
41-20-178-011	2745 LAKEWOOD DR	04/21/21	WD	\$179,900	\$63,700	35.41	\$127,332	\$20,149	\$159,751	\$252,195	0.633	2,118	\$75.43	545	63.3442	1 STY	75	\$20,149
41-20-254-015	2901 HILLCREST AVE	01/04/21	WD	\$142,000	\$43,300	30.49	\$86,643	\$23,321	\$118,679	\$148,993	0.797	1,522	\$77.98	545	28.4682	1 STY	75	\$21,980
41-20-176-007	1301 WOODSLEA DR	12/16/19	CD	\$162,500	\$92,200	56.74	\$184,490	\$33,519	\$128,981	\$355,226	0.363	2,867	\$44.99	545	36.3096	1 STY	71	\$28,355
41-20-251-010	1717 WOODSLEA DR	02/19/21	WD	\$195,000	\$69,900	35.85	\$139,879	\$25,684	\$169,316	\$268,694	0.630	3,129	\$54.11	545	63.0144	1 STY	71	\$25,684
41-20-252-001	1402 WOODSLEA DR	02/19/21	WD	\$130,000	\$71,900	55.31	\$143,872	\$28,152	\$101,848	\$272,282	0.374	2,800	\$36.37	545	37.4053	1 STY	71	\$26,525
41-20-254-012	2801 HILLCREST AVE	09/26/19	WD	\$110,000	\$47,300	43.00	\$94,573	\$18,673	\$91,327	\$178,588	0.511	1,601	\$57.04	545	51.1383	1 STY	71	\$17,046
41-20-254-017	2610 PINETREE DR	07/10/19	WD	\$83,500	\$52,900	63.35	\$105,816	\$18,966	\$64,534	\$204,353	0.316	1,896	\$34.04	545	6.5549	1 STY	71	\$18,966
41-20-376-009	3702 CIRCLE DR	05/22/20	LC	\$75,000	\$45,000	60.00	\$90,029	\$15,798	\$59,202	\$174,661	0.339	1,346	\$43.98	545	17.2906	1 STY	71	\$15,450
41-20-401-006	3114 CIRCLE DR	09/03/20	WD	\$95,000	\$41,300	43.47	\$82,536	\$25,850	\$69,150	\$133,379	0.518	1,137	\$60.82	545	0.6589	1 STY	71	\$25,850
41-20-403-004	714 COUNTRY CLUB LN	05/21/21	WD	\$95,000	\$33,000	34.74	\$65,906	\$14,936	\$80,064	\$119,929	0.668	1,301	\$61.54	545	15.5734	1 STY	71	\$14,376

Totals: \$1,383,900 \$612,100 44.23 \$1,224,260 \$1,138,170 \$2,302,424 E.C.F. => 0.494 Ave. E.C.F. => 0.513

for sale Std. Dev. => 11.40

41-20-178-021	2822 CIRCLE DR	01/30/20	WD	\$132,900	\$70,300	52.90	\$140,681	\$33,788	\$99,112	\$251,513	0.394	2,908	\$34.08	545	39.4063	1 STY	66	\$32,709
41-20-403-006	3029 CIRCLE DR	07/02/19	WD	\$108,500	\$38,600	35.58	\$77,206	\$24,059	\$84,441	\$125,052	0.675	1,537	\$54.94	545	25.3117	1 STY	60	\$22,306
41-20-277-036	1831 TERRACE CT	05/29/19	PTA	\$106,800	\$45,400	42.51	\$90,704	\$16,249	\$90,551	\$175,188	0.517	1,681	\$53.87	545	51.6878	2 STORY	83	\$16,249
41-20-277-032	1815 TERRACE CT	06/29/21	WD	\$130,000	\$55,200	42.46	\$110,432	\$14,686	\$115,314	\$225,285	0.512	2,196	\$52.51	545	51.1859	2 STORY	82	\$14,686
41-20-151-006	2650 LAKEWOOD CT	12/12/19	WD	\$175,000	\$92,400	52.80	\$184,895	\$25,116	\$149,884	\$355,064	0.422	2,649	\$56.58	545	42.2132	2 STORY	74	\$25,116
41-20-151-017	2710 LAKEWOOD CT	12/06/19	WD	\$231,000	\$126,400	54.72	\$252,846	\$84,555	\$146,445	\$373,980	0.392	2,932	\$49.95	545	39.1585	2 STORY	74	\$78,383
41-20-254-026	2660 PINETREE DR	08/26/19	WD	\$133,000	\$61,200	46.02	\$122,332	\$19,323	\$113,677	\$228,909	0.497	2,347	\$48.44	545	49.6604	2 STORY	71	\$18,249
41-20-151-016	2629 LAKEWOOD CT	12/12/19	WD	\$187,500	\$133,200	71.04	\$266,395	\$29,239	\$158,261	\$632,416	0.250	3,827	\$41.35	545	25.0248	ESTATE HOME	73	\$29,239

E.C.F.s for Neighborhood: 550 'R - 550-ROXANA'

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

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

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

E.C.F.s for Neighborhood: 550 'R - 550-KATHY'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.425	0.425	0.425	0.425	0.450	0.450
2 STORY		0.500	0.500	0.500	0.500	0.500	0.500
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.500	0.500	0.500	0.500	0.500	0.500
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.375	0.375	0.375	0.375	0.375	0.375
THREE UNIT		0.375	0.375	0.375	0.375	0.375	0.375
FOUR UNIT		0.375	0.375	0.375	0.375	0.375	0.375

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

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

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	E.Ct. Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
41-20-402-031	3107 COMANCHE AVE	01/15/20	WD	\$37,000	\$19,700	53.24	\$39,472	\$7,049	\$29,951	\$72,051	0.416	948	\$31.59	550	3.4682	1 STY	52	\$7,049
41-20-402-031	3107 COMANCHE AVE	04/02/21	WD	\$55,000	\$19,700	35.82	\$39,472	\$7,049	\$47,951	\$72,051	0.666	948	\$50.58	550	28.4505	1 STY	52	\$7,049
41-20-404-014	3113 DEARBORN ST	11/17/20	WD	\$55,000	\$23,100	35.54	\$46,117	\$8,738	\$66,262	\$83,087	0.677	958	\$58.73	550	19.9806	1 STY	57	\$8,738
Totals:				\$157,000	\$62,500		\$125,071	\$134,164	\$227,189		0.591							
				Sale. Ratio =>		39.81	E.C.F. =>		0.591									
				Std. Dev. =>		10.14	Ave. E.C.F. =>		0.586									

41-20-402-006	2806 DEARBORN ST	08/12/19	WD	\$50,000	\$21,900	36.50	\$43,700	\$8,836	\$51,164	\$77,476	0.660	958	\$53.41	550	66.0389	1 STY	60	\$8,836
41-20-456-015	3614 COMANCHE AVE	12/13/19	WD	\$43,000	\$21,000	48.84	\$42,012	\$6,918	\$36,082	\$77,987	0.463	948	\$38.06	550	17.2675	1 STY	60	\$6,918
41-20-404-018	3207 DEARBORN ST	09/11/20	WD	\$56,200	\$21,400	38.08	\$42,873	\$8,831	\$47,369	\$80,099	0.591	946	\$50.07	550	59.1382	1 STY	61	\$8,831
41-20-453-027	3502 COMANCHE AVE	06/18/20	WD	\$59,900	\$21,700	36.23	\$43,469	\$6,938	\$52,962	\$85,955	0.616	933	\$56.77	550	9.4100	1 STY	61	\$6,938
41-20-454-006	3606 OGEMA AVE	10/04/19	WD	\$69,900	\$29,600	42.35	\$59,294	\$10,049	\$59,851	\$115,871	0.517	1,165	\$51.37	550	43.6564	1 STY	64	\$10,049
41-20-455-001	3601 OGEMA AVE	06/21/19	WD	\$53,000	\$27,100	51.13	\$54,287	\$17,441	\$35,559	\$86,696	0.410	1,246	\$28.54	550	54.2942	1 STY	64	\$17,441
Totals:				\$342,000	\$142,700		\$285,635	\$282,987	\$524,083		0.540							
				Sale. Ratio =>		41.73	E.C.F. =>		0.540									
				Std. Dev. =>		6.47	Ave. E.C.F. =>		0.543									

41-20-456-014	3610 COMANCHE AVE	09/17/20	WD	\$54,000	\$18,100	33.52	\$36,292	\$6,921	\$47,079	\$58,742	0.801	991	\$47.51	550	15.1644	1.25 STY	45	\$6,921
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41-20-453-018	3310 COMANCHE AVE	01/06/20	WD	\$30,000	\$23,300	77.67	\$46,690	\$6,953	\$23,047	\$79,474	0.290	1,159	\$19.89	550	28.9994	1.25 STY	52	\$6,953
41-20-453-022	3406 COMANCHE AVE	08/10/20	WD	\$49,900	\$21,400	42.89	\$42,788	\$6,946	\$42,954	\$71,684	0.599	991	\$43.34	550	59.9213	1.25 STY	52	\$6,946
41-20-402-025	3013 COMANCHE AVE	04/07/21	WD	\$64,900	\$22,000	33.90	\$43,907	\$7,049	\$57,851	\$73,716	0.785	991	\$58.38	550	78.4782	1.25 STY	57	\$7,049

41-20-404-023	2826 COMANCHE AVE	08/06/21	WD	\$70,000	\$24,500	35.00	\$48,927	\$7,863	\$62,137	\$82,128	0.757	1,008	\$61.64	550	75.6587	1.25 STY	61	\$7,863
41-20-453-028	3506 COMANCHE AVE	01/29/21	WD	\$55,000	\$25,600	39.38	\$51,186	\$6,936	\$58,064	\$88,500	0.656	991	\$58.59	550	65.6090	1.25 STY	61	\$6,936
41-20-453-030	3514 COMANCHE AVE	10/06/20	WD	\$25,000	\$20,000	80.00	\$40,029	\$6,932	\$18,068	\$66,194	0.273	800	\$22.59	550	27.2955	1.25 STY	61	\$6,932
41-20-457-023	3621 COMANCHE AVE	07/01/21	WD	\$82,500	\$23,300	28.24	\$46,631	\$7,049	\$75,451	\$79,164	0.953	1,008	\$74.85	550	63.8217	1.25 STY	61	\$7,049

41-20-457-001	3301 COMANCHE AVE	09/04/20	WD	\$54,900	\$28,700	52.28	\$57,495	\$9,272	\$45,628	\$96,446	0.473	1,007	\$45.31	550	9.2085	1.25 STY	74	\$9,272
41-20-456-016	3618 COMANCHE AVE	08/25/21	WD	\$60,500	\$29,100	48.10	\$58,236	\$6,916	\$53,584	\$102,640	0.522	991	\$54.07	550	52.2058	1.25 STY	75	\$6,916
41-20-377-003	3715 CIRCLE DR	05/14/21	WD	\$55,600	\$30,300	54.50	\$77,761	\$17,905	\$37,695	\$119,712	0.315	996	\$37.85	550	31.4881	1.25 STY	80	\$17,510

41-20-403-022	3112 DEARBORN ST	09/11/20	WD	\$65,000	\$20,100	30.92	\$40,164	\$7,221	\$57,779	\$65,886	0.877	954	\$60.56	550	87.6954	2 STORY	61	\$7,221
41-20-453-006	3401 DEARBORN ST	08/01/19	WD	\$110,000	\$69,700	63.36	\$139,341	\$16,050	\$93,950	\$246,582	0.381	2,226	\$42.21	550	38.1009	2 STORY	64	\$16,050

49.28

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

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

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

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

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

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

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

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

no change

Parcel Number	Street Address	Sale Date	Instr.	Adj.	Sale \$	Cur. Asgmt.	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
41-20-426-014	1209 MOHAWK AVE	08/06/21	WD		\$72,000	\$15,800	21.94	\$31,626	\$4,646	\$67,354	\$89,933	0.749	936	936	\$71.96	555	74.8933	1STY		70	\$4,646
41-20-429-027	3006 MENOMINEE AVE	04/02/21	WD		\$75,000	\$15,500	20.67	\$31,037	\$4,796	\$70,204	\$87,470	0.803	1,092	1,092	\$64.29	555	59.1282	1STY		70	\$4,796
41-20-476-017	3521 CHEROKEE AVE	11/22/19	WD		\$26,000	\$18,800	72.31	\$37,604	\$5,400	\$20,600	\$107,347	0.498	1,021	1,021	\$20.18	555	18.0698	1STY		70	\$5,400

Totals: \$173,000 \$50,100 28.96
Sale. Ratio => 28.96
Std. Dev. => 29.45
E.C.F. => 0.555
Ave. E.C.F. => 0.581

41-20-426-018	1305 MOHAWK AVE	07/28/20	WD		\$42,250	\$15,200	35.98	\$30,415	\$4,778	\$37,472	\$85,457	0.438	936	936	\$40.03	555	43.8491	1STY		65	\$4,778
41-20-476-016	3517 CHEROKEE AVE	06/23/21	WD		\$41,000	\$16,000	39.02	\$32,004	\$6,570	\$34,430	\$84,780	0.406	1,092	1,092	\$31.53	555	18.2659	1STY		65	\$6,570
41-20-427-014	3109 CHEROKEE AVE	08/01/19	WD		\$31,000	\$13,000	41.94	\$25,903	\$4,841	\$26,159	\$70,207	0.373	1,092	1,092	\$23.96	555	37.2600	1STY		60	\$4,841
41-20-429-018	3205 CHEYENNE AVE	08/14/20	WD		\$44,000	\$16,100	36.59	\$32,201	\$4,796	\$39,204	\$91,350	0.429	1,092	1,092	\$35.90	555	42.9163	1STY		60	\$4,796
41-20-457-034	3310 CHEROKEE AVE	12/27/19	WD		\$30,000	\$13,500	45.00	\$26,996	\$4,724	\$25,276	\$74,240	0.340	1,092	1,092	\$23.15	555	53.4883	1STY		60	\$4,724
41-20-457-045	3514 CHEROKEE AVE	07/16/20	WD		\$20,000	\$12,600	63.00	\$25,238	\$4,710	\$15,290	\$68,427	0.223	1,092	1,092	\$14.00	555	65.1896	1STY		60	\$4,710
41-20-476-003	3305 CHEROKEE AVE	08/01/19	WD		\$12,000	\$12,700	74.71	\$25,434	\$5,183	\$11,817	\$87,370	0.178	1,092	1,092	\$10.82	555	55.7717	1STY		60	\$4,770
41-20-476-006	3401 CHEROKEE AVE	09/22/20	WD		\$32,500	\$12,500	38.46	\$24,962	\$4,680	\$27,820	\$67,607	0.411	1,092	1,092	\$25.48	555	32.1104	1STY		60	\$4,680

Totals: \$257,750 \$111,600 43.30
Sale. Ratio => 43.30
Std. Dev. => 14.24
E.C.F. => 0.357
Ave. E.C.F. => 0.350

41-20-427-032	3106 SHAWNEE AVE	07/24/20	WD		\$21,180	\$14,000	66.10	\$28,055	\$4,796	\$16,384	\$77,530	0.211	1,092	1,092	\$15.00	555	21.1325	1STY		57	\$4,796
41-20-476-002	3301 CHEROKEE AVE	05/31/19	WD		\$47,000	\$18,300	38.94	\$36,627	\$6,660	\$40,340	\$99,890	0.404	1,623	1,623	\$24.86	555	40.3844	1STY		56	\$6,660
41-20-427-022	2910 SHAWNEE AVE	06/28/19	WD		\$28,000	\$15,600	55.71	\$31,117	\$4,796	\$23,204	\$87,737	0.264	1,471	1,471	\$15.77	555	26.4473	1STY		52	\$4,796
41-20-427-024	2918 SHAWNEE AVE	12/22/20	WD		\$43,525	\$12,500	28.72	\$25,024	\$4,796	\$38,729	\$67,427	0.574	1,092	1,092	\$35.47	555	57.4387	1STY		52	\$4,796
41-20-428-025	3006 CHEYENNE AVE	09/28/21	WD		\$62,000	\$14,100	22.74	\$28,221	\$4,796	\$57,204	\$78,083	0.733	1,352	1,352	\$42.31	555	73.2602	1STY		52	\$4,796

Totals: \$201,705 \$74,500 36.94
Sale. Ratio => 36.94
Std. Dev. => 18.20
E.C.F. => 0.428
Ave. E.C.F. => 0.733

41-20-402-043	2910 CHEROKEE AVE	08/31/21	WD		\$54,000	\$10,800	20.00	\$21,631	\$4,753	\$49,247	\$56,260	0.875	1,092	1,092	\$45.10	555	87.5347	1STY		45	\$4,753
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E.C.F.s for Neighborhood: 560 'R - 560-ROXANA'

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

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

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

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

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

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

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

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
41-21-326-026	3222 CHAMBERS ST	08/12/20	WD	\$13,250	\$8,200	61.89	\$16,370	\$2,800	\$10,450	\$77,543	0.135	1,003	\$10.42	560	13.0238	1 STY	64	\$2,800
41-21-376-005	3325 CHAMBERS ST	09/24/21	WD	\$17,250*	\$7,000	40.58	\$14,075	\$2,700	\$14,550	\$65,000	0.224	901	\$16.15	560	22.3846	1 STY	60	\$2,700
41-21-351-020	1547 E ATHERTON RD	10/14/21	WD	\$50,000*	\$10,300	20.60	\$20,578	\$4,174	\$45,826	\$82,020	0.559	865	\$52.98	560	29.3715	1.25 STY	60	\$4,174
41-21-351-019	1543 E ATHERTON RD	08/07/20	WD	\$38,000	\$20,300	53.42	\$40,642	\$6,126	\$31,874	\$172,580	0.185	2,457	\$12.97	560	18.4691	1.5 STY	60	\$6,126
41-21-378-024	3610 KLEINPELL ST	01/10/20	QC	\$17,000	\$6,900	40.59	\$13,874	\$2,475	\$14,525	\$65,137	0.223	1,268	\$11.46	560	4.2011	2 STORY	50	\$2,475
Totals:				\$135,500	\$52,700		\$105,539		\$117,225	\$462,280			\$20.79		1.1422			
				Sale. Ratio =>		38.89			E.C.F. =>		0.254	Std. Deviation=>		0.16818083				
				Std. Dev. =>		15.64			Ave. E.C.F. =>		0.265	Ave. Variance=>		17.4900		Coefficient of Var=> 65.99961539		

KIRK
 2020

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

HAS TOWN HOMES

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.200	0.200	0.200	0.150	0.150	0.150
1 STY		0.200	0.200	0.200	0.150	0.150	0.150
2 STORY		0.200	0.200	0.200	0.150	0.150	0.150
1.5 STY		0.200	0.200	0.200	0.150	0.150	0.150
1.25 STY		0.200	0.200	0.200	0.150	0.150	0.150
BI-LEVEL		0.200	0.200	0.200	0.150	0.150	0.150
TRI-LEVEL		0.200	0.200	0.200	0.150	0.150	0.150
ESTATE HOME		0.200	0.200	0.200	0.150	0.150	0.150
DUPLEX		0.200	0.200	0.200	0.150	0.150	0.150
TWO UNIT		0.200	0.200	0.200	0.150	0.150	0.150
THREE UNIT		0.200	0.200	0.200	0.150	0.150	0.150
FOUR UNIT		0.200	0.200	0.200	0.150	0.150	0.150

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

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

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

HAS TOWN HOMES

Residential : 0.150
Town Homes/Duplexes: 0.275
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depri.	Land Value	
40-24-351-049	1825 OAK BROOK CIR	02/18/21	WD	\$65,000 ♦	\$30,100	46.31	\$60,216	\$11,032	\$53,968	\$178,851	0.302	1,728	\$31.23	563	30.1749	2 STORY	76	\$9,000
40-24-380-012	1806 TIMBERLANE DR	03/25/20	WD	\$49,000	\$29,100	59.39	\$58,162	\$9,540	\$39,460	\$176,807	0.223	1,946	\$20.28	563	14.6542	2 STORY	76	\$9,000
40-24-380-022	3704 GREENBROOK LN	05/05/21	WD	\$62,900 ♦	\$27,700	44.04	\$55,353	\$9,000	\$168,556	0.320	1,745	\$30.89	563	4.9949	2 STORY	76	\$9,000	
40-25-126-031	2008 CRESTBROOK LN	09/10/19	WD	\$40,000	\$26,000	65.00	\$51,956	\$10,164	\$29,836	\$151,971	0.196	1,768	\$16.88	563	6.6696	2 STORY	76	\$9,000
40-25-126-032	2012 CRESTBROOK LN	12/22/20	WD	\$41,000	\$25,000	60.98	\$50,068	\$10,164	\$30,836	\$145,105	0.213	1,740	\$17.72	563	5.0789	2 STORY	76	\$9,000
40-24-379-003	1805 TIMBERLANE DR	09/24/19	WD	\$51,800	\$28,600	55.21	\$57,132	\$12,175	\$39,625	\$163,480	0.242	1,907	\$20.78	563	24.2384	2 STORY	74	\$9,000
40-24-379-003	1805 TIMBERLANE DR	01/31/20	WD	\$62,700	\$28,600	45.61	\$57,132	\$12,175	\$50,525	\$163,480	0.309	1,907	\$26.49	563	30.9059	2 STORY	74	\$9,000
40-24-351-020	1827 WILLOW BROOK CIR	10/04/21	WD	\$95,000 ♦	\$26,800	28.21	\$53,597	\$10,470	\$84,530	\$156,825	0.539	1,804	\$46.86	563	53.9007	2 STORY	71	\$9,000
40-24-351-021	1829 WILLOW BROOK CIR	11/27/19	WD	\$43,000	\$26,800	65.37	\$53,525	\$10,470	\$30,530	\$156,564	0.195	1,804	\$16.92	563	19.5001	2 STORY	71	\$9,000
40-25-101-012	3830 PARK FOREST DR	04/18/19	WD	\$39,000	\$20,300	52.05	\$40,697	\$9,000	\$115,262	0.260	1,512	\$19.84	563	29.0077	2 STORY	71	\$9,000	
40-25-101-019	3844 PARK FOREST DR	09/02/20	WD	\$43,000	\$20,100	46.74	\$40,267	\$9,000	\$34,000	\$113,698	0.299	1,512	\$22.49	563	26.9037	2 STORY	71	\$9,000
40-25-101-022	3848 PARK FOREST DR	04/18/19	WD	\$39,000	\$20,100	51.54	\$40,165	\$9,000	\$30,000	\$113,327	0.265	1,512	\$19.84	563	26.4720	2 STORY	71	\$9,000
40-25-101-030	4014 PARK FOREST DR	02/26/20	WD	\$45,000	\$21,100	46.89	\$42,136	\$9,000	\$36,000	\$120,495	0.299	1,483	\$24.28	563	29.8769	2 STORY	71	\$9,000
40-25-101-034	4110 PARK FOREST DR	04/10/19	WD	\$45,000	\$22,400	49.78	\$44,861	\$9,000	\$36,000	\$130,404	0.276	1,810	\$19.89	563	27.6066	2 STORY	71	\$9,000
40-25-101-053	4322 PARK FOREST DR	11/25/19	WD	\$64,000	\$22,400	35.00	\$44,868	\$9,356	\$54,644	\$129,135	0.423	1,767	\$30.92	563	42.3156	2 STORY	71	\$9,000
40-25-101-078	3918 PARK FOREST DR	08/27/19	WD	\$36,000	\$20,700	57.50	\$41,471	\$10,314	\$25,686	\$113,298	0.227	1,528	\$16.81	563	22.6711	2 STORY	71	\$9,000
40-25-127-021	2010 STONEY BROOK CT	10/04/19	WD	\$45,500	\$24,200	44.40	\$48,320	\$9,919	\$44,581	\$139,640	0.319	1,516	\$29.41	563	1.8328	2 STORY	71	\$9,000
40-25-127-025	2004 STONEY BROOK CT	12/13/19	WD	\$45,000	\$25,000	55.56	\$50,029	\$10,470	\$34,530	\$143,851	0.240	1,516	\$22.78	563	9.7544	2 STORY	71	\$9,000
40-25-127-051	2105 STONEY BROOK CT	01/23/20	WD	\$32,979	\$28,300	85.81	\$56,565	\$12,295	\$20,684	\$160,982	0.128	1,770	\$11.69	563	24.1236	2 STORY	71	\$9,000
40-25-127-051	2105 STONEY BROOK CT	06/16/21	WD	\$71,000 †	\$28,300	39.86	\$56,565	\$12,295	\$58,705	\$160,982	0.365	1,770	\$33.17	563	0.5054	2 STORY	71	\$9,000

Totals:		\$1,032,879	\$501,600	\$1,003,085	\$818,040	\$2,902,713												
	Sale, Ratio =>	49.04		E.C.F. =>	0.282													
	Std. Dev. =>	12.43		Ave. E.C.F. =>	0.282													
40-25-127-014	2024 STONEY BROOK CT	06/17/21	WD	\$54,000 *	\$25,500	47.22	\$50,984	\$10,745	\$43,255	\$146,324	0.296	1.817	\$23.81	563	29.5612	2 STORY	66	\$9,000
40-25-127-029	2005 CRESTBROOK LN	11/25/20	WD	\$40,000	\$20,700	51.75	\$41,378	\$9,000	\$31,000	\$117,738	0.263	1.440	\$21.53	563	26.3296	2 STORY	66	\$9,000
40-25-153-001	1965 LAUREL OAK DR	08/17/21	WD	\$80,000 #	\$24,100	30.13	\$48,186	\$9,742	\$70,258	\$139,796	0.503	1.739	\$40.40	563	50.2574	2 STORY	66	\$9,000
40-25-153-002	1963 LAUREL OAK DR	08/08/19	WD	\$40,000	\$22,500	56.25	\$44,977	\$9,000	\$31,000	\$130,825	0.237	1.739	\$17.83	563	23.6957	2 STORY	66	\$9,000
40-25-153-015	1907 LAUREL OAK DR	10/01/21	CD	\$51,000 *	\$25,400	49.80	\$50,898	\$10,240	\$40,760	\$147,847	0.276	1.786	\$22.82	563	27.5690	2 STORY	66	\$9,000
40-25-153-022	1813 LAUREL OAK DR	02/26/20	PTA	\$45,000	\$24,900	55.33	\$49,801	\$10,355	\$34,645	\$143,440	0.242	1.766	\$19.62	563	24.1530	2 STORY	66	\$9,000
40-25-153-049	1815 LAUREL OAK DR	01/30/20	WD	\$35,000	\$23,800	66.11	\$47,521	\$9,000	\$27,000	\$140,076	0.193	1.766	\$15.29	563	19.2752	2 STORY	66	\$9,000
40-25-153-049	1815 LAUREL OAK DR	11/19/20	WD	\$69,000	\$23,800	34.49	\$47,521	\$9,000	\$60,000	\$140,076	0.428	1.766	\$33.98	563	42.8338	2 STORY	66	\$9,000
40-25-127-033	2015 CRESTBROOK LN	04/12/19	WD	\$64,000	\$25,000	39.06	\$50,012	\$9,402	\$54,598	\$147,673	0.370	1.790	\$30.50	563	36.9723	2 STORY	64	\$9,000
40-25-127-033	2015 CRESTBROOK LN	10/07/21	WD	\$90,000 #	\$25,000	27.78	\$50,012	\$9,402	\$80,598	\$147,673	0.546	1.790	\$45.03	563	54.5788	2 STORY	64	\$9,000
Totals:				\$569,000	\$240,700		\$481,290		\$473,114	\$1,401,469			\$25.00		0.2358			
					Sale, Ratio =>	42.30				E.C.F. =>	0.338				0.09869754			
					Std. Dev. =>	12.52				Ave. E.C.F. =>	0.335				25.5487			
															Coefficient of Var=>	76.21333959		

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

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

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

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

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

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

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

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

to HW
0.625
0.525
0.6057
550

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
40-25-177-030	1718 LAUREL OAK DR	12/30/20	WD	\$103,500	\$62,500	60.39	\$124,906	\$18,050	\$85,450	\$213,712	0.400	1,939	\$44.07	2.1220	1 STY	69	\$18,050
40-25-104-011	1935 PENBROOK LN	09/16/21	WD	\$85,000	\$34,300	40.35	\$68,592	\$16,017	\$68,983	\$105,150	0.656	1,418	\$48.65	65.6044	1 STY	63	\$16,017
40-25-105-011	1901 WINDSOR LN	04/02/20	CD	\$73,000	\$31,300	42.88	\$62,652	\$14,711	\$58,289	\$95,882	0.608	1,384	\$42.12	60.7924	1 STY	63	\$13,652
40-25-106-017	1821 GREENBRIAR LN	08/17/20	WD	\$79,900	\$32,500	40.68	\$64,900	\$16,081	\$63,819	\$97,638	0.654	1,448	\$44.07	28.8697	1 STY	63	\$12,695
40-25-126-021	2140 CRESTBROOK LN	05/21/20	WD	\$73,000	\$41,800	57.26	\$83,527	\$16,852	\$56,148	\$133,350	0.421	1,813	\$30.97	5.6126	1 STY	63	\$13,038
Totals:				\$414,400	\$202,400	48.84	\$404,577	\$332,689	\$645,732	E.C.F. => 0.515							
				Sale. Ratio =>		48.84				Ave. E.C.F. => 0.548							
				Std. Dev. =>		9.71											

40-25-105-023	1930 GREENBRIAR LN	02/26/21	CD	\$44,525	\$31,300	76.82	\$63,788	\$12,581	\$29,144	\$97,918	0.299	1,515	\$49.24	29.7637	1 STY	59	\$12,381
40-25-151-010	1901 ROCKCREEK LN	06/10/21	WD	\$91,900	\$31,300	34.06	\$62,612	\$14,158	\$77,742	\$92,293	0.842	1,426	\$44.52	16.6747	1 STY	59	\$12,597
40-25-152-010	1837 LYNBROOK DR	12/11/20	WD	\$87,000	\$38,300	44.02	\$76,699	\$13,366	\$73,634	\$120,634	0.610	1,670	\$44.09	11.9303	1 STY	59	\$12,872
40-25-105-026	1918 GREENBRIAR LN	03/05/21	WD	\$98,000	\$30,900	31.53	\$61,892	\$15,351	\$82,649	\$88,650	0.932	1,389	\$59.50	93.2312	1 STY	58	\$14,325
40-25-102-002	1922 PARK FOREST DR	08/02/21	WD	\$81,250	\$28,200	34.71	\$56,324	\$11,220	\$70,030	\$85,912	0.815	1,300	\$53.87	81.5133	1 STY	57	\$11,220
40-25-102-013	1820 PARK FOREST DR	03/04/21	WD	\$75,000	\$26,200	34.93	\$52,455	\$10,030	\$64,970	\$80,810	0.804	1,276	\$50.92	80.3989	1 STY	57	\$10,030
40-25-151-020	4202 GREENBROOK LN	05/05/20	WD	\$84,900	\$36,200	42.64	\$72,390	\$14,929	\$69,971	\$109,450	0.639	1,548	\$45.20	63.9299	1 STY	57	\$14,298
40-25-176-036	4314 GREENBROOK LN	09/23/21	WD	\$39,888	\$26,400	88.00	\$52,786	\$13,656	\$16,224	\$74,495	0.239	1,120	\$44.58	16.3773	1 STY	54	\$13,676
Totals:				\$589,575	\$249,400	42.30	\$498,946	\$484,464	\$750,162	E.C.F. => 0.646							
				Sale. Ratio =>		42.30				Ave. E.C.F. => 0.645							
				Std. Dev. =>		21.67											

40-25-152-012	1829 LYNBROOK DR	11/19/19	WD	\$179,900	\$80,700	44.86	\$161,303	\$14,610	\$165,290	\$293,386	0.563	2,399	\$68.90	56.3387	2 STORY	79	\$14,610
40-25-152-054	1834 LAUREL OAK DR	06/25/19	WD	\$124,600	\$57,500	46.15	\$114,946	\$13,618	\$110,982	\$202,656	0.548	1,846	\$60.12	54.7637	2 STORY	74	\$12,240
40-25-152-039	1808 LAUREL OAK DR	11/15/19	WD	\$115,000	\$58,300	50.70	\$116,655	\$17,045	\$97,955	\$199,220	0.492	2,133	\$45.92	49.1693	2 STORY	70	\$15,438

40-25-176-017	1718 LYNBROOK DR	04/17/19	WD	\$94,000	\$72,200	76.81	\$144,402	\$18,213	\$75,787	\$252,378	0.300	2,488	\$30.46	30.0292	2 STORY	66	\$16,150
40-25-152-009	1901 LYNBROOK DR	06/11/21	WD	\$146,000	\$51,100	35.00	\$102,131	\$14,555	\$131,445	\$175,152	0.750	2,140	\$61.42	75.0462	2 STORY	63	\$13,513
40-25-178-002	1745 LAUREL OAK DR	04/01/19	CD	\$81,000	\$50,400	62.22	\$100,753	\$16,410	\$64,590	\$168,686	0.383	1,974	\$32.72	1.7969	2 STORY	63	\$14,783
40-25-151-027	1918 LYNBROOK DR	03/30/20	WD	\$86,900	\$44,100	50.75	\$88,233	\$13,452	\$73,448	\$149,562	0.491	1,838	\$39.96	49.1087	2 STORY	61	\$12,350

40-25-153-069	1801 LAUREL OAK DR	06/18/19	WD	\$81,500	\$48,100	59.02	\$96,299	\$21,396	\$60,104	\$149,806	0.401	1,840	\$32.67	40.1212	2 STORY	59	\$20,354
40-25-177-024	1702 LAUREL OAK DR	04/29/19	WD	\$95,000	\$56,500	59.47	\$112,918	\$18,134	\$76,866	\$210,631	0.365	2,141	\$35.90	36.4932	TRI-LEVEL	71	\$16,919
40-25-105-010	1905 WINDSOR LN	11/16/20	WD	\$93,000	\$33,600	36.13	\$67,152	\$15,591	\$77,409	\$114,580	0.676	1,565	\$49.46	67.5589	TRI-LEVEL	63	\$12,853

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

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

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

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

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.275	0.275	0.275	0.300	0.300	0.300
2 STORY		0.000	0.000	0.000	0.000	0.000	0.000
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.300	0.300	0.300	0.325	0.325	0.325
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT		0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT		0.000	0.000	0.000	0.000	0.000	0.000

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

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

.325
1.5 Story

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value	
40-25-201-036	1510 BERRYWOOD LN	10/30/20	WD	\$44,500	\$17,000	38.20	\$33,999	\$7,394	\$37,106	\$96,745	0.384	905	\$41.00	570	38.3543	1STY	76	\$7,394
40-25-201-048	1410 BERRYWOOD LN	09/27/19	WD	\$37,000	\$17,300	46.76	\$34,506	\$7,874	\$29,126	\$96,844	0.301	905	\$32.18	570	30.0753	1STY	76	\$7,224
40-25-201-048	1410 BERRYWOOD LN	06/30/21	WD	\$50,000	\$17,300	34.60	\$34,506	\$7,874	\$42,126	\$96,844	0.435	905	\$46.55	570	43.4990	1STY	76	\$7,224
40-25-202-005	1609 BERRYWOOD LN	04/30/19	WD	\$50,000	\$19,000	38.00	\$37,979	\$7,146	\$42,854	\$112,120	0.382	1,073	\$39.94	570	38.2215	1STY	76	\$7,146
40-25-251-027	1830 GREENBROOK LN	04/21/20	WD	\$48,900	\$19,800	40.49	\$39,687	\$7,553	\$41,347	\$116,851	0.354	1,046	\$39.53	570	0.8985	1STY	76	\$7,553
40-25-253-006	4409 HUCKLEBERRY LN	06/23/21	WD	\$41,000	\$18,300	44.63	\$36,543	\$6,750	\$34,250	\$108,338	0.316	904	\$37.89	570	2.0291	1STY	76	\$6,750
40-25-254-005	4318 HUCKLEBERRY LN	09/16/21	WD	\$55,000	\$17,900	32.55	\$35,734	\$8,267	\$46,733	\$99,880	0.468	905	\$51.64	570	9.4571	1STY	76	\$8,267
40-25-254-024	1609 RASPBERRY LN	01/02/20	WD	\$45,000	\$19,200	42.67	\$38,329	\$7,464	\$37,536	\$112,236	0.334	1,137	\$33.01	570	20.3130	1STY	76	\$7,079
40-25-255-030	1506 GREENBROOK LN	04/30/21	WD	\$35,000	\$16,400	46.86	\$32,899	\$8,892	\$26,108	\$87,298	0.299	876	\$29.80	570	0.8581	1STY	76	\$8,892
40-25-251-021	1601 CRESTBROOK LN	09/13/21	WD	\$122,875	\$21,100	17.17	\$42,210	\$7,672	\$115,203	\$125,593	0.917	1,164	\$98.97	570	51.5498	1STY	72	\$7,672
40-25-254-020	1625 RASPBERRY LN	12/11/20	WD	\$55,000	\$21,600	39.27	\$43,210	\$8,624	\$46,376	\$125,767	0.369	1,136	\$40.82	570	2.3885	1STY	72	\$8,624
Totals:				\$584,275	\$204,900	35.07	\$409,602	\$498,765	\$1,178,516	E.C.F. => 0.423								
				505	Sale. Ratio => Std. Dev. =>	8.38	Ave. E.C.F. => 0.414											

40-25-202-038	1510 MULBERRY LN	07/29/21	WD	\$55,555	\$18,000	32.40	\$36,011	\$6,750	\$48,805	\$97,537	0.500	949	\$51.43	570	50.0376	1.25 STY	76	\$6,750
40-25-203-009	1521 MULBERRY LN	04/07/20	WD	\$57,000	\$17,400	30.53	\$34,793	\$6,750	\$50,250	\$93,477	0.538	886	\$56.72	570	53.7567	1.25 STY	76	\$6,750
40-25-203-012	1509 MULBERRY LN	12/04/20	WD	\$63,000	\$18,400	29.21	\$36,752	\$6,750	\$56,250	\$100,007	0.562	949	\$59.27	570	56.2463	1.25 STY	76	\$6,750
40-25-203-013	1505 MULBERRY LN	10/28/19	PTA	\$60,000	\$18,900	31.50	\$37,870	\$6,750	\$53,250	\$103,733	0.513	949	\$56.11	570	51.3335	1.25 STY	76	\$6,750
40-25-203-031	1418 BLUEBERRY LN	12/30/19	WD	\$37,400	\$17,000	45.45	\$34,081	\$6,750	\$30,650	\$91,103	0.336	886	\$34.59	570	33.6431	1.25 STY	76	\$6,750
40-25-204-005	1509 BLUEBERRY LN	05/15/20	WD	\$38,000	\$17,000	44.74	\$33,935	\$6,750	\$31,250	\$90,617	0.345	885	\$35.31	570	34.4859	1.25 STY	76	\$6,750
40-25-204-007	1501 BLUEBERRY LN	04/29/19	WD	\$38,500	\$16,900	43.90	\$33,863	\$6,750	\$31,750	\$90,377	0.351	887	\$35.79	570	35.1308	1.25 STY	76	\$6,750
40-25-204-012	1407 BLUEBERRY LN	01/09/20	WD	\$36,500	\$18,100	49.59	\$36,171	\$8,239	\$28,261	\$93,107	0.304	886	\$31.90	570	30.3534	1.25 STY	76	\$8,239
40-25-253-034	1707 GREENBROOK LN	12/15/20	WD	\$44,000	\$19,000	43.18	\$38,089	\$6,750	\$37,250	\$104,463	0.357	954	\$39.05	570	35.6584	1.25 STY	76	\$6,750
40-25-253-040	1607 GREENBROOK LN	09/14/20	WD	\$43,000	\$18,500	43.02	\$36,945	\$8,494	\$34,506	\$94,837	0.364	1,156	\$29.85	570	36.3847	1.25 STY	76	\$8,494
40-25-255-027	1405 RASPBERRY LN	10/09/20	WD	\$69,000	\$21,200	30.72	\$42,344	\$11,924	\$57,076	\$101,400	0.563	954	\$59.83	570	56.2880	1.25 STY	76	\$7,079
Totals:				\$541,955	\$200,400	36.98	\$400,854		\$459,298	\$1,060,657	0.433							
					Sale. Ratio =>	7.60												
					Std. Dev. =>													

40-25-255-010	1610 GREENBROOK LN	05/06/19	WD	\$42,000	\$17,700	42.14	\$35,466	\$7,807	\$34,193	\$85,105	0.402	954	\$35.84	570	40.1776	1.25 STY	64	\$7,807
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(Optional) Gross Rate Multipliers
          A: 3.500
          B: 0.000
          C: 0.000
          D: 0.000
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E.C.F.s for Neighborhood: 575 'R - 575-TIM'

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

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

0.3 60.50

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj.	Sale Cur.	Appraisal Land + Yard Bldg.	Residual	Cost Main \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
40-25-220-004	1301 LELAND ST	12/11/20	MLC	\$26,000	\$10,300	39.62	\$20,558	\$3,120	\$22,880	\$69,752	0.328	688	\$33.26	575	3.8164	1 STY	71	\$3,120
40-25-221-001	4001 TUXEDO AVE	11/20/20	WD	\$29,000	\$13,800	47.59	\$27,621	\$5,226	\$23,774	\$89,580	0.265	1,018	\$23.35	575	12.0432	1 STY	71	\$5,226
40-25-232-006	1235 CRAWFORD ST	10/07/20	WD	\$22,000	\$7,600	34.55	\$15,260	\$3,392	\$18,608	\$47,472	0.392	616	\$30.21	575	27.2678	1 STY	71	\$3,392
40-25-276-009	1221 ALVORD AVE	06/21/19	WD	\$16,500	\$10,700	64.85	\$21,341	\$4,359	\$12,141	\$67,928	0.179	624	\$19.46	575	3.9648	1 STY	71	\$4,359
41-30-102-003	3809 BRUNSWICK AVE	01/29/20	WD	\$24,900	\$11,800	47.39	\$23,660	\$3,400	\$21,500	\$81,040	0.265	928	\$23.17	575	5.6315	1 STY	71	\$3,400
41-30-106-001	4001 BRUNSWICK AVE	10/06/20	WD	\$15,000	\$8,800	58.67	\$17,571	\$3,740	\$11,260	\$55,324	0.204	687	\$16.39	575	7.4391	1 STY	71	\$3,740
41-30-106-001	4001 BRUNSWICK AVE	08/04/21	WD	\$37,000	\$8,800	23.78	\$17,571	\$3,740	\$33,260	\$55,324	0.601	687	\$48.41	575	47.2048	1 STY	71	\$3,740
41-30-106-003	4009 BRUNSWICK AVE	01/15/21	WD	\$24,000	\$13,500	56.25	\$26,914	\$5,080	\$18,920	\$87,336	0.217	894	\$21.16	575	4.3084	1 STY	71	\$3,400
41-30-106-018	801 LELAND ST	05/10/19	WD	\$25,000	\$9,300	37.20	\$18,565	\$3,048	\$21,952	\$62,068	0.354	616	\$35.64	575	18.0126	1 STY	71	\$3,048
41-30-106-025	830 CRAWFORD ST	07/22/21	WD	\$45,000	\$16,200	36.00	\$32,383	\$6,097	\$38,903	\$105,144	0.370	946	\$41.12	575	1.5455	1 STY	71	\$6,097
41-30-110-006	853 ALVORD AVE	01/31/20	WD	\$18,000	\$10,600	58.89	\$21,127	\$2,975	\$15,025	\$72,608	0.207	792	\$18.97	575	20.8390	1 STY	71	\$2,975
41-30-157-016	952 MARKHAM ST	05/22/20	WD	\$26,000	\$11,300	43.46	\$22,592	\$2,999	\$23,001	\$78,372	0.293	704	\$32.67	575	22.6750	1 STY	71	\$2,999
41-30-157-030	4618 BRUNSWICK AVE	12/09/19	WD	\$17,800	\$12,200	68.54	\$24,357	\$3,671	\$14,129	\$82,744	0.171	1,176	\$12.01	575	34.9479	1 STY	71	\$3,671

Totals: \$326,200 \$144,900 44.42 E.C.F. => 0.288
Std. Dev. => 13.30 Ave. E.C.F. => 0.296

40-25-228-001	3907 HARGOTT AVE	06/26/19	WD	\$47,500	\$14,400	30.32	\$28,879	\$4,572	\$42,928	\$97,228	0.442	961	\$44.67	575	44.1519	1 STY	66	\$4,572
40-25-228-007	1227 CAMPBELL ST	10/30/20	WD	\$27,000	\$8,300	30.74	\$16,612	\$3,120	\$23,880	\$53,968	0.442	756	\$31.59	575	44.2484	1 STY	66	\$3,120
40-25-231-013	1027 LELAND ST	08/25/21	WD	\$35,000	\$9,200	26.29	\$18,440	\$3,120	\$31,880	\$61,280	0.520	560	\$56.93	575	52.0235	1 STY	66	\$3,120
40-25-281-005	1115 INGLESIDE AVE	08/26/19	WD	\$18,000	\$15,200	84.44	\$30,376	\$5,100	\$12,900	\$101,104	0.128	735	\$17.55	575	12.7591	1 STY	66	\$5,100
40-25-282-030	1202 MARKHAM ST	09/18/20	WD	\$30,000	\$10,200	34.00	\$20,359	\$5,780	\$24,220	\$58,316	0.415	660	\$36.70	575	9.6920	1 STY	66	\$5,780
40-25-283-016	1106 MARKHAM ST	11/17/20	QC	\$15,000	\$10,300	68.67	\$20,699	\$3,825	\$11,175	\$67,496	0.166	898	\$12.44	575	15.2838	1 STY	66	\$3,825
41-30-102-001	3801 BRUNSWICK AVE	10/21/20	WD	\$44,000	\$13,400	30.45	\$26,878	\$3,885	\$40,115	\$91,972	0.436	1,003	\$40.00	575	43.6165	1 STY	66	\$3,885
41-30-106-026	822 CRAWFORD ST	05/06/21	WD	\$37,000	\$12,000	32.43	\$23,912	\$4,007	\$32,993	\$79,620	0.414	724	\$45.57	575	2.1480	1 STY	66	\$4,007
41-30-108-004	4109 BRUNSWICK AVE	02/07/20	QC	\$20,000	\$10,500	52.50	\$21,060	\$3,400	\$16,600	\$70,640	0.235	754	\$22.02	575	20.0866	1 STY	66	\$3,400
41-30-109-032	944 CLINTON ST	06/24/21	WD	\$30,000	\$10,500	35.00	\$21,026	\$4,463	\$25,537	\$66,252	0.385	768	\$33.25	575	2.5297	1 STY	66	\$4,463
41-30-110-002	4205 BRUNSWICK AVE	04/26/21	WD	\$18,000	\$12,100	67.22	\$24,101	\$4,150	\$13,850	\$79,804	0.174	836	\$16.57	575	18.6605	1 STY	66	\$3,400
41-30-152-006	837 CLINTON ST	02/03/21	WD	\$35,000	\$16,300	46.57	\$32,649	\$7,438	\$27,562	\$100,844	0.273	875	\$31.50	575	6.7170	1 STY	66	\$7,438
40-25-231-004	4021 TUXEDO AVE	03/05/21	WD	\$11,000	\$8,200	74.55	\$16,375	\$5,257	\$5,743	\$44,472	0.129	679	\$8.46	575	12.9137	1 STY	61	\$5,257
40-25-233-016	1031 CRAWFORD ST	12/17/20	WD	\$13,000	\$8,100	62.31	\$16,255	\$3,392	\$9,608	\$51,452	0.187	709	\$13.55	575	18.6737	1 STY	61	\$3,392
40-25-280-025	1238 PINEHURST AVE	08/10/19	WD	\$11,900	\$9,600	80.67	\$19,171	\$2,890	\$9,010	\$65,124	0.138	824	\$10.93	575	13.8351	1 STY	61	\$2,890
40-25-280-025	1238 PINEHURST AVE	12/23/19	WD	\$16,500	\$9,600	58.18	\$19,171	\$2,890	\$13,610	\$65,124	0.209	824	\$16.52	575	20.8986	1 STY	61	\$2,890
40-25-283-017	1102 MARKHAM ST	02/10/21	WD	\$21,000	\$7,500	35.71	\$14,967	\$3,825	\$17,175	\$44,568	0.385	731	\$23.50	575	38.5366	1 STY	61	\$3,825
41-30-104-011	829 CAMPBELL ST	09/21/21	WD	\$16,000	\$6,300	39.38	\$12,558	\$3,048	\$12,952	\$38,040	0.340	440	\$29.44	575	34.0484	1 STY	61	\$3,048

Totals: \$445,900 \$191,700 42.99 E.C.F. => 0.300
Std. Dev. => 19.42 Ave. E.C.F. => 0.301

202

40-25-282-012	1205 PINEHURST AVE	07/09/20 MLC	\$22,857	\$8,000	35.00	\$16,750	\$2,890	\$19,967	\$55,440	0.360	704	\$28,36	575	36.0155	1 STY	57	\$2,890
40-25-229-029	1022 IELAND ST	08/14/19 LC	\$20,000	\$6,400	32.00	\$12,802	\$3,120	\$16,880	\$38,728	0.436	576	\$29,31	575	43.5860	1 STY	52	\$3,120

41-30-104-005	858 IELAND ST	09/09/21 WD	\$21,000	\$14,900	70.95	\$29,754	\$7,186	\$13,814	\$90,272	0.153	1,065	\$12,97	575	15.3026	1.25 STY	71	\$5,702
41-30-108-028	806 ALVORD AVE	01/29/20 WD	\$14,672	\$8,800	59.98	\$22,513	\$2,600	\$12,072	\$79,652	0.152	792	\$15,24	575	15.1559	1.25 STY	71	\$2,600
41-30-153-030	932 INGLESIDE AVE	12/16/20 WD	\$21,000	\$12,900	61.43	\$25,720	\$4,420	\$16,580	\$85,200	0.195	928	\$17,87	575	19.5428	1.25 STY	71	\$4,420

Totals: \$56,672 \$36,600 64.58 \$77,987 \$42,466 \$255,124
Sale. Ratio => 64.58 E.C.F. => 0.166
Std. Dev. => 5.96 Ave. E.C.F. => 0.166

40-25-228-011	1211 CAMPBELL ST	05/24/19 WD	\$28,000	\$10,300	36.79	\$21,239	\$3,120	\$24,880	\$72,476	0.343	820	\$30,34	575	34.3286	1.25 STY	66	\$3,120
40-25-230-025	1212 CRAWFORD ST	02/02/21 WD	\$22,000	\$17,200	78.18	\$34,481	\$6,349	\$15,651	\$112,528	0.139	1,282	\$12,21	575	13.9085	1.25 STY	66	\$4,680

40-25-231-036	1114 CRAWFORD ST	07/16/19 WD	\$15,000	\$13,900	92.67	\$27,877	\$3,246	\$11,754	\$98,524	0.119	1,000	\$11,75	575	11.9301	2 STORY	71	\$3,246
41-30-106-022	842 CRAWFORD ST	08/20/19 WD	\$24,000	\$14,600	60.83	\$29,285	\$4,573	\$19,427	\$98,848	0.197	1,176	\$16,52	575	19.6534	2 STORY	66	\$4,573

40-25-281-011	1031 INGLESIDE AVE	04/20/21 WD	\$45,000	\$15,300	34.00	\$30,675	\$5,100	\$39,900	\$102,300	0.390	1,353	\$29,49	575	39.0029	TWO UNIT	71	\$5,100
41-30-106-002	4005 BRUNSWICK AVE	01/29/20 WD	\$13,845	\$8,200	59.23	\$21,422	\$3,388	\$10,457	\$72,136	0.145	960	\$10,89	575	14.4962	TWO UNIT	66	\$3,388
41-30-106-002	4005 BRUNSWICK AVE	11/30/20 WD	\$29,900	\$10,800	36.12	\$21,519	\$3,485	\$26,415	\$72,136	0.366	960	\$27,52	575	36.6183	TWO UNIT	66	\$3,485
41-30-102-028	822 CAMPBELL ST	08/23/19 WD	\$24,000	\$9,100	37.92	\$18,184	\$3,277	\$20,723	\$59,628	0.348	960	\$21,59	575	34.7538	TWO UNIT	61	\$3,048

Totals: \$112,745 \$43,400 38.49 \$91,800 \$97,495 \$306,200 \$25.25 0.6225
Sale. Ratio => 38.49 E.C.F. => 0.318
Std. Dev. => 11.72 Ave. E.C.F. => 0.312
Std. Deviation=> 0.11684
Ave. Variance=> 21.7003 Coefficient of Var=> 69.51261502

805

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.375	0.375	0.375	0.350	0.350	0.350
1 STY		0.375	0.375	0.375	0.350	0.350	0.350
2 STORY		0.375	0.375	0.375	0.350	0.350	0.350
1.5 STY		0.375	0.375	0.375	0.350	0.350	0.350
1.25 STY		0.375	0.375	0.375	0.350	0.350	0.350
BI-LEVEL		0.375	0.375	0.375	0.000	0.000	0.000
TRI-LEVEL		0.375	0.375	0.375	0.000	0.000	0.000
ESTATE HOME		0.375	0.375	0.375	0.000	0.000	0.000
DUPLEX		0.375	0.375	0.375	0.000	0.000	0.000
TWO UNIT		0.375	0.375	0.375	0.325	0.325	0.300
THREE UNIT		0.375	0.375	0.375	0.325	0.325	0.300
FOUR UNIT		0.375	0.375	0.375	0.325	0.325	0.300

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

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

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

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

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

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

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard Bldg.	Residual	Cost Man.	\$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
41-19-381-022	612 PETTIBONE AVE	08/05/21	WD	\$72,000	\$18,500	25.69	\$37,080	\$4,500	\$67,500	\$100,246	0.673	936	\$72.12		580	67.3343	1 STY		\$4,500

41-30-178-012	711 HURON ST	08/26/21	WD	\$30,500	\$17,200	56.39	\$34,382	\$4,500	\$26,000	\$91,945	0.283	903	\$28.79		580	36.5941	1 STY		\$4,500
41-30-158-033	806 MARKHAM ST	06/30/20	WD	\$50,000	\$23,900	47.80	\$47,841	\$7,604	\$42,396	\$123,806	0.342	1,602	\$26.46		580	50.1671	1 STY		\$7,604
41-30-205-012	517 ALVORD AVE	08/13/20	WD	\$25,000	\$12,000	48.00	\$24,002	\$4,500	\$20,500	\$60,006	0.342	721	\$28.43		580	7.5309	1 STY		\$4,500
41-30-206-043	4413 CUTHBERTSON ST	10/04/19	WD	\$35,000	\$15,100	43.14	\$30,260	\$4,930	\$30,070	\$77,938	0.386	666	\$45.15		580	7.1805	1 STY		\$4,930

Totals: \$140,500 \$68,200 48.54 \$136,485 \$118,966 \$353,695 E.C.F. => 0.336 Ave. E.C.F. => 0.338

41-19-381-019	624 PETTIBONE AVE	07/28/20	WD	\$24,000	\$13,300	55.42	\$26,667	\$4,500	\$19,500	\$68,206	0.286	724	\$26.93		580	28.5898	1 STY		\$4,500
41-19-385-017	630 W ATHERTON RD	07/16/21	WD	\$24,950	\$13,800	55.31	\$27,617	\$4,500	\$20,450	\$71,129	0.288	768	\$26.63		580	28.7505	1 STY		\$4,500
41-30-128-020	718 LELAND ST	07/07/21	WD	\$24,500	\$13,300	54.29	\$26,602	\$6,917	\$17,583	\$60,569	0.290	720	\$24.42		580	13.5790	1 STY		\$6,917
41-30-156-011	829 INGLESIDE AVE	03/20/20	WD	\$13,000	\$10,600	81.54	\$21,248	\$3,500	\$9,500	\$54,609	0.174	780	\$12.18		580	2.2880	1 STY		\$3,500
41-30-158-027	818 MARKHAM ST	03/13/20	MLC	\$19,900	\$7,600	38.19	\$15,226	\$3,772	\$16,128	\$35,243	0.458	480	\$33.60		580	26.0778	1 STY		\$3,772
41-30-206-013	3921 CUTHBERTSON ST	04/26/21	WD	\$40,000	\$15,400	38.50	\$30,809	\$4,930	\$35,070	\$81,368	0.431	1,305	\$26.87		580	19.3675	1 STY		\$4,930
41-30-152-018	830 HURON ST	01/31/20	WD	\$23,000	\$9,400	40.87	\$18,700	\$3,500	\$19,500	\$46,769	0.417	888	\$21.96		580	39.3583	1 STY		\$3,500
41-19-383-006	631 PETTIBONE AVE	03/09/20	WD	\$40,000	\$15,000	37.50	\$30,038	\$4,500	\$35,500	\$78,578	0.452	1,125	\$31.56		580	45.1778	1 STY		\$4,500

Totals: \$209,350 \$98,400 47.00 \$196,907 \$173,231 \$496,472 E.C.F. => 0.349 Ave. E.C.F. => 0.349

41-30-128-002	745 CAMPBELL ST	07/12/21	WD	\$72,000	\$19,200	26.67	\$38,372	\$4,611	\$67,389	\$103,880	0.649	1,140	\$59.11		580	64.8720	1.25 STY		\$4,611
41-30-134-008	717 ALVORD AVE	08/06/20	WD	\$40,000	\$16,400	41.00	\$32,888	\$4,500	\$35,500	\$87,348	0.406	924	\$38.42		580	5.4519	1.25 STY		\$4,500
41-30-135-006	635 ALVORD AVE	08/20/21	WD	\$48,000	\$17,700	36.88	\$35,390	\$4,500	\$43,500	\$95,046	0.458	1,040	\$41.83		580	19.8331	1.25 STY		\$4,500
41-30-133-023	612 ALVORD AVE	06/24/19	MLC	\$35,000	\$18,300	52.29	\$36,502	\$4,500	\$30,500	\$98,468	0.310	1,082	\$28.19		580	30.9746	1.25 STY		\$4,500
41-30-159-027	817 MARKHAM ST	08/11/20	MLC	\$47,000	\$28,500	60.64	\$56,918	\$9,440	\$37,560	\$158,260	0.237	1,949	\$19.27		580	57.3193	1.25 STY		\$9,440
41-30-159-029	809 MARKHAM ST	08/11/20	MLC	\$47,000	\$28,500	60.64	\$56,918	\$9,440	\$37,560	\$158,260	0.237	1,949	\$19.27		580	57.3193	1.25 STY		\$9,440
41-30-132-001	749 CRAWFORD ST	09/24/19	WD	\$29,000	\$14,900	51.38	\$29,876	\$5,000	\$24,000	\$76,542	0.314	917	\$26.17		580	31.3555	1.25 STY		\$5,000
41-30-134-012	701 ALVORD AVE	08/09/21	WD	\$55,000	\$16,800	30.55	\$33,589	\$5,000	\$50,000	\$87,966	0.568	1,050	\$47.62		580	56.8400	1.25 STY		\$5,000
41-30-134-020	726 CLINTON ST	07/30/21	WD	\$32,000	\$16,000	50.00	\$32,059	\$5,500	\$26,500	\$81,720	0.324	932	\$28.43		580	32.4278	1.25 STY		\$5,500
41-30-159-022	841 MARKHAM ST	04/20/21	WD	\$45,000	\$15,700	34.89	\$31,458	\$4,720	\$40,280	\$82,271	0.490	1,018	\$39.57		580	0.3185	1.25 STY		\$4,720
41-30-179-018	620 INGLESIDE AVE	11/08/19	WD	\$23,000	\$13,900	60.43	\$27,845	\$4,500	\$18,500	\$71,831	0.258	743	\$24.90		580	2.6820	1.25 STY		\$4,500
41-30-252-011	523 HURON ST	04/12/19	WD	\$20,500	\$13,200	64.39	\$26,323	\$4,500	\$16,000	\$67,148	0.238	960	\$16.67		580	32.2319	1.25 STY		\$4,500

Totals: \$493,500 \$219,100 44.40 \$438,138 \$427,289 \$1,168,738 E.C.F. => 0.366 Ave. E.C.F. => 0.374

41-19-381-012	652 PETTIBONE AVE	10/15/20 WD	\$35,000	\$14,900	42.57	\$29,821	\$5,000	\$30,000	\$76,372	0.393	768	\$39.06	580	39,2813	1.25 STY	59	\$5,000
41-19-384-001	751 WALDMAN AVE	06/25/21 WD	\$71,900	\$15,700	21.84	\$31,419	\$6,075	\$65,825	\$77,982	0.844	984	\$66.90	580	84,4110	1.25 STY	59	\$6,075
41-30-126-006	731 W ATHERTON RD	06/11/21 WD	\$50,000	\$15,400	30.80	\$30,878	\$4,500	\$45,500	\$81,163	0.561	998	\$45.59	580	56,0600	1.25 STY	59	\$4,500
41-30-127-002	649 W ATHERTON RD	12/17/19 MLC	\$20,000	\$15,200	76.00	\$30,385	\$4,500	\$15,500	\$79,646	0.195	1,006	\$15.41	580	19,4611	1.25 STY	59	\$4,500
41-30-128-008	725 CAMPBELL ST	08/09/19 QC	\$22,500	\$12,700	56.44	\$25,420	\$4,611	\$17,889	\$64,028	0.279	900	\$19.88	580	27,9395	1.25 STY	59	\$4,611
41-30-129-003	643 CAMPBELL ST	03/06/20 WD	\$29,000	\$17,100	58.97	\$34,144	\$8,710	\$20,290	\$78,258	0.259	923	\$21.98	580	25,9269	1.25 STY	59	\$8,710
41-30-132-002	745 CRAWFORD ST	06/26/20 WD	\$15,000	\$12,700	84.67	\$25,350	\$4,500	\$10,500	\$64,154	0.164	932	\$11.27	580	16,3669	1.25 STY	59	\$4,500
41-30-134-005	729 ALVORD AVE	09/16/20 WD	\$35,000	\$19,400	55.43	\$38,872	\$7,900	\$27,100	\$95,298	0.284	1,176	\$23.04	580	28,4370	1.25 STY	59	\$7,900
41-30-134-024	710 CLINTON ST	07/29/21 WD	\$71,000	\$12,700	17.89	\$25,372	\$4,500	\$66,500	\$64,222	1.035	740	\$89.86	580	103,5478	1.25 STY	59	\$4,500
41-30-135-032	619 ALVORD AVE	03/31/21 WD	\$17,000	\$12,500	73.53	\$25,008	\$4,700	\$12,300	\$62,486	0.197	923	\$13.33	580	19,6844	1.25 STY	59	\$4,700
41-30-159-009	931 MARKHAM ST	09/02/20 WD	\$45,000	\$16,500	36.67	\$32,924	\$4,720	\$40,280	\$86,782	0.464	1,142	\$35.27	580	46,4154	1.25 STY	59	\$4,720
41-30-159-048	810 W HEMPHILL RD	12/17/19 QC	\$30,000	\$16,100	53.67	\$32,288	\$5,321	\$24,679	\$82,975	0.297	851	\$29.00	580	29,7426	1.25 STY	59	\$5,321
41-30-176-021	730 HURON ST	10/02/20 WD	\$41,500	\$16,400	39.52	\$32,836	\$4,500	\$37,000	\$87,188	0.424	1,198	\$30.88	580	42,4372	1.25 STY	59	\$4,500
41-30-176-028	706 HURON ST	12/10/20 WD	\$60,900	\$13,600	22.33	\$27,115	\$4,500	\$56,400	\$69,585	0.811	752	\$75.00	580	81,0524	1.25 STY	59	\$4,500
41-30-177-001	651 CLINTON ST	12/13/19 WD	\$21,500	\$14,900	69.30	\$29,819	\$5,000	\$16,500	\$76,366	0.216	940	\$17.55	580	21,6064	1.25 STY	59	\$5,000
41-30-177-001	651 CLINTON ST	10/02/20 MLC	\$68,000	\$14,900	21.91	\$29,819	\$5,000	\$63,000	\$76,366	0.825	940	\$67.02	580	82,4973	1.25 STY	59	\$5,000
41-30-177-009	619 CLINTON ST	05/28/19 WD	\$38,000	\$15,400	40.53	\$30,896	\$4,500	\$33,500	\$81,218	0.412	1,080	\$31.02	580	41,2468	1.25 STY	59	\$4,500
41-30-179-013	644 INGLESIDE AVE	11/25/20 WD	\$26,400	\$14,300	54.17	\$28,612	\$4,500	\$21,900	\$74,191	0.295	735	\$29.80	580	29,5185	1.25 STY	59	\$4,500
41-30-251-020	524 HURON ST	01/26/21 MLC	\$57,000	\$13,700	24.04	\$27,438	\$4,500	\$52,500	\$70,578	0.744	753	\$69.72	580	44,7774	1.25 STY	59	\$4,500
41-30-135-012	652 CLINTON ST	05/20/21 WD	\$42,000	\$14,700	35.00	\$29,402	\$5,000	\$37,000	\$75,083	0.493	1,010	\$36.63	580	49,2787	1.25 STY	54	\$5,000
41-30-177-023	612 HURON ST	04/10/19 WD	\$14,900	\$8,800	59.06	\$17,533	\$4,500	\$10,400	\$40,102	0.259	648	\$16.05	580	25,9342	1.25 STY	54	\$4,500
Totals:			\$811,600	\$307,600	37.90	\$615,351	\$704,563	\$1,564,043	E.C.F. => 0.450	Ave. E.C.F. => 0.450							
					19.84												
41-19-382-015	752 WALDMAN AVE	07/01/21 WD	\$49,900	\$13,000	26.05	\$26,005	\$6,557	\$43,343	\$64,827	0.669	956	\$45.34	580	66,8598	1.25 STY	49	\$6,557
41-30-178-026	710 INGLESIDE AVE	04/12/19 WD	\$23,000	\$11,600	50.43	\$23,245	\$4,500	\$18,500	\$62,483	0.296	798	\$23.18	580	29,6079	1.25 STY	49	\$4,500
41-30-131-016	628 CRAWFORD ST	04/09/20 WD	\$52,000	\$19,000	36.54	\$38,024	\$4,611	\$47,389	\$102,809	0.461	1,366	\$34.69	580	46,0941	1.5 STY	74	\$4,611
41-30-131-001	653 LELAND ST	07/30/21 WD	\$55,000	\$21,600	39.27	\$43,167	\$5,123	\$49,877	\$117,058	0.426	1,365	\$36.54	580	42,6086	1.75 STY	68	\$5,123
41-30-206-038	4401 CUTHBERTSON ST	04/04/19 WD	\$37,500	\$17,200	45.87	\$34,475	\$4,930	\$32,570	\$90,908	0.358	1,536	\$21.20	580	35,8276	2 STORY	59	\$4,930

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.350	0.350	0.350	0.350	0.350	0.350
1 STY		0.400	0.400	0.400	0.400	0.400	0.400
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		0.325	0.325	0.325	0.325	0.325	0.325
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		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.250	0.250	0.250	0.250	0.250	0.250
THREE UNIT		0.250	0.250	0.250	0.250	0.250	0.250
FOUR UNIT		0.250	0.250	0.250	0.250	0.250	0.250

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

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

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0	
1.75 STY		0.300	0.300	0.300	0.300	0.300	0.300	0.350
1 STY		0.325	0.325	0.325	0.325	0.325	0.325	0.425
2 STORY		0.300	0.300	0.300	0.300	0.300	0.300	0.350
1.5 STY		0.300	0.300	0.300	0.300	0.300	0.300	0.350
1.25 STY		0.300	0.300	0.300	0.300	0.300	0.300	0.350
BI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300	0.350
TRI-LEVEL		0.300	0.300	0.300	0.300	0.300	0.300	
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000	
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000	
TWO UNIT		0.250	0.250	0.250	0.250	0.250	0.250	✓ NC
THREE UNIT		0.250	0.250	0.250	0.250	0.250	0.250	
FOUR UNIT		0.250	0.250	0.250	0.250	0.250	0.250	

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

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

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	
41-29-156-008	338 BROWNING AVE	09/24/21	WD	\$49,500	\$15,400	31.11	\$30,795	\$5,070	\$44,430	\$79,154	0.561	767	\$57.93	585	3.9363	1 STY	70	\$5,070
41-29-156-013	326 BROWNING AVE	04/23/21	WD	\$64,900	\$16,800	25.89	\$33,538	\$5,731	\$59,169	\$85,560	0.692	751	\$78.79	585	16.9601	1 STY	70	\$5,731

41-29-151-020	4121 PENGELLY RD	04/18/19	WD	\$28,500	\$16,200	56.84	\$32,309	\$4,950	\$23,550	\$84,182	0.280	964	\$24.43	585	27.9753	1 STY	65	\$4,950
41-29-151-030	4225 PENGELLY RD	05/29/20	WD	\$29,000	\$16,100	55.52	\$32,279	\$4,950	\$24,050	\$84,089	0.286	887	\$27.11	585	28.6006	1 STY	65	\$4,950
41-29-152-021	4519 MILTON DR	08/06/20	WD	\$52,000	\$17,200	33.08	\$34,367	\$6,865	\$45,135	\$84,622	0.533	896	\$50.37	585	53.3375	1 STY	65	\$6,865
41-29-152-044	4114 PENGELLY RD	09/17/21	WD	\$28,500	\$16,700	58.60	\$33,301	\$9,595	\$18,905	\$72,942	0.259	1,120	\$16.88	585	25.9180	1 STY	65	\$9,595
41-29-154-028	323 BROWNING AVE	12/23/19	WD	\$34,000	\$14,600	42.94	\$29,137	\$6,042	\$27,958	\$71,062	0.393	752	\$37.18	585	17.8881	1 STY	65	\$6,042
41-29-156-023	349 BEDE ST	03/12/21	WD	\$55,000	\$12,900	23.45	\$25,779	\$5,451	\$49,549	\$62,548	0.792	744	\$66.60	585	42.9010	1 STY	65	\$5,451
41-29-157-017	4505 KEATS ST	08/17/20	WD	\$55,500	\$15,900	28.65	\$31,819	\$4,950	\$50,550	\$82,674	0.611	909	\$55.61	585	24.8269	1 STY	65	\$4,950
Totals:				\$282,500	\$109,600	38.80	\$218,991		\$239,697	\$542,117	E.C.F. => 0.442							
				55	Sale. Ratio =>	14.59					Ave. E.C.F. => 0.451							
				Std. Dev. =>														

41-29-153-006	4526 MILTON DR	06/23/20	QC	\$25,000	\$17,200	68.80	\$34,306	\$4,983	\$20,017	\$97,743	0.205	924	\$21.66	585	20.4791	1.25 STY	70	\$4,983
41-29-153-006	4526 MILTON DR	02/02/21	WD	\$56,000	\$17,200	30.71	\$34,306	\$4,983	\$51,017	\$97,743	0.522	924	\$55.21	585	52.1949	1.25 STY	70	\$4,983
41-29-159-009	244 TENNYSON AVE	09/16/19	WD	\$40,000	\$20,400	51.00	\$40,708	\$10,721	\$29,279	\$99,957	0.293	923	\$31.72	585	7.8364	1.25 STY	70	\$10,721
Totals:				\$121,000	\$54,800		\$109,320		\$100,313	\$295,443								
				Sale. Ratio =>		45.29			E.C.F. =>		0.340							
				Std. Dev. =>		19.06			Ave. E.C.F. =>		0.340							

41-29-152-031	4621 MILTON DR	05/03/21	WD	\$30,000	\$15,400	51.33	\$30,778	\$5,933	\$24,067	\$82,817	0.291	997	\$24.14	585	29.0606	1.25 STY	65	\$5,933
41-29-152-033	4613 MILTON DR	06/26/19	WD	\$21,000	\$16,000	76.19	\$31,904	\$6,050	\$14,950	\$86,180	0.173	997	\$14.99	585	17.3474	1.25 STY	65	\$6,050
41-29-160-014	358 TENNYSON AVE	09/17/21	WD	\$30,000	\$18,900	63.00	\$37,765	\$11,209	\$18,791	\$88,520	0.212	1,120	\$16.78	585	21.2280	1.25 STY	60	\$11,209
Totals:				\$81,000	\$50,300		\$100,447		\$57,808	\$257,517								
				Sale. Ratio =>	62.10				E.C.F. =>	0.224								
				Std. Dev. =>	12.44				Ave. E.C.F. =>	0.225								
				90														

41-30-278-032	4614 BRYANT ST	01/07/20	WD	\$50,000	\$21,500	43.00	\$43,025	\$9,900	\$40,100	\$110,417	0.363	1,352	\$29.66	585	36.3170	1.5 STY	70	\$9,900
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41-30-227-018	4006 MILTON DR	08/28/19	WD	\$50,000	\$27,800	55.60	\$55,630	\$5,170	\$44,830	\$201,840	0.222	2,624	\$17.08	585	22.2107	FOUR UNIT	70	\$5,170
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41-29-151-041	4409 PENGELLY RD	05/21/19	LC	\$24,900	\$14,100	56.63	\$28,196	\$4,950	\$19,950	\$92,984	0.215	1,318	\$15.14	585	21.4553	TWO UNIT	60	\$4,950
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E.C.F.s for Neighborhood: 590 'R - 590-TIM'

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

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

(Optional) Gross Rate Multipliers
A: 4.000
B: 0.000
C: 0.000
D: 0.000

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

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

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

(Optional) Gross Rate Multipliers
A: 4.000
B: 0.000
C: 0.000
D: 0.000

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yield	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
41-29-104-026	4030 RED ARROW RD	11/20/19	WD	\$28,000	\$25,900	92.50	\$51,791	\$10,249	\$17,751	\$97,746	0.182	816	\$21.75	590	8.6294	1STY	75	\$10,249
41-29-104-026	4030 RED ARROW RD	10/15/21	WD	\$50,000	\$25,900	51.80	\$51,791	\$10,249	\$39,751	\$97,746	0.407	816	\$48.71	590	13.8779	1STY	75	\$10,249
41-29-104-034	4130 RED ARROW RD	07/02/20	WD	\$51,400	\$22,900	44.55	\$45,756	\$9,199	\$42,201	\$86,016	0.491	696	\$60.63	590	22.2717	1STY	75	\$9,199
41-29-126-027	3814 CIRCLE DR	09/09/21	WD	\$40,000	\$24,100	60.25	\$48,132	\$10,127	\$29,873	\$89,424	0.334	731	\$40.87	590	6.6164	1STY	70	\$10,127
41-29-128-018	419 LETA AVE	06/22/21	WD	\$75,000	\$31,300	41.73	\$62,630	\$10,250	\$64,750	\$123,247	0.525	1,176	\$55.06	590	31.5294	1STY	70	\$10,250
41-29-128-026	4008 CIRCLE DR	09/25/20	WD	\$68,000	\$38,100	56.03	\$76,156	\$10,510	\$37,490	\$154,461	0.372	1,602	\$35.89	590	16.213	1STY	70	\$10,510
41-29-176-057	4306 CUSTER AVE	11/23/20	WD	\$56,000	\$33,600	60.00	\$67,161	\$17,880	\$38,120	\$115,955	0.329	836	\$45.60	590	4.3131	1STY	70	\$17,880
41-29-176-057	4306 CUSTER AVE	01/29/21	PTA	\$80,000	\$33,600	42.00	\$67,161	\$17,880	\$62,120	\$115,955	0.536	836	\$74.31	590	25.0107	1STY	70	\$17,880
41-29-177-041	4140 MENTON AVE	07/02/21	WD	\$74,500	\$24,400	31.41	\$46,712	\$5,501	\$68,999	\$96,967	0.712	816	\$84.56	590	42.5955	1STY	70	\$5,501
41-29-178-016	4225 MENTON AVE	03/22/21	WD	\$47,500	\$23,400	51.37	\$48,898	\$9,022	\$38,478	\$93,856	0.410	777	\$49.52	590	12.4484	1STY	70	\$9,022
41-29-179-011	518 DELL AVE	06/29/20	WD	\$38,000	\$22,900	60.26	\$45,746	\$9,225	\$28,775	\$85,932	0.335	728	\$39.53	590	9.5276	1STY	70	\$9,225
41-29-179-027	4408 CIRCLE DR	12/09/19	WD	\$27,000	\$24,500	90.74	\$49,021	\$10,315	\$16,685	\$91,073	0.183	709	\$23.53	590	5.2338	1STY	70	\$10,315
41-29-203-005	514 BURROUGHS AVE	01/07/20	WD	\$44,000	\$30,700	69.77	\$61,449	\$10,638	\$33,362	\$119,555	0.279	1,181	\$28.25	590	21.5465	1STY	70	\$10,638
41-29-203-024	511 LETA AVE	12/11/20	WD	\$46,500	\$25,800	55.48	\$51,549	\$10,250	\$36,250	\$97,174	0.373	811	\$44.70	590	12.1474	1STY	70	\$10,250
41-29-251-016	621 LOCHHEAD AVE	12/31/19	WD	\$55,556	\$8,000	14.40	\$38,303	\$2,294	\$53,262	\$84,727	0.629	680	\$78.33	590	28.0189	1STY	70	\$2,294
41-29-251-018	629 LOCHHEAD AVE	07/30/19	WD	\$38,000	\$27,700	72.89	\$55,484	\$10,250	\$27,750	\$106,433	0.261	888	\$31.25	590	8.7714	1STY	70	\$10,250
41-29-251-018	629 LOCHHEAD AVE	04/22/20	MLC	\$50,000	\$27,700	55.40	\$55,484	\$10,250	\$39,750	\$106,433	0.373	888	\$44.76	590	2.5033	1STY	70	\$10,250
41-29-253-001	4301 CIRCLE DR	10/14/21	WD	\$53,000	\$32,700	61.70	\$65,337	\$22,848	\$30,152	\$99,974	0.302	826	\$36.50	590	4.6843	1STY	70	\$22,848
41-29-257-022	634 MC KEIGHAN AVE	09/25/20	WD	\$32,000	\$19,100	59.69	\$38,222	\$9,022	\$22,978	\$68,706	0.334	672	\$34.19	590	7.5153	1STY	70	\$9,022
Totals:				\$954,456	\$502,300	52.63	\$1,026,783		\$748,497	\$1,931,351	0.388							
					Sale. Ratio =>	18.28				Ave. E.C.F. =>	0.388							
					Std. Dev. =>													

41-29-127-018	425 BURROUGHS AVE	08/15/19	WD	\$54,000	\$28,600	52.96	\$57,174	\$10,025	\$43,975	\$110,939	0.396	1,167	\$37.68	590	39.6390	1STY	65	\$10,025
41-29-179-047	604 MC KEIGHAN AVE	06/26/21	WD	\$29,000	\$13,800	92.00	\$27,538	\$9,225	\$5,775	\$43,088	0.434	616	\$9.38	590	8.8963	1STY	65	\$9,225
41-29-201-021	3817 CIRCLE DR	06/07/19	WD	\$38,000	\$29,500	77.63	\$58,930	\$14,659	\$23,341	\$104,167	0.224	912	\$25.59	590	4.3825	1STY	65	\$14,659
41-29-201-038	621 BUCKINGHAM AVE	03/24/20	WD	\$35,000	\$25,400	72.57	\$50,818	\$10,250	\$24,750	\$95,454	0.259	824	\$30.04	590	0.8611	1STY	65	\$10,250
41-29-202-031	545 BURROUGHS AVE	01/07/21	PTA	\$65,000	\$25,000	38.46	\$50,000	\$10,025	\$54,975	\$94,059	0.584	816	\$67.37	590	26.7647	1STY	65	\$10,025
41-29-202-032	549 BURROUGHS AVE	06/20/19	WD	\$44,100	\$14,700	33.33	\$51,070	\$3,912	\$40,188	\$110,960	0.362	1,084	\$37.07	590	4.5356	1STY	65	\$3,912
41-29-257-010	542 MC KEIGHAN AVE	07/30/20	WD	\$32,500	\$18,800	57.85	\$37,526	\$9,022	\$23,478	\$67,068	0.350	836	\$28.08	590	15.2012	1STY	65	\$9,022
41-29-251-008	628 MC KINLEY AVE	05/02/19	WD	\$25,000	\$20,500	82.00	\$40,910	\$9,225	\$15,775	\$74,553	0.212	728	\$21.67	590	4.3895	1STY	61	\$9,225
Totals:				\$308,600	\$176,300	57.13	\$373,966		\$232,257	\$700,289	0.332							
					Sale. Ratio =>	21.10				Ave. E.C.F. =>	0.315							
					Std. Dev. =>													

57.13

41-29-103-015	317 LETA AVE	03/04/20	WD	\$44,400	\$26,000	58.56	\$51,973	\$9,933	\$34,467	\$98,918	0.348	930	\$37.06	590	34.8441	1.25 STY	70	\$9,933
41-29-178-036	4126 CIRCLE DR	09/13/19	WD	\$29,000	\$25,200	86.90	\$50,445	\$10,470	\$18,530	\$94,059	0.197	1,238	\$14.97	590	19.7004	1.25 STY	70	\$10,250
41-29-179-012	522 DELL AVE	07/06/20	WD	\$56,000	\$26,300	46.96	\$52,523	\$9,225	\$46,775	\$101,878	0.459	948	\$49.34	590	45.9129	1.25 STY	70	\$9,225
41-29-202-001	3901 CIRCLE DR	11/14/19	WD	\$36,000	\$30,800	85.56	\$61,655	\$13,612	\$22,388	\$113,042	0.198	900	\$24.88	590	19.8050	1.25 STY	70	\$13,612
41-29-203-027	523 LETA AVE	03/23/20	WD	\$60,000	\$33,000	55.00	\$65,934	\$10,250	\$49,750	\$131,021	0.380	1,206	\$41.25	590	7.1127	1.25 STY	70	\$10,250
41-29-203-036	617 LETA AVE	12/03/19	WD	\$59,000	\$18,800	31.86	\$53,456	\$7,118	\$51,882	\$109,031	0.476	1,136	\$45.67	590	2.5011	1.25 STY	70	\$6,250
41-29-253-017	632 LOCHHEAD AVE	07/15/19	WD	\$57,000	\$36,500	64.04	\$72,979	\$19,156	\$37,844	\$126,642	0.299	931	\$40.65	590	13.1126	1.25 STY	70	\$19,156
41-29-253-018	4321 CIRCLE DR	12/16/20	WD	\$74,000	\$32,800	44.32	\$65,647	\$14,579	\$59,421	\$120,160	0.495	962	\$61.77	590	32.6816	1.25 STY	70	\$14,579
41-29-256-003	4411 OGEEMA AVE	04/18/19	WD	\$38,750	\$25,000	64.52	\$50,014	\$10,427	\$28,323	\$93,146	0.304	1,069	\$26.49	590	13.6372	1.25 STY	70	\$10,427
41-29-256-004	4415 OGEEMA AVE	10/31/19	WD	\$39,900	\$29,300	73.43	\$58,607	\$13,555	\$26,345	\$106,005	0.249	1,014	\$25.98	590	8.0827	1.25 STY	70	\$13,555
41-29-257-032	525 MACDONALD AVE	10/09/20	WD	\$47,600	\$26,800	56.30	\$53,561	\$9,022	\$38,578	\$104,798	0.368	1,059	\$36.43	590	9.4579	1.25 STY	70	\$9,022

Totals: \$541,650 \$310,500 57.32 \$636,794 \$414,303 \$1,198,699 0.346
Sale. Ratio => 16.84 Ave. E.C.F. => 0.343
Std. Dev. =>

41-29-102-007	332 BUCKINGHAM AVE	05/31/19	WD	\$40,200	\$22,100	54.98	\$44,258	\$10,250	\$29,950	\$80,019	0.374	926	\$32.34	590	37.4287	1.25 STY	65	\$10,250
41-29-102-007	332 BUCKINGHAM AVE	11/25/20	WD	\$53,404	\$22,100	41.38	\$44,258	\$10,250	\$43,154	\$80,019	0.539	926	\$46.60	590	53.9298	1.25 STY	65	\$10,250
41-29-104-014	3918 RED ARROW RD	07/20/20	WD	\$65,000	\$30,300	46.62	\$60,547	\$10,345	\$54,655	\$118,122	0.463	1,294	\$42.24	590	46.2698	1.25 STY	65	\$10,345
41-29-127-001	402 BUCKINGHAM AVE	05/27/21	WD	\$70,000	\$33,200	47.43	\$66,423	\$15,375	\$54,625	\$120,113	0.455	1,026	\$53.24	590	45.4780	1.25 STY	65	\$15,375
41-29-202-025	521 BURROUGHS AVE	11/20/20	WD	\$51,950	\$25,000	48.12	\$50,059	\$10,025	\$41,925	\$94,198	0.445	1,008	\$41.59	590	44.5075	1.25 STY	65	\$10,025
41-29-178-035	4122 CIRCLE DR	11/22/19	WD	\$32,000	\$25,000	78.13	\$50,031	\$12,777	\$19,223	\$114,628	0.168	1,313	\$14.64	590	16.7699	1.25 STY	64	\$12,777
41-29-251-003	608 MC KINLEY AVE	07/18/19	CD	\$27,250	\$24,200	88.81	\$48,335	\$10,039	\$17,211	\$90,108	0.191	932	\$18.47	590	19.1004	1.25 STY	63	\$10,039

Totals: \$339,804 \$181,900 53.53 \$363,911 \$260,743 \$697,207 0.374
Sale. Ratio => 18.16 Ave. E.C.F. => 0.376
Std. Dev. =>

41-29-251-015	617 LOCHHEAD AVE	07/16/19	WD	\$59,000	\$45,800	77.63	\$91,616	\$18,450	\$40,550	\$172,155	0.236	2,019	\$20.08	590	23.5543	2 STORY	75	\$18,450
41-29-251-015	617 LOCHHEAD AVE	08/18/21	WD	\$92,500	\$45,800	49.51	\$91,616	\$18,450	\$74,050	\$172,155	0.430	2,019	\$36.68	590	43.0135	2 STORY	75	\$18,450
41-29-126-025	439 BUCKINGHAM AVE	07/02/20	WD	\$60,900	\$39,100	64.20	\$78,193	\$10,250	\$50,650	\$159,866	0.317	1,646	\$30.77	590	31.6828	2 STORY	70	\$10,250
41-29-176-028	316 LETA AVE	04/03/19	WD	\$55,000	\$38,100	69.27	\$76,227	\$11,503	\$43,497	\$152,292	0.286	1,811	\$24.02	590	28.5616	2 STORY	70	\$10,418
41-29-179-055	4418 CIRCLE DR	01/14/20	MLC	\$40,000	\$32,800	82.00	\$65,645	\$14,934	\$25,066	\$119,320	0.210	1,309	\$19.15	590	21.0074	2 STORY	70	\$14,934
41-29-179-055	4418 CIRCLE DR	02/17/21	WD	\$51,000	\$32,800	64.31	\$65,645	\$14,934	\$36,066	\$119,320	0.302	1,309	\$27.55	590	30.2263	2 STORY	70	\$14,934
41-29-256-026	715 MC KEIGHAN AVE	12/16/19	QC	\$46,500	\$34,200	73.55	\$68,359	\$9,225	\$37,275	\$139,139	0.268	1,553	\$24.00	590	26.7898	2 STORY	70	\$9,225

Totals: \$404,900 \$268,600 66.34 \$537,301 \$307,154 \$1,034,247 0.297
Sale. Ratio => 10.71 Ave. E.C.F. => 0.293
Std. Dev. =>

41-29-202-002	3907 CIRCLE DR	09/03/20	WD	\$65,000	\$30,900	47.54	\$61,845	\$9,947	\$55,053	\$122,113	0.451	1,296	\$42.48	590	45.0837	2 STORY	65	\$9,947
41-29-202-008	528 BUCKINGHAM AVE	08/28/20	WD	\$38,000	\$31,600	83.16	\$63,140	\$10,250	\$27,750	\$124,447	0.223	1,445	\$19.20	590	22.2986	2 STORY	65	\$10,250

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.450	0.450	0.450	0.400	0.400	0.400
2 STORY		0.450	0.450	0.450	0.400	0.400	0.400
1.5 STY		0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY		0.450	0.450	0.450	0.450	0.450	0.450
BI-LEVEL		0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL		0.450	0.450	0.450	0.450	0.450	0.450
ESTATE HOME		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.300	0.300	0.300	0.300	0.300	0.300
THREE UNIT		0.300	0.300	0.300	0.300	0.300	0.300
FOUR UNIT		0.000	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: 595 'R - 595-TIM'

Style:	%Good: 100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY	0.400	0.400	0.400	0.400	0.400	0.400
1 STY	0.425	0.425	0.425	0.400 <i>.425</i>	0.400 <i>.48</i>	0.400
2 STORY	0.400	0.400	0.400	0.400	0.400	0.400
1.5 STY	0.400	0.400	0.400	0.400	0.400	0.400
1.25 STY	0.400	0.400	0.400	0.400	0.400	0.400
BI-LEVEL	0.400	0.400	0.400	0.400	0.400	0.400
TRI-LEVEL	0.400	0.400	0.400	0.400	0.400	0.400
ESTATE HOME	0.300	0.300	0.300	0.300	0.300	0.300
DUPLEX	0.300	0.300	0.300	0.300	0.300	0.300
TWO UNIT	0.275	0.275	0.275	0.275	0.275	0.275
THREE UNIT	0.275	0.275	0.275	0.275	0.275	0.275
FOUR UNIT	0.275	0.275	0.275	0.275	0.275	0.275

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

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

.3
.450

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Acmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
41-29-252-031	813 LOCHHEAD AVE	02/18/20	WD	\$58,500	\$28,700	49.06	\$57,346	\$8,362	\$50,138	\$115,256	0.435	986	\$50.85	595	5.9524	1 STY	79	\$8,362
41-29-227-006	3901 SHAWNEE AVE	10/07/20	WD	\$65,000	\$24,600	37.85	\$49,140	\$8,309	\$56,691	\$96,073	0.590	884	\$64.13	595	16.9469	1 STY	74	\$8,309

41-29-226-013	3902 SHAWNEE AVE	10/31/19	WD	\$53,100	\$25,900	48.78	\$51,760	\$8,391	\$44,709	\$108,423	0.412	1,094	\$40.87	595	41.2359	1 STY	69	\$8,391
41-29-256-007	718 DELL AVE	11/05/20	WD	\$35,000	\$18,900	54.00	\$37,799	\$8,486	\$26,514	\$73,283	0.362	887	\$29.89	595	20.0373	1 STY	65	\$8,486
41-29-205-026	901 BUCKINGHAM AVE	05/14/20	WD	\$53,000	\$22,600	42.64	\$45,149	\$8,745	\$44,255	\$91,010	0.486	1,038	\$42.63	595	48.6265	1 STY	64	\$8,745
41-29-226-006	3901 CHEROKEE AVE	09/06/19	WD	\$54,900	\$27,900	50.82	\$55,810	\$8,391	\$46,509	\$118,548	0.392	1,385	\$33.58	595	39.2324	1 STY	64	\$8,391
41-29-228-012	1104 SOUTHLAWN AVE	04/16/20	WD	\$44,000	\$20,500	46.59	\$40,967	\$8,111	\$35,889	\$82,140	0.437	884	\$40.60	595	43.6925	1 STY	64	\$8,111
41-29-228-013	1106 SOUTHLAWN AVE	09/25/20	WD	\$60,000	\$20,500	34.17	\$41,057	\$8,110	\$51,890	\$82,368	0.630	884	\$58.70	595	62.9981	1 STY	64	\$8,110
41-29-252-032	817 LOCHHEAD AVE	04/18/19	WD	\$38,750	\$21,600	55.74	\$43,256	\$8,362	\$30,388	\$87,235	0.348	986	\$30.82	595	34.8346	1 STY	64	\$8,362
41-29-254-021	1006 LOCHHEAD AVE	01/23/20	WD	\$64,900	\$22,000	33.90	\$43,946	\$10,127	\$54,773	\$84,548	0.648	935	\$58.58	595	#REF!	1 STY	64	\$10,127
41-29-256-015	902 DELL AVE	10/13/21	WD	\$42,000	\$21,500	51.19	\$42,907	\$8,743	\$33,257	\$85,410	0.389	884	\$37.62	595	8.0776	1 STY	64	\$8,743
41-29-256-017	910 DELL AVE	04/23/21	WD	\$50,000	\$21,300	42.60	\$42,634	\$8,486	\$41,514	\$85,370	0.486	884	\$46.96	595	1.6126	1 STY	64	\$8,486
41-29-256-039	1005 MC KEIGHAN AVE	10/05/21	WD	\$66,000	\$21,000	31.82	\$42,070	\$8,544	\$57,456	\$83,815	0.686	887	\$64.78	595	24.0125	1 STY	64	\$8,544
41-29-256-044	719 MC KEIGHAN AVE	10/11/21	QC	\$41,000	\$19,700	98.50	\$39,379	\$10,929	\$9,071	\$71,125	0.128	1,120	\$8.10	595	79.8099	1 STY	64	\$10,929
41-29-276-012	910 MC KEIGHAN AVE	07/31/20	WD	\$40,000	\$19,200	46.83	\$38,463	\$8,144	\$32,856	\$75,798	0.433	959	\$34.26	595	49.2164	1 STY	64	\$8,144
41-29-276-016	1006 MC KEIGHAN AVE	05/08/19	WD	\$40,000	\$22,800	57.00	\$45,508	\$9,636	\$30,364	\$89,680	0.339	1,052	\$28.86	595	58.7053	1 STY	64	\$8,827
41-29-276-051	4428 CHEYENNE AVE	10/15/21	WD	\$52,500	\$17,600	33.52	\$33,235	\$7,926	\$44,574	\$68,273	0.653	868	\$51.35	595	27.2751	1 STY	64	\$7,926
41-29-276-081	1009 MACDONALD AVE	09/06/19	WD	\$57,500	\$23,500	40.87	\$47,033	\$7,841	\$49,659	\$97,980	0.507	1,043	\$47.61	595	41.8807	1 STY	64	\$7,841
41-29-278-038	809 E HEMPHILL RD	06/30/21	WD	\$30,000	\$20,700	69.00	\$41,461	\$8,250	\$21,750	\$83,028	0.262	892	\$24.38	595	66.3674	1 STY	64	\$8,250
41-29-278-041	901 E HEMPHILL RD	10/30/20	WD	\$58,000	\$22,200	49.33	\$44,446	\$8,250	\$36,750	\$90,490	0.406	1,174	\$31.30	595	51.9513	1 STY	64	\$8,250
41-29-278-042	905 E HEMPHILL RD	03/22/21	WD	\$58,000	\$21,800	37.59	\$43,648	\$8,250	\$49,750	\$88,495	0.562	949	\$52.42	595	36.3456	1 STY	64	\$8,250
41-29-278-048	1005 E HEMPHILL RD	04/13/21	WD	\$60,000	\$20,300	33.83	\$40,545	\$8,250	\$51,750	\$80,738	0.641	1,037	\$49.90	595	28.4669	1 STY	64	\$8,250
41-29-278-052	1021 E HEMPHILL RD	04/11/19	WD	\$41,500	\$21,800	52.53	\$43,649	\$8,580	\$32,920	\$87,673	0.375	946	\$34.80	595	55.0147	1 STY	64	\$8,580
41-29-252-024	719 LOCHHEAD AVE	06/11/21	WD	\$65,000	\$22,100	34.00	\$44,210	\$8,362	\$56,638	\$89,620	0.632	992	\$57.09	595	63.1979	1 STY	61	\$8,362
41-29-256-018	914 DELL AVE	06/27/19	WD	\$31,000	\$21,000	67.74	\$41,910	\$8,486	\$22,514	\$83,560	0.269	887	\$25.38	595	26.9435	1 STY	61	\$8,486

Totals: \$1,103,150 \$496,400 45.00 \$992,842 \$905,750 \$1,988,605 E.C.F. => 0.455 Ave. E.C.F. => 0.456 Std. Dev. => 15.19

41-29-205-033	3814 CHEROKEE AVE	09/24/20	WD	\$38,100	\$20,400	53.54	\$21,440	\$8,762	\$29,338	\$31,695	0.926	1,098	\$26.72	595	92.5635	1 STY	55	\$8,762
41-29-252-023	715 LOCHHEAD AVE	04/11/19	LC	\$53,000	\$23,100	43.58	\$46,196	\$7,403	\$45,597	\$96,983	0.470	1,263	\$36.10	595	47.0157	1.25 STY	60	\$7,403
41-29-252-038	1005 LOCHHEAD AVE	05/03/19	WD	\$65,000	\$31,100	47.85	\$62,772	\$9,336	\$55,664	\$132,340	0.421	2,000	\$27.83	595	42.0614	TRI-LEVEL	64	\$8,578

19 28

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

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

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

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

0.425 too high
04 —

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

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

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

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

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
41-18-226-034	915 E COURT ST	08/12/21	WD	\$66,000 *	\$24,400	36.97	\$48,702	\$9,000	\$57,000	\$113,434	0.502	1,210	\$47.11	600	8.7749	1 STY	76	\$9,000
41-18-226-037	915 E COURT ST	08/31/20	WD	\$50,000	\$23,200	46.40	\$46,400	\$9,000	\$41,000	\$106,857	0.384	1,123	\$36.51	600	3.1054	1 STY	76	\$9,000
41-18-226-040	915 E COURT ST	10/01/21	WD	\$60,000 *	\$23,500	39.17	\$46,905	\$9,000	\$51,000	\$108,300	0.471	1,142	\$44.66	600	5.6170	1 STY	76	\$9,000
41-18-226-041	915 E COURT ST	09/13/19	WD	\$41,000	\$23,500	57.32	\$46,932	\$9,000	\$32,000	\$108,377	0.295	1,143	\$28.00	600	11.9479	1 STY	76	\$9,000
41-18-226-043	915 E COURT ST	02/05/21	WD	\$60,000 ,	\$24,000	40.00	\$48,041	\$9,000	\$51,000	\$111,546	0.457	1,185	\$43.04	600	4.2468	1 STY	76	\$9,000
41-18-226-049	915 E COURT ST	11/27/19	WD	\$53,000	\$24,800	46.79	\$49,645	\$9,000	\$44,000	\$116,129	0.379	1,246	\$35.31	600	3.5854	1 STY	76	\$9,000
Totals:				\$330,000	\$143,400		\$286,625		\$276,000	\$664,643			\$39.10		0.0516			
				Sale. Ratio =>		43.45					E.C.F. =>	0.415	Std. Deviation=>		0.07639842			
				Std. Dev. =>		7.46					Ave. E.C.F. =>	0.415	Ave. Variance=>		6.2129	Coefficient of Var=> 14.98007484		

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