

Neighborhood: 500 'R - 500-ROXANA'

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

(Optional) Gross Rate Multipliers

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

E.C.F.s for Neighborhood: 500 'R - 500-ROXANA'

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

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

04
too high
0.375

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
41-16-427-021	1880 SPRINGFIELD ST	07/23/21	WD	\$140,000	\$63,800	45.57	\$127,679	\$14,255	\$125,745	\$324,069	0.388	2,597	\$48.42	500	9.5226	1 STY	80	\$14,255
41-16-476-010	3802 KENT ST	08/12/21	WD	\$40,000	\$32,300	80.75	\$64,576	\$15,516	\$24,484	\$140,171	0.449 1.102	1,102	\$22.22	500	32.6870	1 STY	75	\$15,516
41-16-476-010	3802 KENT ST	05/20/22	WD	\$101,000	\$32,300	31.98	\$64,576	\$15,516	\$85,484	\$140,171	0.449 1.102	1,102	\$77.57	500	10.8312	1 STY	75	\$15,516
41-16-427-040	3710 WORCHESTER DR	11/08/21	WD	\$82,500	\$47,700	57.82	\$95,496	\$19,066	\$63,434	\$218,371	0.290	1,900	\$33.39	500	15.6512	1 STY	71	\$17,816
41-16-428-005	1849 SPRINGFIELD ST	05/06/22	WD	\$180,000	\$63,200	35.11	\$126,379	\$21,909	\$158,091	\$298,486	0.530	2,355	\$67.13	500	8.2644	1 STY	71	\$21,909
41-16-452-028	3656 EVERGREEN PKWY	12/07/20	WD	\$85,000	\$34,600	40.71	\$69,281	\$14,659	\$70,341	\$156,063	0.451	1,133	\$62.08	500	21.6962	1 STY	71	\$13,708
41-16-477-026	3737 EVERGREEN PKWY	08/03/21	WD	\$73,000	\$29,100	39.86	\$58,138	\$13,000	\$60,000	\$128,966	0.465	1,090	\$55.05	500	25.6487	1 STY	71	\$13,000
41-16-477-038	3802 PARKWAY CT	08/19/20	WD	\$69,000	\$33,400	48.41	\$66,832	\$17,321	\$51,679	\$141,460	0.365	1,065	\$48.52	500	35.6402	1 STY	71	\$17,321
41-16-477-043	3813 LYNN CT	06/21/21	WD	\$50,000	\$34,500	69.00	\$69,006	\$16,917	\$33,083	\$148,826	0.222	1,111	\$29.78	500	49.9434	1 STY	71	\$16,917
											0.388							
41-16-403-028	3539 KENT ST	06/30/21	WD	\$100,000	\$31,200	31.20	\$62,317	\$13,434	\$86,566	\$139,666	0.620	976	\$88.69	500	61.9809	1 STY	66	\$13,434
41-16-428-016	3731 KENT ST	09/15/21	WD	\$98,000	\$40,300	41.12	\$72,693	\$14,244	\$83,756	\$166,997	0.502	1,365	\$61.36	500	50.1542	1 STY	66	\$14,244
41-16-452-027	3650 EVERGREEN PKWY	06/01/22	WD	\$130,000	\$36,000	27.69	\$71,916	\$17,227	\$112,773	\$156,254	0.722	1,226	\$91.98	500	72.1727	1 STY	66 75	\$17,227
41-16-403-001	1857 S AVERILL AVE	11/24/21	WD	\$76,000	\$29,400	38.68	\$58,866	\$16,829	\$59,171	\$120,106	0.493	1,195	\$49.52	500	49.2658	1 STY	63	\$14,683
41-16-452-005	3516 KENT ST	04/29/22	WD	\$85,000	\$39,500	46.47	\$78,990	\$29,156	\$55,844	\$142,383	0.392	1,421	\$39.30	500	39.2210	1 STY	61	\$26,356
											0.546							
41-16-454-007	3528 PINGREE AVE	09/15/20	WD	\$45,000	\$25,000	55.56	\$50,045	\$12,000	\$33,000	\$108,700	0.304	1,067	\$30.93	500	30.3588	1 STY	59	\$12,000
41-16-403-005	3502 EVERGREEN PKWY	08/13/21	WD	\$100,000	\$31,800	31.80	\$63,624	\$12,586	\$87,414	\$145,823	0.599	1,488	\$58.75	500	59.9453	2 STORY	66	\$12,586
41-16-428-037	3839 KENT ST	06/08/20	WD	\$60,000	\$39,800	66.33	\$79,628	\$20,528	\$39,472	\$168,857	0.234	1,519	\$25.99	500	23.3760	TRI-LEVEL	71	\$18,004
41-16-476-020	3717 GLOUCESTER ST	04/13/22	WD	\$130,000	\$38,000	29.23	\$76,096	\$12,000	\$118,000	\$183,131	0.644	1,805	\$65.37	500	64.4346	TRI-LEVEL	71	\$12,000
41-16-477-010	3742 GLOUCESTER ST	01/20/21	WD	\$85,000	\$32,600	38.35	\$65,149	\$13,006	\$71,994	\$148,980	0.483	1,439	\$50.03	500	48.3246	TRI-LEVEL	71	\$12,000
Totals:				\$1,729,500	\$714,500		\$1,421,287		\$1,420,331	\$3,177,480	0.454							
				Sale. Ratio =>		41.31												
				Std. Dev. =>		14.76												
				E.C.F. =>														
				Ave. E.C.F. =>		0.449												
				Std. Deviation=>														
				Ave. Variance=>														
				Coefficient of Var=>														

90%
 2019
 2020

(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-UNASSIGNED*

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

1sty
.450

1.25sty
.450

1.5sty
.450

1.75
.450

2sty
.475

mult
04

too high
04

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depn.	Land Value
40-23-180-001	2845 CHICAGO BLVD	10/15/21	WD	\$66,000	\$26,600	40.30	\$53,186	\$11,250	\$54,750	\$11,829	0.490	1,000	\$54.75	505	7.5755	1 STY	75	\$11,250
40-13-376-002	1732 CRESCENT DR	02/15/22	WD	\$38,000	\$22,300	58.68	\$44,636	\$9,986	\$28,014	\$92,400	0.303	927	\$30.22	505	30.3182	1 STY	70	\$9,986
40-23-162-026	3302 VALE ST	03/18/22	WD	\$76,500	\$26,500	34.64	\$52,934	\$11,250	\$65,250	\$111,157	0.587	1,110	\$58.78	505	11.3444	1 STY	70	\$9,986
40-23-182-010	2809 BRANDON ST	04/19/21	WD	\$60,000	\$22,900	38.17	\$45,829	\$11,250	\$48,750	\$92,211	0.529	963	\$50.62	505	18.6181	1 STY	70	\$11,250
40-23-184-007	2821 VALE ST	10/22/21	WD	\$59,900	\$26,300	43.91	\$52,597	\$11,250	\$48,650	\$110,259	0.441	1,200	\$40.54	505	16.2551	1 STY	70	\$11,250
40-23-251-025	2714 BRANDON ST	12/11/20	WD	\$55,000	\$21,900	39.82	\$43,712	\$9,000	\$46,000	\$92,565	0.497	726	\$63.36	505	3.9380	1 STY	70	\$9,000
40-23-301-033	3410 BRANDON ST	06/28/21	WD	\$45,000	\$26,900	59.78	\$53,855	\$22,500	\$22,500	\$83,613	0.269	602	\$37.38	505	4.8310	1 STY	70	\$22,500
0.438																		
40-23-161-013	3117 CHICAGO B.VD	12/01/21	WD	\$28,000	\$21,300	76.07	\$42,506	\$11,250	\$16,750	\$83,349	0.201	660	\$25.38	505	20.0961	1 STY	65	\$11,250
40-23-162-015	3117 BRANDON ST	06/13/22	WD	\$58,000	\$17,800	30.69	\$35,625	\$11,250	\$46,750	\$65,000	0.719	652	\$11.70	505	71.9731	1 STY	65	\$11,250
40-23-179-005	3013 CHICAGO BLVD	11/05/21	WD	\$45,900	\$23,800	51.85	\$47,585	\$11,250	\$34,650	\$96,893	0.358	776	\$44.65	505	35.7610	1 STY	65	\$11,250
40-23-179-020	3002 BRANDON ST	07/23/21	WD	\$28,450	\$19,900	69.95	\$39,705	\$11,250	\$17,200	\$75,880	0.227	660	\$26.06	505	22.6674	1 STY	65	\$11,250
40-23-181-010	2909 BRANDON ST	01/04/22	WD	\$46,000	\$21,500	46.74	\$43,020	\$11,250	\$34,750	\$84,720	0.410	720	\$48.26	505	41.0175	1 STY	65	\$11,250
40-23-181-022	2918 VALE ST	04/08/22	WD	\$70,000	\$23,900	34.14	\$47,718	\$11,250	\$58,750	\$97,248	0.604	874	\$67.22	505	60.4126	1 STY	65	\$11,250
40-23-181-026	1716 KNIGHT AVE	07/01/20	WD	\$30,000	\$23,100	77.00	\$46,104	\$11,250	\$18,750	\$92,944	0.202	802	\$23.38	505	20.1734	1 STY	65	\$11,250
40-23-210-001	1401 GAINNEY AVE	09/09/21	WD	\$72,000	\$33,400	46.39	\$66,788	\$20,767	\$51,233	\$122,723	0.417	1,084	\$47.26	505	14.7871	1 STY	65	\$20,767
40-23-228-005	1419 IRENE AVE	09/14/20	WD	\$40,000	\$21,400	53.50	\$42,787	\$9,439	\$30,561	\$88,928	0.344	749	\$40.80	505	1.5152	1 STY	65	\$9,439
40-23-232-013	1402 WOODCROFT AVE	06/02/21	WD	\$81,000	\$26,500	32.72	\$53,073	\$13,104	\$67,896	\$106,584	0.637	976	\$69.57	505	20.5169	1 STY	65	\$12,807
40-23-301-020	3510 BRANDON ST	10/29/20	WD	\$41,300	\$17,600	42.62	\$56,208	\$11,250	\$30,050	\$63,888	0.470	623	\$48.23	505	6.5971	1 STY	65	\$11,250
40-23-301-023	3502 BRANDON ST	06/15/20	WD	\$45,000	\$28,200	62.67	\$56,495	\$11,250	\$33,750	\$120,653	0.280	1,034	\$32.64	505	23.0311	1 STY	65	\$11,250
40-23-304-016	3109 VALE ST	10/25/21	WD	\$74,500	\$26,400	35.44	\$52,776	\$11,250	\$63,250	\$110,736	0.571	1,034	\$61.17	505	6.0027	1 STY	65	\$11,250
40-23-304-025	3302 MILLER RD	01/13/21	WD	\$31,000	\$22,400	72.26	\$44,795	\$11,250	\$19,750	\$89,453	0.221	812	\$24.32	505	29.0366	1 STY	65	\$11,250
40-23-305-019	3313 MILLER RD	05/20/22	WD	\$55,000	\$29,500	53.64	\$59,054	\$12,827	\$42,173	\$123,272	0.342	1,062	\$39.71	505	2.4035	1 STY	65	\$12,827
40-23-305-030	3023 MILLER RD	04/21/22	WD	\$115,000	\$33,600	29.22	\$67,139	\$15,774	\$99,226	\$136,973	0.774	1,471	\$67.45	505	40.6340	1 STY	65	\$15,774
0.420																		
40-23-207-001	1401 BEAVER AVE	06/01/21	LC	\$65,000	\$19,400	29.85	\$38,874	\$10,901	\$54,099	\$74,595	0.725	721	\$75.03	505	72.5240	1 STY	60	\$10,901
40-23-207-007	1425 BEAVER AVE	05/06/21	WD	\$45,000	\$19,400	43.11	\$38,878	\$10,457	\$34,543	\$75,789	0.456	696	\$49.63	505	45.5777	1 STY	60	\$10,457
40-23-207-007	1425 BEAVER AVE	06/22/22	WD	\$57,000	\$19,400	34.04	\$38,878	\$10,457	\$46,543	\$75,789	0.614	696	\$66.87	505	61.4110	1 STY	60	\$10,457
40-23-231-012	1501 LINCOLN DR	10/26/21	WD	\$69,500	\$24,900	35.83	\$49,725	\$13,849	\$55,651	\$95,669	0.582	915	\$60.82	505	1.6361	1 STY	60	\$13,829
40-23-304-039	3114 MILLER RD	01/26/21	WD	\$30,000	\$24,600	82.00	\$49,137	\$11,250	\$18,750	\$101,032	0.186	1,008	\$18.60	505	15.4278	1 STY	60	\$11,250
40-23-301-021	BRANDON ST	10/29/20	WD	\$41,300	\$22,700	54.96	\$45,339	\$18,730	\$22,570	\$70,957	0.318	623	\$36.23	505	21.6499	1 STY	57	\$16,500
0.480																		
40-23-182-003	2841 BRANDON ST	03/19/21	WD	\$99,900	\$38,100	38.14	\$76,287	\$11,250	\$88,650	\$173,432	0.511	1,283	\$69.10	505	51.1151	1.25 STY	75	\$11,250
40-23-252-023	2742 VALE ST	04/07/21	WD	\$66,000	\$23,100	35.00	\$46,102	\$9,000	\$57,000	\$98,939	0.576	1,030	\$55.34	505	18.8844	1.25 STY	75	\$9,000
40-23-162-031	3206 VALE ST	09/02/21	WD	\$85,000	\$34,700	40.82	\$69,307	\$11,250	\$73,750	\$154,819	0.476	1,677	\$43.98	505	47.6364	1.25 STY	70	\$11,250
40-23-208-004	2646 CHICAGO BLVD	05/05/20	WD	\$41,500	\$26,900	64.82	\$53,704	\$23,467	\$18,033	\$80,632	0.224	840	\$21.47	505	22.3646	1.25 STY	70	\$23,467
40-23-210-006	1431 GAINNEY AVE	06/06/22	WD	\$99,000	\$39,000	39.39	\$78,077	\$19,974	\$79,026	\$154,941	0.510	1,224	\$64.56	505	51.0038	1.25 STY	70	\$19,974
40-23-232-006	1423 DOWNEY ST	07/16/21	WD	\$100,000	\$36,900	36.90	\$73,808	\$12,925	\$87,075	\$162,355	0.536	1,670	\$52.14	505	14.2191	1.25 STY	70	\$12,925
40-23-254-005	1549 BRADLEY AVE	11/10/20	WD	\$50,000	\$27,000	54.00	\$53,952	\$11,775	\$38,225	\$112,472	0.340	1,134	\$33.71	505	1.8950	1.25 STY	70	\$11,775
40-23-162-034	3114 VALE ST	05/31/22	WD	\$64,000	\$27,600	43.13	\$55,128	\$11,250	\$32,750	\$117,008	0.451	1,125	\$46.89	505	45.0824	1.25 STY	65	\$11,250
40-23-181-021	2922 VALE ST	08/04/21	WD	\$49,000	\$26,200	53.47	\$52,307	\$11,250	\$37,750	\$109,485	0.345	1,108	\$34.07	505	34.4795	1.25 STY	65	\$11,250
40-23-207-003	1409 BEAVER AVE	06/26/20	WD	\$72,200	\$29,100	40.30	\$58,190	\$10,457	\$61,743	\$127,288	0.481	1,300	\$47.49	505	48.5065	1.25 STY	65	\$10,457
40-23-212-025	2602 MILLER RD	02/04/22	WD	\$115,000	\$32,200	28.00	\$64,495	\$12,779	\$102,221	\$137,909	0.741	1,540	\$66.38	505	74.1219	1.25 STY	65	\$12,779

40-23-231-014	1404 DOWNEY ST	02/04/22	WD	\$69,000	\$29,200	42.32	\$58,461	\$12,324	\$56,676	\$123,032	0.461	1.263	\$44.87	505	46.0661	1.25 STY	65	\$12,324
40-23-253-004	2745 YALE ST	12/03/21	WD	\$88,000	\$27,100	30.80	\$54,278	\$13,820	\$74,180	\$107,888	0.688	1.009	\$73.52	505	32.6664	1.25 STY	65	\$13,500
40-23-254-010	1534 MONTERAY AVE	08/07/20	WD	\$80,000	\$33,700	44.63	\$71,348	\$11,799	\$68,201	\$158,797	0.429	1.461	\$46.68	505	11.8370	1.25 STY	65	\$11,799
40-23-302-030	3406 YALE ST	04/29/20	WD	\$67,000	\$26,600	39.70	\$53,189	\$11,250	\$55,750	\$111,837	0.498	1.125	\$49.56	505	13.9680	1.25 STY	65	\$11,250
40-23-302-031	3402 YALE ST	11/16/20	WD	\$69,000	\$25,900	37.54	\$51,761	\$11,250	\$57,750	\$108,029	0.535	1.125	\$51.33	505	17.5765	1.25 STY	65	\$11,250
40-23-303-011	3509 YALE ST	09/29/21	WD	\$70,000	\$28,100	40.14	\$56,284	\$11,250	\$58,750	\$120,091	0.489	1.123	\$52.32	505	13.0402	1.25 STY	65	\$11,250
40-23-228-019	1430 BRABYN AVE	04/16/21	WD	\$55,000	\$28,200	51.27	\$56,458	\$18,879	\$36,121	\$100,211	0.360	1.082	\$33.38	505	36.0451	1.25 STY	60	\$18,879
40-23-231-001	1401 LINCOLN DR	11/17/21	WD	\$67,000	\$23,300	34.78	\$46,596	\$12,042	\$54,958	\$92,144	0.596	0.975	\$56.37	505	59.6436	1.25 STY	60	\$11,609
40-23-231-007	1425 LINCOLN DR	04/30/21	WD	\$65,000	\$29,500	45.38	\$59,039	\$19,718	\$45,282	\$104,856	0.432	1.267	\$35.74	505	43.1849	1.25 STY	60	\$19,718
40-23-254-003	1533 BRADLEY AVE	07/28/21	WD	\$35,000	\$30,900	88.29	\$61,807	\$11,791	\$23,209	\$133,376	0.174	1.306	\$17.77	505	17.4012	1.5 STY	70	\$11,791
40-23-254-003	1533 BRADLEY AVE	01/20/22	WD	\$115,000	\$30,900	26.87	\$61,807	\$11,791	\$103,209	\$133,376	0.774	1.306	\$79.03	505	77.3820	1.5 STY	70	\$11,791
40-23-212-015	1520 GAINNEY AVE	10/07/20	WD	\$55,000	\$26,600	48.36	\$53,174	\$12,168	\$42,832	\$109,349	0.392	1.202	\$35.63	505	39.1699	1.5 STY	65	\$12,168
40-23-213-011	1516 IRENE AVE	08/28/20	WD	\$70,810	\$29,500	41.66	\$59,009	\$10,745	\$60,065	\$128,704	0.467	1.138	\$52.78	505	46.6691	1.5 STY	65	\$10,433
40-23-254-016	1563 BRADLEY AVE	12/02/21	WD	\$94,000	\$34,500	36.70	\$68,949	\$11,291	\$82,709	\$153,755	0.538	1.546	\$53.50	505	53.7928	1.5 STY	65	\$11,291
40-24-102-003	1321 IDA AVE	02/08/22	WD	\$93,000	\$27,900	30.00	\$55,793	\$13,487	\$79,513	\$112,816	0.705	1.245	\$63.87	505	31.7532	1.5 STY	60	\$12,710
40-23-212-005	1523 MONTERAY AVE	04/27/21	WD	\$65,000	\$33,500	51.54	\$66,944	\$21,911	\$43,089	\$120,088	0.359	1.176	\$36.64	505	35.8812	1.75 STY	70	\$21,600
40-23-213-005	1527 GAINNEY AVE	08/20/21	LC	\$85,000	\$27,600	32.47	\$55,271	\$10,587	\$74,413	\$119,157	0.624	1.139	\$65.33	505	62.4494	1.75 STY	65	\$10,433
40-23-233-015	1420 DURAND ST	09/09/21	WD	\$88,000	\$47,700	54.20	\$95,348	\$12,578	\$75,422	\$194,753	0.387	1.890	\$39.91	505	38.7270	2 STORY	70	\$12,578
40-23-211-006	1510 MONTERAY AVE	12/13/21	WD	\$99,000	\$36,600	36.97	\$73,179	\$11,799	\$87,201	\$144,424	0.604	1.331	\$65.52	505	60.3787	2 STORY	65	\$11,799
40-23-253-018	2754 MILLER RD	08/24/20	WD	\$99,500	\$32,600	32.76	\$65,164	\$14,820	\$84,680	\$118,456	0.715	1.178	\$71.88	505	71.4862	2 STORY	65	\$14,820
40-23-253-028	2742 MILLER RD	09/21/20	WD	\$93,250	\$54,900	58.87	\$109,751	\$48,172	\$45,078	\$144,892	0.311	1.759	\$25.63	505	31.1115	2 STORY	65	\$48,172
40-23-254-009	1530 MONTERAY AVE	05/26/21	WD	\$100,000	\$45,800	45.80	\$91,637	\$14,159	\$85,841	\$182,301	0.471	1.826	\$47.01	505	47.0875	2 STORY	65	\$14,159
40-23-231-029	2306 MILLER RD	01/10/22	WD	\$155,000	\$60,400	38.97	\$120,779	\$17,146	\$137,854	\$243,842	0.565	3.183	\$43.31	505	56.5341	2 STORY	60	\$17,146
40-23-232-026	2204 MILLER RD	08/24/20	WD	\$174,900	\$76,400	43.68	\$152,805	\$37,752	\$137,148	\$270,713	0.507	2.382	\$57.58	505	50.6618	2 STORY	60	\$37,752
40-23-231-023	1502 DOWNEY ST	09/27/21	WD	\$30,000	\$25,400	84.67	\$50,845	\$12,324	\$17,676	\$90,638	0.195	1.120	\$15.78	505	19.5018	2 STORY	55	\$12,324
40-23-183-014	3022 MILLER RD	03/11/22	WD	\$115,000	\$31,700	27.57	\$63,398	\$22,500	\$92,500	\$136,327	0.679	1.555	\$59.49	505	67.8517	TWO UNIT	65	\$22,500
40-24-101-019	1402 IDA AVE	09/23/21	WD	\$85,000	\$36,400	42.82	\$72,890	\$13,236	\$71,764	\$198,847	0.361	2.263	\$31.71	505	36.0901	TWO UNIT	55	\$13,236
Totals:				\$4,693,410	\$1,977,800	42.14	\$3,955,279	\$13,236	\$3,759,653	\$7,939,091	0.474		\$48.09	0.14956531	0.7586			
Sale, Ratio =>																		
Std. Dev. =>						14.49												

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.425	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		0.000	0.000	0.000	0.000	0.000	0.000
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		0.425	0.425	0.425	0.425	0.425	0.425
ESTATE HOME		0.300	0.300	0.300	0.300	0.300	0.300
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-UNASSIGNED*

Style:	%Good: 100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY	0.000	0.000	0.000	0.000	0.000	0.000
1 STY	0.450	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
BI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.425	0.425	0.425	0.425	0.425	0.425
ESTATE HOME	0.400	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

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmt.	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
40-23-306-005	3411 HAWTHORNE DR	04/27/21	WD	\$149,000	\$62,700	42.08	\$125,313	\$32,464	\$116,536	\$206,331	0.565	1,242	\$93.83	510	12.8085	1 STY	81	\$32,464
40-23-327-010	2034 OXFORD LN	01/29/21	WD	\$170,000	\$78,700	46.29	\$157,311	\$35,718	\$134,282	\$270,207	0.497	1,592	\$84.35	510	5.4040	1 STY	81	\$35,718
40-23-305-048	3312 HAWTHORNE DR	09/25/20	WD	\$150,500	\$102,900	68.37	\$205,703	\$43,880	\$106,620	\$380,760	0.390 0.397	2,061	\$51.73	510	28.0019	1 STY	76	\$37,939
40-23-326-008	2021 BRIAR HILL RD	04/21/22	WD	\$170,000	\$84,100	49.47	\$168,174	\$55,950	\$114,050	\$264,056	0.432	1,955	\$58.34	510	43.1915	1 STY	76	\$52,826
40-23-327-014	3120 WESTWOOD PKWY	04/28/22	WD	\$200,000	\$86,100	43.05	\$172,122	\$44,238	\$155,762	\$300,904	0.338 0.365	1,884	\$82.68	510	14.4794	1 STY	76	\$36,485
40-23-351-010	3325 WESTWOOD PKWY	09/04/20	WD	\$216,000	\$121,200	56.11	\$242,337	\$57,313	\$158,687	\$435,351	0.365	2,685	\$59.10	510	7.8417	1 STY	76	\$48,605
40-23-401-005	1831 COLCHESTER RD	08/12/21	WD	\$85,000	\$50,600	59.53	\$101,215	\$42,945	\$42,055	\$137,106	0.307	1,385	\$30.36	510	28.0110	1 STY	76	\$42,945
40-23-401-018	1902 HAMPDEN RD	06/03/22	WD	\$190,000	\$85,900	45.21	\$171,846	\$32,821	\$157,179	\$327,118	0.480	1,923	\$81.74	510	6.7008	1 STY	76	\$32,821
40-23-376-002	2125 BRIAR HILL RD	11/24/21	WD	\$179,000	\$83,900	46.87	\$167,760	\$40,131	\$138,869	\$319,073	0.435	2,067	\$67.18	510	0.7693	1.25 STY	76	\$40,131
40-23-327-003	2023 CROOKED LN	10/28/21	WD	\$230,000	\$110,500	48.04	\$220,986	\$39,125	\$190,875	\$427,908	0.446	2,602	\$73.36	510	44.6065	2 STORY	81	\$39,125
40-23-351-016	2130 BRIAR HILL RD	12/08/21	WD	\$342,000	\$148,500	43.42	\$297,037	\$38,838	\$303,162	\$607,527	0.499	3,507	\$86.44	510	6.2294	2 STORY	81	\$38,838
40-23-376-007	3121 WESTWOOD PKWY	06/16/22	WD	\$298,700	\$95,800	32.07	\$191,518	\$54,635	\$244,065	\$322,078	0.758	2,053	\$118.88	510	38.4929	2 STORY	79	\$40,418
40-23-326-013	2046 CROOKED LN	04/30/21	WD	\$225,000	\$95,400	42.40	\$190,872	\$43,162	\$181,838	\$347,553	0.523	2,289	\$79.44	510	52.3195	2 STORY	76	\$37,508
40-23-327-004	2031 CROOKED LN	06/01/22	WD	\$243,000	\$95,600	39.34	\$191,107	\$36,964	\$206,036	\$362,689	0.568	2,180	\$94.51	510	56.8078	2 STORY	76	\$36,964
40-23-328-010	1940 COLCHESTER RD	11/20/20	WD	\$154,900	\$73,900	47.71	\$147,727	\$28,943	\$125,957	\$279,492	0.451	1,934	\$65.13	510	45.0664	2 STORY	76	\$27,792
40-23-351-023	2142 BRIAR HILL RD	07/27/20	WD	\$290,000	\$157,400	54.28	\$314,735	\$75,315	\$214,685	\$563,341	0.381	3,707	\$57.91	510	38.1092	2 STORY	76	\$64,018
40-23-376-009	3101 WESTWOOD PKWY	12/08/21	WD	\$200,000	\$102,100	51.05	\$204,255	\$47,158	\$152,842	\$369,640	0.413	2,396	\$63.79	510	41.3489	2 STORY	76	\$39,412
40-23-401-008	1911 COLCHESTER RD	01/28/22	WD	\$190,000	\$73,700	38.79	\$147,490	\$35,859	\$154,141	\$262,661	0.587	1,802	\$85.54	510	13.2497	2 STORY	76	\$34,808
40-23-404-006	2811 WESTWOOD PKWY	01/28/21	WD	\$300,000	\$151,400	50.47	\$302,700	\$51,648	\$248,352	\$590,711	0.420	3,531	\$70.33	510	12.9965	2 STORY	76	\$41,776
40-23-351-006	3411 WESTWOOD PKWY	06/12/22	WD	\$290,000	\$129,500	44.66	\$258,989	\$58,577	\$231,423	\$471,558	0.491	2,739	\$84.49	510	49.0763	2 STORY	71	\$58,577
40-23-401-020	1920 HAMPDEN RD	06/29/22	WD	\$188,000	\$82,100	43.67	\$164,133	\$43,248	\$144,752	\$284,435	0.509	2,054	\$70.47	510	50.8910	2 STORY	71	\$36,342
40-23-404-001	2001 COLCHESTER RD	08/03/20	WD	\$205,000	\$136,900	66.78	\$273,879	\$56,290	\$148,710	\$511,974	0.290	3,250	\$45.76	510	29.0464	2 STORY	71	\$55,613
40-23-403-014	2747 WESTWOOD PKWY	12/15/21	WD	\$376,000	\$181,400	48.24	\$362,870	\$51,480	\$324,520	\$732,682	0.443	4,246	\$76.43	510	1.1426	2 STORY	61	\$51,480
40-23-402-012	2750 WESTWOOD PKWY	02/03/22	WD	\$500,000	\$280,600	56.12	\$561,190	\$76,996	\$423,004	\$1,210,485	0.349	6,493	\$65.15	510	34.9450	ESTATE HOME	66	\$65,959
40-23-403-006	2700 PARKSIDE DR	09/27/21	WD	\$400,000	\$212,200	53.05	\$424,446	\$64,232	\$335,768	\$900,535	0.373	4,739	\$70.85	510	37.2854	ESTATE HOME	61	\$64,232
Totals:				\$5,942,100	\$2,883,100	48.52	\$5,765,715		\$4,754,170	\$10,886,174	0.437		\$72.71		1.7630			
				Sale. Ratio =>		8.34	Std. Dev. =>		E.C.F. =>		0.454	Std. Deviation=>		Ave. E.C.F. =>		Ave. Variance=>		61.52322051
									0.102077248			Coefficient of Var=>						

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.525	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-UNASSIGNED*

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.525	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

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Curr. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	F.C.F.	Floor Area	\$/Sq.Ft.	E.C.F. Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
40-23-278-008	2307 RADCLIFFE AVE	06/15/22	WD	\$166,000	\$55,200	33.25	\$110,393	\$28,227	\$137,773	\$156,507	0.880	1,486	\$92.71	515	33.4564	1 STY	61	\$28,227
40-24-106-002	1701 KENWOOD AVE	10/22/20	WD	\$135,000	\$72,300	53.56	\$144,616	\$28,359	\$106,641	\$221,442	0.482	1,466	\$72.74	515	1.7282	1 STY	61	\$28,359
40-24-153-003	1919 CAMBRIDGE AVE	05/13/21	WD	\$165,000	\$96,400	58.42	\$192,855	\$33,323	\$131,677	\$303,870	0.433	1,681	\$78.33	515	34.3149	1 STY	61	\$33,323
40-24-107-007	1615 CHELSEA CIR	08/27/20	WD	\$118,400	\$70,700	59.71	\$141,369	\$42,605	\$75,795	\$188,122	0.403	1,801	\$42.08	515	3.2364	1 STY	57	\$40,336
40-24-105-001	2023 MILLER RD	12/17/20	WD	\$170,000	\$76,000	44.71	\$151,963	\$40,233	\$129,767	\$203,182	0.639	1,759	\$73.77	515	7.7701	1.25 STY	61	\$35,610
40-24-105-001	2023 MILLER RD	08/08/22	WD	\$198,000	\$76,000	38.38	\$151,983	\$40,233	\$157,767	\$203,182	0.776	1,759	\$89.69	515	21.5508	1.25 STY	61	\$35,610
40-24-106-003	2213 RADCLIFFE AVE	07/10/20	WD	\$160,000	\$63,900	39.94	\$127,736	\$24,306	\$135,694	\$186,055	0.722	1,470	\$92.31	515	17.5830	1.25 STY	61	\$24,306
40-24-106-008	2101 RADCLIFFE AVE	12/29/21	WD	\$112,000	\$58,300	52.05	\$116,660	\$30,990	\$81,010	\$155,764	0.520	1,526	\$53.09	515	52.0083	1.25 STY	61	\$30,990
40-24-106-005	2119 RADCLIFFE AVE	12/07/20	WD	\$160,000	\$75,600	47.25	\$151,170	\$24,577	\$135,423	\$230,169	0.588	1,940	\$69.81	515	2.7389	2 STORY	79	\$24,306
40-24-151-003	2211 COLFAX AVE	12/06/21	WD	\$195,000	\$98,200	50.36	\$196,490	\$29,424	\$165,576	\$303,756	0.545	1,963	\$84.35	515	26.0164	2 STORY	75	\$28,488
40-23-234-006	2209 MILLER RD	07/16/20	WD	\$140,000	\$92,700	66.21	\$185,413	\$30,990	\$109,010	\$280,769	0.388	1,655	\$65.87	515	38.8255	2 STORY	74	\$30,990
40-24-104-002	2101 MILLER RD	01/14/22	WD	\$170,000	\$116,500	68.53	\$232,931	\$40,064	\$129,936	\$350,667	0.371	3,136	\$41.43	515	37.0539	2 STORY	61	\$33,760
40-24-107-006	1919 MILLER RD	07/10/20	WD	\$154,900	\$93,600	60.43	\$187,224	\$37,710	\$117,190	\$271,844	0.431	2,477	\$47.31	515	43.1093	2 STORY	61	\$37,710
40-24-152-011	1910 CAMBRIDGE AVE	06/29/22	WD	\$181,375	\$84,100	46.37	\$168,204	\$32,560	\$148,815	\$246,625	0.603	2,074	\$71.75	515	5.7667	2 STORY	61	\$32,560
40-24-152-004	1909 RAMSAY BLVD	10/21/20	WD	\$182,500	\$98,700	54.08	\$197,357	\$37,580	\$144,920	\$290,504	0.499	3,070	\$47.21	515	49.8858	2 STORY	58	\$37,580
40-24-152-027	1925 LINCOLN DR	12/14/20	WD	\$159,000	\$93,300	58.68	\$186,696	\$33,189	\$125,811	\$279,104	0.451	2,624	\$47.95	515	11.0206	2 STORY	52	\$31,208
40-24-104-003	2224 RADCLIFFE AVE	06/24/22	WD	\$280,000	\$96,200	34.36	\$192,374	\$28,227	\$251,773	\$312,661	0.805	2,154	\$116.89	515	80.5259	TRI-LEVEL	75	\$28,227
Totals:				\$2,847,175	\$1,417,700	49.79	\$2,835,454	\$2,284,578	\$4,186,222		0.546		\$69.84	0.156313692	1.5236			
				Sale. Ratio =>		10.56	E.C.F. =>		Std. Deviations=>		27.4465 Coefficient of Var=>		48.92660051					
				Std. Dev. =>			Ave. E.C.F. =>		Ave. Variance=>									

7/28/24
1005

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

Residential : 0.250
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 0.250
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-UNASSIGNED'

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
B1-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

. 275
2300
high
0250

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
41-19-429-018	213 E BELVIDERE AVE	12/03/21	WD	\$36,000	\$13,400	37.22	\$26,840	\$3,400	\$32,600	\$117,200	0.278	1,083	\$30.10	525	10.8447	1 STY	80	\$3,400
41-19-276-007	116 BRUCE ST	09/10/21	WD	\$12,000	\$9,400	78.33	\$18,827	\$3,600	\$8,400	\$76,135	0.110	668	\$12.57	525	9.3936	1 STY	64	\$3,600
41-19-205-019	2034 CHURCH ST	12/07/21	WD	\$26,000	\$8,500	32.69	\$17,077	\$3,400	\$22,600	\$68,385	0.330	780	\$28.97	525	33.0482	1 STY	60	\$3,400
41-19-431-017	117 MADISON AVE	02/05/21	WD	\$35,000	\$7,800	22.29	\$15,585	\$3,570	\$31,430	\$60,075	0.523	667	\$47.12	525	36.2702	1 STY	60	\$3,570
41-19-432-004	214 E BELVIDERE AVE	07/19/22	WD	\$22,000	\$9,900	45.00	\$19,796	\$3,544	\$18,456	\$81,260	0.227	864	\$21.36	525	6.6645	1 STY	60	\$3,400
41-19-432-027	3302 COLLINGWOOD PKWY	08/21/20	WD	\$41,000	\$16,100	39.27	\$32,181	\$7,878	\$33,122	\$121,515	0.273	1,272	\$26.04	525	11.2098	1 STY	60	\$7,878
41-19-434-022	131 E LAKEVIEW AVE	06/26/20	WD	\$15,000	\$10,500	70.00	\$21,091	\$5,087	\$9,913	\$80,020	0.124	972	\$10.20	525	5.6883	1 STY	60	\$3,400
41-19-437-059	226 E LAKEVIEW AVE	04/12/22	WD	\$39,000	\$9,100	23.33	\$18,168	\$3,284	\$35,716	\$74,420	0.480	876	\$40.77	525	36.1051	1 STY	60	\$3,284
41-19-278-006	112 E LINSEY BLVD	07/29/20	PTA	\$13,000	\$5,900	45.38	\$11,742	\$3,725	\$9,275	\$40,085	0.231	496	\$18.70	525	4.6143	1 STY	50	\$3,725
41-19-433-020	3308 S SAGINAW ST	12/01/21	QC	\$10,000	\$5,100	51.00	\$10,299	\$3,424	\$6,576	\$34,375	0.191	704	\$9.34	525	11.9999	1 STY	30	\$3,424
41-19-434-023	137 E LAKEVIEW AVE	06/26/20	WD	\$17,250	\$13,400	77.68	\$26,702	\$3,400	\$13,850	\$116,510	0.119	1,522	\$9.10	525	17.4473	1.75 STY	64	\$3,400
41-19-435-003	208 MADISON AVE	07/13/22	WD	\$30,000	\$6,900	23.00	\$13,704	\$3,400	\$26,600	\$51,520	0.516	770	\$34.55	525	22.2957	1.75 STY	60	\$3,400
41-19-437-007	128 E LAKEVIEW AVE	05/19/22	WD	\$56,000	\$15,400	27.50	\$30,759	\$3,706	\$52,294	\$135,265	0.387	1,828	\$28.61	525	9.3257	2 STORY	64	\$3,706
41-19-276-012	136 BRUCE ST	11/30/21	WD	\$22,000	\$12,000	54.55	\$23,958	\$3,600	\$18,400	\$101,790	0.181	1,271	\$14.48	525	18.0764	2 STORY	60	\$3,600
41-19-276-026	131 E TOBIAS ST	05/27/22	LC	\$20,000	\$12,000	60.00	\$24,039	\$3,600	\$16,400	\$102,195	0.160	1,468	\$11.17	525	16.0478	2 STORY	60	\$3,600
41-19-252-039	2500 S SAGINAW ST	08/26/20	WD	\$44,000	\$24,100	54.77	\$48,271	\$6,852	\$37,148	\$130,044	0.286	1,638	\$22.68	525	28.5657	THREE UNIT	60	\$6,852
41-19-252-039	2500 S SAGINAW ST	02/09/22	WD	\$45,000	\$24,100	53.56	\$48,271	\$6,852	\$38,148	\$130,044	0.293	1,638	\$23.29	525	29.3347	THREE UNIT	60	\$6,852
41-19-207-044	2103 CHURCH ST	08/28/20	WD	\$42,000	\$21,400	50.95	\$42,814	\$6,800	\$35,200	\$113,074	0.311	1,246	\$28.25	525	31.1301	TWO UNIT	64	\$6,800
41-19-254-041	213 W TOBIAS ST	04/08/22	WD	\$25,000	\$18,300	73.20	\$36,574	\$4,304	\$20,696	\$101,319	0.204	1,422	\$14.55	525	20.4266	TWO UNIT	60	\$3,877
41-19-404-005	213 W EDDINGTON AVE	12/14/20	PTA	\$35,000	\$19,100	54.57	\$38,163	\$3,473	\$31,527	\$108,917	0.289	1,617	\$19.50	525	28.9459	TWO UNIT	60	\$3,473
Totals:				\$585,250	\$262,400		\$524,861		\$498,351	\$1,844,147								
				Sale. Ratio =>		44.84					E.C.F. =>	0.270	Std. Deviation=>		0.121068644			
				Std. Dev. =>		17.76					Ave. E.C.F. =>	0.278	Ave. Variance=>		19.3717	Coefficient of Var=>		69.80152942

305
705

E.C.F.s for Neighborhood; 530 *R - 530-UNASSIGNED'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.450	0.450	0.450	0.450	0.450	0.450
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		0.375	0.375	0.375	0.375	0.375	0.375
TRI-LEVEL		0.425	0.425	0.425	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		0.000	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-UNASSIGNED*

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.425	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

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
40-24-376-035	1914 BRIARWOOD DR	10/05/20	WD	\$72,000	\$30,700	42.64	\$61,323	\$11,630	\$60,370	\$116,925	0.516	1,102	\$54.78	530	6.0587	1STY	74	\$10,184
40-24-376-039	1902 BRIARWOOD DR	05/19/21	WD	\$45,000	\$30,000	66.67	\$60,050	\$13,539	\$31,461	\$109,438	0.287	1,102	\$28.55	530	16.8250	1STY	66	\$10,184
40-24-376-044	1810 BRIARWOOD DR	08/19/20	WD	\$58,300	\$26,300	45.11	\$52,604	\$10,184	\$48,116	\$99,812	0.482	1,102	\$43.66	530	2.0760	1STY	66	\$10,184
40-24-376-049	1724 BRIARWOOD DR	06/11/21	WD	\$82,000	\$32,300	39.39	\$64,501	\$14,464	\$67,536	\$117,734	0.574	1,410	\$47.90	530	11.2324	1STY	66	\$11,930
40-24-376-056	3109 BRIARWOOD DR	09/23/21	WD	\$75,000	\$37,100	49.47	\$74,190	\$27,791	\$47,209	\$109,174	0.432	1,181	\$39.97	530	2.8888	1STY	66	\$20,829
40-24-376-182	1729 CARMANBROOK PKWY	01/12/22	WD	\$85,400	\$37,700	44.15	\$75,302	\$25,572	\$59,828	\$117,012	0.511	1,305	\$45.85	530	4.9991	1STY	66	\$20,049
40-24-376-186	1819 CARMANBROOK PKWY	04/22/22	WD	\$90,000	\$37,500	41.67	\$74,934	\$18,821	\$71,179	\$132,031	0.539	1,305	\$54.54	530	7.7802	1STY	66	\$17,385
40-24-378-012	1818 CARMANBROOK PKWY	04/30/21	WD	\$66,000	\$29,700	45.00	\$59,315	\$12,353	\$53,647	\$110,499	0.485	1,182	\$45.39	530	2.4191	1STY	66	\$12,133
40-24-378-038	3508 BRIARWOOD DR	01/29/21	WD	\$64,900	\$31,800	49.00	\$63,650	\$18,174	\$46,726	\$107,002	0.437	1,140	\$40.99	530	2.4626	1STY	66	\$15,178
40-24-376-041	1822 BRIARWOOD DR	07/02/20	WD	\$41,000	\$26,700	65.12	\$53,326	\$13,705	\$27,295	\$93,226	0.293	1,102	\$24.77	530	29.2783	1STY	60	\$10,184
Totals:				\$679,600	\$319,800		\$639,195		\$513,367	\$1,112,852								
				Sale. Ratio =>		47.06				E.C.F. =>		0.461	Std. Deviation=>		0.097158248	Coefficient of Var=>		18.87531625
				Std. Dev. =>		9.51				Ave. E.C.F. =>		0.456	Ave. Variance=>		8.6020			

7805

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.325	0.325	0.325	0.325	0.300	0.300
1 STY		0.325	0.325	0.325	0.325	0.300	0.300
2 STORY		0.325	0.325	0.325	0.325	0.300	0.300
1.5 STY		0.325	0.325	0.325	0.325	0.300	0.300
1.25 STY		0.375	0.375	0.350	0.325	0.300	0.300
BI-LEVEL		0.325	0.325	0.325	0.325	0.300	0.300
TRI-LEVEL		0.325	0.325	0.325	0.325	0.300	0.300
ESTATE HOME		0.325	0.325	0.325	0.325	0.300	0.300
DUPLEX		0.325	0.325	0.325	0.325	0.300	0.300
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: 3.500
B: 0.000
C: 0.000
D: 0.000

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

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

• 350 ⇒ (325)
mult
1275 too low
• 3

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 (%)	Jliding Sty.	Building Depr.	Land Value
40-24-278-014	1021 REMINGTON AVE	09/24/20	WD	\$26,400	\$16,700	63.26	\$33,468	\$5,625	\$20,775	\$92,810	0.224	815	\$25.49	535	10.4536	1 STY	68	\$5,625
40-24-478-007	1309 VERMILYA AVE	06/10/20	WD	\$34,000	\$16,500	48.53	\$32,943	\$5,000	\$29,000	\$93,143	0.311	917	\$31.62	535	9.7893	1 STY	68	\$5,000
40-24-483-012	1035 PETTIBONE AVE	01/25/21	WD	\$25,000	\$13,800	55.20	\$27,624	\$5,000	\$20,000	\$75,413	0.265	864	\$23.15	535	9.8206	1 STY	68	\$5,000
40-24-485-004	1129 WALDMAN AVE	04/07/22	WD	\$38,000	\$13,500	35.53	\$27,034	\$5,000	\$33,000	\$73,447	0.449	686	\$48.10	535	6.1612	1 STY	68	\$5,000
40-24-480-027	1222 PETTIBONE AVE	11/08/21	WD	\$22,250	\$13,800	62.47	\$27,826	\$5,000	\$17,250	\$76,087	0.227	816	\$21.14	535	29.9865	1 STY	65	\$5,000
40-24-453-014	1537 LINCOLN AVE	08/06/21	WD	\$38,000	\$16,300	42.89	\$32,595	\$5,000	\$33,000	\$91,983	0.359	962	\$34.30	535	4.3218	1 STY	63	\$5,000
40-24-480-034	1317 LINCOLN AVE	07/29/21	WD	\$39,000	\$17,700	45.38	\$35,374	\$10,000	\$29,000	\$84,580	0.343	641	\$45.24	535	1.2030	1 STY	63	\$10,000
40-24-485-025	1036 W ATHERTON RD	06/30/22	WD	\$36,000	\$14,500	40.28	\$28,988	\$5,000	\$31,000	\$79,960	0.388	864	\$35.88	535	8.5390	1 STY	63	\$5,000
											0.321							
40-24-453-038	1626 PETTIBONE AVE	01/29/21	WD	\$23,500	\$10,200	43.40	\$20,381	\$5,625	\$17,875	\$49,187	0.363	652	\$27.42	535	16.7458	1 STY	60	\$5,625
40-24-278-035	2602 FENTON RD	04/06/22	WD	\$35,000	\$15,800	45.14	\$31,617	\$6,251	\$28,749	\$84,553	0.340	831	\$34.60	535	34.0010	1 STY	59	\$6,251
40-24-428-020	1138 SIMCOE AVE	07/10/20	WD	\$26,000	\$12,900	49.62	\$25,843	\$5,402	\$20,598	\$68,137	0.302	748	\$27.54	535	30.2304	1 STY	59	\$5,402
40-24-453-017	1525 LINCOLN AVE	05/06/21	WD	\$28,000	\$12,900	46.07	\$25,743	\$5,000	\$23,000	\$69,143	0.333	688	\$33.43	535	0.4262	1 STY	59	\$5,000
40-24-453-073	1602 PETTIBONE AVE	12/23/20	WD	\$20,000	\$17,900	89.50	\$35,788	\$10,625	\$9,375	\$83,877	0.112	720	\$13.02	535	24.4233	1 STY	59	\$10,625
40-24-454-048	1506 WALDMAN AVE	01/29/21	WD	\$30,500	\$11,200	36.72	\$22,493	\$5,000	\$25,500	\$58,310	0.437	708	\$36.02	535	3.5340	1 STY	59	\$5,000
40-24-478-023	1306 LINCOLN AVE	10/06/21	WD	\$45,000	\$27,300	60.67	\$54,691	\$25,214	\$19,786	\$98,257	0.201	795	\$24.89	535	15.4767	1 STY	59	\$10,000
40-24-482-003	1321 PETTIBONE AVE	08/11/22	WD	\$30,000	\$14,500	48.33	\$28,917	\$7,500	\$22,500	\$71,390	0.315	790	\$28.48	535	28.2670	1 STY	59	\$7,500
40-24-483-001	1133 PETTIBONE AVE	04/14/20	WD	\$19,900	\$14,700	73.87	\$29,377	\$10,000	\$9,800	\$64,590	0.153	847	\$11.69	535	25.0972	1 STY	59	\$10,000
40-24-483-009	1105 PETTIBONE AVE	08/02/22	WD	\$16,500	\$12,500	75.76	\$24,935	\$5,000	\$11,500	\$66,450	0.173	692	\$16.62	535	23.1184	1 STY	59	\$5,000
40-24-484-009	1221 WALDMAN AVE	06/24/21	WD	\$33,000	\$10,500	31.82	\$20,952	\$5,000	\$28,000	\$53,173	0.527	676	\$41.42	535	31.8976	1 STY	59	\$5,000
40-24-427-024	1124 BARRIE AVE	03/15/21	WD	\$26,000	\$12,000	46.15	\$24,033	\$4,899	\$21,101	\$63,780	0.331	660	\$31.97	535	33.0840	1 STY	54	\$4,899
40-24-428-016	1023 BARRIE AVE	08/06/21	WD	\$18,750	\$10,500	56.00	\$20,951	\$4,743	\$14,007	\$54,027	0.259	660	\$21.22	535	25.9261	1 STY	54	\$4,743
40-24-476-009	1229 NEUBERT AVE	06/07/21	WD	\$21,000	\$9,600	45.71	\$19,257	\$5,003	\$15,997	\$47,513	0.337	696	\$22.98	535	0.2453	1 STY	54	\$5,000
40-24-477-025	1102 VERMILYA AVE	01/05/22	WD	\$28,500	\$11,100	38.95	\$22,227	\$5,000	\$23,500	\$57,423	0.409	704	\$33.38	535	7.0103	1 STY	54	\$5,000
40-24-480-006	1309 LINCOLN AVE	12/23/21	WD	\$13,500	\$8,600	63.70	\$17,283	\$5,000	\$8,500	\$40,943	0.208	544	\$15.63	535	1.1651	1 STY	54	\$5,000
											0.300							
40-24-481-043	1138 PETTIBONE AVE	10/27/21	WD	\$26,500	\$11,100	41.89	\$22,245	\$10,000	\$16,500	\$40,817	0.404	726	\$22.73	535	13.5839	1 STY	49	\$10,000
40-24-454-010	1611 PETTIBONE AVE	03/31/21	WD	\$75,000	\$20,300	27.07	\$40,656	\$6,063	\$68,937	\$115,310	0.598	949	\$72.64	535	59.7841	1 25 STY	80	\$6,063
40-24-480-024	1302 PETTIBONE AVE	06/11/21	WD	\$62,000	\$19,600	31.61	\$39,218	\$5,000	\$57,000	\$114,060	0.500	1,052	\$54.18	535	26.3328	1 25 STY	75	\$5,000

Highways
to 305

40-24-455-005	1625 WALDMAN AVE	07/16/21	WD	\$75,000	\$20,600	27.47	\$41,256	\$11,250	\$63,750	\$100,020	0.637	886	\$71.95	535	63.7373	1.25 STY	68	\$11,250
40-24-455-013	1531 WALDMAN AVE	12/29/20	WD	\$20,000	\$13,700	68.50	\$27,388	\$5,625	\$14,375	\$72,543	0.198	886	\$16.22	535	19.8157	1.25 STY	65	\$5,625
40-24-480-001	1329 LINCOLN AVE	05/13/21	MLC	\$70,000	\$20,100	28.71	\$40,130	\$5,000	\$65,000	\$117,100	0.555	1030	\$63.11	535	55.5081	1.25 STY	65	\$5,000
40-24-279-001	1133 OSSINGTON AVE	10/15/20	WD	\$26,500	\$13,600	51.32	\$27,116	\$4,823	\$21,677	\$74,310	0.292	908	\$23.87	535	29.1710	1.25 STY	63	\$4,823
40-24-455-046	1410 W ATHERTON RD	06/23/21	WD	\$53,000	\$28,200	53.21	\$56,369	\$10,000	\$43,000	\$154,563	0.278	1,582	\$27.18	535	27.8203	1.25 STY	63	\$10,000
											0.392							
40-24-428-025	1118 SIMCOE AVE	07/27/22	WD	\$65,000	\$16,100	24.77	\$32,270	\$5,412	\$59,588	\$89,527	0.666	1,160	\$51.37	535	66.5589	1.25 STY	59	\$5,412
40-24-452-019	1418 LINCOLN AVE	04/20/22	WD	\$45,000	\$19,700	43.78	\$39,483	\$10,000	\$35,000	\$98,277	0.356	960	\$36.46	535	35.6137	1.25 STY	59	\$10,000
40-24-453-007	1625 LINCOLN AVE	12/02/21	WD	\$18,000	\$12,600	70.00	\$25,291	\$5,625	\$12,375	\$65,553	0.189	774	\$15.99	535	18.8778	1.25 STY	59	\$5,625
40-24-454-033	1634 WALDMAN AVE	12/29/20	WD	\$30,000	\$16,400	54.67	\$32,869	\$5,625	\$24,375	\$90,813	0.268	1,069	\$22.80	535	26.8408	1.25 STY	59	\$5,625
40-24-478-008	1305 VERMILYA AVE	09/22/20	WD	\$19,000	\$13,500	71.05	\$27,016	\$5,000	\$14,000	\$73,387	0.191	900	\$15.56	535	19.0770	1.25 STY	59	\$5,000
40-24-478-036	1321 VERMILYA AVE	03/18/22	WD	\$26,000	\$16,400	63.08	\$32,795	\$10,000	\$16,000	\$75,983	0.211	968	\$16.53	535	21.0572	1.25 STY	59	\$10,000
40-24-482-019	1322 WALDMAN AVE	07/05/22	QC	\$30,000	\$17,900	59.67	\$35,738	\$10,000	\$20,000	\$85,793	0.233	968	\$20.66	535	23.3118	1.25 STY	59	\$10,000
40-24-481-031	1028 PETTIBONE AVE	12/07/20	WD	\$14,200	\$9,500	66.90	\$19,085	\$5,000	\$9,200	\$46,950	0.196	693	\$13.28	535	19.5953	1.25 STY	54	\$5,000
											0.289							
40-24-429-017	1013 SIMCOE AVE	10/28/20	WD	\$70,000	\$27,000	38.57	\$54,054	\$7,144	\$62,856	\$156,367	0.402	1,692	\$37.15	535	40.1978	1.75 STY	64	\$7,144
40-24-453-030	1405 LINCOLN AVE	03/05/21	WD	\$26,250	\$16,000	60.95	\$31,966	\$5,000	\$21,250	\$89,887	0.236	1,232	\$17.25	535	23.6409	TWO UNIT	59	\$5,000
40-24-453-030	1405 LINCOLN AVE	03/15/21	WD	\$37,000	\$16,000	43.24	\$31,966	\$5,000	\$32,000	\$89,887	0.356	1,232	\$25.97	535	35.6004	TWO UNIT	59	\$5,000
Totals:																		
				\$1,462,250	\$663,400	45.37	\$1,327,251		\$1,169,796	\$3,449,323	0.339		\$30.47	0.126454	1.0757			
				Sale. Ratio =>		Std. Dev. =>				E.C.F. =>		Std. Deviation=>		23.4197	Coefficient of Var=>	71.3189		
						14.83				Ave. E.C.F. =>	0.328	Ave. Variance=>						

E.C.F.s for Neighborhood: 540 *R - 540-UNASSIGNED*

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.300	0.300	0.300	0.300	0.300	0.300
1 STY		0.300	0.300	0.300	0.300	0.275	0.275
2 STORY		0.350	0.350	0.350	0.350	0.325	0.325
1.5 STY		0.300	0.300	0.300	0.300	0.275	0.275
1.25 STY		0.350	0.350	0.350	0.350	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		0.250	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-UNASSIGNED'

Style:	%Good: 100-91	90-81	80-71	70-61	60-51	50-0	
1.75 STY	0.000	0.000	0.000	0.000	0.000	0.000	
1 STY	0.250	0.250	0.250	0.250	0.250	0.175	.275
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	.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	0.250	0.250	0.250	0.250	0.250	0.250	.275
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

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmt.	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
41-19-330-002	738 SIMCOE AVE	05/11/22	WD	\$57,000	\$24,700	43.33	\$49,468	\$12,935	\$44,065	\$121,777	0.362	1,055	\$41.77	540	3.3962	1 STY	75	\$12,500
41-19-339-017	3710 BRUNSWICK AVE	04/26/22	WD	\$33,000	\$24,500	37.88	\$24,920	\$5,000	\$28,000	\$66,400	0.422	648	\$43.21	540	4.9844	1 STY	75	\$5,000
41-19-330-023	751 BARRIE AVE	08/09/21	WD	\$65,000	\$22,500	34.62	\$45,047	\$7,188	\$57,812	\$126,197	0.458	1,119	\$31.66	540	13.0221	1 STY	74	\$7,188
41-19-152-012	916 LEXINGTON AVE	07/15/22	WD	\$35,000	\$15,800	45.14	\$31,659	\$4,166	\$30,834	\$91,643	0.336	772	\$39.94	540	33.6457	1 STY	70	\$4,166
41-19-328-004	2819 CAMDEN AVE	12/15/21	WD	\$27,000	\$19,000	70.37	\$38,044	\$4,252	\$22,748	\$112,640	0.202	936	\$24.30	540	17.7720	1 STY	69	\$4,252
41-19-329-013	642 BARRIE AVE	09/02/20	WD	\$19,500	\$17,000	87.18	\$33,922	\$5,000	\$14,500	\$96,407	0.150	936	\$15.49	540	22.9268	1 STY	69	\$5,000
41-19-330-019	716 SIMCOE AVE	10/04/21	WD	\$24,000	\$15,000	62.50	\$30,071	\$5,625	\$18,375	\$81,487	0.225	904	\$20.33	540	2.6383	1 STY	69	\$5,625
41-19-333-038	632 VICTORIA AVE	12/17/21	WD	\$21,500	\$18,900	87.91	\$37,892	\$6,750	\$12,750	\$97,140	0.131	940	\$13.56	540	19.6635	1 STY	69	\$6,750
41-19-353-011	919 VERMILYA AVE	11/30/21	LC	\$35,000	\$14,900	42.57	\$39,706	\$4,375	\$30,625	\$84,437	0.363	704	\$43.50	540	7.9827	1 STY	69	\$4,375
41-19-388-025	825 PETTIBONE AVE	06/15/22	WD	\$48,000	\$24,100	50.21	\$48,230	\$13,125	\$34,875	\$117,017	0.288	1,101	\$11.68	540	6.0401	1 STY	69	\$13,125
41-19-376-005	743 NEUBERT AVE	11/19/21	WD	\$22,000	\$12,400	56.36	\$24,803	\$4,432	\$17,568	\$67,903	0.259	528	\$33.27	540	9.9397	1 STY	69	\$4,432
41-19-376-005	743 NEUBERT AVE	03/30/22	WD	\$29,000	\$12,400	42.76	\$24,803	\$4,432	\$24,568	\$67,903	0.362	528	\$46.53	540	20.2485	1 STY	69	\$4,432
41-19-379-015	644 LINCOLN AVE	03/16/22	WD	\$32,000	\$17,300	54.06	\$34,545	\$5,625	\$26,375	\$96,400	0.274	872	\$30.25	540	1.1619	1 STY	69	\$5,625
41-19-306-004	839 BARRIE AVE	07/21/22	WD	\$30,000	\$19,100	63.67	\$38,286	\$10,673	\$19,327	\$92,043	0.210	816	\$23.69	540	9.1724	1 STY	64	\$10,673
41-19-306-013	844 SIMCOE AVE	11/08/21	WD	\$32,900	\$13,800	41.95	\$27,559	\$5,256	\$27,644	\$74,343	0.372	700	\$39.49	540	7.0141	1 STY	64	\$5,256
41-19-306-027	802 SIMCOE AVE	06/29/20	WD	\$26,000	\$14,700	56.54	\$29,337	\$6,250	\$19,750	\$76,957	0.257	871	\$22.68	540	4.5064	1 STY	64	\$6,250
41-19-307-012	907 SIMCOE AVE	11/23/21	WD	\$28,000	\$15,600	55.71	\$31,240	\$5,674	\$22,326	\$85,220	0.262	848	\$26.33	540	3.9721	1 STY	64	\$5,674
41-19-331-022	636 SIMCOE AVE	04/26/21	WD	\$36,000	\$12,700	35.28	\$25,304	\$4,375	\$31,625	\$69,763	0.453	761	\$41.56	540	6.4005	1 STY	64	\$4,375
41-19-331-028	612 SIMCOE AVE	04/14/20	LC	\$15,000	\$12,500	83.33	\$25,029	\$4,375	\$10,625	\$68,847	0.154	611	\$17.39	540	23.4985	1 STY	64	\$4,375
41-19-332-002	3009 CAMDEN AVE	06/29/20	WD	\$25,500	\$20,400	80.00	\$40,716	\$6,267	\$17,233	\$108,163	0.159	902	\$19.11	540	22.9989	1 STY	64	\$8,267
41-19-334-014	713 VICTORIA AVE	12/29/20	WD	\$21,000	\$14,800	70.48	\$29,612	\$6,350	\$14,750	\$77,873	0.189	800	\$18.44	540	56.8382	1 STY	64	\$6,250
41-19-335-024	626 FREEMAN AVE	11/17/21	WD	\$13,000	\$11,100	85.38	\$22,132	\$4,375	\$8,625	\$59,190	0.146	660	\$13.07	540	61.2075	1 STY	64	\$4,375
41-19-336-004	745 FREEMAN AVE	07/26/22	WD	\$17,000	\$11,400	67.06	\$22,893	\$4,375	\$12,625	\$61,727	0.205	656	\$19.25	540	55.3262	1 STY	64	\$4,375
41-19-336-004	745 FREEMAN AVE	08/02/22	WD	\$26,500	\$11,400	43.02	\$22,893	\$4,375	\$22,125	\$61,727	0.358	656	\$33.73	540	39.9357	1 STY	64	\$4,375
41-19-337-012	615 FREEMAN AVE	09/09/21	WD	\$22,500	\$9,800	43.56	\$19,530	\$4,375	\$18,125	\$50,517	0.359	560	\$32.37	540	3.2787	1 STY	64	\$4,375
41-19-352-007	809 NEUBERT AVE	01/21/22	WD	\$22,500	\$10,100	37.41	\$20,112	\$5,349	\$21,651	\$49,210	0.440	616	\$35.15	540	11.3966	1 STY	64	\$5,349
41-19-354-015	805 VERMILYA AVE	08/12/20	WD	\$13,250	\$12,400	93.58	\$24,746	\$4,375	\$8,875	\$67,903	0.131	724	\$12.26	540	6.8414	1 STY	64	\$4,375
41-19-356-018	850 PETTIBONE AVE	08/11/21	WD	\$23,000	\$12,700	55.22	\$25,444	\$4,375	\$18,625	\$70,230	0.265	660	\$28.22	540	13.2443	1 STY	64	\$4,375
41-19-360-009	839 WALDMAN AVE	10/15/20	WD	\$26,500	\$15,500	58.49	\$31,030	\$5,875	\$20,625	\$83,850	0.246	780	\$26.44	540	7.8811	1 STY	64	\$5,875
41-19-377-016	640 VERMILYA AVE	09/02/21	WD	\$21,000	\$11,600	55.24	\$23,267	\$4,822	\$16,178	\$61,483	0.263	616	\$26.26	540	0.7596	1 STY	64	\$4,822
41-19-379-023	620 LINCOLN AVE	05/25/21	OTH	\$24,500	\$12,800	52.24	\$25,643	\$5,625	\$18,875	\$66,727	0.283	704	\$26.81	540	6.6488	1 STY	64	\$5,625

325 205

41-19-154-007	838 LEXINGTON AVE	06/02/72	WD	\$14,500	\$13,100	90.34	\$26,204	\$4,166	\$10,334	\$80,138	0.129	750	\$13,78	540	12.8952	1 STY	60	\$4,166
41-19-159-022	918 OSSINGTON AVE	04/22/72	WD	\$25,000	\$12,700	50.80	\$25,410	\$4,488	\$20,512	\$76,080	0.270	1,012	\$20,27	540	26.9611	1 STY	60	\$4,419
41-19-162-001	859 OSSINGTON AVE	11/18/70	MLC	\$32,000	\$13,300	41.56	\$26,528	\$6,291	\$25,709	\$73,589	0.349	720	\$35,71	540	34.9359	1 STY	60	\$6,291
41-19-301-006	930 BLOOR AVE	04/06/71	WD	\$25,000	\$12,300	49.20	\$24,565	\$5,236	\$19,764	\$70,287	0.281	722	\$27,37	540	28.1189	1 STY	60	\$5,236
41-19-304-009	815 BLOOR AVE	03/11/72	WD	\$24,000	\$12,700	52.92	\$25,417	\$5,401	\$18,599	\$72,785	0.256	768	\$24,22	540	25.5532	1 STY	60	\$5,401
41-19-304-015	840 BARRIE AVE	10/19/70	WD	\$25,000	\$13,200	52.80	\$26,314	\$5,954	\$19,046	\$74,036	0.325	660	\$28,86	540	25.7252	1 STY	60	\$5,625
41-19-304-015	840 BARRIE AVE	02/18/71	WD	\$30,000	\$13,200	44.00	\$26,314	\$5,954	\$24,046	\$74,036	0.325	660	\$36,43	540	32.4786	1 STY	60	\$5,625
41-19-304-015	840 BARRIE AVE	06/18/71	WD	\$30,000	\$13,200	44.00	\$26,314	\$5,954	\$24,046	\$74,036	0.325	660	\$36,43	540	32.4786	1 STY	60	\$5,625
41-19-329-016	630 BARRIE AVE	11/04/70	WD	\$26,500	\$11,500	43.40	\$23,032	\$5,000	\$21,500	\$65,571	0.328	641	\$33,54	540	32.7889	1 STY	60	\$5,000
41-19-332-015	701 SIMCOE AVE	05/22/70	WD	\$22,500	\$14,500	64.44	\$28,953	\$4,375	\$18,125	\$89,375	0.203	936	\$19,36	540	20.2798	1 STY	60	\$4,375
41-19-337-011	619 FREEMAN AVE	09/22/71	WD	\$13,500	\$8,300	61.48	\$16,630	\$4,375	\$9,125	\$44,564	0.205	560	\$16,29	540	20.4763	1 STY	60	\$4,375
41-19-354-018	846 LINCOLN AVE	06/13/72	WD	\$13,500	\$11,600	85.93	\$23,277	\$4,375	\$9,125	\$68,735	0.133	646	\$14,13	540	16.8945	1 STY	60	\$4,375
41-19-378-033	736 LINCOLN AVE	06/30/72	WD	\$30,000	\$13,700	45.67	\$27,407	\$11,250	\$18,750	\$58,753	0.319	684	\$27,41	540	0.6871	1 STY	60	\$11,250
41-19-303-015	905 BLOOR AVE	10/13/70	WD	\$30,000	\$24,200	80.67	\$48,330	\$5,811	\$24,189	\$121,483	0.199	1,056	\$22,91	540	19.9115	1.25 STY	70	\$5,625
41-19-353-008	931 VERMILYA AVE	12/30/70	WD	\$32,250	\$15,600	48.37	\$31,288	\$5,625	\$26,625	\$73,323	0.363	840	\$31,70	540	36.3120	1.25 STY	69	\$5,625
41-19-301-005	936 BLOOR AVE	01/27/71	WD	\$36,900	\$17,200	46.61	\$34,442	\$5,449	\$31,451	\$82,837	0.380	902	\$34,87	540	37.9673	1.25 STY	65	\$5,251
41-19-353-024	912 LINCOLN AVE	07/22/72	WD	\$60,000	\$23,100	38.50	\$46,161	\$6,164	\$53,836	\$114,277	0.471	1,394	\$38,62	540	47.1100	1.25 STY	64	\$6,164
41-19-304-016	836 BARRIE AVE	02/18/71	WD	\$30,000	\$15,000	50.00	\$29,929	\$6,982	\$23,018	\$70,606	0.326	714	\$32,24	540	32.6006	1.25 STY	60	\$5,625
41-19-304-016	836 BARRIE AVE	06/18/71	WD	\$30,000	\$15,000	50.00	\$29,929	\$6,982	\$23,018	\$70,606	0.326	714	\$32,24	540	32.6006	1.25 STY	60	\$5,625
41-19-160-007	843 REMINGTON AVE	01/12/72	WD	\$41,000	\$16,100	39.27	\$32,176	\$5,555	\$35,445	\$88,737	0.399	936	\$37,87	540	39.9440	1.5 STY	75	\$5,555
41-19-336-021	718 NEUBERT AVE	04/26/71	WD	\$70,000	\$17,900	25.57	\$35,834	\$6,510	\$63,490	\$83,783	0.758	708	\$89,68	540	75.7792	2 STORY	75	\$6,510
41-19-354-019	842 LINCOLN AVE	05/19/72	WD	\$41,000	\$15,600	38.05	\$31,199	\$4,375	\$36,625	\$76,640	0.478	936	\$39,13	540	47.7884	2 STORY	64	\$4,375
41-19-353-014	944 LINCOLN AVE	03/18/72	WD	\$52,000	\$19,200	36.92	\$38,383	\$5,625	\$46,375	\$119,120	0.389	1,512	\$30,67	540	38.9313	TWO UNIT	69	\$5,625
41-19-376-007	736 VERMILYA AVE	10/18/71	WD	\$79,630	\$20,200	25.37	\$40,407	\$6,860	\$72,770	\$121,989	0.597	1,252	\$58,12	540	59.6529	TWO UNIT	69	\$6,860
41-19-353-016	936 LINCOLN AVE	06/04/71	WD	\$29,900	\$18,100	60.54	\$36,228	\$5,625	\$24,275	\$111,284	0.218	1,512	\$16,05	540	21.8136	TWO UNIT	64	\$5,625
41-19-360-001	853 WALDMAN AVE	12/31/70	WD	\$22,500	\$13,600	60.44	\$27,174	\$5,000	\$17,500	\$80,633	0.217	1,056	\$16,57	540	21.7033	TWO UNIT	64	\$5,000
41-19-360-003	3705 BRUNSWICK AVE	12/31/70	WD	\$22,500	\$13,600	60.44	\$27,296	\$5,000	\$17,500	\$81,076	0.216	1,063	\$16,46	540	21.5846	TWO UNIT	64	\$5,000
Totals:				\$1,765,830	\$876,600	49.64	\$1,753,024		\$1,427,502	\$4,731,502	0.302		\$29,80	0.119399932	0.3253			
Sale. Ratio =>						16.74				E.C.F. =>								
Std. Dev. =>										Ave E.C.F. =>	0.298			23.2468		Coefficient of Vari=>	77.89221518	

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		0.475	0.475	0.475	0.475	0.475	0.475
1 STY		0.475	0.475	0.475	0.475	0.475	0.475
2 STORY		0.425	0.425	0.425	0.425	0.425	0.425
1.5 STY		0.475	0.475	0.475	0.475	0.475	0.475
1.25 STY		0.475	0.475	0.475	0.475	0.475	0.475
BI-LEVEL		0.475	0.475	0.475	0.475	0.475	0.475
TRI-LEVEL		0.475	0.475	0.475	0.475	0.475	0.475
ESTATE HOME		0.400	0.400	0.400	0.400	0.400	0.400
DUPLEX		0.475	0.475	0.475	0.475	0.475	0.475
TWO UNIT		0.475	0.475	0.475	0.475	0.475	0.475
THREE UNIT		0.475	0.475	0.475	0.475	0.475	0.475
FOUR UNIT		0.475	0.475	0.475	0.475	0.475	0.475

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-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					

Handwritten notes:

- 0.585 (under 80-71 column)
- 0.5 (under 70-61 column)
- 0.475 (circled)
- 0.2254 (next to 0.425 in 50-0 column)

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
41-20-277-030	2715 TERRACE DR	12/21/21	WD	\$145,000	\$70,200	48.41	\$140,446	\$23,698	\$121,302	\$259,440	0.468	1,407	\$86.21	545	13.5410	1 STY	84	\$23,698
41-20-277-034	1823 TERRACE CT	05/20/22	WD	\$182,000	\$58,600	32.20	\$117,257	\$18,979	\$163,021	\$218,396	0.446	1,390	\$117.28	545	21.4164	1 STY	84	\$18,979
41-20-277-042	1826 TERRACE CT	07/19/22	WD	\$162,500	\$56,900	35.02	\$113,826	\$17,916	\$144,584	\$213,133	0.678	1,396	\$103.57	545	14.6089	1 STY	84	\$17,916
41-20-256-021	2606 TERRACE DR	09/10/21	WD	\$122,750	\$61,500	50.10	\$123,043	\$19,200	\$103,550	\$230,762	0.449	1,384	\$74.82	545	14.4736	1 STY	83	\$19,200
41-20-277-027	2705 TERRACE DR	01/18/22	WD	\$194,000	\$85,200	43.92	\$170,441	\$34,486	\$159,514	\$302,122	0.528	2,169	\$73.54	545	6.5487	1 STY	83	\$34,486
41-20-254-048	2710 TERRACE DR	11/19/21	WD	\$170,000	\$59,100	34.76	\$118,170	\$12,008	\$157,992	\$235,916	0.670	1,369	\$115.41	545	15.0813	1 STY	81	\$12,008
											0.590							

41-20-178-011	2745 LAKEWOOD DR	04/21/21	WD	\$179,900	\$70,300	39.08	\$140,615	\$20,149	\$159,751	\$283,449	0.564	2,118	\$75.43	545	56.3596	1 STY	75	\$20,149
41-20-254-015	2901 HILLCREST AVE	01/04/21	WD	\$142,000	\$48,000	33.80	\$96,063	\$24,890	\$117,110	\$167,466	0.699	1,522	\$76.94	545	69.9307	1 STY	75	\$23,383
41-20-251-010	1717 WOODSLEA DR	02/19/21	WD	\$195,000	\$81,300	41.69	\$162,599	\$34,245	\$160,755	\$302,009	0.532	3,129	\$51.38	545	53.2285	1 STY	71	\$34,245
41-20-252-001	1402 WOODSLEA DR	02/19/21	WD	\$130,000	\$79,200	60.92	\$158,417	\$28,354	\$101,646	\$306,031	0.332	2,800	\$36.30	545	33.2143	1 STY	71	\$26,525
41-20-252-005	1522 WOODSLEA DR	12/08/21	WD	\$67,000	\$46,700	69.70	\$93,395	\$32,193	\$34,807	\$144,005	0.244	1,262	\$27.58	545	24.1707	1 STY	71	\$32,193
41-20-254-007	2633 HILLCREST AVE	06/30/22	WD	\$158,500	\$57,800	36.47	\$115,647	\$23,633	\$134,867	\$216,504	0.623	1,865	\$72.31	545	62.2932	1 STY	71	\$18,906
41-20-376-009	3702 CIRCLE DR	05/22/20	LC	\$75,000	\$50,100	66.80	\$100,260	\$16,827	\$58,173	\$196,313	0.396	1,346	\$43.22	545	22.2556	1 STY	71	\$16,436
41-20-401-006	3114 CIRCLE DR	09/03/20	WD	\$95,000	\$45,600	48.00	\$91,213	\$27,500	\$67,500	\$149,913	0.450	1,137	\$59.37	545	6.8623	1 STY	71	\$27,500
41-20-403-004	714 COUNTRY CLUB LN	05/21/21	WD	\$95,000	\$36,100	38.00	\$72,292	\$15,005	\$79,995	\$134,793	0.593	1,301	\$61.49	545	7.4582	1 STY	71	\$14,376
											0.481							

41-20-277-032	1815 TERRACE CT	06/29/21	WD	\$130,000	\$66,800	51.38	\$133,542	\$19,582	\$110,418	\$253,244	0.436	2,196	\$50.28	545	43.6014	2 STORY	82	\$19,582
Totals:				\$2,243,650	\$973,400	43.38	\$1,947,226		\$1,874,985	\$3,613,496	0.519		\$70.32	0.140981966	0.2113			
				Sale. Ratio =>					E.C.F. =>			Std. Deviation=>						
				Std. Dev. =>		11.78			Ave. E.C.F. =>	0.521		Ave. Variance=>	29.0653	Coefficient of Var=>		55.78774296		

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		0.350	0.350	0.350	0.350	0.350	0.350
THREE UNIT		0.350	0.350	0.350	0.350	0.350	0.350
FOUR UNIT		0.350	0.350	0.350	0.350	0.350	0.350

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

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

E.C.F.s for Neighborhood: 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

0.350

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

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

0.6

Parcel Number	Street Address	Sale Date	Instr	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Deptr.	Land Value
41-20-404-040	3214 COMANCHE AVE	01/10/22	WD	\$78,000	\$36,000	46.15	\$72,075	\$9,977	\$68,023	\$124,196	0.548	948	\$71.75	550	0.5839	1 STY	75	\$9,977

41-20-404-018	3207 DEARBORN ST	09/11/20	WD	\$56,200	\$28,800	51.25	\$57,668	\$12,658	\$43,542	\$90,020	0.484	946	\$46.03	550	17.7708	1 STY	61	\$12,658
41-20-452-022	3406 DEARBORN ST	04/06/22	WD	\$75,000	\$25,900	34.53	\$51,888	\$10,320	\$64,680	\$83,136	0.778	815	\$79.36	550	9.4995	1 STY	61	\$10,320
41-20-453-027	3502 COMANCHE AVE	06/18/20	WD	\$59,900	\$29,100	48.58	\$58,247	\$9,944	\$49,956	\$96,606	0.517	933	\$53.54	550	11.6757	1 STY	61	\$9,944
41-20-454-010	3622 OGEMA AVE	06/30/22	WD	\$137,000	\$41,100	30.00	\$82,184	\$15,917	\$121,083	\$132,534	0.914	1,307	\$92.64	550	47.5078	1 STY	61	\$15,917

41-20-402-034	3125 COMANCHE AVE	04/19/22	QC	\$62,500	\$31,100	49.76	\$62,162	\$10,103	\$52,397	\$104,118	0.503	1,242	\$42.19	550	50.3246	1 STY	57	\$10,103
41-20-404-001	2809 DEARBORN ST	11/19/21	WD	\$70,900	\$29,200	41.18	\$58,345	\$14,825	\$56,075	\$87,040	0.644	1,151	\$48.72	550	0.3259	1 STY	57	\$14,825
41-20-404-014	3113 DEARBORN ST	11/17/20	WD	\$65,000	\$29,600	45.54	\$59,212	\$12,524	\$52,476	\$93,376	0.562	958	\$54.78	550	8.5517	1 STY	57	\$12,524
41-20-456-017	3622 COMANCHE AVE	12/10/21	WD	\$54,750	\$27,400	50.05	\$54,779	\$9,911	\$44,839	\$89,736	0.500	933	\$48.06	550	6.1155	1 STY	57	\$9,911
41-20-402-031	3107 COMANCHE AVE	04/02/21	WD	\$55,000	\$25,300	46.00	\$50,590	\$10,103	\$44,897	\$80,974	0.554	948	\$47.36	550	55.4462	1 STY	52	\$10,103
41-20-452-029	3514 DEARBORN ST	04/08/22	WD	\$79,900	\$28,100	35.17	\$56,252	\$12,900	\$67,000	\$86,704	0.773	1,192	\$56.21	550	3.4729	1 STY	52	\$12,900

41-20-377-003	3715 CIRCLE DR	12/07/21	WD	\$114,000	\$46,400	40.70	\$92,821	\$25,542	\$88,458	\$134,558	0.657	996	\$88.81	550	65.7397	1.25 STY	80	\$25,098
41-20-404-023	2826 COMANCHE AVE	08/06/21	WD	\$70,000	\$38,000	54.29	\$75,902	\$11,270	\$58,730	\$129,264	0.454	1,008	\$58.26	550	45.4342	1.25 STY	80	\$11,270

41-20-456-016	3618 COMANCHE AVE	08/25/21	WD	\$60,500	\$33,800	55.87	\$67,592	\$9,913	\$50,587	\$115,358	0.439	991	\$51.05	550	22.2878	1.25 STY	75	\$9,913
41-20-457-001	3301 COMANCHE AVE	06/24/22	WD	\$82,000	\$33,700	41.10	\$67,489	\$13,290	\$68,710	\$108,398	0.634	1,007	\$68.23	550	17.9819	1.25 STY	74	\$13,290

41-20-453-008	3415 DEARBORN ST	08/05/22	WD	\$114,900	\$29,100	25.33	\$58,119	\$10,965	\$103,935	\$94,308	1.102	1,129	\$92.06	550	110.2080	1.25 STY	61	\$10,965
41-20-453-028	3506 COMANCHE AVE	01/29/21	WD	\$65,000	\$29,800	45.85	\$59,674	\$9,941	\$55,059	\$99,466	0.554	991	\$55.56	550	9.3957	1.25 STY	61	\$9,941
41-20-454-017	617 E ATHERTON RD	05/02/22	WD	\$87,000	\$33,800	38.85	\$67,658	\$14,813	\$72,187	\$105,690	0.683	1,286	\$56.13	550	68.3007	1.25 STY	61	\$14,813
41-20-457-023	3621 COMANCHE AVE	07/01/21	WD	\$82,500	\$27,300	33.09	\$54,590	\$10,103	\$72,397	\$88,974	0.814	1,008	\$71.82	550	3.7034	1.25 STY	61	\$10,103

41-20-402-025	3013 COMANCHE AVE	04/07/21	WD	\$64,900	\$25,800	39.75	\$51,528	\$10,103	\$54,797	\$82,850	0.661	991	\$55.29	550	66.1400	1.25 STY	57	\$10,103
41-20-402-033	3119 COMANCHE AVE	02/18/22	WD	\$78,000	\$27,700	35.51	\$55,491	\$10,103	\$67,897	\$90,776	0.748	1,023	\$66.37	550	74.7962	1.25 STY	57	\$10,103
41-20-402-035	3201 COMANCHE AVE	07/22/22	WD	\$89,900	\$29,500	32.81	\$58,958	\$14,846	\$75,054	\$88,224	0.851	991	\$75.74	550	85.0721	1.25 STY	55	\$10,103
41-20-453-022	3406 COMANCHE AVE	08/10/20	WD	\$49,900	\$25,100	50.30	\$50,239	\$9,956	\$39,944	\$80,566	0.496	991	\$40.31	550	49.5792	1.25 STY	52	\$9,956

41-20-456-014	3610 COMANCHE AVE	09/17/20	WD	\$54,000	\$21,500	39.81	\$42,931	\$9,920	\$44,080	\$66,022	0.668	991	\$44.48	550	66.7656	1.25 STY	45	\$9,920
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41-20-403-022	3112 DEARBORN ST	09/11/20	WD	\$65,000	\$23,700	36.46	\$47,375	\$10,350	\$54,650	\$74,050	0.738	954	\$57.29	550	73.8015	2 STORY	61	\$10,350
Totals:				\$1,871,750	\$756,800	40.43	\$1,513,769	\$1,571,453	\$2,426,944	E.C.F. => 0.648	Ave E.C.F. => 0.656	\$60.88	0.152169886	38.8192	0.8153	59.20673507		
				Sale. Ratio =>		40.43	Std. Dev. =>		7.93	Std. Deviation=>		0.152169886	Coefficient of Var=>		0.8153			

2125-205-205

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		0.375	0.375	0.375	0.375	0.375	0.375
2 STORY		0.375	0.375	0.375	0.375	0.375	0.375
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	0.375	0.375
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		0.000	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-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

.450 .425.4

too high

.375

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asfd/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	\$77,000	\$19,700	27.36	\$99,358	\$9,035	\$62,965	\$101,077	0.623	936	\$67.27	555	21.6046	1 STY	70	\$9,035
41-20-429-027	3006 MENOMINEE AVE	04/02/21	WD	\$70,000	\$19,400	25.87	\$98,817	\$9,325	\$65,675	\$98,307	0.668	1,092	\$60.14	555	27.6937	1 STY	70	\$9,325
41-20-402-043	2910 CHEROKEE AVE	08/31/21	WD	\$54,000	\$18,300	33.89	\$66,641	\$9,242	\$44,758	\$91,330	0.490	1,092	\$40.99	555	49.0069	1 STY	65	\$9,242
41-20-426-018	1305 MOHAWK AVE	07/28/20	WD	\$42,250	\$19,100	45.21	\$68,104	\$9,290	\$32,960	\$96,047	0.343	936	\$35.21	555	13.5515	1 STY	65	\$9,290
41-20-429-007	3005 CHEYENNE AVE	07/08/22	WD	\$65,000	\$17,600	27.08	\$95,273	\$9,325	\$55,675	\$86,493	0.644	1,092	\$50.98	555	22.3623	1 STY	65	\$9,325
41-20-429-023	2910 MENOMINEE AVE	06/30/22	WD	\$105,000	\$19,000	18.10	\$97,948	\$9,325	\$95,675	\$95,410	<u>1.002</u>	1,092	\$87.61	555	69.4815	1 STY	65	\$9,325
41-20-429-035	3114 MENOMINEE AVE	07/19/22	WD	\$40,000	\$17,000	42.50	\$33,926	\$9,325	\$30,675	\$82,003	0.374	1,092	\$28.09	555	8.3562	1 STY	65	\$9,325
41-20-457-050	3610 CHEROKEE AVE	11/30/21	WD	\$52,000	\$18,900	36.35	\$37,804	\$9,142	\$42,858	\$95,540	0.449	1,092	\$39.25	555	6.6437	1 STY	65	\$9,142
41-20-476-016	3517 CHEROKEE AVE	06/23/21	WD	\$41,000	\$20,700	50.49	\$41,360	\$12,775	\$28,225	\$95,283	<u>0.296</u> <u>0.543</u>	1,092	\$25.85	555	22.3974	1 STY	65	\$12,775

41-20-402-046	2918 CHEROKEE AVE	04/11/22	WD	\$71,900	\$17,700	24.62	\$55,468	\$9,510	\$62,390	\$86,527	0.744	1,092	\$57.13	555	72.1049	1 STY	60	\$9,237
41-20-427-018	3205 CHEROKEE AVE	12/17/21	WD	\$75,000	\$34,100	45.47	\$68,066	\$10,612	\$64,388	\$191,513	0.336	2,565	\$25.10	555	33.6206	1 STY	60	\$10,612
41-20-427-024	2918 SHAWNEE AVE	12/22/20	WD	\$43,525	\$17,800	40.90	\$35,557	\$9,325	\$34,200	\$87,440	0.391	1,092	\$31.32	555	39.1125	1 STY	60	\$9,325
41-20-428-025	3006 CHEYENNE AVE	09/28/21	WD	\$62,000	\$19,900	32.10	\$39,703	\$9,325	\$52,675	\$101,260	0.520	1,352	\$38.96	555	52.0196	1 STY	60	\$9,325
41-20-429-018	3205 CHEYENNE AVE	08/14/20	WD	\$44,000	\$18,300	41.59	\$36,546	\$9,325	\$34,675	\$90,737	0.382	1,092	\$31.75	555	38.2150	1 STY	60	\$9,325
41-20-457-040	3418 CHEROKEE AVE	11/15/21	WD	\$34,250	\$17,400	50.80	\$34,866	\$9,168	\$25,082	\$85,660	0.293	1,092	\$22.97	555	29.2809	1 STY	60	\$9,168
41-20-457-045	3514 CHEROKEE AVE	12/17/21	WD	\$31,500	\$16,100	51.11	\$32,230	\$9,158	\$22,342	\$76,907	0.291	1,092	\$20.46	555	29.0508	1 STY	60	\$9,158
41-20-476-006	3401 CHEROKEE AVE	09/22/20	WD	\$32,500	\$15,900	48.92	\$31,895	\$9,100	\$23,400	\$75,983	0.308	1,092	\$21.43	555	30.7962	1 STY	60	\$9,100
41-20-476-023	3701 CHEROKEE AVE	06/22/22	WD	\$41,000	\$15,900	38.78	\$31,882	\$9,100	\$31,900	\$75,940	0.420	1,092	\$29.21	555	5.8613	1 STY	60	\$9,100
Totals:				\$981,925	\$342,800		\$685,444	\$810,518	\$1,713,457	0.407			\$39.65	0.186588939	0.5651			
				Sale. Ratio =>		34.91	\$685,444		\$1,713,457		0.473	Std. Deviations=>		0.186588939	Coefficient of Var=>		66.28851773	
				Std. Dev. =>		10.20	\$685,444		\$1,713,457		0.479	Ave. Variance=>		31.7311	Coefficient of Var=>		66.28851773	

405
m

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-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

PC

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	
41-21-326-026	3222 CHAMBERS ST	08/12/20	WD	\$13,250	\$10,400	78.49	\$20,738	\$3,309	\$9,941	\$87,145	0.114	1,003	\$9.91	560	11.6218	1 STY	64	\$3,309	
41-21-376-005	3325 CHAMBERS ST	09/24/21	WD	\$17,250	\$8,800	51.01	\$17,534	\$2,925	\$14,325	\$73,045	0.196	901	\$15.90	560	19.6112	1 STY	60	\$2,925	
41-21-378-007	3525 CHAMBERS ST	07/27/22	WD	\$20,000	\$10,500	52.50	\$20,957	\$2,925	\$17,075	\$90,160	0.189	966	\$17.68	560	18.9386	1 STY	60	\$2,925	
41-21-351-020	1547 E ATHERTON RD	10/14/21	WD	\$50,000	\$11,500	23.00	\$22,960	\$4,522	\$45,478	\$92,190	0.493	865	\$52.58	560	49.3307	1.25 STY	60	\$4,522	
41-21-351-019	1543 E ATHERTON RD	08/07/20	WD	\$38,000	\$23,000	60.53	\$46,034	\$7,239	\$30,761	\$193,975	0.159	2,457	\$12.52	560	15.8582	1.5 STY	60	\$7,239	
Totals:				\$138,500	\$64,200		\$128,223		\$117,580	\$536,515			\$21.72		1.1137				
				Sale. Ratio =>		46.35	E.C.F. =>		0.219	Std. Deviation=>		0.1505523	Ave. Variance=>		23.0721	Coefficient of Var=>			100.1861794
				Std. Dev. =>		20.07	Ave. E.C.F. =>		0.230										

22

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

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

04
too high
375

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	\$/Sqt.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
40-25-153-059	1845 LAUREL OAK DR	10/29/21	WD	\$95,000	\$38,200	40.21	\$76,405	\$13,348	\$81,652	\$194,022	0.421	1,741	\$46.90	563	4.4469	2 STORY	80	\$13,000
40-24-351-032	1828 WILLOW BROOK CIR	10/25/21	WD	\$102,000	\$38,500	37.75	\$76,943	\$14,691	\$87,309	\$191,545	0.466	1,864	\$46.84	563	4.7110	2 STORY	76	\$13,000
40-24-351-049	1840 WILLOW BROOK CIR	05/23/22	WD	\$115,000	\$38,300	33.30	\$76,523	\$13,000	\$102,000	\$195,455	0.522	1,845	\$55.28	563	11.3153	2 STORY	76	\$13,000
40-24-351-049	1825 OAK BROOK CIR	02/18/21	WD	\$65,000	\$40,300	62.00	\$80,607	\$15,284	\$49,716	\$200,994	0.247	1,728	\$28.77	563	16.1355	2 STORY	76	\$13,000
40-24-380-014	1802 TIMBERLANE DR	12/01/21	WD	\$92,000	\$40,700	44.24	\$81,499	\$15,064	\$76,936	\$204,415	0.376	1,836	\$41.90	563	3.2335	2 STORY	76	\$13,000
40-25-126-030	2004 CRESTBROOK LN	04/14/22	WD	\$90,000	\$34,700	38.56	\$69,466	\$14,307	\$75,693	\$169,720	0.446	1,740	\$43.50	563	13.7509	2 STORY	76	\$13,000
40-25-127-033	2015 CRESTBROOK LN	10/07/21	WD	\$90,000	\$36,300	42.56	\$76,655	\$13,451	\$76,549	\$194,474	0.344	1,790	\$42.76	563	12.4368	2 STORY	75	\$13,000
40-24-351-020	1827 WILLOW BROOK CIR	10/04/21	WD	\$95,000	\$38,000	37.89	\$71,933	\$14,651	\$80,349	\$176,252	0.456	1,804	\$44.54	563	45.5875	2 STORY	71	\$13,000
40-25-101-019	3844 PARK FOREST DR	09/02/20	WD	\$43,000	\$27,300	63.49	\$54,526	\$13,000	\$30,000	\$127,772	0.235	1,512	\$19.84	563	23.4793	2 STORY	71	\$13,000
40-25-101-076	3914 PARK FOREST DR	02/02/22	WD	\$80,000	\$28,100	46.83	\$56,139	\$14,368	\$45,632	\$128,526	0.355	1,528	\$29.86	563	35.5041	2 STORY	71	\$13,000
40-25-101-091	4026 PARK FOREST DR	04/22/22	WD	\$91,500	\$27,400	29.95	\$54,875	\$14,445	\$77,055	\$124,400	0.619	1,490	\$51.71	563	61.9413	2 STORY	71	\$13,000
40-25-127-051	2105 STONEY BROOK CT	06/16/21	WD	\$71,000	\$37,800	53.24	\$75,502	\$16,704	\$54,296	\$180,917	0.300	1,770	\$30.68	563	13.3182	2 STORY	71	\$13,000
40-25-153-053	1831 LAUREL OAK DR	03/18/22	WD	\$75,000	\$29,500	39.33	\$59,038	\$14,238	\$60,762	\$137,846	0.441	1,506	\$40.35	563	11.1113	2 STORY	71	\$13,000
											0.405							

40-25-127-014	2024 STONEY BROOK CT	06/11/21	WD	\$54,000	\$34,200	63.33	\$68,407	\$14,961	\$39,039	\$164,449	0.237	1,817	\$21.49	563	23.7392	2 STORY	66	\$13,000	
40-25-127-029	2005 CRESTBROOK LN	11/25/20	WD	\$40,000	\$28,000	70.00	\$56,010	\$13,000	\$27,000	\$132,338	0.204	1,440	\$18.75	563	20.4022	2 STORY	66	\$13,000	
40-25-153-001	1965 LAUREL OAK DR	08/17/21	WD	\$80,000	\$32,400	40.50	\$64,895	\$13,834	\$66,166	\$157,111	0.421	1,739	\$38.05	563	1.2437	2 STORY	66	\$13,000	
40-25-153-016	1855 LAUREL OAK DR	01/04/22	WD	\$99,000	\$33,300	33.64	\$66,538	\$13,232	\$85,768	\$164,018	0.523	1,755	\$48.87	563	11.4211	2 STORY	66	\$13,000	
40-25-153-032	1933 LAUREL OAK DR	02/11/22	WD	\$101,000	\$32,500	32.18	\$65,059	\$13,581	\$87,419	\$158,394	0.552	1,760	\$49.67	563	14.3204	2 STORY	66	\$13,000	
40-25-153-048	1905 LAUREL OAK DR	04/25/22	WD	\$101,000	\$34,200	33.86	\$68,300	\$13,232	\$87,768	\$169,440	0.518	1,755	\$50.01	563	10.9283	2 STORY	66	\$13,000	
40-25-153-049	1815 LAUREL OAK DR	11/19/20	WD	\$69,000	\$32,100	46.52	\$64,169	\$13,000	\$56,000	\$157,443	0.356	1,766	\$31.71	563	5.3021	2 STORY	66	\$13,000	
40-25-153-060	1847 LAUREL OAK DR	06/10/22	WD	\$101,000	\$31,100	30.79	\$62,169	\$13,348	\$87,652	\$150,218	0.583	1,741	\$50.35	563	16.9913	2 STORY	66	\$13,000	
40-24-380-022	3704 GREENBROOK LN	05/05/21	WD	\$62,900	\$32,800	52.15	\$65,657	\$13,000	\$49,900	\$162,022	0.308	1,745	\$28.60	563	30.7984	2 STORY	65	\$13,000	
40-25-101-095	4206 PARK FOREST DR	05/23/22	WD	\$62,000	\$24,900	40.16	\$49,753	\$13,000	\$49,000	\$113,086	0.433	1,280	\$38.28	563	43.3298	2 STORY	64	\$13,000	
Totals:				\$1,854,400	\$770,600	41.56	\$1,541,068	\$1,533,661	\$3,754,858	0.408	\$39.07	0.113722717	18.9325	Coefficient of Var=>					46.32314825
				Sale. Ratio =>		11.54	Ave. E.C.F. =>		0.409	Std. Deviation=>		Ave. Variance=>							
				Std. Dev. =>															

22905

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

Residential : 0.575
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

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

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Main, \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
40-25-151-020	4202 GREENBROOK LN	05/05/20	WD	\$84,900	\$51,400	60.54	\$102,717	\$19,633	\$65,267	\$151,062	0.432	1,548	\$42.16	565	25.5613	1 STY	70	\$18,924
40-25-104-011	1995 PENBROOK LN	09/16/21	WD	\$85,000	\$45,100	53.06	\$90,288	\$25,290	\$59,710	\$118,178	0.505	1,418	\$42.11	565	21.0198	1 STY	63	\$25,280
40-25-104-013	1927 PENBROOK LN	03/18/22	WD	\$122,000	\$48,400	39.67	\$96,752	\$28,053	\$93,947	\$124,907	0.752	1,514	\$62.05	565	3.6682	1 STY	63	\$25,631
40-25-106-017	1821 GREENBRIAR LN	08/17/20	WD	\$79,900	\$42,100	52.69	\$84,204	\$23,850	\$56,050	\$109,735	0.511	1,448	\$38.71	565	51.4257	1 STY	63	\$20,045
40-25-126-021	2140 CRESTBROOK LN	05/21/20	WD	\$73,000	\$52,000	71.23	\$103,979	\$21,543	\$51,457	\$149,884	0.343	1,813	\$28.38	565	68.1722	1 STY	63	\$17,256

40-25-105-007	1917 WINDSOR LN	04/11/22	WD	\$119,000	\$41,300	34.71	\$82,535	\$21,549	\$97,451	\$110,884	0.879	1,511	\$64.49	565	87.8858	1 STY	59	\$19,800
40-25-151-010	1901 ROCKCREEK LN	06/10/21	WD	\$91,900	\$39,300	42.76	\$78,693	\$21,645	\$70,255	\$103,724	0.677	1,426	\$49.27	565	25.5435	1 STY	59	\$19,880
40-25-152-010	1837 LYNBROOK DR	12/11/20	WD	\$87,000	\$46,100	52.99	\$92,160	\$17,592	\$69,408	\$135,578	0.512	1,670	\$41.56	565	11.5275	1 STY	59	\$17,037
40-25-105-026	1918 GREENBRIAR LN	03/05/21	WD	\$98,000	\$39,300	40.10	\$78,570	\$23,772	\$74,228	\$99,633	0.745	1,389	\$53.44	565	9.5201	1 STY	58	\$22,618
40-25-102-001	1926 PARK FOREST DR	01/19/22	WD	\$100,000	\$35,600	35.60	\$71,113	\$18,900	\$81,100	\$94,933	0.854	1,276	\$63.56	565	85.4289	1 STY	57	\$18,900
40-25-102-002	1922 PARK FOREST DR	08/02/21	WD	\$81,250	\$34,000	41.85	\$67,957	\$14,850	\$66,400	\$96,558	0.688	1,300	\$51.08	565	68.7668	1 STY	57	\$14,850
40-25-102-013	1820 PARK FOREST DR	03/04/21	WD	\$75,000	\$31,600	42.13	\$63,225	\$13,275	\$61,725	\$90,818	0.680	1,276	\$48.37	565	67.9655	1 STY	57	\$13,275
40-25-102-014	1816 PARK FOREST DR	12/17/21	WD	\$79,394	\$29,699	37.28	\$59,245	\$14,446	\$64,948	\$81,453	0.797	1,230	\$52.80	565	79.7370	1 STY	57	\$13,725

40-25-152-009	1901 LYNBROOK DR	06/11/21	WD	\$146,000	\$65,400	44.79	\$130,797	\$22,507	\$123,493	\$196,891	0.627	2,140	\$57.71	565	8.6503	2 STORY	63	\$21,337
40-25-106-003	1934 ROCKCREEK LN	01/04/22	WD	\$130,000	\$53,600	41.23	\$107,263	\$27,904	\$102,096	\$144,289	0.708	2,246	\$45.46	565	70.7579	2 STORY	61	\$22,495
40-25-151-025	1926 LYNBROOK DR	12/02/21	WD	\$125,000	\$65,100	52.08	\$130,104	\$19,653	\$105,347	\$200,820	0.525	1,999	\$52.70	565	12.5231	2 STORY	61	\$19,653
40-25-151-030	1910 LYNBROOK DR	11/09/21	WD	\$200,000	\$58,200	29.10	\$116,330	\$19,456	\$180,544	\$176,135	1.025	1,853	\$97.43	565	37.5220	2 STORY	61	\$19,456

40-25-152-019	1801 LYNBROOK DR	12/29/21	WD	\$125,000	\$76,300	61.04	\$152,680	\$33,841	\$91,159	\$216,071	0.422	2,349	\$38.81	565	47.1452	2 STORY	59	\$33,841
40-25-152-016	1809 LYNBROOK DR	06/08/22	WD	\$170,000	\$50,000	29.41	\$99,912	\$15,846	\$154,154	\$152,847	1.000	1,840	\$83.78	565	100.8549	TRI-LEVEL	75	\$15,846
40-25-177-024	1702 LAUREL OAK DR	06/24/22	WD	\$150,000	\$58,000	38.67	\$158,296	\$28,080	\$121,920	\$236,756	0.515	2,141	\$56.95	565	20.0492	TRI-LEVEL	71	\$26,715
40-25-105-010	1905 WINDSOR LN	11/16/20	WD	\$93,000	\$47,100	50.65	\$94,196	\$23,372	\$69,628	\$128,771	0.541	1,565	\$44.49	565	54.0712	TRI-LEVEL	63	\$20,295
40-25-104-025	1926 WINDSOR LN	11/19/21	WD	\$118,500	\$40,600	34.26	\$81,262	\$21,611	\$96,889	\$108,456	0.893	1,435	\$67.52	565	89.3345	TRI-LEVEL	61	\$20,459
40-25-105-031	1830 GREENBRIAR LN	07/21/22	WD	\$133,500	\$53,200	39.85	\$106,498	\$16,737	\$116,763	\$163,202	0.715	1,984	\$58.85	565	71.5452	TRI-LEVEL	54	\$16,737

Totals: \$2,567,344 \$1,103,300 \$2,248,776 \$2,073,939 \$3,191,584 \$53.99 0.186674051 1.7793

Sale, Ratio => 42.97

Std. Dev. => 10.61

E.C.F. => 0.650

Ave. E.C.F. => 0.668

Std. Deviation=> 0.186674051

Ave. Variance=> 48.6381

Coefficient of Var=> 72.85423478

Lowwood

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.400	0.400	0.400	0.375	0.375	0.375
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		0.400	0.400	0.400	0.375	0.375	0.375
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		0.000	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-UNASSIGNED*

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.325	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

4
4

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

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Assmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blde. Residual	Cost Mean. \$	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	\$22,500	50.56	\$44,922	\$9,585	\$34,915	\$108,729	0.321	905	\$38.58	570	11.5967	1STY	76	\$9,585
40-25-201-048	1410 BERRYWOOD LN	06/30/21	WD	\$50,000	\$22,700	45.40	\$45,467	\$10,094	\$39,906	\$108,840	0.367	905	\$44.10	570	7.0438	1STY	76	\$9,364
40-25-204-002	1606 CRESTBROOK LN	05/25/22	WD	\$86,000	\$23,100	26.86	\$46,225	\$10,700	\$75,300	\$109,308	0.689	912	\$82.57	570	17.2235	1STY	76	\$10,700
40-25-251-025	1906 GREENBROOK LN	12/07/21	WD	\$87,500	\$26,700	30.51	\$53,433	\$11,688	\$75,812	\$128,446	0.590	919	\$82.49	570	8.4266	1STY	76	\$11,688
40-25-251-027	1830 GREENBROOK LN	04/21/20	WD	\$48,900	\$26,200	53.58	\$52,474	\$9,791	\$39,109	\$131,332	0.298	1,046	\$37.39	570	20.8171	1STY	76	\$9,791
40-25-253-006	4409 HUCKLEBERRY LN	06/23/21	WD	\$41,000	\$24,200	59.02	\$48,321	\$8,750	\$32,250	\$121,757	0.265	904	\$35.67	570	33.8327	1STY	76	\$8,750
40-25-253-013	4509 HUCKLEBERRY LN	12/29/21	WD	\$53,000	\$22,600	42.64	\$45,177	\$8,750	\$44,250	\$112,083	0.395	1,020	\$43.38	570	20.8402	1STY	76	\$8,750
40-25-254-005	4318 HUCKLEBERRY LN	09/16/21	WD	\$55,000	\$23,600	42.91	\$47,199	\$10,717	\$44,283	\$112,252	0.394	905	\$48.93	570	6.4759	1STY	76	\$10,717
40-25-251-021	1601 CRESTBROOK LN	09/13/21	WD	\$122,875	\$29,100	23.68	\$58,152	\$12,275	\$110,600	\$141,160	0.784	1,164	\$95.02	570	34.6422	1STY	72	\$12,275
40-25-254-020	1625 RASPBERRY LN	12/11/20	WD	\$55,000	\$28,600	52.00	\$57,115	\$11,179	\$43,821	\$141,342	0.310	1,136	\$38.57	570	17.2655	1STY	72	\$11,179

0.441

40-25-253-002	4313 HUCKLEBERRY LN	10/28/21	WD	\$70,800	\$26,000	36.72	\$52,034	\$11,625	\$59,175	\$124,335	0.476	1,114	\$53.12	570	4.9306	1STY	64	\$11,625
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40-25-252-009	1324 HURON ST	03/31/22	WD	\$61,000	\$23,000	37.70	\$46,051	\$14,321	\$46,679	\$97,631	0.478	1,162	\$40.17	570	4.1032	1STY	60	\$14,321
40-25-202-038	1510 MULBERRY LN	07/29/21	WD	\$55,555	\$22,200	39.96	\$44,378	\$8,750	\$46,805	\$109,625	0.427	949	\$49.32	570	42.6957	1.25 STY	76	\$8,750
40-25-203-009	1521 MULBERRY LN	04/07/20	WD	\$57,000	\$21,400	37.54	\$42,895	\$8,750	\$48,250	\$105,062	0.459	886	\$54.46	570	45.9255	1.25 STY	76	\$8,750
40-25-203-012	1509 MULBERRY LN	12/04/20	WD	\$63,000	\$22,600	35.87	\$45,277	\$8,750	\$54,250	\$112,391	0.483	949	\$57.17	570	48.2691	1.25 STY	76	\$8,750
40-25-203-017	1419 MULBERRY LN	10/14/21	WD	\$60,000	\$23,600	39.33	\$47,102	\$13,375	\$46,625	\$103,775	0.449	1,129	\$41.30	570	44.9288	1.25 STY	76	\$9,840
40-25-204-005	1509 BLUEBERRY LN	05/15/20	WD	\$38,000	\$20,900	55.00	\$41,850	\$8,750	\$29,250	\$101,846	0.287	885	\$33.05	570	28.7198	1.25 STY	76	\$8,750
40-25-253-028	1627 BLACKBERRY LN	07/27/22	WD	\$53,500	\$27,700	51.78	\$55,311	\$13,882	\$39,618	\$127,474	0.311	923	\$42.92	570	31.0793	1.25 STY	76	\$13,882
40-25-253-029	1621 BLACKBERRY LN	12/10/21	WD	\$85,000	\$26,000	30.59	\$52,063	\$13,585	\$71,415	\$118,394	0.603	954	\$74.86	570	60.3199	1.25 STY	76	\$13,585
40-25-253-034	1707 GREENBROOK LN	12/15/20	WD	\$44,000	\$23,500	53.41	\$46,908	\$8,750	\$35,250	\$117,409	0.300	954	\$36.95	570	30.0232	1.25 STY	76	\$8,750
40-25-253-038	1613 GREENBROOK LN	12/09/21	WD	\$67,045	\$23,500	35.05	\$46,942	\$10,837	\$56,208	\$111,092	0.506	954	\$58.92	570	50.5958	1.25 STY	76	\$10,837
40-25-253-040	1607 GREENBROOK LN	09/14/20	WD	\$43,000	\$22,800	53.02	\$45,651	\$11,011	\$31,989	\$106,585	0.300	1,156	\$27.67	570	30.0128	1.25 STY	76	\$11,011
40-25-255-012	1602 GREENBROOK LN	09/24/21	WD	\$69,900	\$24,000	34.33	\$47,912	\$10,624	\$59,276	\$114,732	0.517	954	\$62.13	570	7.9560	1.25 STY	76	\$10,624
40-25-255-027	1405 RASPBERRY LN	10/09/20	WD	\$69,000	\$25,800	37.39	\$47,960	\$14,622	\$54,378	\$113,963	0.477	954	\$57.00	570	4.0069	1.25 STY	76	\$9,177

Totals:

\$1,480,575 \$582,300 39.33 \$1,164,519 \$1,219,414 \$2,779,563 0.427 \$51.49 0.131700971 0.1621

Sale. Ratio => Std. Dev. => 9.77 Ave. E.C.F. => 0.437 Ave. E.C.F. => 0.437 Std. Deviation=> 25.4888 Coefficient of Var=> 58.31523727

50-609

E.C.F.s for Neighborhood: 575 'R - 575-UNASSIGNED'

Residential : 0.300
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



E.C.F.s for Neighborhood: 575 'R - 575-UNASSIGNED'

Residential : 0.275
Town Homes/Duplexes: 0.260
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

3

(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. 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
40-25-277-045	1102 HURON ST	12/28/21	WD	\$60,000	\$17,400	29.00	\$34,721	\$8,798	\$51,202	\$94,265	0.543	961	\$53.28	575	8.0471	1 STY	70	\$6,798

40-25-228-007	1227 CAMPBELL ST	10/30/20	WD	\$27,000	\$10,500	38.89	\$21,021	\$4,589	\$22,411	\$59,753	0.375	756	\$29.64	575	37.5062	1 STY	65	\$4,589
40-25-230-004	1301 LELAND ST	12/11/20	MLC	\$26,000	\$12,300	47.31	\$24,507	\$4,589	\$21,411	\$72,429	0.296	688	\$31.12	575	29.5613	1 STY	65	\$4,589
40-25-230-030	4022 TUXEDO AVE	01/04/22	WD	\$22,500	\$13,700	60.89	\$27,420	\$7,045	\$15,455	\$74,091	0.209	784	\$19.71	575	20.8595	1 STY	65	\$7,045
40-25-231-001	4001 TUXEDO AVE	11/20/20	WD	\$29,000	\$17,100	58.97	\$34,214	\$7,685	\$21,315	\$96,469	0.221	1,018	\$20.94	575	22.0952	1 STY	65	\$7,685
40-25-231-013	1027 LELAND ST	08/25/21	WD	\$35,000	\$11,600	33.14	\$23,244	\$4,589	\$30,411	\$67,836	0.448	560	\$54.31	575	44.8299	1 STY	65	\$4,589
40-25-232-006	1235 CRAWFORD ST	10/07/20	WD	\$22,000	\$9,200	41.82	\$18,489	\$4,988	\$17,012	\$49,095	0.347	616	\$27.62	575	34.6515	1 STY	65	\$4,988
40-25-280-017	1201 INGLESIDE AVE	02/01/22	WD	\$20,000	\$11,700	58.50	\$23,307	\$4,250	\$15,750	\$69,298	0.227	600	\$26.25	575	12.2613	1 STY	65	\$4,250
40-25-282-030	1202 MARKHAM ST	09/18/20	WD	\$30,000	\$13,100	43.67	\$26,250	\$8,500	\$21,500	\$64,545	0.333	660	\$32.58	575	33.3099	1 STY	65	\$8,500
41-30-101-006	953 W ATHERTON RD	07/22/22	WD	\$30,000	\$12,300	41.00	\$24,583	\$4,619	\$25,381	\$72,596	0.350	748	\$33.93	575	1.3466	1 STY	65	\$4,619
41-30-102-001	3801 BRUNSWICK AVE	10/21/20	WD	\$44,000	\$16,900	38.41	\$33,722	\$5,713	\$38,287	\$101,851	0.376	1,003	\$38.17	575	3.9760	1 STY	65	\$5,713
41-30-103-026	3902 BRUNSWICK AVE	01/03/22	WD	\$25,500	\$16,200	54.92	\$32,352	\$5,625	\$23,875	\$97,189	0.246	1,128	\$21.17	575	26.0657	1 STY	65	\$5,625
41-30-106-001	4001 BRUNSWICK AVE	08/04/21	WD	\$37,000	\$10,700	28.92	\$21,342	\$5,500	\$31,500	\$57,607	0.547	687	\$45.85	575	19.0527	1 STY	65	\$5,500
41-30-106-025	830 CRAWFORD ST	07/22/21	WD	\$45,000	\$19,700	43.78	\$39,396	\$8,966	\$36,034	\$110,655	0.326	946	\$38.09	575	16.1340	1 STY	65	\$8,966
41-30-106-026	822 CRAWFORD ST	05/06/21	WD	\$37,000	\$15,100	40.81	\$30,128	\$5,892	\$31,108	\$68,131	0.353	724	\$42.97	575	18.8671	1 STY	65	\$5,892
41-30-109-032	944 CLINTON ST	06/24/21	WD	\$30,000	\$13,400	44.67	\$26,730	\$6,563	\$23,437	\$73,335	0.320	768	\$30.52	575	7.9921	1 STY	65	\$6,563
41-30-157-016	952 MARKHAM ST	05/22/20	WD	\$26,000	\$13,400	51.54	\$26,729	\$4,410	\$21,590	\$81,160	0.266	704	\$30.67	575	3.2744	1 STY	65	\$4,410
											0.327							

41-30-151-021	932 HURON ST	12/20/21	WD	\$15,000	\$10,500	70.00	\$21,067	\$4,375	\$10,625	\$60,698	0.175	694	\$15.31	575	1.0742	1 STY	60	\$4,375
41-30-152-006	837 CLINTON ST	02/03/21	WD	\$35,000	\$19,600	56.00	\$39,273	\$10,938	\$24,062	\$103,036	0.234	875	\$27.50	575	6.9225	1 STY	60	\$10,938
41-30-104-011	829 CAMPBELL ST	09/21/21	WD	\$16,000	\$7,500	46.88	\$15,084	\$4,483	\$11,517	\$38,549	0.299	440	\$26.18	575	29.8762	1 STY	55	\$4,483
											0.236							

40-25-283-017	1102 MARKHAM ST	02/10/21	WD	\$21,000	\$8,500	40.48	\$16,916	\$5,625	\$15,375	\$41,058	0.374	731	\$21.03	575	37.4469	1 STY	50	\$5,625
41-30-106-029	802 CRAWFORD ST	11/04/21	WD	\$76,000	\$23,000	30.26	\$45,913	\$9,371	\$66,629	\$132,880	0.501	1,057	\$63.04	575	50.1422	1.25 STY	80	\$8,966

40-25-226-023	1201 W ATHERTON RD	05/24/22	WD	\$35,000	\$19,200	54.86	\$38,441	\$11,658	\$23,342	\$97,393	0.240	1,221	\$19.12	575	23.9669	1.25 STY	65	\$11,658
41-30-153-030	932 INGLESIDE AVE	12/16/20	WD	\$21,000	\$15,400	73.33	\$30,769	\$6,500	\$14,500	\$88,251	0.164	928	\$15.63	575	34.2008	1.25 STY	65	\$6,500

40-25-233-039	1039 CRAWFORD ST	06/28/22	WD	\$55,000	\$18,400	33.45	\$36,736	\$9,977	\$45,023	\$97,305	0.463	1,078	\$41.77	575	46.2698	2 STORY	65	\$9,977
41-30-106-020	850 CRAWFORD ST	08/19/22	WD	\$66,780	\$17,200	25.76	\$34,482	\$4,483	\$62,297	\$109,087	0.571	1,335	\$46.66	575	57.1075	2 STORY	60	\$4,483

40-25-281-011	1031 INGLESIDE AVE	04/20/21	WD	\$45,000	\$18,200	40.44	\$36,445	\$7,500	\$37,500	\$105,255	0.356	1,353	\$27.72	575	35.6279	TWO UNIT	65	\$7,500
41-30-102-006	3817 BRUNSWICK AVE	06/07/21	WD	\$50,500	\$15,200	30.10	\$30,444	\$6,600	\$43,900	\$86,705	0.506	1,468	\$29.90	575	50.6312	TWO UNIT	60	\$5,625
41-30-106-002	4005 BRUNSWICK AVE	11/30/20	WD	\$29,900	\$12,700	42.47	\$25,393	\$5,125	\$24,775	\$73,702	0.336	960	\$25.81	575	33.6152	TWO UNIT	60	\$5,125

Totals:				\$1,016,180	\$419,700	41.30	\$839,118	\$2,364,225	\$627,224	\$2,364,225	0.350	\$32.29	\$32.29	0.11889581	0.9129			
				Sale. Ratio =>		Std. Dev. =>	E.C.F. =>		Std. Deviation=>		Ave. E.C.F. =>		Std. Deviation=>		Ave. Variance=>		Coefficient of Var=>	
						12.24					0.341				25.7487		75.56187489	

7232

(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-UNASSIGNED*

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

0.375 ~~1.000~~ high
0.325

Parcel Number	Street Address	Sale Date	Inst.	Adj. Sale \$	Cur. Asmt.	Asst/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Building Dep.	Land Value
41-30-128-026	709 CAMPBELL ST	03/04/22	WD	\$39,000	\$30,300	77.69	\$60,672	\$18,445	\$20,555	\$112,665	0.183	957	\$21.48	580	19.6671	1 STY	75	\$18,445
41-19-381-022	612 PETTIBONE AVE	08/05/21	WD	\$72,000	\$25,600	35.56	\$51,252	\$9,000	\$63,000	\$112,672	0.559	936	\$67.31	580	13.4095	1 STY	75	\$9,000
41-30-178-012	711 HUNON ST	08/26/21	WD	\$30,500	\$22,600	74.10	\$45,166	\$9,000	\$21,500	\$103,331	0.208	903	\$23.81	580	49.3117	1 STY	68	\$9,000
41-30-158-033	806 MARKHAM ST	06/30/20	WD	\$50,000	\$32,000	64.00	\$63,910	\$15,208	\$34,792	\$139,149	0.250	1,602	\$21.72	580	51.8499	1 STY	63	\$15,208
41-30-206-028	4705 CUTHERBERTSON ST	10/27/21	WD	\$24,000	\$16,500	68.75	\$33,001	\$9,859	\$14,141	\$66,120	0.214	753	\$18.78	580	11.0112	1 STY	63	\$9,859
41-30-205-012	517 ALVORD AVE	08/13/20	WD	\$25,000	\$16,300	65.20	\$32,604	\$9,000	\$16,000	\$67,400	0.237	721	\$22.19	580	22.5511	1 STY	63	\$9,000
41-30-130-008	721 LELAND ST	02/16/22	WD	\$85,500	\$29,700	34.74	\$59,466	\$18,445	\$67,055	\$117,203	0.572	1,354	\$53.47	580	23.1978	1 STY	60	\$18,445
41-19-380-011	719 LINCOLN AVE	03/15/22	WD	\$38,000	\$17,100	45.00	\$34,244	\$9,000	\$29,000	\$72,126	0.402	704	\$41.19	580	40.2076	1 STY	60	\$9,000
41-30-128-020	718 LELAND ST	07/07/21	WD	\$24,500	\$18,800	76.73	\$37,657	\$13,833	\$10,667	\$68,069	0.157	720	\$14.82	580	27.0483	1 STY	59	\$13,833
41-30-130-012	705 LELAND ST	12/02/21	WD	\$31,000	\$16,400	52.90	\$32,749	\$9,222	\$21,778	\$67,230	0.324	780	\$27.92	580	6.0621	1 STY	59	\$9,222
41-30-132-020	734 ALVORD AVE	06/15/22	WD	\$58,000	\$18,400	31.72	\$36,836	\$9,000	\$49,000	\$79,531	0.616	789	\$62.10	580	27.5959	1 STY	59	\$9,000
41-30-133-004	639 CRAWFORD ST	10/29/21	WD	\$30,000	\$17,100	57.00	\$34,202	\$9,000	\$21,000	\$72,006	0.292	738	\$28.46	580	4.8506	1 STY	59	\$9,000
41-30-133-005	635 CRAWFORD ST	10/29/21	WD	\$45,000	\$18,300	40.22	\$36,228	\$9,000	\$36,000	\$77,794	0.463	819	\$43.96	580	12.2609	1 STY	59	\$9,000
41-30-158-007	841 MAJOR ST	06/03/22	WD	\$20,000	\$13,300	66.50	\$26,639	\$7,000	\$13,000	\$56,111	0.232	702	\$18.52	580	30.6609	1 STY	59	\$7,000
41-30-206-013	3921 CUTHERBERTSON ST	04/26/21	WD	\$40,000	\$20,900	52.25	\$41,869	\$9,859	\$30,141	\$91,457	0.376	1,305	\$23.10	580	20.8119	1 STY	55	\$9,859
41-30-129-007	621 CAMPBELL ST	12/16/21	WD	\$75,000	\$27,000	36.00	\$53,921	\$11,272	\$63,728	\$113,721	0.560	932	\$68.38	580	56.0341	1.25 STY	80	\$11,272
41-30-178-015	750 INGLETSIDE AVE	12/03/21	WD	\$79,900	\$29,700	37.17	\$59,418	\$10,000	\$69,500	\$131,781	0.530	735	\$95.10	580	15.1310	1.25 STY	80	\$10,000
41-30-135-032	619 ALVORD AVE	01/26/22	WD	\$72,000	\$21,400	29.72	\$42,879	\$9,400	\$62,600	\$89,277	0.701	923	\$67.82	580	9.6086	1.25 STY	75	\$9,400
41-30-133-020	624 ALVORD AVE	12/17/21	WD	\$71,000	\$23,800	33.52	\$47,612	\$9,000	\$62,000	\$102,965	0.602	911	\$68.06	580	17.7094	1.25 STY	75	\$9,000
41-30-154-011	833 HUNON ST	03/03/22	WD	\$68,000	\$23,600	35.00	\$47,556	\$10,000	\$58,000	\$107,303	0.541	1,118	\$51.88	580	16.1315	1.25 STY	68	\$10,000
41-30-128-002	745 CAMPBELL ST	07/12/21	WD	\$72,000	\$25,000	34.72	\$50,086	\$9,222	\$62,778	\$116,754	0.538	1,140	\$55.07	580	53.7693	1.25 STY	68	\$9,222
41-30-134-008	717 ALVORD AVE	08/06/20	WD	\$40,000	\$21,700	54.25	\$43,359	\$9,000	\$31,000	\$98,169	0.316	924	\$33.55	580	11.1409	1.25 STY	68	\$9,000
41-30-135-006	635 ALVORD AVE	08/20/21	WD	\$48,000	\$23,200	48.33	\$46,390	\$9,000	\$39,000	\$106,829	0.365	1,040	\$37.50	580	33.9733	1.25 STY	68	\$9,000
41-30-134-012	701 ALVORD AVE	08/09/21	WD	\$55,000	\$20,600	37.82	\$41,545	\$10,000	\$45,000	\$90,129	0.499	1,050	\$42.86	580	49.9287	1.25 STY	65	\$10,000
41-30-134-020	726 CLINTON ST	07/30/21	WD	\$32,000	\$21,600	67.50	\$43,147	\$11,000	\$21,000	\$91,649	0.229	932	\$22.53	580	22.8637	1.25 STY	63	\$11,000
41-30-206-030	4213 CUTHERBERTSON ST	05/25/22	WD	\$70,000	\$10,600	29.43	\$41,233	\$9,859	\$60,141	\$89,697	0.670	932	\$64.53	580	49.1242	1.25 STY	63	\$9,859
41-30-159-022	841 MARKHAM ST	04/20/21	WD	\$45,000	\$10,900	46.44	\$41,801	\$9,439	\$35,561	\$92,463	0.385	1,018	\$34.93	580	4.4448	1.25 STY	63	\$9,439
41-30-177-017	636 HUNON ST	01/24/22	WD	\$72,000	\$18,600	26.11	\$37,691	\$9,000	\$63,000	\$81,974	0.769	743	\$84.79	580	55.9872	1.25 STY	63	\$9,000

41-30-129-003	643 CAMPBELL ST	10/16/21	W/D	\$35,000	\$24,100	68.86	\$48,206	\$17,420	\$17,580	\$87,960	0.200	923	\$19,05	580	19.9864	1.25 STY	59	\$17,420
41-30-134-005	729 ALVORD AVE	09/16/20	W/D	\$35,000	\$26,600	76.00	\$53,290	\$15,800	\$19,200	\$107,114	0.179	1,176	\$16.33	580	17.9248	1.25 STY	59	\$15,800
41-19-384-001	751 WALDMAN AVE	06/25/23	W/D	\$71,000	\$21,400	29.76	\$42,825	\$12,150	\$59,750	\$87,643	0.682	984	\$60.72	580	68.1744	1.25 STY	59	\$12,150
41-30-159-042	830 W HEMPILL RD	11/30/22	W/D	\$40,000	\$18,300	45.75	\$36,539	\$10,653	\$29,347	\$73,960	0.397	861	\$34.08	580	39.6796	1.25 STY	59	\$10,653
41-30-159-047	814 W HEMPILL RD	02/03/22	W/D	\$40,000	\$21,000	52.50	\$41,931	\$10,588	\$29,412	\$89,551	0.348	875	\$33.61	580	32.8437	1.25 STY	59	\$10,588
41-19-381-012	652 PETTIBONE AVE	10/15/20	W/D	\$35,000	\$20,000	57.14	\$40,044	\$10,000	\$25,000	\$85,840	0.291	768	\$32.95	580	29.1240	1.25 STY	59	\$10,000
41-30-159-009	651 CLINTON ST	09/02/20	M/LC	\$58,000	\$21,800	29.41	\$40,039	\$10,000	\$25,000	\$85,826	0.676	940	\$61.70	580	2.9016	1.25 STY	59	\$10,000
41-30-201-014	931 MARHAM ST	07/21/22	W/D	\$45,000	\$21,300	48.44	\$34,576	\$9,439	\$35,561	\$97,534	0.365	1,142	\$31.14	580	36.4600	1.25 STY	59	\$9,439
41-30-126-006	515 CAMPBELL ST	07/21/22	W/D	\$30,000	\$17,500	57.67	\$34,573	\$9,222	\$20,778	\$72,431	0.287	956	\$21.73	580	REF1	1.25 STY	59	\$9,222
41-30-126-007	731 W ATHERTON RD	06/11/21	W/D	\$50,000	\$20,500	41.00	\$40,928	\$9,000	\$41,000	\$91,223	0.449	998	\$41.08	580	44.9449	1.25 STY	59	\$9,000
41-30-134-024	721 W ATHERTON RD	07/27/22	W/D	\$65,000	\$22,700	34.82	\$45,398	\$9,000	\$56,000	\$103,994	0.538	1,309	\$42.78	580	53.8491	1.25 STY	59	\$9,000
41-30-134-024	710 CLINTON ST	07/29/21	W/D	\$71,000	\$17,100	24.08	\$34,263	\$9,000	\$61,000	\$72,180	0.859	740	\$83.78	580	85.8964	1.25 STY	59	\$9,000
41-30-176-021	730 HURON ST	11/02/20	W/D	\$41,500	\$21,600	52.05	\$43,297	\$32,500	\$32,500	\$97,991	0.332	1,198	\$27.13	580	33.1662	1.25 STY	59	\$9,000
41-30-176-028	706 HURON ST	12/10/20	W/D	\$60,800	\$18,200	29.89	\$36,374	\$9,000	\$51,900	\$78,211	0.664	752	\$69.02	580	66.3586	1.25 STY	59	\$9,000
41-30-179-002	647 HURON ST	02/17/22	W/D	\$37,000	\$18,700	50.54	\$37,461	\$9,000	\$28,000	\$81,317	0.344	810	\$34.57	580	34.4331	1.25 STY	59	\$9,000
41-30-179-013	644 INDEPENDENCE AVE	11/25/20	W/D	\$25,400	\$19,100	72.35	\$38,186	\$9,000	\$17,400	\$83,389	0.209	735	\$23.67	580	20.8662	1.25 STY	59	\$9,000
41-30-251-020	534 HURON ST	01/26/21	M/LC	\$57,000	\$18,400	32.28	\$36,764	\$9,000	\$48,000	\$79,326	0.605	753	\$63.75	580	23.4869	1.25 STY	59	\$9,000
41-30-135-012	652 CLINTON ST	09/20/21	W/D	\$42,000	\$19,800	47.14	\$39,535	\$10,000	\$32,000	\$84,386	0.379	1,010	\$31.08	580	37.9211	1.25 STY	54	\$10,000
												0.432						
41-30-131-016	618 RAWFORD ST	04/09/20	W/D	\$31,000	\$26,300	50.58	\$52,551	\$9,272	\$42,778	\$115,544	0.370	1,366	\$31.32	580	37.9231	1.5 STY	74	\$9,272
41-30-131-001	653 LEAND ST	07/30/21	W/D	\$55,000	\$28,100	51.09	\$56,286	\$10,247	\$44,753	\$121,569	0.340	1,265	\$32.79	580	34.9150	1.75 STY	68	\$10,247
41-30-179-014	640 INGLESIDE AVE	06/05/22	LC	\$45,000	\$20,100	44.67	\$40,150	\$9,000	\$36,000	\$89,000	0.404	1,098	\$32.79	580	40.4494	1.75 STY	54	\$9,000
41-30-203-025	4012 CUTHERTON ST	05/31/22	W/D	\$37,857	\$23,400	61.81	\$46,845	\$10,536	\$27,321	\$103,740	0.263	1,120	\$24.39	580	26.3360	2 STORY	61	\$10,536
41-30-204-011	519 CRAWFORD ST	05/06/22	W/D	\$23,000	\$19,700	26.27	\$39,434	\$9,000	\$2,001,617	\$93,643	0.425	1,044	\$63.22	580	70.4804	TWO UNIT	43	\$9,000
Totals:												43.34	\$2,191,658	580	0.174251447	0.2142	REF1	
												18.35	\$2,001,617	580	0.427	Ave. Variance>>		
													\$4,709,118	580	0.174251447	0.2142	REF1	
													\$4,709,118	580	0.174251447	0.2142	REF1	
													\$4,709,118	580	0.174251447	0.2142	REF1	

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.400	0.400	0.400	0.400	0.400	0.400
1 STY		0.450	0.450	0.450	0.450	0.450	0.450
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		0.375	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		0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX		0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT		0.275	0.275	0.275	0.275	0.275	0.275
THREE UNIT		0.275	0.275	0.275	0.275	0.275	0.275
FOUR UNIT		0.275	0.275	0.275	0.275	0.275	0.275

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

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

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

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

4
2450
.4
375

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	E.C.F. Area	Dev. by Mean (%)	Building Style	Building Depr.	Land Value
41-29-156-008	338 BROWNING AVE	09/24/21	WD	\$49,500	\$22,200	44.85	\$44,403	\$8,818	\$40,682	\$88,963	0.457	767	\$53.04	585	3.0017	1 STY	70	\$8,818
41-29-156-013	326 BROWNING AVE	04/23/21	WD	\$64,900	\$24,400	37.60	\$48,884	\$10,419	\$54,481	\$96,163	0.567	751	\$72.54	585	13.9274	1 STY	70	\$10,419
41-29-156-031	317 BEDE ST	11/01/21	WD	\$52,900	\$16,100	30.43	\$32,118	\$10,817	\$42,083	\$53,253	0.500	616	\$68.32	585	28.9824	1 STY	70	\$10,817
41-29-157-006	4424 PENGELLY RD	07/29/22	WD	\$70,000	\$29,600	42.29	\$59,119	\$18,000	\$52,000	\$102,798	0.506	924	\$56.28	585	0.5418	1 STY	70	\$18,000
41-29-157-012	4514 PENGELLY RD	06/14/22	WD	\$46,000	\$23,000	50.00	\$46,017	\$9,000	\$37,000	\$92,543	0.400	969	\$38.18	585	10.0614	1 STY	70	\$9,000
41-29-152-021	4519 MILTON DR	08/06/20	WD	\$52,000	\$25,300	48.65	\$50,525	\$12,482	\$39,518	\$95,108	0.416	896	\$44.10	585	41.5509	1 STY	65	\$12,482
41-29-152-044	4114 PENGELLY RD	02/25/22	WD	\$76,500	\$25,100	32.81	\$50,236	\$17,445	\$59,055	\$81,978	0.720	1,120	\$52.73	585	72.0381	1 STY	65	\$17,445
41-29-156-023	349 BEDE ST	03/12/21	WD	\$55,000	\$19,000	34.55	\$38,031	\$9,911	\$45,089	\$70,300	0.641	744	\$60.60	585	11.8300	1 STY	65	\$9,911
41-29-157-017	4505 KEATS ST	08/17/20	WD	\$55,500	\$23,100	41.62	\$46,168	\$9,000	\$46,500	\$92,920	<u>0.500</u>	909	\$51.16	585	29.4014	1 STY	65	\$9,000
											0.555							
41-29-153-006	4526 MILTON DR	02/02/21	WD	\$56,000	\$22,400	40.00	\$44,764	\$9,060	\$46,940	\$109,858	0.427	924	\$50.80	585	42.7277	1.25 STY	70	\$9,060
41-29-151-027	4213 PENGELLY RD	02/11/22	WD	\$65,000	\$19,300	29.69	\$38,661	\$9,000	\$56,000	\$91,265	0.614	924	\$60.61	585	61.3600	1.25 STY	65	\$9,000
41-29-152-031	4621 MILTON DR	05/03/21	WD	\$30,000	\$20,500	68.33	\$41,037	\$10,788	\$19,212	\$93,074	0.206	997	\$19.27	585	20.6417	1.25 STY	65	\$10,788
Totals:				\$673,300	\$270,000	40.10	\$539,963		\$538,560	\$1,068,219								
				Sale. Ratio =>		40.10	E.C.F. =>		0.504	Std. Deviation=>		\$52.30	0.15187207		Coefficient of Var=>		53.5394334	
				Std. Dev. =>		10.69	Ave. E.C.F. =>		0.523	Ave. Variance=>								

405-705

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

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	0.425	0.425	0.425
2 STORY		0.425	0.425	0.425	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		0.400	0.400	0.400	0.400	0.400	0.400
DUPLEX		0.400	0.400	0.400	0.400	0.400	0.400
TWO UNIT		0.400	0.400	0.400	0.400	0.400	0.400
THREE UNIT		0.400	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

E.C.F.s for Neighborhood: 590 *R - 590-UNASSIGNED*

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

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 Dep.	Land Value
41-29-104-026	4030 RED ARROW RD	10/15/21	WD	\$50,000	\$27,600	55.20	\$55,201	\$11,249	\$38,751	\$109,880	0.353	816	\$47.49	590	16.3588	1STY	75	\$11,249
41-29-104-034	4130 RED ARROW RD	07/02/20	WD	\$51,400	\$24,400	47.47	\$48,771	\$10,097	\$41,303	\$96,685	0.427	696	\$59.34	590	8.9063	1STY	75	\$10,097
41-29-126-027	3814 CIRCLE DR	09/09/21	WD	\$40,000	\$25,700	64.25	\$51,319	\$11,115	\$28,885	\$100,510	0.287	731	\$39.51	590	2.9360	1STY	70	\$11,115
41-29-128-018	419 LETA AVE	06/22/21	WD	\$75,000	\$33,300	44.40	\$66,668	\$11,250	\$63,750	\$138,545	0.460	1,176	\$54.21	590	7.3409	1STY	70	\$11,250
41-29-128-026	4008 CIRCLE DR	09/25/20	WD	\$68,000	\$40,500	59.56	\$80,986	\$11,535	\$56,465	\$173,628	0.325	1,602	\$35.25	590	6.1523	1STY	70	\$11,535
41-29-176-030	322 LETA AVE	11/24/21	WD	\$42,000	\$26,900	64.05	\$53,847	\$9,981	\$32,019	\$109,665	0.292	971	\$32.98	590	9.4759	1STY	70	\$9,981
41-29-176-030	322 LETA AVE	08/02/22	WD	\$95,000	\$26,900	28.32	\$53,847	\$9,981	\$85,019	\$109,665	0.775	971	\$87.56	590	38.8531	1STY	70	\$9,981
41-29-176-057	4306 CUSTER AVE	11/23/20	WD	\$56,000	\$35,900	64.11	\$71,758	\$19,624	\$36,376	\$130,335	0.279	836	\$43.51	590	10.7634	1STY	70	\$19,624
41-29-176-057	4306 CUSTER AVE	01/29/21	WD	\$80,000	\$35,900	44.88	\$71,758	\$19,624	\$60,376	\$130,335	0.463	836	\$72.22	590	7.6507	1STY	70	\$19,624
41-29-178-006	4139 MENTON AVE	11/12/21	WD	\$70,000	\$28,300	40.43	\$56,519	\$9,902	\$60,098	\$116,543	0.516	936	\$64.21	590	11.1649	1STY	70	\$9,902
41-29-178-016	4225 MENTON AVE	03/22/21	WD	\$47,500	\$26,000	54.74	\$52,085	\$9,902	\$37,598	\$105,458	0.357	777	\$48.39	590	4.7503	1STY	70	\$9,902
41-29-179-011	518 DELL AVE	06/29/20	WD	\$38,000	\$24,400	64.21	\$48,761	\$10,125	\$27,875	\$96,590	0.289	728	\$38.29	590	11.5435	1STY	70	\$10,125
41-29-201-020	3813 CIRCLE DR	06/21/22	WD	\$55,000	\$35,100	63.82	\$70,103	\$11,115	\$43,885	\$147,470	0.298	1,180	\$37.19	590	2.2424	1STY	70	\$11,115
41-29-202-043	3908 OGEMA AVE	02/21/22	LC	\$84,500	\$39,600	46.86	\$79,211	\$11,174	\$63,826	\$170,093	0.431	1,425	\$51.46	590	3.0519	1STY	70	\$11,174
41-29-202-043	3908 OGEMA AVE	02/18/22	WD	\$75,000	\$39,600	52.80	\$79,211	\$11,174	\$63,826	\$170,093	0.375	1,425	\$44.79	590	2.5333	1STY	70	\$11,174
41-29-203-024	511 LETA AVE	12/11/20	WD	\$46,500	\$27,500	59.14	\$54,939	\$11,250	\$35,250	\$109,223	0.323	811	\$43.46	590	21.7443	1STY	70	\$11,250
41-29-251-018	629 LOCHHEAD AVE	04/22/20	MLC	\$50,000	\$29,600	59.20	\$59,103	\$11,250	\$38,750	\$119,633	0.324	888	\$43.64	590	18.9885	1STY	70	\$11,250
41-29-253-001	4301 CIRCLE DR	10/14/21	WD	\$53,000	\$35,000	66.04	\$70,023	\$25,077	\$27,923	\$112,365	0.249	826	\$33.81	590	26.5291	1STY	70	\$25,077
41-29-257-022	634 MC KEIGHAN AVE	09/25/20	WD	\$32,000	\$20,400	63.75	\$40,791	\$9,902	\$22,098	\$77,223	0.286	672	\$32.88	590	18.5374	1STY	65	\$9,902
41-29-102-003	312 BUCKINGHAM AVE	10/28/21	WD	\$50,000	\$30,700	61.40	\$61,339	\$15,329	\$34,671	\$115,025	0.301	940	\$36.88	590	30.1421	1STY	65	\$15,329
41-29-104-020	4010 RED ARROW RD	05/27/22	WD	\$117,000	\$33,000	28.21	\$66,037	\$11,297	\$105,703	\$136,850	0.772	1,320	\$80.08	590	77.2400	1STY	65	\$11,297
41-29-127-023	3902 CIRCLE DR	11/23/21	WD	\$67,500	\$33,100	49.04	\$66,167	\$14,940	\$52,560	\$128,068	0.410	1,008	\$52.14	590	41.0409	1STY	65	\$14,940
41-29-177-002	4117 CUSTER AVE	11/30/21	WD	\$50,000	\$22,000	44.00	\$44,072	\$10,924	\$39,076	\$82,870	0.472	670	\$58.32	590	47.1534	1STY	65	\$10,924
41-29-179-047	601 MC KEIGHAN AVE	04/29/22	WD	\$48,000	\$14,700	30.63	\$29,496	\$10,125	\$37,875	\$48,428	0.782	616	\$61.49	590	59.0880	1STY	65	\$10,125
41-29-201-021	3817 CIRCLE DR	08/05/22	WD	\$80,000	\$31,500	39.38	\$62,923	\$16,089	\$63,911	\$117,085	0.546	912	\$70.08	590	2.9597	1STY	65	\$16,089
41-29-202-031	545 BURROUGHS AVE	01/07/21	WD	\$65,000	\$26,600	40.92	\$53,290	\$11,003	\$53,997	\$105,718	0.511	816	\$66.17	590	19.7757	1STY	65	\$11,003
41-29-203-017	610 BURROUGHS AVE	03/31/22	WD	\$81,000	\$32,800	40.49	\$65,552	\$11,250	\$69,750	\$135,755	0.514	1,289	\$54.11	590	14.0478	1STY	65	\$11,250
41-29-257-010	542 MC KEIGHAN AVE	07/30/20	WD	\$32,500	\$20,000	61.54	\$40,052	\$9,902	\$22,598	\$75,375	0.300	836	\$27.03	590	17.9736	1STY	65	\$9,902
0.421																		
41-29-127-012	401 BURROUGHS AVE	03/09/22	WD	\$95,000	\$37,300	39.26	\$74,630	\$16,504	\$78,496	\$145,315	0.540	1,157	\$67.84	590	54.0178	1STY	60	\$16,504

2705

41-29-179-012	522 DELL AVE	07/06/20	WD	\$56,000	\$26,500	47.32	\$53,071	\$10,125	\$45,875	\$114,523	0.401	948	\$48.39	590	40.0576	1.25 STY	70	\$10,125
41-29-206-006	714 BUCKINGHAM AVE	08/12/22	WD	\$82,900	\$28,300	34.14	\$56,528	\$11,127	\$71,773	\$121,069	0.593	1,096	\$65.49	590	27.9815	1.25 STY	70	\$11,127
41-29-253-018	4321 CIRCLE DR	12/16/20	WD	\$74,000	\$33,300	45.00	\$66,646	\$16,001	\$57,999	\$135,053	0.429	962	\$60.29	590	4.2722	1.25 STY	70	\$16,001
41-29-254-002	4307 OGEMA AVE	06/15/22	WD	\$62,000	\$25,500	41.13	\$50,968	\$11,396	\$50,604	\$105,525	0.480	926	\$54.65	590	9.2813	1.25 STY	70	\$11,396
41-29-257-006	526 MC KEIGHAN AVE	11/30/21	WD	\$42,500	\$25,000	58.82	\$50,096	\$9,902	\$32,598	\$107,184	0.304	926	\$35.20	590	8.2599	1.25 STY	70	\$9,902
41-29-257-032	525 MACDONALD AVE	10/09/20	WD	\$47,600	\$27,000	56.72	\$54,078	\$9,902	\$37,698	\$117,803	0.320	1,059	\$35.60	590	8.4016	1.25 STY	70	\$9,902
41-29-102-007	332 BUCKINGHAM AVE	11/25/20	WD	\$53,404	\$22,500	42.13	\$44,980	\$11,250	\$42,154	\$89,947	0.469	926	\$45.52	590	46.8656	1.25 STY	65	\$11,250
41-29-102-028	337 BURROUGHS AVE	04/14/22	WD	\$61,500	\$25,200	40.98	\$50,443	\$11,003	\$50,497	\$105,173	0.480	926	\$54.53	590	48.0131	1.25 STY	65	\$11,003
41-29-104-014	3918 RED ARROW RD	07/20/20	WD	\$65,000	\$30,600	47.08	\$61,146	\$11,354	\$53,646	\$132,779	0.404	1,294	\$41.46	590	40.4026	1.25 STY	65	\$11,354
41-29-127-001	402 BUCKINGHAM AVE	05/27/21	WD	\$70,000	\$33,800	48.29	\$67,500	\$16,875	\$53,125	\$135,000	0.394	1,026	\$51.78	590	39.3519	1.25 STY	65	\$16,875
41-29-202-025	521 BURROUGHS AVE	11/20/20	WD	\$51,950	\$25,400	48.89	\$50,708	\$11,003	\$40,947	\$105,880	0.387	1,008	\$40.62	590	38.6730	1.25 STY	65	\$11,003
											0.424							
41-29-251-015	617 LOCHHEAD AVE	08/18/21	WD	\$92,500	\$46,400	50.16	\$92,826	\$20,250	\$72,250	\$193,536	0.373	2,019	\$35.79	590	37.3316	2 STORY	75	\$20,250
41-29-126-025	439 BUCKINGHAM AVE	07/02/20	WD	\$60,900	\$39,300	64.53	\$78,636	\$11,250	\$49,650	\$179,696	0.276	1,646	\$30.16	590	27.6300	2 STORY	70	\$11,250
41-29-126-030	438 E ATHERTON RD	02/11/22	WD	\$111,000	\$64,100	57.75	\$128,128	\$24,514	\$86,486	\$276,304	0.313	2,290	\$37.77	590	31.3010	2 STORY	70	\$24,514
41-29-177-004	4127 CUSTER AVE	12/15/21	WD	\$74,000	\$38,700	52.30	\$77,465	\$9,839	\$64,161	\$180,336	0.356	1,824	\$35.18	590	35.5786	2 STORY	70	\$9,839
41-29-179-055	4418 CIRCLE DR	02/17/21	WD	\$51,000	\$33,300	65.29	\$66,690	\$16,391	\$34,609	\$134,131	0.258	1,309	\$26.44	590	25.8025	2 STORY	70	\$16,391
41-29-127-020	437 BURROUGHS AVE	08/25/22	WD	\$115,000	\$43,300	37.65	\$86,545	\$11,003	\$103,997	\$201,445	0.516	1,904	\$54.62	590	51.6254	2 STORY	65	\$11,003
41-29-202-002	3907 CIRCLE DR	09/03/20	WD	\$65,000	\$31,200	48.00	\$62,382	\$10,917	\$54,083	\$137,240	0.394	1,296	\$41.73	590	39.4076	2 STORY	65	\$10,917
41-29-202-008	528 BUCKINGHAM AVE	08/28/20	WD	\$38,000	\$31,900	83.95	\$63,710	\$11,250	\$26,750	\$139,893	0.191	1,445	\$18.51	590	19.1217	2 STORY	65	\$11,250
Totals:				\$3,069,154	\$1,495,600	48.73	\$2,991,005		\$2,461,112	\$6,126,940	0.329		\$47.88	0.130189386	0.7078			
				Sale, Ratio =>		48.73	E.C.F. =>		Std. Deviation=>		0.402	Ave. E.C.F. =>		Std. Deviation=>		0.130189386	Coefficient of Var=>	
				Std. Dev. =>		11.63					0.409					24.4233	59.74910667	

E.C.F.s for Neighborhood: 595 *R - 595-UNASSIGNED*

Style:	%Good: 100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY	0.000	0.000	0.000	0.000	0.000	0.000
1 STY	0.500	0.500	0.500	0.475	0.475	0.475
2 STORY	0.500	0.500	0.500	0.475	0.475	0.475
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	0.350	0.350	0.350	0.350	0.350	0.350
THREE UNIT	0.350	0.350	0.350	0.350	0.350	0.350
FOUR UNIT	0.350	0.350	0.350	0.350	0.350	0.350

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

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

E.C.F.s for Neighborhood: 595 *R - 595-UNASSIGNED*

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.450	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

.475 ✓
- .5
.35 (5)

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Amnt.	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
41-29-227-006	3901 SHAWNEE AVE	10/07/20	WD	\$65,000	\$30,200	46.46	\$60,423	\$11,833	\$53,167	\$107,978	0.492	884	\$60.14	595	0.3384	1 STY	74	\$11,833
41-29-256-007	718 DELL AVE	11/05/20	WD	\$35,000	\$22,500	64.29	\$45,029	\$12,086	\$22,914	\$82,358	0.278	887	\$25.83	595	62.6855	1 STY	65	\$12,086
41-29-256-007	718 DELL AVE	03/17/22	WD	\$76,000	\$22,500	29.61	\$45,029	\$12,086	\$63,914	\$82,358	0.776	887	\$72.06	595	12.9025	1 STY	65	\$12,086
41-29-205-026	901 BUCKINGHAM AVE	05/14/20	WD	\$53,000	\$26,700	50.38	\$53,371	\$12,455	\$40,545	\$102,290	0.366	1,038	\$39.06	595	39.6373	1 STY	64	\$12,455
41-29-228-001	916 BUCKINGHAM AVE	11/18/21	WD	\$58,000	\$31,100	53.62	\$62,278	\$18,191	\$39,809	\$110,218	0.381	1,023	\$38.91	595	15.3117	1 STY	64	\$18,191
41-29-228-012	1104 SOUTHLAWN AVE	04/16/20	WD	\$44,000	\$24,200	55.00	\$48,477	\$11,551	\$32,449	\$92,315	0.352	884	\$36.71	595	16.2800	1 STY	64	\$11,551
41-29-228-013	1106 SOUTHLAWN AVE	09/25/20	WD	\$60,000	\$24,300	40.50	\$48,580	\$11,550	\$48,450	\$92,575	0.523	884	\$54.81	595	0.9056	1 STY	64	\$11,550
41-29-254-031	723 DELL AVE	11/05/21	WD	\$80,000	\$27,100	33.88	\$54,164	\$12,086	\$67,914	\$105,195	0.646	986	\$68.88	595	29.3654	1 STY	64	\$12,086
41-29-254-033	805 DELL AVE	07/15/22	WD	\$85,000	\$29,600	34.82	\$59,295	\$12,086	\$72,914	\$118,023	0.618	986	\$73.95	595	26.5850	1 STY	64	\$12,086
41-29-256-013	818 DELL AVE	11/22/21	WD	\$85,000	\$29,800	35.06	\$59,642	\$17,660	\$67,340	\$104,955	0.642	887	\$75.92	595	35.3958	1 STY	64	\$12,086
41-29-256-015	902 DELL AVE	10/13/21	WD	\$42,000	\$25,200	60.00	\$50,483	\$12,086	\$29,914	\$95,993	0.312	884	\$33.84	595	2.3978	1 STY	64	\$12,086
41-29-256-017	910 DELL AVE	04/23/21	WD	\$50,000	\$25,200	50.40	\$50,467	\$12,086	\$37,914	\$95,953	0.395	884	\$42.89	595	10.7483	1 STY	64	\$12,086
41-29-256-032	817 MC KEIGHAN AVE	04/27/22	WD	\$70,000	\$23,900	34.14	\$47,843	\$12,072	\$57,928	\$89,428	0.648	887	\$65.31	595	36.0115	1 STY	64	\$11,622
41-29-256-039	1005 MC KEIGHAN AVE	10/05/21	WD	\$66,000	\$24,900	37.73	\$49,848	\$12,168	\$53,832	\$94,200	0.571	887	\$60.69	595	28.3815	1 STY	64	\$12,168
41-29-276-012	910 MC KEIGHAN AVE	07/31/20	WD	\$41,000	\$22,800	55.61	\$45,677	\$11,599	\$29,401	\$85,195	0.345	959	\$30.66	595	5.7452	1 STY	64	\$11,599
41-29-276-034	4307 SHAWNEE AVE	02/10/22	WD	\$81,500	\$27,900	34.23	\$55,882	\$15,990	\$65,510	\$99,730	0.657	1,045	\$62.69	595	36.9223	1 STY	64	\$15,990
41-29-276-051	4428 CHEYENNE AVE	10/15/21	WD	\$52,500	\$20,800	39.62	\$41,651	\$10,957	\$41,543	\$76,735	0.541	868	\$47.86	595	25.3733	1 STY	64	\$10,957
41-29-276-051	4428 CHEYENNE AVE	04/11/22	WD	\$80,000	\$20,800	26.00	\$41,651	\$10,957	\$69,043	\$76,735	0.900	868	\$79.54	595	61.2109	1 STY	64	\$10,957
41-29-276-080	1005 MACDONALD AVE	12/10/21	WD	\$60,000	\$26,500	44.17	\$53,048	\$11,167	\$48,833	\$104,703	0.466	941	\$11.89	595	17.8747	1 STY	64	\$11,167
41-29-278-012	814 MACDONALD AVE	02/25/22	WD	\$80,000	\$29,000	36.25	\$58,026	\$11,789	\$68,211	\$115,593	0.590	1,044	\$65.34	595	30.2449	1 STY	64	\$11,789
41-29-278-022	1010 MACDONALD AVE	06/24/22	WD	\$112,000	\$28,000	25.00	\$56,008	\$11,665	\$100,335	\$110,858	0.905	1,043	\$96.20	595	61.7431	1 STY	64	\$11,665
41-29-278-041	901 E HEMPHILL RD	10/30/20	WD	\$45,000	\$26,200	58.22	\$52,431	\$11,750	\$33,250	\$101,703	0.327	1,174	\$28.32	595	3.9284	1 STY	64	\$11,750
41-29-278-042	905 E HEMPHILL RD	03/22/21	WD	\$58,000	\$25,800	44.48	\$51,536	\$11,750	\$46,250	\$99,465	0.465	949	\$48.74	595	17.7338	1 STY	64	\$11,750
41-29-278-048	1005 E HEMPHILL RD	04/13/21	WD	\$60,000	\$24,000	40.00	\$48,048	\$11,750	\$48,250	\$90,745	0.532	1,037	\$46.53	595	24.4060	1 STY	64	\$11,750
41-29-252-024	719 LOCHHEAD AVE	06/11/21	WD	\$65,000	\$26,100	40.15	\$52,199	\$11,909	\$53,091	\$100,725	0.527	992	\$53.52	595	52.7089	1 STY	61	\$11,909
41-29-205-033	3814 CHEROKEE AVE	09/24/20	WD	\$38,100	\$24,100	63.25	\$48,107	\$12,479	\$25,621	\$89,070	0.288	1,098	\$23.33	595	28.7650	1 STY	55	\$12,479
41-29-252-022	711 LOCHHEAD AVE	02/07/22	WD	\$50,000	\$26,500	53.00	\$52,955	\$11,723	\$38,277	\$91,627	0.418	1,134	\$33.75	595	41.7750	1.25 STY	60	\$11,723
41-29-252-034	905 LOCHHEAD AVE	06/04/20	WD	\$75,900	\$42,300	55.73	\$84,637	\$11,909	\$63,991	\$181,820	0.352	2,170	\$29.49	595	35.1947	2 STORY	64	\$11,909
41-29-252-012	818 MC KINLEY AVE	06/03/22	WD	\$95,500	\$37,800	39.58	\$75,656	\$13,016	\$82,484	\$139,200	0.593	1,729	\$47.71	595	59.2557	TRI-LEVEL	60	\$12,005
41-29-252-005	710 MC KINLEY AVE	07/08/22	WD	\$70,000	\$23,700	33.86	\$47,462	\$12,925	\$57,075	\$115,123	0.496	1,560	\$36.59	595	49.5773	TWO UNIT	60	\$12,925
Totals:				\$1,933,500	\$799,500	41.35	\$1,599,903		\$1,560,169	\$3,052,860	0.511		\$51.04	0.163303323	0.3251			
				Sale. Ratio =>		41.35	E.C.F. =>		Std. Deviation=>		0.163303323	Ave. Variance=>		28.9802	Coefficient of Var=>		56.34845486	
				Std. Dev. =>		11.03	Ave. E.C.F. =>		0.514									

77905

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

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.400	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

E.C.F.s for Neighborhood: 600 *R - 600 PARKVIEW MANOR CONDO-UNASSIGNED*

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
1.75 STY		0.000	0.000	0.000	0.000	0.000	0.000
1 STY		0.400	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

DC

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	\$32,000	48.48	\$63,998	\$13,000	\$53,000	\$127,495	0.416	1,210	\$43.80	600	0.4741	1 STY	76	\$13,000
41-18-226-037	915 E COURT ST	08/31/20	WD	\$50,000	\$30,500	61.00	\$61,042	\$13,000	\$37,000	\$120,105	0.308	1,123	\$32.95	600	10.2898	1 STY	76	\$13,000
41-18-226-040	915 E COURT ST	10/01/21	WD	\$60,000	\$30,800	51.33	\$61,690	\$13,000	\$47,000	\$121,725	0.386	1,142	\$41.16	600	2.4845	1 STY	76	\$13,000
41-18-226-040	915 E COURT ST	06/17/22	WD	\$79,900	\$30,800	38.55	\$61,690	\$13,000	\$66,900	\$121,725	0.550	1,142	\$58.58	600	13.8638	1 STY	76	\$13,000
41-18-226-043	915 E COURT ST	02/05/21	WD	\$60,000	\$31,600	52.67	\$63,152	\$13,000	\$47,000	\$125,380	0.375	1,185	\$39.66	600	3.6101	1 STY	76	\$13,000
41-18-226-051	915 E COURT ST	01/04/22	WD	\$70,000	\$32,900	47.00	\$65,848	\$13,000	\$57,000	\$132,120	0.431	1,265	\$45.06	600	2.0465	1 STY	76	\$13,000
Totals:				\$385,900	\$188,600		\$377,420		\$307,900	\$748,550			\$43.53		0.0367			
				Sale. Ratio =>	48.87					E.C.F. =>	0.411							
				Std. Dev. =>	7.38					Ave. E.C.F. =>	0.411							
										Std. Deviation=>	0.080212574							
										Ave. Variance=>	5.4615							