

ECF Area 100

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr
46-26-155-024	2106 BARBARA DR	10/07/21	WD	\$45,000	\$13,300	29.56	\$26,588	\$6,717	\$38,283	\$99,355	0.385	1,049	100	1 STY	53
Avg				\$45,000							0.385				
46-26-152-027	6313 VALORIE LN	02/10/23	WD	\$28,000	\$12,400	44.29	\$24,844	\$5,750	\$22,250	\$95,470	0.233	870	100	1 STY	43
46-26-155-010	2017 CHATEAU DR	09/24/21	WD	\$30,000	\$12,300	41.00	\$24,509	\$5,892	\$24,108	\$93,085	0.259	925	100	1 STY	43
46-26-176-068	1610 BARBARA DR	08/24/22	WD	\$40,000	\$14,600	36.50	\$29,228	\$7,601	\$32,399	\$108,135	0.300	977	100	1 STY	43
46-26-153-008	6414 VALORIE LN	10/07/22	WD	\$31,000	\$11,200	36.13	\$22,440	\$5,750	\$25,250	\$83,450	0.303	876	100	1 STY	48
46-26-128-008	6809 FLEMING RD	05/27/21	WD	\$43,500	\$13,500	31.03	\$26,952	\$5,750	\$37,750	\$106,010	0.356	942	100	1 STY	43
46-26-153-008	6414 VALORIE LN	10/14/22	WD	\$45,000	\$11,200	24.89	\$22,440	\$5,750	\$39,250	\$83,450	0.470	876	100	1 STY	48
avg				\$36,250							0.320				
46-26-151-034	2106 JANICE DR	09/26/22	WD	\$20,000	\$13,000	65.00	\$25,921	\$6,555	\$13,445	\$96,830	0.139	913	100	1 STY	35
46-26-178-024	1605 BARBARA DR	06/17/23	WD	\$21,500	\$13,400	62.33	\$26,849	\$5,896	\$15,604	\$104,765	0.149	935	100	1 STY	40
46-26-153-005	6502 VALORIE LN	09/28/21	WD	\$40,000	\$17,600	44.00	\$35,174	\$7,651	\$32,349	\$137,615	0.235	1,064	100	1 STY	40
46-26-151-011	6513 ALISON DR	02/20/23	WD	\$28,000	\$11,700	41.79	\$23,320	\$6,031	\$21,969	\$86,445	0.254	870	100	1 STY	40
46-26-178-024	1605 BARBARA DR	06/23/23	WD	\$36,500	\$13,400	36.71	\$26,849	\$5,896	\$30,604	\$104,765	0.292	935	100	1 STY	40
avg				\$29,200							0.214				
46-26-177-015	1606 BARBARA DR	12/06/21	WD	\$57,500	\$15,900	27.65	\$31,827	\$8,344	\$49,156	\$117,415	0.419	877	100	1 STY	30
46-26-176-041	6621 FLEMING RD	09/23/21	WD	\$31,000	\$11,700	37.74	\$23,400	\$6,946	\$24,054	\$82,270	0.292	1,472	100	2 STORY	48
46-26-155-023	2110 BARBARA DR	02/10/22	WD	\$48,000	\$19,400	40.42	\$38,883	\$6,717	\$41,283	\$160,830	0.257	1,803	100	2 STORY	35
avg				\$39,500							0.275				
46-26-177-019	6501 FLEMING RD	10/17/22	WD	\$80,000	\$20,000	25.00	\$40,048	\$7,298	\$72,702	\$163,750	0.444	1,510	100	TRI-LEVEL	74
Around \$25,000															
Outlier for 2024															
46-26-127-013	1810 RUSSET PL	06/27/23	WD	\$85,000	\$11,700	13.76	\$23,415	\$7,901	\$77,099	\$77,570	0.994	1,014	100	1 STY	53

ECF .225

ECF Area 105

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
46-26-206-009	1302 BANBURY PL	04/28/22	WD	\$65,000	\$25,300	38.92	\$50,561	\$18,769	\$46,231	\$158,960	0.291	1,583	105	1 STY	37
46-26-253-024	1216 BARBARA DR	03/31/23	WD	\$55,000	\$15,200	27.64	\$30,442	\$7,383	\$47,617	\$115,295	0.413	1,004	105	1 STY	37
46-26-254-022	6107 SALLY CT	11/02/22	WD	\$65,000	\$17,800	27.38	\$35,594	\$10,608	\$54,392	\$124,930	0.435	1,061	105	1 STY	37
46-26-253-022	1302 BARBARA DR	12/15/22	WD	\$65,000	\$17,200	26.46	\$34,344	\$7,236	\$57,764	\$135,540	0.426	1,060	105	1 STY	31
avg				\$62,500							0.391				
46-26-251-024	1318 CHATHAM DR	06/29/22	WD	\$20,000	\$12,900	64.50	\$25,800	\$6,500	\$13,500	\$110,286	0.122	1,017	105	1 STY	40
46-26-203-046	6601 ORANGE LN	11/07/22	QC	\$30,000	\$15,400	51.33	\$30,735	\$9,797	\$20,203	\$119,646	0.169	1,100	105	1 STY	40
46-26-203-041	6621 ORANGE LN	08/02/21	WD	\$33,000	\$16,100	48.79	\$32,272	\$8,750	\$24,250	\$134,411	0.180	1,325	105	1 STY	40
46-26-206-015	6902 SALLY CT	12/12/22	WD	\$36,000	\$16,000	44.44	\$32,037	\$9,720	\$26,280	\$127,526	0.206	1,052	105	1 STY	40
avg				\$29,750							0.169				
46-26-202-034	6801 PARKBELT DR	04/25/22	WD	\$20,000	\$13,400	67.00	\$26,739	\$6,875	\$13,125	\$113,509	0.116	1,195	105	2 STORY	45
46-26-205-007	6806 COLONIAL DR	06/06/22	WD	\$40,000	\$18,600	46.50	\$37,168	\$8,222	\$31,778	\$165,406	0.192	1,829	105	2 STORY	40
46-26-202-023	6913 PARKBELT DR	03/30/23	WD	\$62,000	\$20,000	32.26	\$40,013	\$8,406	\$53,594	\$158,035	0.339	1,236	105	2 STORY	30
46-26-206-071	6622 SALLY CT	04/29/22	WD	\$70,000	\$22,300	31.86	\$44,590	\$11,657	\$58,343	\$164,665	0.354	1,629	105	2 STORY	37
46-26-203-037	6713 ORANGE LN	05/01/23	WD	\$62,000	\$13,300	21.45	\$26,564	\$7,750	\$54,250	\$94,070	0.577	1,150	105	2 STORY	37
avg				\$57,333							0.295				
46-26-252-053	1214 LILLIAN DR	01/17/23	WD	\$37,000	\$15,600	42.16	\$31,298	\$6,597	\$30,403	\$141,149	0.215	1,541	105	TRI-LEVEL	40
<b>Totals:</b>				<b>\$809,583</b>	<b>\$239,100</b>		<b>\$478,157</b>		<b>\$531,730</b>	<b>\$1,863,426</b>					

Around 40's

2023 outlier

46-26-201-011	1410 BANBURY PL	07/05/23	WD	\$75,000	\$14,500	19.33	\$28,924	\$8,140	\$66,860	\$118,766	0.563	1,411	105	1 STY	55
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ECF .200

## ECF Area 110

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
46-26-228-017	6908 CRANWOOD DR	04/09/21	WD	\$28,500	\$13,100	45.96	\$26,249	\$7,829	\$20,671	\$122,800	0.168	1,012	110	1 STY	36
46-26-231-052	6529 DUPONT ST	09/30/22	WD	\$26,000	\$10,700	41.15	\$21,433	\$5,100	\$20,900	\$108,887	0.192	1,012	110	1 STY	36
46-26-231-040	6801 DUPONT ST	04/07/23	WD	\$41,000	\$11,800	28.78	\$23,543	\$5,604	\$35,396	\$119,593	0.296	1,012	110	1 STY	36
46-26-231-040	6801 DUPONT ST	04/12/23	LC	\$49,200	\$11,800	23.98	\$23,543	\$5,604	\$43,596	\$119,593	0.365	1,012	110	1 STY	36
Avg				\$36,175							0.255				
46-26-227-013	6902 DARYLL DR	09/27/22	QC	\$20,000	\$9,400	47.00	\$18,743	\$5,519	\$14,481	\$88,160	0.164	957	110	1 STY	40
46-26-231-008	6818 CRANWOOD DR	08/29/22	WD	\$31,000	\$14,500	46.77	\$28,943	\$12,866	\$18,134	\$107,180	0.169	1,012	110	1 STY	40
46-26-276-003	829 CHATHAM DR	06/01/21	WD	\$26,500	\$10,300	38.87	\$20,643	\$6,031	\$20,469	\$97,413	0.210	1,134	110	1 STY	40
46-26-230-046	6523 CRANWOOD DR	06/24/21	WD	\$29,000	\$9,600	33.10	\$19,295	\$5,300	\$23,700	\$93,300	0.254	1,012	110	1 STY	40
46-26-231-006	707 W BUNDY AVE	09/30/21	WD	\$35,000	\$11,400	32.57	\$22,877	\$6,723	\$28,277	\$107,693	0.263	1,012	110	1 STY	40
46-26-231-058	6507 DUPONT ST	09/29/21	QC	\$35,000	\$8,600	24.57	\$17,183	\$5,100	\$29,900	\$80,553	0.371	1,012	110	1 STY	45
46-26-276-006	817 CHATHAM DR	02/08/23	WD	\$43,000	\$10,300	23.95	\$20,627	\$6,016	\$36,984	\$97,407	0.380	936	110	1 STY	40
46-26-231-016	6710 CRANWOOD DR	12/16/21	WD	\$57,000	\$11,100	19.47	\$22,147	\$5,150	\$51,850	\$113,313	0.458	1,012	110	1 STY	40
<b>Totals:</b>				<b>\$34,563</b>	<b>\$10,650</b>		<b>\$265,226</b>		<b>\$344,358</b>	<b>\$1,255,893</b>					

Around \$20,000

ive due to ECF area's around it

**ECF .175**

ECF Area 115

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
46-25-156-004	505 W RUTH AVE	02/14/23	WD	\$12,000	\$7,100	59.17	\$14,239	\$5,100	\$6,900	\$60,927	0.113	756	115	1 STY	46
46-25-104-026	422 W YORK AVE	10/14/22	WD	\$11,700	\$6,400	54.70	\$12,862	\$3,400	\$8,300	\$63,080	0.132	720	115	1 STY	41
46-25-132-030	110 W FOSS AVE	09/13/22	CD	\$15,000	\$6,800	45.33	\$13,517	\$3,400	\$11,600	\$67,447	0.172	936	115	1 STY	41
46-25-156-021	430 W AUSTIN AVE	08/27/21	WD	\$15,000	\$6,200	41.33	\$12,450	\$3,400	\$11,600	\$60,333	0.192	749	115	1 STY	46
46-25-154-005	509 W LORADO AVE	06/15/21	WD	\$26,120	\$8,300	31.78	\$16,536	\$4,500	\$21,620	\$80,240	0.269	931	115	1 STY	46
46-25-102-011	7002 COLLEGE ST	07/12/21	WD	\$35,000	\$8,200	23.43	\$16,304	\$4,612	\$30,388	\$77,947	0.390	934	115	1 STY	41
46-25-104-025	426 W YORK AVE	03/17/23	WD	\$34,000	\$5,800	17.06	\$11,686	\$3,400	\$30,600	\$55,240	0.554	739	115	1 STY	41
46-25-104-004	513 W BUNDY AVE	11/02/22	WD	\$36,000	\$6,300	17.50	\$12,693	\$4,250	\$31,750	\$56,287	0.564	845	115	1 STY	46
Avg				\$23,103							0.298				
46-25-110-018	518 W FOSS AVE	03/15/22	WD	\$29,000	\$9,500	32.76	\$19,085	\$4,505	\$24,495	\$97,200	0.252	942	115	1 STY	38
46-25-180-006	301 W RUTH AVE	04/12/23	WD	\$20,000	\$7,500	37.50	\$14,941	\$3,400	\$16,600	\$76,940	0.216	810	115	1.25 STY	41
46-25-153-023	610 W RUTH AVE	04/14/23	WD	\$40,000	\$8,300	20.75	\$16,662	\$4,250	\$35,750	\$82,747	0.432	1,008	115	1.25 STY	38
<b>Totals:</b>				<b>\$296,923</b>	<b>\$80,400</b>		<b>\$160,975</b>		<b>\$229,603</b>	<b>\$778,387</b>					
Be conservative	due to array of sale prices														
	Keep around	10/03/54													
Resold higher															
46-25-104-025	426 W YORK AVE	11/03/22	WD	\$11,700	\$5,800	49.57	\$11,686	\$3,400	\$8,300	\$55,240	0.150	739	115	1 STY	41

ECF .180

**ECF Area 120**

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.	
46-26-329-014	5702 MARLOWE DR	08/30/22	WD	\$31,000	\$12,300	39.68	\$24,533	\$6,268	\$24,732	\$81,178	0.305	931	120	1 STY	52	
46-26-330-032	5625 LESLIE CT	09/28/22	WD	\$24,000	\$15,600	65.00	\$31,298	\$8,135	\$15,865	\$102,947	0.154	1,092	120	1 STY	47	
46-26-327-006	1901 W HOME AVE	04/29/21	WD	\$31,500	\$20,500	65.08	\$41,022	\$7,734	\$23,766	\$147,947	0.161	1,366	120	1 STY	42	
46-26-331-037	5805 FLEMING RD	10/26/21	WD	\$31,500	\$14,600	46.35	\$29,277	\$6,096	\$25,404	\$103,027	0.247	950	120	1 STY	47	
46-26-380-027	5409 FLEMING RD	04/28/23	WD	\$32,200	\$13,700	42.55	\$27,376	\$6,272	\$25,928	\$93,796	0.276	999	120	1 STY	47	
46-26-331-037	5805 FLEMING RD	02/24/23	WD	\$35,000	\$14,600	41.71	\$29,277	\$6,096	\$28,904	\$103,027	0.281	950	120	1 STY	47	
46-26-302-025	5805 CLOVERLAWN DR	12/01/21	WD	\$30,000	\$11,900	39.67	\$23,825	\$5,865	\$24,135	\$79,822	0.302	983	120	1 STY	42	
46-26-451-006	5418 FLEMING RD	02/10/23	WD	\$45,000	\$16,900	37.56	\$33,828	\$7,053	\$37,947	\$119,000	0.319	999	120	1 STY	42	
46-26-378-007	1723 GRIGGS DR	08/18/21	WD	\$40,000	\$14,700	36.75	\$29,369	\$7,139	\$32,861	\$98,800	0.333	999	120	1 STY	47	
46-26-303-031	5914 CLOVERLAWN DR	04/23/21	WD	\$35,000	\$11,800	33.71	\$23,594	\$5,750	\$29,250	\$79,307	0.369	983	120	1 STY	42	
46-26-329-034	5601 GRIGGS DR	09/10/21	WD	\$52,000	\$16,700	32.12	\$33,418	\$7,745	\$44,255	\$114,102	0.388	1,053	120	1 STY	42	
Avg											0.283					
46-26-377-030	1820 OXLEY DR	06/23/21	WD	\$37,500	\$17,200	45.87	\$34,306	\$7,008	\$30,492	\$121,324	0.251	999	120	1 STY	39	
46-26-302-014	5905 CLOVERLAWN DR	11/04/22	WD	\$27,000	\$12,400	45.93	\$24,754	\$5,865	\$21,135	\$83,951	0.252	983	120	1 STY	39	
46-26-302-014	5905 CLOVERLAWN DR	05/24/21	WD	\$30,000	\$12,400	41.33	\$24,754	\$5,865	\$24,135	\$83,951	0.287	983	120	1 STY	39	
46-26-330-015	5702 GRIGGS DR	06/18/21	WD	\$54,200	\$17,200	31.73	\$34,387	\$8,325	\$45,875	\$115,831	0.396	931	120	1 STY	39	
46-26-302-014	5905 CLOVERLAWN DR	11/30/22	WD	\$42,500	\$12,400	29.18	\$24,754	\$5,865	\$36,635	\$83,951	0.436	983	120	1 STY	39	
Avg											0.325					
46-26-329-004	5906 MARLOWE DR	05/13/22	WD	\$68,900	\$25,800	37.45	\$51,581	\$7,711	\$61,189	\$194,978	0.314	1,830	120	2 STORY	31	
46-26-303-014	5713 OXLEY DR	06/26/23	WD	\$130,000	\$29,100	22.38	\$58,129	\$8,540	\$121,460	\$220,396	0.551	1,824	120	2 STORY	27	
<b>Totals:</b>				<b>\$777,300</b>	<b>\$289,800</b>		<b>\$579,482</b>		<b>\$653,968</b>	<b>\$2,027,333</b>						

ECF .250

Around mid 20's

ECF Area 125

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Sale	ur. Appraisal	and + Yarc	ldg. Residua	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
46-26-453-018	5302 LAURENE ST	08/25/21	WD	\$21,000	\$12,600	60.00	\$25,101	\$7,188	\$13,812	\$79,613	0.173	930	125	1 STY	53
46-26-454-029	5309 SUSAN ST	09/08/22	WD	\$17,000	\$14,700	86.47	\$29,430	\$6,377	\$10,623	\$92,212	0.115	979	125	1 STY	48
46-26-453-007	5418 LAURENE ST	11/17/21	WD	\$23,000	\$16,900	73.48	\$33,825	\$6,803	\$16,197	\$108,088	0.150	930	125	1 STY	40
46-26-403-009	1506 RANDY CT	06/16/22	WD	\$34,000	\$24,200	71.18	\$48,336	\$12,322	\$21,678	\$144,056	0.150	1,206	125	1 STY	48
46-26-405-010	6014 SUSAN ST	05/02/22	WD	\$28,000	\$15,900	56.79	\$31,719	\$6,814	\$21,186	\$99,620	0.213	936	125	1 STY	43
46-26-452-026	5401 LAURENE ST	06/02/21	WD	\$21,000	\$11,200	53.33	\$22,346	\$5,892	\$15,108	\$65,816	0.230	774	125	1 STY	48
46-26-452-019	5509 LAURENE ST	07/14/22	WD	\$28,000	\$14,300	51.07	\$28,594	\$5,892	\$22,108	\$90,808	0.243	930	125	1 STY	48
46-26-405-002	6022 SUSAN ST	06/03/21	WD	\$33,000	\$16,000	48.48	\$32,043	\$9,860	\$23,140	\$88,732	0.261	1,083	125	1 STY	49
46-26-452-021	5501 LAURENE ST	02/09/22	WD	\$40,000	\$17,300	43.25	\$34,605	\$7,328	\$32,672	\$109,108	0.299	930	125	1 STY	43
46-26-407-005	5908 SALLY CT	11/01/21	WD	\$54,000	\$19,900	36.85	\$39,792	\$10,405	\$43,595	\$117,548	0.371	905	125	1 STY	43
46-26-403-056	5705 MARJA ST	12/12/22	WD	\$55,000	\$18,400	33.45	\$36,876	\$5,984	\$49,016	\$123,568	0.397	1,088	125	1 STY	40
46-26-455-009	1401 BOLAN DR	09/19/22	LC	\$45,000	\$14,700	32.67	\$29,455	\$6,429	\$38,571	\$92,104	0.419	881	125	1 STY	48
Avg											0.259				
46-26-403-013	1509 RANDY CT	03/25/22	WD	\$57,000	\$26,800	47.02	\$53,602	\$5,980	\$51,020	\$173,171	0.295	1,032	125	1 STY	26
46-26-476-024	114 W PIERSON R	06/30/23	WD	\$73,000	\$22,000	30.14	\$44,053	\$10,061	\$62,939	\$164,814	0.382	912	125	1 STY	25
46-26-407-006	5816 SUSAN ST	02/16/22	WD	\$61,000	\$23,200	38.03	\$46,332	\$9,597	\$51,403	\$133,582	0.385	995	125	1 STY	26
46-26-403-013	1509 RANDY CT	10/12/22	WD	\$75,000	\$26,800	35.73	\$53,602	\$5,980	\$69,020	\$173,171	0.399	1,032	125	1 STY	26
<b>Totals:</b>				<b>\$266,000</b>	<b>\$98,800</b>		<b>\$197,589</b>		<b>\$234,382</b>	<b>\$644,738</b>	<b>0.365</b>				

as purchased to remodel

46-26-476-024	114 W PIERSON R	01/30/23	WD	\$15,000	\$13,600	90.67	\$27,115	\$10,061	\$4,939	\$75,796	0.065	912	125	1 STY	53
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ECF .275

ECF Area 130

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.	
46-25-327-011	141 E PIPER AVE	11/29/21	WD	\$33,500	\$6,800	20.30	\$13,538	\$3,125	\$30,375	\$69,420	0.438	734	130	1 STY	53	
46-25-131-033	140 E ALMA AVE	10/14/22	WD	\$11,700	\$7,000	59.83	\$13,922	\$6,119	\$5,581	\$52,020	0.107	672	130	1 STY	43	
46-25-331-019	121 E GRACELAWN AVE	09/10/22	QC	\$10,000	\$6,000	60.00	\$12,064	\$3,074	\$6,926	\$59,933	0.116	688	130	1 STY	41	
46-25-331-019	121 E GRACELAWN AVE	05/25/21	WD	\$11,000	\$6,000	54.55	\$12,064	\$3,074	\$7,926	\$59,933	0.132	688	130	1 STY	41	
46-25-428-026	429 E HOME AVE	07/23/21	WD	\$14,000	\$6,900	49.29	\$13,890	\$3,074	\$10,926	\$72,107	0.152	741	130	1 STY	43	
46-25-255-031	253 E AUSTIN AVE	10/20/22	WD	\$11,700	\$5,300	45.30	\$10,695	\$3,132	\$8,568	\$50,420	0.170	681	130	1 STY	43	
46-25-428-026	429 E HOME AVE	11/04/21	QC	\$19,000	\$6,900	36.32	\$13,890	\$3,074	\$15,926	\$72,107	0.221	741	130	1 STY	43	
46-25-480-010	510 E PARKWAY AVE	03/28/23	QC	\$18,000	\$6,500	36.11	\$12,950	\$3,368	\$14,632	\$63,880	0.229	674	130	1 STY	47	
46-25-203-018	223 E ALMA AVE	05/19/22	WD	\$42,000	\$9,200	21.90	\$18,454	\$3,824	\$38,176	\$97,533	0.391	937	130	1 STY	40	
47-30-354-010	726 E PARKWAY AVE	08/22/22	WD	\$27,000	\$6,200	22.96	\$12,350	\$3,286	\$23,714	\$60,427	0.392	641	130	1 STY	41	
Avg											0.212					
46-25-202-019	335 ROBBIE LN	07/07/23	WD	\$40,000	\$9,900	24.75	\$19,887	\$4,885	\$35,115	\$100,013	0.351	969	130	1 STY	39	
46-25-202-019	335 ROBBIE LN	10/18/22	WD	\$42,000	\$9,900	23.57	\$19,887	\$4,885	\$37,115	\$100,013	0.371	969	130	1 STY	39	
46-25-327-016	121 E PIPER AVE	07/08/21	WD	\$24,000	\$12,000	50.00	\$23,964	\$6,256	\$17,744	\$118,053	0.150	986	130	1 STY	25	
46-25-251-014	250 E FOSS AVE	11/12/21	WD	\$28,100	\$10,200	36.30	\$20,300	\$3,059	\$25,041	\$114,940	0.218	924	130	1 STY	25	
46-25-258-002	310 E AUSTIN AVE	06/23/23	CD	\$28,500	\$10,400	36.49	\$20,790	\$3,132	\$25,368	\$117,720	0.215	1,179	130	1.25 STY	40	
46-25-278-016	526 E LORADO AVE	04/27/22	WD	\$18,000	\$9,700	53.89	\$19,348	\$3,059	\$14,941	\$108,593	0.138	1,137	130	1.25 STY	40	
46-25-204-010	336 E YORK AVE	05/06/22	WD	\$70,000	\$12,000	17.14	\$24,058	\$6,119	\$63,881	\$119,593	0.534	1,080	130	1.25 STY	26	
<b>Totals:</b>				<b>\$448,500</b>	<b>\$140,900</b>		<b>\$282,051</b>		<b>\$381,955</b>	<b>\$1,436,707</b>						

Values around mid \$15000-\$20,000

Outlier for 2024

46-25-129-026	145 E ALMA AVE	07/07/23	WD	\$76,000	\$9,500	12.50	\$18,986	\$1,836	\$74,164	\$114,333	0.649	918	130	1 STY	25
46-25-329-035	109 E HOME AVE	01/20/22	QC	\$15,000	\$11,800	78.67	\$23,540	\$9,222	\$5,778	\$95,453	0.061	747	130	1 STY	40
46-25-331-019	121 E GRACELAWN AVE	12/28/21	QC	\$9,000	\$6,000	66.67	\$12,064	\$3,074	\$5,926	\$59,933	0.099	688	130	1 STY	41

ECFs Selected

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

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

Close

ECF Area 135

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
47-30-406-039	1164 E HOME AVE	01/05/23	WD	\$20,000	\$11,500	57.50	\$22,971	\$7,724	\$12,276	\$76,235	0.161	743	135	1 STY	37
47-30-406-039	1164 E HOME AVE	04/15/21	WD	\$22,000	\$11,500	52.27	\$22,971	\$7,724	\$14,276	\$76,235	0.187	743	135	1 STY	37
47-30-404-026	1221 E HOME AVE	09/10/21	WD	\$44,000	\$21,100	47.95	\$42,053	\$13,719	\$30,281	\$141,670	0.214	1,439	135	1 STY	37
47-30-406-041	1167 E HOBSON AVE	09/10/21	WD	\$44,000	\$21,100	47.95	\$42,053	\$13,719	\$30,281	\$141,670	0.214	1,439	135	1 STY	37
Avg											0.194				
47-30-103-007	726 E YORK AVE	03/24/23	WD	\$13,500	\$8,200	60.74	\$16,375	\$3,467	\$10,033	\$64,540	0.155	672	135	1 STY	40
47-30-102-007	734 E BUNDY AVE	11/21/22	WD	\$19,900	\$11,200	56.28	\$22,326	\$4,070	\$15,830	\$91,280	0.173	936	135	1 STY	40
47-30-252-023	1179 E LORADO AVE	10/29/21	WD	\$15,000	\$7,100	47.33	\$14,229	\$3,467	\$11,533	\$53,810	0.214	696	135	1 STY	40
47-30-134-036	933 E FOSS AVE	12/08/22	WD	\$23,000	\$10,100	43.91	\$20,116	\$5,448	\$17,552	\$73,340	0.239	692	135	1 STY	40
47-30-462-004	1114 FAIRFAX ST	01/26/23	WD	\$25,000	\$9,800	39.20	\$19,628	\$3,400	\$21,600	\$81,140	0.266	870	135	1 STY	40
47-30-126-024	801 E BUNDY AVE	10/21/22	WD	\$35,000	\$12,800	36.57	\$25,630	\$8,466	\$26,534	\$85,820	0.309	936	135	1 STY	40
47-30-404-020	1175 E HOME AVE	09/28/21	WD	\$26,000	\$8,700	33.46	\$17,441	\$4,060	\$21,940	\$66,905	0.328	743	135	1 STY	40
47-30-229-010	1238 E ALMA AVE	04/05/22	WD	\$30,000	\$10,500	35.00	\$21,049	\$9,177	\$20,823	\$59,360	0.351	696	135	1 STY	40
47-30-452-025	1122 E MOTT AVE	03/15/22	WD	\$31,000	\$9,500	30.65	\$18,987	\$4,621	\$26,379	\$71,830	0.367	812	135	1 STY	40
47-30-452-025	1122 E MOTT AVE	04/30/21	WD	\$33,900	\$9,500	28.02	\$18,987	\$4,621	\$29,279	\$71,830	0.408	812	135	1 STY	40
Avg											0.281				
Med											0.288				
47-30-254-038	1187 E RUTH AVE	08/27/21	WD	\$85,000	\$37,600	44.24	\$75,164	\$13,618	\$71,382	\$153,865	0.464	1,158	135	1 STY	15
47-30-133-025	1009 E HOLBROOK AVE	10/25/22	WD	\$42,900	\$12,200	28.44	\$24,391	\$6,118	\$36,782	\$91,365	0.403	1,230	135	2 STORY	40
<b>Totals:</b>				<b>\$510,200</b>	<b>\$212,400</b>		<b>\$424,371</b>		<b>\$396,781</b>	<b>\$1,400,895</b>					
Around \$25,000															
Outlier															
47-30-177-042	1022 E FOSS AVE	05/03/21	WD	\$15,000	\$11,800	78.67	\$23,610	\$10,402	\$4,598	\$66,040	0.070	708	135	1 STY	40

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.400	0.400	0.225	0.225	0.225	0.225
1 STY	0.400	0.400	0.225	0.225	0.225	0.225
2 STORY	0.400	0.400	0.225	0.225	0.225	0.225
1.5 STY	0.400	0.400	0.225	0.225	0.225	0.225
1.25 STY	0.400	0.400	0.225	0.225	0.225	0.225
BI-LEVEL	0.400	0.400	0.225	0.225	0.225	0.225
TRI-LEVEL	0.400	0.400	0.225	0.225	0.225	0.225
ESTATE HOME	0.400	0.400	0.225	0.225	0.225	0.225
DUPLEX	0.400	0.400	0.225	0.225	0.225	0.225
TWO UNIT	0.400	0.400	0.225	0.225	0.225	0.225
THREE UNIT	0.400	0.400	0.225	0.225	0.225	0.225
FOUR UNIT	0.400	0.400	0.225	0.225	0.225	0.225

Close



ECF Area 145

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
47-29-181-010	6618 HILLCROFT DR	03/29/22	WD	\$15,000	\$7,800	52.00	\$15,691	\$2,840	\$12,160	\$71,394	0.170	883	145	1 STY	45
47-29-126-013	6913 CECIL DR	04/26/23	WD	\$33,500	\$8,200	24.48	\$16,304	\$3,818	\$29,682	\$69,367	0.428	929	145	1 STY	40
47-29-126-013	6913 CECIL DR	07/08/21	WD	\$11,000	\$8,200	74.55	\$16,304	\$3,818	\$7,182	\$69,367	0.104	929	145	1 STY	60
<b>Totals:</b>				<b>\$59,500</b>	<b>\$24,200</b>		<b>\$48,299</b>		<b>\$49,024</b>	<b>\$210,128</b>					

Around 19000

Not enough sales, raise some.  
ECF .180

**ECF Area 153**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
47-28-351-078	2813 WILTON PL	11/07/22	CD	\$82,500	\$38,600	46.79	\$77,147	\$12,254	\$70,246	\$216,310	0.325	2,080	153	2 STORY	79
47-28-351-078	2813 WILTON PL	03/23/23	WD	\$175,000	\$38,600	22.06	\$77,147	\$12,254	\$162,746	\$216,310	0.752	2,080	153	2 STORY	79
<b>Totals:</b>				<b>\$257,500</b>	<b>\$77,200</b>		<b>\$154,294</b>		<b>\$232,992</b>	<b>\$432,620</b>					

Around \$95,000

ECF .400

ECF Area 155

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
47-32-234-014	2428 PLAINFIELD AVE	07/07/23	WD	\$25,000	\$19,600	78.40	\$39,185	\$10,500	\$14,500	\$95,617	0.152	969	155	1 STY	40
47-33-101-032	5007 BRANCH RD	09/27/21	WD	\$33,000	\$18,100	54.85	\$36,203	\$9,372	\$23,628	\$89,437	0.264	1,018	155	1 STY	40
47-33-101-012	2913 ALPHA WAY	07/09/21	WD	\$35,000	\$17,000	48.57	\$33,927	\$9,388	\$25,612	\$81,797	0.313	916	155	1 STY	40
Avg											0.243				
47-28-303-044	2840 HAMPSTEAD DR	06/11/21	WD	\$45,000	\$25,500	56.67	\$51,051	\$23,041	\$21,959	\$93,367	0.235	878	155	1 STY	36
47-33-101-038	2833 ALPHA WAY	12/17/21	WD	\$34,000	\$19,700	57.94	\$39,341	\$11,485	\$22,515	\$92,853	0.242	1,147	155	1 STY	31
47-33-104-028	4912 DELTA DR	07/20/22	WD	\$38,000	\$22,400	58.95	\$44,853	\$8,825	\$29,175	\$120,093	0.243	982	155	1 STY	31
47-29-478-016	2714 EATON PL	04/18/22	WD	\$30,000	\$17,400	58.00	\$34,757	\$8,925	\$21,075	\$86,107	0.245	985	155	1 STY	36
47-32-230-023	5011 WESTERN RD	08/22/22	WD	\$44,000	\$24,300	55.23	\$48,608	\$12,201	\$31,799	\$121,357	0.262	1,179	155	1 STY	36
47-33-101-018	2937 ALPHA WAY	02/04/22	WD	\$45,900	\$25,000	54.47	\$50,098	\$14,249	\$31,651	\$119,497	0.265	1,021	155	1 STY	36
47-32-233-004	2714 EPSILON TR	05/14/21	WD	\$40,000	\$20,300	50.75	\$40,684	\$9,324	\$30,676	\$104,533	0.293	1,021	155	1 STY	36
47-32-234-018	2508 PLAINFIELD AVE	11/04/21	WD	\$39,000	\$19,600	50.26	\$39,171	\$10,500	\$28,500	\$95,570	0.298	966	155	1 STY	36
47-33-103-004	2728 GAMMA LN	09/29/21	WD	\$40,000	\$19,200	48.00	\$38,467	\$9,335	\$30,665	\$97,107	0.316	1,036	155	1 STY	36
47-28-305-014	5705 BRANCH RD	07/16/21	WD	\$42,500	\$18,800	44.24	\$37,516	\$9,585	\$32,915	\$93,103	0.354	940	155	1 STY	31
47-32-228-026	2415 BETA LN	11/19/21	WD	\$43,000	\$18,500	43.02	\$36,983	\$10,040	\$32,960	\$89,810	0.367	940	155	1 STY	36
47-33-103-039	2917 EPSILON TR	06/24/21	WD	\$55,000	\$22,600	41.09	\$45,198	\$9,383	\$45,617	\$119,383	0.382	1,014	155	1 STY	31
47-32-229-021	2501 PLAINFIELD AVE	12/09/22	WD	\$45,000	\$18,800	41.78	\$37,594	\$11,025	\$33,975	\$88,563	0.384	968	155	1 STY	36
47-33-104-002	2726 EPSILON TR	06/30/21	WD	\$55,000	\$22,400	40.73	\$44,755	\$9,468	\$45,532	\$117,623	0.387	1,022	155	1 STY	31
47-33-104-056	2921 PLAINFIELD AVE	05/04/22	WD	\$50,000	\$20,100	40.20	\$40,128	\$12,909	\$37,091	\$90,730	0.409	941	155	1 STY	36
47-32-228-006	5002 ALPHA WAY	07/26/21	WD	\$68,500	\$27,200	39.71	\$54,445	\$10,500	\$58,000	\$135,215	0.429	963	155	1 STY	31
47-32-227-007	2721 ALPHA WAY	05/24/22	WD	\$50,000	\$18,700	37.40	\$37,327	\$9,381	\$40,619	\$93,153	0.436	916	155	1 STY	31
47-32-226-006	4923 ALPHA WAY	01/09/23	MLC	\$62,000	\$22,900	36.94	\$45,792	\$10,500	\$51,500	\$117,640	0.438	966	155	1 STY	31
47-32-232-011	4908 WESTERN RD	06/24/21	WD	\$80,000	\$28,900	36.13	\$57,864	\$21,588	\$58,412	\$120,920	0.483	1,015	155	1 STY	31
47-32-229-026	2420 BETA LN	05/18/23	WD	\$77,000	\$26,000	33.77	\$52,083	\$17,500	\$59,500	\$115,277	0.516	936	155	1 STY	31
47-33-105-005	2802 PLAINFIELD AVE	07/15/22	WD	\$78,000	\$23,800	30.51	\$47,669	\$9,783	\$68,217	\$126,287	0.540	941	155	1 STY	31
47-28-305-009	5805 BRANCH RD	12/07/21	WD	\$72,000	\$21,800	30.28	\$43,631	\$9,585	\$62,415	\$113,487	0.550	943	155	1 STY	31
47-28-356-016	5213 BRANCH RD	04/10/23	MLC	\$56,500	\$17,500	30.97	\$35,024	\$9,585	\$46,915	\$84,797	0.553	924	155	1 STY	36
47-33-103-044	2927 EPSILON TR	02/02/22	WD	\$79,900	\$22,800	28.54	\$45,529	\$10,965	\$68,935	\$115,213	0.598	1,016	155	1 STY	36
Avg											0.384				
Med											0.383				
47-28-351-020	2811 TIPTREE PATH	11/04/22	WD	\$48,500	\$20,000	41.24	\$40,089	\$8,750	\$39,750	\$96,428	0.412	920	155	1 STY	26
47-28-358-043	2732 TIPTREE PATH	09/12/22	WD	\$58,500	\$21,300	36.41	\$42,720	\$12,516	\$45,984	\$92,935	0.495	906	155	1 STY	26
47-33-103-020	2922 GAMMA LN	05/07/21	WD	\$71,000	\$22,500	31.69	\$44,919	\$9,383	\$61,617	\$109,342	0.564	1,024	155	1 STY	26
47-33-103-020	2922 GAMMA LN	11/29/22	WD	\$72,000	\$22,500	31.25	\$44,919	\$9,383	\$62,617	\$109,342	0.573	1,024	155	1 STY	26
Avg											0.511				
47-28-301-025	2905 HAMPSTEAD DR	07/15/22	WD	\$90,000	\$23,200	25.78	\$46,496	\$9,347	\$80,653	\$123,830	0.651	1,212	155	1.25 STY	31
47-28-356-015	5217 BRANCH RD	05/02/22	WD	\$85,000	\$22,900	26.94	\$45,749	\$9,585	\$75,415	\$120,547	0.626	1,082	155	2 STORY	31
47-28-301-020	2837 HAMPSTEAD DR	05/19/22	WD	\$90,000	\$22,300	24.78	\$44,670	\$10,027	\$79,973	\$115,477	0.693	1,094	155	2 STORY	31
47-28-301-015	2817 HAMPSTEAD DR	05/19/23	WD	\$92,000	\$20,800	22.61	\$41,542	\$9,196	\$82,804	\$107,820	0.768	1,093	155	2 STORY	36
Avg											0.695				
47-28-357-018	2914 E PIERSON RD	07/05/23	WD	\$35,000	\$18,300	52.29	\$36,524	\$9,405	\$25,595	\$90,397	0.283	1,103	155	2 STORY	40

### ECF Area 155

47-28-351-014	2717 TIPTREE PATH	10/21/22	WD	\$70,000	\$23,700	33.86	\$47,373	\$9,783	\$60,217	\$115,662	0.521	1,239	155	2 STORY	26
47-28-351-015	2723 TIPTREE PATH	01/13/23	WD	\$70,000	\$23,400	33.43	\$46,856	\$9,722	\$60,278	\$114,258	0.528	1,270	155	2 STORY	26
47-28-357-012	2830 E PIERSON RD	12/05/22	WD	\$91,000	\$24,600	27.03	\$49,180	\$9,585	\$81,415	\$121,831	0.668	1,099	155	2 STORY	21
47-29-478-015	2718 EATON PL	10/27/22	WD	\$99,900	\$23,500	23.52	\$47,015	\$8,925	\$90,975	\$117,200	0.776	1,257	155	2 STORY	26
Avg											0.623				
47-28-303-016	2825 MARGATE CIR	06/24/22	WD	\$90,000	\$29,600	32.89	\$59,231	\$10,046	\$79,954	\$151,338	0.528	1,760	155	BI-LEVEL	26
47-33-102-027	2729 GAMMA LN	03/24/23	WD	\$89,999	\$22,000	24.44	\$44,029	\$9,777	\$80,222	\$114,173	0.703	1,626	155	TRI-LEVEL	26
47-28-303-005	2828 HAMPSTEAD DR	10/04/21	WD	\$68,900	\$24,700	35.85	\$49,497	\$14,000	\$54,900	\$118,323	0.464	1,375	155	TRI-LEVEL	21
<b>Totals:</b>				<b>\$2,585,099</b>	<b>\$944,200</b>		<b>\$1,888,692</b>		<b>\$2,116,727</b>	<b>\$4,637,437</b>					

Around 46000

Single Family Economic Condition Factors ✕

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

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

Close

ECF Area 160

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
46-35-155-056	1922 W STEWART AVE	08/27/21	WD	\$20,000	\$13,700	68.50	\$27,345	\$5,477	\$14,523	\$136,675	0.106	1,160	160	1 STY	36
46-35-255-017	1313 BENT DR	09/30/21	WD	\$18,000	\$10,400	57.78	\$20,788	\$5,603	\$12,397	\$94,906	0.131	905	160	1 STY	36
46-35-178-067	4622 WARRINGTON DR	06/27/22	WD	\$27,000	\$14,800	54.81	\$29,605	\$9,400	\$17,600	\$126,281	0.139	991	160	1 STY	37
46-35-127-020	1709 SHAMROCK LN	05/18/22	WD	\$25,000	\$13,000	52.00	\$26,028	\$5,000	\$20,000	\$131,425	0.152	1,321	160	1 STY	36
46-35-154-013	2217 CANNIFF ST	05/27/21	WD	\$22,000	\$10,200	46.36	\$20,498	\$5,000	\$17,000	\$96,863	0.176	905	160	1 STY	37
46-35-177-033	4505 WARRINGTON DR	01/03/23	WD	\$40,000	\$15,600	39.00	\$31,207	\$7,217	\$32,783	\$149,938	0.219	1,040	160	1 STY	35
46-35-251-024	1502 LAKE FOREST DR	03/29/22	WD	\$27,000	\$10,300	38.15	\$20,664	\$5,809	\$21,191	\$92,844	0.228	927	160	1 STY	37
46-35-157-003	2307 W STEWART AVE	01/07/22	WD	\$35,000	\$13,100	37.43	\$26,234	\$5,956	\$29,044	\$126,738	0.229	1,044	160	1 STY	36
46-35-177-045	2010 CASTLE LN	11/21/22	WD	\$40,000	\$13,300	33.25	\$26,583	\$5,450	\$34,550	\$132,081	0.262	995	160	1 STY	35
46-35-154-023	2109 CANNIFF ST	10/28/21	QC	\$49,000	\$10,900	22.24	\$21,704	\$5,000	\$44,000	\$104,400	0.421	878	160	1 STY	37
	Avg										0.206				
	Med										0.197				
46-35-126-034	5014 MIAMI LN	06/15/22	WD	\$14,500	\$11,000	75.86	\$21,947	\$6,597	\$7,903	\$87,714	0.090	878	160	1 STY	40
46-35-105-037	4319 GREENLAWN DR	06/09/22	WD	\$15,000	\$11,600	77.33	\$23,181	\$5,317	\$9,683	\$102,080	0.095	878	160	1 STY	40
46-35-179-020	4513 FLEMING RD	10/25/21	WD	\$16,000	\$9,400	58.75	\$18,706	\$5,699	\$10,301	\$74,326	0.139	899	160	1 STY	40
46-35-129-030	4901 MIAMI LN	11/25/22	WD	\$20,000	\$11,900	59.50	\$23,720	\$5,500	\$14,500	\$104,114	0.139	878	160	1 STY	40
46-35-104-032	4735 BIRCHCREST DR	04/03/23	WD	\$18,000	\$10,200	56.67	\$20,460	\$5,520	\$12,480	\$85,371	0.146	878	160	1 STY	40
46-35-126-021	1710 SHAMROCK LN	05/02/22	WD	\$21,000	\$12,000	57.14	\$23,906	\$5,701	\$15,299	\$104,029	0.147	878	160	1 STY	40
46-35-126-034	5014 MIAMI LN	06/25/22	QC	\$19,500	\$11,000	56.41	\$21,947	\$6,597	\$12,903	\$87,714	0.147	878	160	1 STY	40
46-35-104-020	4915 BIRCHCREST DR	07/25/22	WD	\$24,500	\$12,200	49.80	\$24,444	\$6,006	\$18,494	\$105,360	0.176	954	160	1 STY	40
46-35-104-032	4735 BIRCHCREST DR	03/01/22	WD	\$27,000	\$10,200	37.78	\$20,460	\$5,520	\$21,480	\$85,371	0.252	878	160	1 STY	40
46-35-129-035	1710 CANNIFF ST	03/28/23	WD	\$33,000	\$12,100	36.67	\$24,167	\$5,086	\$27,914	\$109,034	0.256	878	160	1 STY	40
46-35-126-001	5106 CLOVERLAWN DR	04/12/23	WD	\$32,000	\$11,200	35.00	\$22,346	\$6,972	\$25,028	\$87,851	0.285	878	160	1 STY	49
46-35-126-021	1710 SHAMROCK LN	06/13/22	QC	\$39,000	\$12,000	30.77	\$23,906	\$5,701	\$33,299	\$104,029	0.320	878	160	1 STY	40
46-35-130-011	1905 CHERRYLAWN DR	06/29/23	WD	\$40,000	\$10,600	26.50	\$21,197	\$5,362	\$34,638	\$90,486	0.383	878	160	1 STY	40

Around \$25- \$30,000

ECF .200

**ECF Area 165**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
46-35-278-030	4511 EDWARDS AVE	06/13/22	QC	\$19,500	\$7,100	36.41	\$14,287	\$2,795	\$16,705	\$82,086	0.204	870	165	1 STY	40
46-35-278-035	4706 BALDWIN BLVD	06/29/21	WD	\$47,400	\$9,200	19.41	\$18,388	\$6,110	\$41,290	\$87,700	0.471	840	165	1 STY	40
46-35-235-011	4820 EDWARDS AVE	03/04/22	WD	\$14,000	\$7,300	52.14	\$14,685	\$2,600	\$11,400	\$86,321	0.132	1,037	165	1.75 STY	40
<b>Totals:</b>				<b>\$80,900</b>	<b>\$23,600</b>		<b>\$47,360</b>		<b>\$69,395</b>	<b>\$256,107</b>					

Around 17500

**ECF .175**

Be conservative due  
Raise some  
20s

to the lack of sales

ECF Area 170

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.	
46-25-302-060	412 W GRACELAWN AVE	06/21/23	WD	\$12,000	\$8,300	69.17	\$16,512	\$5,123	\$6,877	\$63,272	0.109	864	170	1 STY	50	
46-25-351-015	5506 GRANVILLE AVE	07/21/23	WD	\$17,200	\$10,800	62.79	\$21,635	\$5,000	\$12,200	\$92,417	0.132	781	170	1 STY	40	
46-25-355-018	624 W PIERSON RD	09/24/21	WD	\$17,250	\$9,600	55.65	\$19,240	\$5,701	\$11,549	\$75,217	0.154	781	170	1 STY	40	
46-36-103-035	614 W PHILADELPHIA BLVD	05/11/22	QC	\$16,890	\$9,100	53.88	\$18,124	\$4,000	\$12,890	\$78,467	0.164	931	170	1 STY	45	
46-36-126-005	409 W PIERSON RD	07/09/21	WD	\$18,500	\$9,700	52.43	\$19,308	\$4,000	\$14,500	\$85,044	0.170	870	170	1 STY	40	
46-36-102-005	633 W PULASKI ST	06/23/23	WD	\$24,900	\$11,900	47.79	\$23,752	\$4,000	\$20,900	\$109,733	0.190	999	170	1 STY	40	
46-36-203-038	127 E PHILADELPHIA BLVD	11/16/21	WD	\$23,000	\$10,100	43.91	\$20,286	\$4,000	\$19,000	\$90,478	0.210	761	170	1 STY	40	
46-36-127-006	329 W PULASKI ST	12/02/22	WD	\$27,500	\$11,000	40.00	\$21,937	\$4,500	\$23,000	\$96,872	0.237	923	170	1 STY	40	
46-36-126-029	402 W PULASKI ST	01/06/23	WD	\$34,500	\$13,000	37.68	\$25,918	\$4,500	\$30,000	\$118,989	0.252	923	170	1 STY	40	
46-25-352-010	624 W LYNDON AVE	06/29/23	WD	\$35,200	\$12,900	36.65	\$25,789	\$5,821	\$29,379	\$110,933	0.265	1,070	170	1 STY	40	
46-36-126-005	409 W PIERSON RD	01/24/22	WD	\$31,000	\$9,700	31.29	\$19,308	\$4,000	\$27,000	\$85,044	0.317	870	170	1 STY	40	
Avg											0.209					
MED											0.200					
46-25-302-043	606 W GRACELAWN AVE	08/02/22	WD	\$55,000	\$27,400	49.82	\$54,833	\$15,330	\$39,670	\$197,515	0.201	1,479	170	1 STY	36	
46-26-407-029	5817 WINTHROP BLVD	04/16/21	WD	\$35,000	\$14,100	40.29	\$28,220	\$5,341	\$29,659	\$114,395	0.259	878	170	1 STY	36	
46-25-303-023	601 W GRACELAWN AVE	03/13/23	WD	\$45,000	\$15,900	35.33	\$31,817	\$5,925	\$39,075	\$129,460	0.302	1,008	170	1 STY	36	
Avg											0.254					
46-26-481-016	701 W RIDGEWAY AVE	03/16/22	WD	\$54,000	\$15,600	28.89	\$31,295	\$7,000	\$47,000	\$121,475	0.387	840	170	1 STY	25	
46-26-481-016	701 W RIDGEWAY AVE	05/22/23	MLC	\$67,120	\$15,600	23.24	\$31,295	\$7,000	\$60,120	\$121,475	0.495	840	170	1 STY	25	
Avg											0.441					
46-25-353-015	5401 GRANVILLE AVE	03/28/22	WD	\$27,000	\$13,300	49.26	\$26,571	\$6,000	\$21,000	\$102,855	0.204	885	170	1.25 STY	36	
46-36-202-006	124 E PULASKI ST	04/01/21	WD	\$18,000	\$11,700	65.00	\$23,470	\$4,000	\$14,000	\$108,167	0.129	1,010	170	1.25 STY	40	
46-25-354-012	620 W RIDGEWAY AVE	12/07/21	WD	\$20,500	\$11,400	55.61	\$22,891	\$5,244	\$15,256	\$98,039	0.156	947	170	1.25 STY	40	
46-26-428-022	5610 BALDWIN BLVD	06/05/23	WD	\$22,000	\$11,800	53.64	\$23,501	\$5,034	\$16,966	\$102,594	0.165	936	170	1.25 STY	40	
46-26-477-028	5321 GLENN AVE	06/11/21	WD	\$26,000	\$11,600	44.62	\$23,175	\$5,244	\$20,756	\$99,617	0.208	936	170	1.25 STY	40	
46-25-353-012	5415 GRANVILLE AVE	10/04/21	WD	\$24,000	\$10,600	44.17	\$21,240	\$6,293	\$17,707	\$83,039	0.213	870	170	1.25 STY	40	
46-26-428-031	5813 EDWARDS AVE	04/18/21	WD	\$30,000	\$12,900	43.00	\$25,866	\$5,244	\$24,756	\$114,567	0.216	1,166	170	1.25 STY	40	
46-36-204-058	325 E BALTIMORE BLVD	04/12/21	WD	\$22,000	\$9,400	42.73	\$18,847	\$4,000	\$18,000	\$82,483	0.218	910	170	1.25 STY	40	
46-25-376-040	128 WESTMORELAND DR	05/13/22	WD	\$38,000	\$15,100	39.74	\$30,253	\$6,762	\$31,238	\$130,506	0.239	1,310	170	1.25 STY	40	
46-36-202-029	340 E PULASKI ST	07/08/22	WD	\$61,000	\$16,800	27.54	\$33,618	\$8,000	\$53,000	\$142,322	0.372	1,040	170	1.25 STY	40	
46-26-407-042	5617 WINTHROP BLVD	07/24/21	QC	\$40,000	\$10,400	26.00	\$20,708	\$5,557	\$34,443	\$84,172	0.409	936	170	1.25 STY	40	
46-25-354-012	620 W RIDGEWAY AVE	06/24/22	WD	\$50,000	\$11,400	22.80	\$22,891	\$5,244	\$44,756	\$98,039	0.457	947	170	1.25 STY	40	
46-26-480-028	5401 DUPONT ST	09/27/21	WD	\$60,000	\$10,900	18.17	\$21,841	\$5,244	\$54,756	\$92,206	0.594	870	170	1.25 STY	40	
Around \$30,000																
Outlier																
46-26-477-014	5322 WINTHROP BLVD	07/13/23	WD	\$12,000	\$10,500	87.50	\$20,982	\$5,244	\$6,756	\$87,433	0.077	936	170	1.25 STY	40	
46-26-476-042	5301 WINTHROP BLVD	11/09/21	WD	\$13,000	\$12,900	99.23	\$25,736	\$9,927	\$3,073	\$87,828	0.035	873	170	1 STY	40	
46-36-129-013	225 W PHILADELPHIA BLVD	02/25/22	WD	\$20,000	\$16,800	84.00	\$33,553	\$10,175	\$9,825	\$129,878	0.076	1,213	170	1 STY	40	

### ECF Area 170

Single Family Economic Condition Factors X

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.300	0.300	0.250	0.225	0.225	0.200
1 STY	0.300	0.300	0.250	0.225	0.225	0.200
2 STORY	0.300	0.300	0.250	0.225	0.225	0.200
1.5 STY	0.300	0.300	0.250	0.225	0.225	0.200
1.25 STY	0.300	0.300	0.250	0.225	0.225	0.200
BI-LEVEL	0.300	0.300	0.250	0.225	0.225	0.200
TRI-LEVEL	0.300	0.300	0.250	0.225	0.225	0.200
ESTATE HOME	0.300	0.300	0.250	0.225	0.225	0.200
DUPLEX	0.300	0.300	0.250	0.225	0.225	0.200
TWO UNIT	0.300	0.300	0.250	0.225	0.225	0.200
THREE UNIT	0.300	0.300	0.250	0.225	0.225	0.200
FOUR UNIT	0.300	0.300	0.250	0.225	0.225	0.200

Close



**ECF Area 175**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
46-36-227-049	521 E MARENGO AVE	03/28/23	WD	\$40,000	\$18,800	47.00	\$37,642	\$10,600	\$29,400	\$131,095	0.224	1,351	175	1 STY	43
46-36-280-040	368 E ELDRIDGE AVE	06/05/23	WD	\$30,000	\$11,700	39.00	\$23,474	\$10,062	\$19,938	\$89,413	0.223	783	175	1 STY	36
46-36-226-043	501 E PULASKI ST	08/31/21	WD	\$29,000	\$8,100	27.93	\$16,190	\$4,000	\$25,000	\$81,267	0.308	949	175	1.25 STY	40
46-36-227-023	630 E PULASKI ST	12/30/21	WD	\$40,000	\$9,500	23.75	\$18,978	\$4,000	\$36,000	\$99,853	0.361	1,081	175	1.25 STY	40
46-36-230-011	414 E BALTIMORE BLVD	01/12/23	WD	\$45,000	\$13,000	28.89	\$26,004	\$4,591	\$40,409	\$142,753	0.283	1,638	175	2 STORY	36
<b>Totals:</b>				<b>\$184,000</b>	<b>\$61,100</b>		<b>\$122,288</b>		<b>\$150,747</b>	<b>\$544,382</b>					

Around \$20,000

**ECF .175**

### ECF Area 180

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
47-31-104-016	740 E PHILADELPHIA BLVD	02/22/22	WD	\$35,000	\$6,400	18.29	\$12,762	\$3,000	\$32,000	\$97,620	0.328	1,076	180	1 STY	40
47-31-104-019	752 E PHILADELPHIA BLVD	10/25/21	WD	\$12,000	\$7,600	63.33	\$15,184	\$3,000	\$9,000	\$121,840	0.074	1,056	180	1 STY	35
47-31-102-031	745 E MARENGO AVE	12/30/21	WD	\$50,000	\$28,300	56.60	\$56,638	\$9,877	\$40,123	\$435,480	0.092	4,418	180	1 STY	39
47-31-179-012	4510 INDUSTRIAL AVE	03/17/22	WD	\$17,000	\$6,100	35.88	\$12,215	\$3,190	\$13,810	\$90,250	0.153	1,129	180	1 STY	35
47-31-152-021	729 BLACK AVE	09/26/22	WD	\$14,000	\$5,100	36.43	\$10,125	\$3,459	\$10,541	\$66,660	0.158	720	180	1 STY	35
47-31-156-018	4403 NORTH ST	06/02/23	WD	\$20,000	\$5,300	26.50	\$10,652	\$3,986	\$16,014	\$66,660	0.240	704	180	1 STY	35
47-31-181-019	4317 CARLTON ST	05/01/23	WD	\$25,000	\$6,300	25.20	\$12,539	\$3,897	\$21,103	\$86,420	0.244	727	180	1 STY	35
47-31-181-009	4318 NORTH ST	12/01/21	WD	\$15,000	\$8,500	56.67	\$16,950	\$3,897	\$11,103	\$130,530	0.085	1,552	180	2 STORY	40
47-31-153-008	4520 CRISSMAN ST	06/22/23	LC	\$15,000	\$7,200	48.00	\$14,480	\$4,385	\$10,615	\$100,950	0.105	1,113	180	2 STORY	35
47-31-130-004	810 E MARENGO AVE	09/15/22	WD	\$25,000	\$6,000	24.00	\$11,939	\$3,000	\$22,000	\$89,390	0.246	1,092	180	2 STORY	35
47-31-180-029	4501 GRANT ST	05/14/21	WD	\$25,500	\$9,200	36.08	\$18,333	\$3,110	\$22,390	\$152,230	0.147	1,820	180	TWO UNIT	35
<b>Totals:</b>				<b>\$253,500</b>	<b>\$96,000</b>		<b>\$191,817</b>		<b>\$208,699</b>	<b>\$1,438,030</b>					

Around \$20,000

ECF .140

**ECF Area 183**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
46-35-352-028	3717 WISNER ST	11/04/21	WD	\$22,500	\$11,200	49.78	\$22,393	\$4,000	\$18,500	\$105,103	0.176	966	183	1 STY	32
46-35-353-008	3818 WISNER ST	04/06/23	WD	\$31,000	\$10,700	34.52	\$21,347	\$5,000	\$26,000	\$93,411	0.278	979	183	1 STY	37
46-35-353-008	3818 WISNER ST	12/09/22	WD	\$26,000	\$10,700	41.15	\$21,347	\$5,000	\$21,000	\$93,411	0.225	979	183	1 STY	37
	Avg										0.226				
46-35-329-026	4133 LE ERDA AVE	06/09/23	WD	\$26,500	\$13,100	49.43	\$26,126	\$5,107	\$21,393	\$120,109	0.178	1,046	183	1 STY	40
46-35-354-004	3910 SENECA ST	07/05/23	WD	\$41,000	\$10,500	25.61	\$20,979	\$5,000	\$36,000	\$91,309	0.394	1,022	183	1 STY	40
46-35-355-009	3810 KELLAR AVE	05/17/22	WD	\$32,000	\$11,500	35.94	\$23,089	\$5,000	\$27,000	\$103,366	0.261	1,026	183	1 STY	40
46-35-355-018	3909 WINONA ST	06/13/23	WD	\$54,900	\$12,400	22.59	\$24,848	\$5,800	\$49,100	\$108,846	0.451	1,040	183	1 STY	40
46-35-383-036	1806 W PASADENA AVE	01/21/22	WD	\$15,500	\$8,700	56.13	\$17,446	\$4,500	\$11,000	\$73,977	0.149	749	183	1 STY	40
46-35-384-023	3513 TRUMBULL AVE	06/29/23	WD	\$19,000	\$8,200	43.16	\$16,404	\$4,000	\$15,000	\$70,880	0.212	742	183	1 STY	40
46-35-382-011	3506 BROWNELL BLVD	10/07/21	WD	\$16,500	\$8,200	49.70	\$16,377	\$4,846	\$11,654	\$65,891	0.177	690	183	1 STY	45
	Avg										0.260				
	MED										0.212				
46-35-329-017	4014 COMSTOCK AVE	06/07/22	WD	\$72,000	\$20,300	28.19	\$40,607	\$8,519	\$63,481	\$183,360	0.346	1,080	183	1 STY	26
46-35-333-020	4113 FLEMING RD	06/01/22	WD	\$49,500	\$11,000	22.22	\$22,044	\$3,899	\$45,601	\$103,686	0.440	966	183	1 STY	26
46-35-376-020	3819 BROWNELL BLVD	06/22/23	LC	\$56,000	\$7,700	13.75	\$15,331	\$5,150	\$50,850	\$58,177	0.874	1,138	183	1.25 STY	27
46-35-359-031	2218 W PASADENA AVE	09/14/22	WD	\$40,000	\$11,100	27.75	\$22,102	\$8,000	\$32,000	\$80,583	0.397	884	183	1.25 STY	32
46-35-327-022	4105 BROWNELL BLVD	05/25/23	CD	\$30,500	\$16,000	52.46	\$32,041	\$6,462	\$24,038	\$146,166	0.164	1,209	183	1.25 STY	37
46-35-328-049	4105 COMSTOCK AVE	04/04/23	WD	\$57,000	\$17,700	31.05	\$35,472	\$7,163	\$49,837	\$161,766	0.308	1,430	183	1.25 STY	37
46-35-355-021	3813 WINONA ST	01/13/23	WD	\$35,000	\$14,200	40.57	\$28,441	\$9,000	\$26,000	\$111,091	0.234	1,356	183	1.25 STY	37
46-35-378-023	3809 LE ERDA AVE	10/03/22	MLC	\$44,000	\$10,800	24.55	\$21,606	\$4,170	\$39,830	\$99,634	0.400	1,116	183	1.25 STY	37
	Avg										0.301				
46-35-305-013	4201 WINONA ST	07/30/21	WD	\$47,000	\$12,600	26.81	\$25,165	\$5,500	\$41,500	\$112,371	0.369	1,139	183	1.25 STY	40
46-35-328-017	4122 BROWNELL BLVD	06/28/23	WD	\$26,500	\$16,300	61.51	\$32,651	\$9,609	\$16,891	\$131,669	0.128	1,359	183	1.25 STY	40
46-35-378-019	3901 LE ERDA AVE	06/23/23	WD	\$30,000	\$9,600	32.00	\$19,105	\$5,197	\$24,803	\$79,474	0.312	866	183	1.25 STY	40
46-35-379-014	3706 LE ERDA AVE	09/19/22	WD	\$30,000	\$11,100	37.00	\$22,228	\$4,250	\$25,750	\$102,731	0.251	1,040	183	1.25 STY	40
46-35-384-001	3622 LE ERDA AVE	11/03/21	WD	\$26,000	\$10,300	39.62	\$20,599	\$4,000	\$22,000	\$94,851	0.232	1,011	183	1.25 STY	40
46-35-379-039	3822 LE ERDA AVE	09/23/22	WD	\$23,000	\$10,900	47.39	\$21,831	\$8,000	\$15,000	\$79,034	0.190	900	183	1.25 STY	45
	Avg										0.247				
46-35-182-008	4229 LE ERDA AVE	06/17/22	WD	\$30,000	\$11,800	39.33	\$23,532	\$4,873	\$25,127	\$106,623	0.236	1,591	183	2 STORY	53
<b>Totals:</b>				<b>\$881,400</b>	<b>\$296,600</b>		<b>\$593,111</b>		<b>\$739,355</b>	<b>\$2,577,520</b>					

Around \$30,000

ECF Area 183

Single Family Economic Condition Factors X

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

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

Close

ECF Area 185

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
46-35-432-002	4132 RACE ST	02/20/23	WD	\$9,000	\$5,500	61.11	\$10,930	\$4,500	\$4,500	\$36,743	0.122	480	185	1 STY	55
46-35-430-029	4109 KEYES ST	10/20/22	WD	\$11,700	\$7,500	64.10	\$15,043	\$4,500	\$7,200	\$60,246	0.120	620	185	1 STY	40
46-35-432-003	4130 RACE ST	04/21/21	WD	\$15,000	\$8,800	58.67	\$17,671	\$4,500	\$10,500	\$75,263	0.140	668	185	1 STY	46
46-35-428-036	4005 MILBOURNE AVE	11/18/22	WD	\$25,983	\$10,200	39.26	\$20,363	\$4,766	\$21,217	\$89,126	0.238	932	185	1 STY	40
46-35-432-003	4130 RACE ST	04/21/21	WD	\$32,500	\$8,800	27.08	\$17,671	\$4,500	\$28,000	\$75,263	0.372	668	185	1 STY	46
Avg											0.217				
46-35-426-014	810 W MOORE ST	06/28/22	WD	\$23,000	\$9,500	41.30	\$18,945	\$4,515	\$18,485	\$82,457	0.224	920	185	1 STY	37
46-35-426-014	810 W MOORE ST	06/30/23	QC	\$25,000	\$9,500	38.00	\$18,945	\$4,515	\$20,485	\$82,457	0.248	920	185	1 STY	37
46-35-457-036	1408 W PASADENA AVE	08/27/21	WD	\$30,000	\$9,300	31.00	\$18,582	\$4,340	\$25,660	\$81,383	0.315	757	185	1 STY	37
Avg											0.263				
46-35-454-014	3714 STERLING ST	01/12/22	WD	\$28,000	\$7,300	26.07	\$14,590	\$3,776	\$24,224	\$61,794	0.392	927	185	1.25 STY	50
46-35-429-011	4102 MILBOURNE AVE	03/21/23	QC	\$25,000	\$12,300	49.20	\$24,554	\$4,500	\$20,500	\$114,594	0.179	1,346	185	1.25 STY	40
46-35-481-021	3513 MILBOURNE AVE	04/27/21	WD	\$22,000	\$10,600	48.18	\$21,192	\$4,640	\$17,360	\$94,583	0.184	1,104	185	1.25 STY	40
46-35-456-025	3505 BURGESS ST	04/07/21	WD	\$26,000	\$9,800	37.69	\$19,515	\$3,595	\$22,405	\$90,971	0.246	1,015	185	1.25 STY	40
46-35-476-018	3909 MILBOURNE AVE	03/16/23	WD	\$29,000	\$9,900	34.14	\$19,838	\$4,735	\$24,265	\$86,303	0.281	937	185	1.25 STY	40
46-35-429-018	4014 MILBOURNE AVE	06/17/21	WD	\$30,000	\$9,700	32.33	\$19,396	\$4,500	\$25,500	\$85,120	0.300	940	185	1.25 STY	40
46-35-408-010	4102 LAWDALE AVE	09/15/21	WD	\$30,000	\$9,300	31.00	\$18,606	\$4,769	\$25,231	\$79,069	0.319	924	185	1.25 STY	40
Avg											0.251				
46-35-458-020	3609 STERLING ST	09/21/21	WD	\$30,000	\$9,800	32.67	\$19,649	\$3,600	\$26,400	\$91,709	0.288	935	185	1.25 STY	36
46-35-477-024	3809 DONNELLY ST	05/18/23	WD	\$31,000	\$10,400	33.55	\$20,707	\$4,500	\$26,500	\$92,611	0.286	1,107	185	2 STORY	40
<b>Totals:</b>				<b>\$423,183</b>	<b>\$158,200</b>		<b>\$316,197</b>		<b>\$348,432</b>	<b>\$1,379,691</b>					

Around \$25,000

Outlier

46-35-451-007	3802 FLEMING RD	06/04/21	WD	\$15,000	\$11,500	76.67	\$23,033	\$6,831	\$8,169	\$92,583	0.088	914	185	1 STY	37
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ECF .225

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/ Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
46-36-476-007	422 EDMUND ST	10/14/22	WD	\$11,700	\$7,100	60.68	\$14,227	\$3,150	\$8,550	\$73,847	0.116	931	190	1 STY	45
46-36-427-003	607 E MOORE ST	02/14/22	WD	\$13,500	\$8,300	61.48	\$16,659	\$3,086	\$10,414	\$90,487	0.115	1,100	190	1 STY	40
46-36-403-020	115 EDWIN AVE	07/20/21	WD	\$26,000	\$8,100	31.15	\$16,255	\$2,504	\$23,496	\$91,673	0.256	880	190	1.25 STY	40
46-36-459-010	3521 WESLEY ST	08/12/21	WD	\$30,000	\$11,100	37.00	\$22,236	\$2,817	\$27,183	\$129,460	0.210	1,456	190	TWO UNIT	40
46-36-429-005	418 DAMON ST	06/11/21	QC	\$20,000	\$10,300	51.50	\$20,523	\$3,150	\$16,850	\$115,820	0.145	1,556	190	TWO UNIT	37
<b>Totals:</b>				<b>\$101,200</b>	<b>\$44,900</b>		<b>\$89,900</b>		<b>\$86,493</b>	<b>\$501,287</b>					

Around 16000

ECF .150

High teens

**ECF Area 195**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
47-31-326-012	832 E STEWART AVE	07/29/22	WD	\$66,000	\$10,300	15.61	\$20,531	\$4,641	\$61,359	\$127,120	0.483	1,824	195	1.75 STY	51
47-31-326-012	832 E STEWART AVE	07/22/21	WD	\$35,000	\$10,300	29.43	\$20,531	\$4,641	\$30,359	\$127,120	0.239	1,824	195	1.75 STY	51
47-31-303-014	746 DAMON ST	01/18/23	WD	\$44,000	\$8,300	18.86	\$16,683	\$4,500	\$39,500	\$97,464	0.405	1,268	195	2 STORY	37
<b>Totals:</b>				<b>\$145,000</b>	<b>\$28,900</b>		<b>\$57,745</b>		<b>\$131,218</b>	<b>\$351,704</b>					

ECF .200

Looked at surrounding area  
 One sale is a rehabed resale  
 Raise slightly

ECF Area 205

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
47-33-307-019	4127 BRANCH RD	05/20/22	WD	\$65,000	\$21,900	33.69	\$43,868	\$10,080	\$54,920	\$103,963	0.528	978	205	1 STY	26
47-33-307-009	4128 COGGINS AVE	11/23/21	WD	\$28,000	\$19,800	70.71	\$39,639	\$6,235	\$21,765	\$102,782	0.212	960	205	1 STY	35
47-33-351-015	3822 WESTERN RD	11/01/22	WD	\$33,000	\$20,200	61.21	\$43,130	\$10,800	\$22,200	\$91,169	0.244	816	205	1 STY	35
47-33-306-025	2955 RICHFIELD RD	01/06/23	WD	\$41,000	\$19,900	48.54	\$39,750	\$7,721	\$33,279	\$98,551	0.338	776	205	1 STY	31
47-33-376-123	3710 BRANCH RD	03/07/23	WD	\$78,000	\$30,200	38.72	\$60,394	\$14,898	\$63,102	\$139,988	0.451	1,154	205	1 STY	30
47-33-355-012	2930 MEISNER ST	02/14/23	WD	\$65,000	\$20,200	31.08	\$40,465	\$7,525	\$57,475	\$101,354	0.567	1,046	205	1 STY	30
	Avg										0.362				
47-33-376-011	3910 BRANCH RD	01/27/23	WD	\$15,000	\$13,100	87.33	\$26,241	\$7,182	\$7,818	\$58,643	0.133	640	205	1 STY	40
47-32-452-015	2014 WEAVER ST	06/18/21	WD	\$13,000	\$12,000	92.31	\$23,954	\$4,895	\$8,105	\$58,643	0.138	732	205	1 STY	40
47-33-307-020	4123 BRANCH RD	06/29/23	WD	\$20,000	\$16,500	82.50	\$33,019	\$6,251	\$13,749	\$82,363	0.167	790	205	1 STY	40
47-33-376-029	3614 BRANCH RD	10/01/21	WD	\$27,500	\$19,800	72.00	\$39,658	\$8,034	\$19,466	\$97,305	0.200	960	205	1 STY	40
47-33-303-002	4210 COGGINS AVE	06/11/21	WD	\$30,000	\$16,600	55.33	\$33,239	\$6,337	\$23,663	\$82,775	0.286	966	205	1 STY	40
47-33-352-027	4001 COGGINS AVE	01/12/22	WD	\$27,000	\$12,400	45.93	\$24,750	\$6,763	\$20,237	\$55,345	0.366	672	205	1 STY	40
47-33-376-025	3706 BRANCH RD	12/15/22	WD	\$45,001	\$20,000	44.44	\$40,048	\$8,107	\$36,894	\$98,280	0.375	870	205	1 STY	42
47-33-305-022	4123 NEEBISH AVE	05/25/23	WD	\$63,000	\$26,700	42.38	\$57,252	\$15,414	\$47,586	\$116,877	0.407	1,108	205	1 STY	43
47-33-305-023	NEEBISH AVE	05/25/23	WD	\$63,000	\$26,700	42.38	\$57,252	\$15,414	\$47,586	\$116,877	0.407	1,108	205	1 STY	43
47-33-376-025	3706 BRANCH RD	12/16/22	MLC	\$50,000	\$20,000	40.00	\$40,048	\$8,107	\$41,893	\$98,280	0.426	870	205	1 STY	42
47-33-355-047	2971 HENRY ST	02/24/22	WD	\$51,000	\$17,300	33.92	\$34,585	\$10,316	\$40,684	\$74,674	0.545	972	205	1 STY	40
	Avg										0.314				
47-33-303-006	4225 BRANCH RD	08/17/22	WD	\$158,000	\$42,200	26.71	\$83,408	\$31,808	\$126,192	\$161,360	0.782	1,106	205	1.25 STY	26
47-33-306-015	4143 COGGINS AVE	08/05/21	WD	\$34,500	\$19,500	56.52	\$39,065	\$7,293	\$27,207	\$97,760	0.278	1,120	205	1.25 STY	35
47-33-352-020	2927 NATHAN AVE	02/27/23	MLC	\$40,000	\$19,400	48.50	\$41,445	\$10,800	\$29,200	\$85,985	0.340	936	205	1.25 STY	40
47-33-306-001	2952 CARR ST	06/30/23	WD	\$77,500	\$23,900	30.84	\$47,770	\$6,919	\$70,581	\$108,936	0.648	1,098	205	2 STORY	35
47-33-304-012	4120 WESTERN RD	04/07/23	WD	\$52,500	\$24,500	46.67	\$48,996	\$6,364	\$46,136	\$113,685	0.406	1,256	205	TWO UNIT	31
47-33-356-028	3642 WESTERN RD	06/01/23	WD	\$40,000	\$20,500	51.25	\$40,901	\$10,097	\$29,903	\$82,144	0.364	1,062	205	TWO UNIT	40
	<b>Totals:</b>			<b>\$1,117,001</b>	<b>\$483,300</b>		<b>\$978,877</b>		<b>\$889,641</b>	<b>\$2,227,738</b>					

Around \$35,000



Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.400	0.400	0.400	0.350	0.325	0.325
1 STY	0.400	0.400	0.400	0.350	0.325	0.325
2 STORY	0.400	0.400	0.400	0.350	0.325	0.325
1.5 STY	0.400	0.400	0.400	0.350	0.325	0.325
1.25 STY	0.400	0.400	0.400	0.350	0.325	0.325
BI-LEVEL	0.400	0.400	0.400	0.350	0.325	0.325
TRI-LEVEL	0.400	0.400	0.400	0.350	0.325	0.325
ESTATE HOME	0.400	0.400	0.400	0.350	0.325	0.325
DUPLEX	0.400	0.400	0.400	0.350	0.325	0.325
TWO UNIT	0.400	0.400	0.400	0.350	0.325	0.325
THREE UNIT	0.400	0.400	0.400	0.350	0.325	0.325
FOUR UNIT	0.400	0.400	0.400	0.350	0.325	0.325

Close

ECF Area 210

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-02-130-024	3009 FOREST HILL AVE	04/15/22	WD	\$50,000	\$17,000	#NAME?	\$33,948	\$6,954	\$43,046	\$154,251	0.279	1,020	210	1 STY	30
40-02-276-036	2614 PROCTOR AVE	06/27/22	WD	\$70,000	\$22,300	31.86	\$44,494	\$10,616	\$59,384	\$193,589	0.307	1,319	210	1 STY	30
40-02-130-011	1509 W MC CLELLAN ST	03/03/22	WD	\$72,000	\$19,100	26.53	\$38,267	\$7,668	\$64,332	\$174,851	0.368	1,271	210	1 STY	30
	Avg										0.318				
40-02-109-030	2901 KELLAR AVE	09/02/21	WD	\$19,900	\$8,300	41.71	\$16,658	\$5,000	\$14,900	\$66,617	0.224	632	210	1 STY	40
40-02-109-030	2901 KELLAR AVE	02/28/22	WD	\$35,000	\$8,300	23.71	\$16,658	\$5,000	\$30,000	\$66,617	0.450	632	210	1 STY	40
40-02-126-020	1609 W PASADENA AVE	04/22/21	WD	\$18,000	\$11,000	61.11	\$21,980	\$5,786	\$12,214	\$92,537	0.132	998	210	1.25 STY	35
40-02-129-016	1906 W GENESEE ST	06/01/21	WD	\$20,000	\$11,800	59.00	\$23,662	\$5,244	\$14,756	\$105,246	0.140	972	210	1.25 STY	35
40-02-127-022	3101 BRYN MAWR PL	04/08/22	CD	\$24,225	\$11,400	47.06	\$22,718	\$5,000	\$19,225	\$101,246	0.190	978	210	1.25 STY	35
40-02-130-021	1512 W GENESEE ST	01/04/22	WD	\$45,900	\$20,200	44.01	\$40,409	\$5,300	\$40,600	\$200,623	0.202	1,422	210	1.25 STY	30
40-02-127-016	3102 KIRKWOOD LN	06/03/22	WD	\$35,000	\$12,700	36.29	\$25,458	\$5,754	\$29,246	\$112,594	0.260	995	210	1.25 STY	35
40-02-127-015	3111 BRYN MAWR PL	01/07/22	WD	\$38,000	\$11,400	30.00	\$22,800	\$5,404	\$32,596	\$99,406	0.328	972	210	1.25 STY	35
40-02-126-083	3115 FLEMING RD	08/21/23	LC	\$36,000	\$10,600	29.44	\$21,295	\$5,000	\$31,000	\$93,114	0.333	972	210	1.25 STY	35
40-02-127-015	3111 BRYN MAWR PL	09/08/22	WD	\$43,000	\$11,400	26.51	\$22,800	\$5,404	\$37,596	\$99,406	0.378	972	210	1.25 STY	35
	Avg										0.245				
40-02-152-031	2613 WISNER ST	09/24/21	WD	\$17,250	\$7,800	45.22	\$15,511	\$5,000	\$12,250	\$60,063	0.204	715	210	1.25 STY	40
40-02-126-043	3115 KIRKWOOD LN	01/31/23	WD	\$30,500	\$10,900	35.74	\$21,898	\$5,577	\$24,923	\$93,263	0.267	995	210	1.25 STY	40
40-02-129-007	1813 W MC CLELLAN ST	08/03/21	WD	\$60,000	\$12,200	20.33	\$24,472	\$5,768	\$54,232	\$106,880	0.507	948	210	1.25 STY	40
40-02-152-040	2644 CLIO RD	05/26/21	WD	\$24,000	\$14,900	62.08	\$29,797	\$15,000	\$9,000	\$84,554	0.106	1,438	210	1.25 STY	55
	<b>Totals:</b>			<b>\$638,775</b>	<b>\$221,300</b>		<b>\$442,825</b>		<b>\$529,300</b>	<b>\$1,904,857</b>					
	Around \$35,000														
	Outlier														
40-02-104-020	3201 WINONA ST	09/15/21	WD	\$13,000	\$11,900	91.54	\$23,706	\$8,602	\$4,398	\$86,309	0.051	1,008	210	1 STY	40

ECF .250

ECF Area 215

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-01-152-004	432 W DARTMOUTH ST	07/28/22	WD	\$35,000	\$11,900	34.00	\$23,862	\$8,544	\$26,456	\$122,544	0.216	917	215	1 STY	29
46-36-380-029	3605 M L KING AVE	12/02/21	WD	\$15,000	\$8,700	58.00	\$17,310	\$4,797	\$10,203	\$100,104	0.102	864	215	1 STY	30
40-02-234-026	712 W GENESEE ST	09/23/22	WD	\$15,000	\$7,600	50.67	\$15,111	\$4,037	\$10,963	\$88,592	0.124	704	215	1 STY	30
40-02-232-006	711 W JAMIESON ST	08/19/22	WD	\$15,000	\$7,300	48.67	\$14,693	\$4,734	\$10,266	\$79,672	0.129	697	215	1 STY	35
46-36-380-029	3605 M L KING AVE	07/03/23	WD	\$19,000	\$8,700	45.79	\$17,310	\$4,797	\$14,203	\$100,104	0.142	864	215	1 STY	30
40-02-228-001	3318 KEYES ST	03/24/22	WD	\$20,000	\$8,100	40.50	\$16,254	\$4,767	\$15,233	\$91,896	0.166	780	215	1 STY	35
40-01-101-023	3319 IROQUOIS AVE	10/31/22	WD	\$33,000	\$14,800	44.85	\$29,575	\$6,580	\$26,420	\$183,960	0.144	1,562	215	1 STY	40
40-01-177-014	117 W DARTMOUTH ST	08/19/22	WD	\$20,000	\$9,000	45.00	\$18,034	\$5,000	\$15,000	\$104,272	0.144	980	215	1 STY	45
40-01-101-016	610 W DEWEY ST	08/24/22	WD	\$16,500	\$9,600	58.18	\$19,217	\$6,000	\$10,500	\$105,736	0.099	1,068	215	1.25 STY	35
40-01-105-015	602 W MC CLELLAN ST	04/30/21	QC	\$27,500	\$10,500	38.18	\$20,923	\$5,000	\$22,500	\$127,384	0.177	1,081	215	1.25 STY	35
40-02-279-004	2722 N CHEVROLET AVE	08/27/21	WD	\$27,000	\$7,400	27.41	\$14,795	\$4,883	\$22,117	\$79,296	0.279	907	215	1.25 STY	35
40-01-102-022	406 W DEWEY ST	10/21/21	WD	\$46,500	\$10,800	23.23	\$21,531	\$4,000	\$42,500	\$140,248	0.303	1,154	215	1.25 STY	35
40-01-152-010	409 W GENESEE ST	10/01/21	WD	\$35,000	\$8,100	23.14	\$16,258	\$4,000	\$31,000	\$98,064	0.316	912	215	1.25 STY	35
40-02-279-004	2722 N CHEVROLET AVE	06/16/23	WD	\$30,000	\$7,400	24.67	\$14,795	\$4,883	\$25,117	\$79,296	0.317	907	215	1.25 STY	35
40-02-277-004	805 W GENESEE ST	03/22/23	WD	\$56,000	\$9,000	16.07	\$18,081	\$4,062	\$51,938	\$112,152	0.463	993	215	1.25 STY	30
Avg											0.279				
40-02-232-003	723 W JAMIESON ST	11/17/21	WD	\$13,000	\$7,600	58.46	\$15,112	\$4,500	\$8,500	\$84,896	0.100	1,146	215	1.25 STY	40
40-01-103-028	606 W JAMIESON ST	06/23/21	WD	\$16,200	\$11,100	68.52	\$22,119	\$8,000	\$8,200	\$112,952	0.073	858	215	1.5 STY	30
40-01-128-023	200 W MC CLELLAN ST	10/14/22	WD	\$35,000	\$9,900	28.29	\$19,884	\$5,000	\$30,000	\$119,072	0.252	1,356	215	2 STORY	35
40-01-128-023	200 W MC CLELLAN ST	08/31/21	WD	\$42,500	\$9,900	23.29	\$19,884	\$5,000	\$37,500	\$119,072	0.315	1,356	215	2 STORY	35
40-01-128-023	200 W MC CLELLAN ST	10/17/22	WD	\$49,000	\$9,900	20.20	\$19,884	\$5,000	\$44,000	\$119,072	0.370	1,356	215	2 STORY	35
40-01-128-030	112 W MC CLELLAN ST	09/27/22	WD	\$40,000	\$11,600	29.00	\$23,214	\$5,000	\$35,000	\$145,712	0.240	1,464	215	2 STORY	40
40-01-127-012	129 W DEWEY ST	10/14/22	WD	\$16,000	\$12,300	76.88	\$24,664	\$5,000	\$11,000	\$157,312	0.070	1,544	215	THREE UNIT	35
46-36-383-004	3510 ROBIN ST	04/19/23	WD	\$50,000	\$10,100	20.20	\$20,163	\$4,797	\$45,203	\$122,928	0.368	1,504	215	TWO UNIT	40
40-01-153-011	401 W DARTMOUTH ST	05/19/21	WD	\$26,000	\$8,800	33.85	\$17,676	\$4,000	\$22,000	\$109,408	0.201	1,804	215	TWO UNIT	57
<b>Totals:</b>				<b>\$698,200</b>	<b>\$230,100</b>		<b>\$460,349</b>		<b>\$575,819</b>	<b>\$2,703,744</b>					

Between \$25,000- \$35,000

Outlier

40-01-154-033	2715 MASON ST	07/17/23	WD	\$6,500	\$11,900	183.08	\$23,836	\$5,823	\$677	\$144,104	0.005	1,306	215	1.25 STY	35
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ECF .150

**ECF Area 220**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-01-227-046	638 SPENCER ST	06/21/21	WD	\$30,000	\$12,300	41.00	\$24,670	\$6,804	\$23,196	\$142,928	0.162	1,151	220	1 STY	35
40-01-403-007	422 E BAKER ST	04/07/23	WD	\$8,500	\$7,000	82.35	\$13,947	\$3,286	\$5,214	\$85,288	0.061	997	220	1 STY	42
40-01-258-026	121 E BAKER ST	11/17/21	WD	\$18,600	\$8,500	45.70	\$16,914	\$3,000	\$15,600	\$111,312	0.140	1,082	220	1 STY	45
40-01-255-016	218 E JACKSON AVE	06/09/23	WD	\$7,500	\$5,200	69.33	\$10,320	\$3,110	\$4,390	\$57,680	0.076	757	220	1 STY	57
46-36-486-031	629 SPENCER ST	01/07/22	WD	\$24,000	\$6,500	27.08	\$13,052	\$3,110	\$20,890	\$79,536	0.263	696	220	1.25 STY	35
46-36-486-031	629 SPENCER ST	07/09/21	WD	\$10,000	\$6,500	65.00	\$13,052	\$3,110	\$6,890	\$79,536	0.087	696	220	1.25 STY	35
40-01-203-028	115 E GENESEE ST	04/15/21	WD	\$12,900	\$8,400	65.12	\$16,720	\$3,501	\$9,399	\$105,752	0.089	1,160	220	1.25 STY	45
40-01-411-016	2217 FRANCIS AVE	08/24/22	WD	\$21,000	\$10,700	50.95	\$21,389	\$3,146	\$17,854	\$145,944	0.122	1,257	220	2 STORY	31
40-01-253-011	202 E DARTMOUTH ST	06/29/21	WD	\$45,170	\$11,700	25.90	\$23,335	\$4,666	\$40,504	\$149,352	0.271	1,380	220	2 STORY	35
40-01-254-008	326 E DARTMOUTH ST	07/01/21	WD	\$25,000	\$7,600	30.40	\$15,180	\$3,110	\$21,890	\$96,560	0.227	1,102	220	2 STORY	40
40-01-434-012	2222 CHIPPEWA ST	01/11/23	WD	\$28,000	\$10,000	35.71	\$19,972	\$4,793	\$23,207	\$121,432	0.191	1,368	220	2 STORY	40
40-01-231-037	605 E MC CLELLAN ST	11/08/21	WD	\$14,000	\$9,100	65.00	\$18,275	\$3,110	\$10,890	\$121,320	0.090	2,020	220	THREE UNIT	57
40-01-284-004	616 E TAYLOR ST	03/08/22	WD	\$48,000	\$14,100	29.38	\$28,182	\$4,025	\$43,975	\$193,256	0.228	2,001	220	TWO UNIT	34
40-01-231-038	609 E MC CLELLAN ST	05/19/23	WD	\$45,000	\$12,000	26.67	\$23,967	\$3,110	\$41,890	\$166,856	0.251	1,586	220	TWO UNIT	40
40-12-228-007	551 MARY ST	03/31/22	WD	\$50,000	\$16,900	33.80	\$33,815	\$3,960	\$46,040	\$238,840	0.193	2,392	220	TWO UNIT	40
<b>Totals:</b>				<b>\$387,670</b>	<b>\$146,500</b>		<b>\$292,790</b>		<b>\$331,829</b>	<b>\$1,895,592</b>					

Around \$20,000

House was Demoed

40-01-479-013	2001 CHIPPEWA ST	08/27/21	WD	\$41,000	\$2,500	6.10	\$5,097	\$3,619	\$37,381	\$11,824	3.161	0	220	2 STORY	40
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ECF .125

**ECF Area 233**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-07-112-008	705 WILBERFORCE LN	04/20/21	WD	\$151,000	\$88,800	58.81	\$177,689	\$36,152	\$114,848	\$269,594	0.426	1,634	233	1 STY	26
41-07-112-016	1706 WILBERFORCE LN	08/09/22	WD	\$165,000	\$96,100	58.24	\$192,279	\$47,639	\$117,361	\$275,505	0.426	1,764	233	1 STY	26
41-07-117-030	813 COLUMBIA CIR	10/29/21	WD	\$158,000	\$96,000	60.76	\$191,924	\$52,380	\$105,620	\$265,798	0.397	1,470	233	1 STY	27
41-07-107-018	1501 COLUMBIA DR	08/15/23	WD	\$161,000	\$71,700	44.53	\$143,474	\$37,652	\$123,348	\$201,566	0.612	1,386	233	1 STY	22
41-07-107-041	730 SPELLMAN DR	12/17/21	WD	\$160,000	\$69,500	43.44	\$139,057	\$29,660	\$130,340	\$208,375	0.626	1,499	233	1 STY	22
41-07-109-017	710 LOYOLA DR	04/13/23	WD	\$165,000	\$66,100	40.06	\$132,287	\$29,926	\$135,074	\$194,973	0.693	1,373	233	1 STY	22
41-07-116-002	806 WILBERFORCE DR	04/30/21	WD	\$155,000	\$81,600	52.65	\$163,258	\$32,028	\$122,972	\$249,962	0.492	1,535	233	1 STY	22
41-07-107-040	734 SPELLMAN DR	09/22/22	WD	\$168,000	\$71,500	42.56	\$142,918	\$32,081	\$135,919	\$211,118	0.644	1,665	233	2 STORY	22
41-07-107-046	714 SPELLMAN DR	08/03/22	WD	\$161,000	\$71,000	44.10	\$141,944	\$29,692	\$131,308	\$213,813	0.614	1,850	233	2 STORY	22
41-07-109-005	713 COLUMBIA DR	05/21/21	WD	\$173,000	\$84,600	48.90	\$169,212	\$29,979	\$143,021	\$265,206	0.539	2,274	233	2 STORY	22
<b>Totals:</b>				<b>\$1,617,000</b>	<b>\$796,900</b>		<b>\$1,594,042</b>		<b>\$1,259,811</b>	<b>\$2,355,910</b>					

Around \$175,000

ECF .525

ECF Area 235

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-05-377-007	1722 MABEL AVE	07/18/22	WD	\$16,000	\$10,000	62.50	\$19,939	\$3,424	\$12,576	\$82,575	0.152	968	235	1 STY	40
41-05-108-024	1541 MONTANA AVE	07/30/21	WD	\$28,000	\$9,500	33.93	\$19,075	\$3,356	\$24,644	\$78,595	0.314	874	235	1 STY	45
41-05-127-031	1805 ARIZONA AVE	11/10/21	WD	\$29,000	\$9,700	33.45	\$19,414	\$3,356	\$25,644	\$80,290	0.319	760	235	1 STY	45
41-05-103-028	1511 WYOMING AVE	04/20/22	WD	\$50,000	\$12,400	24.80	\$24,881	\$7,493	\$42,507	\$86,940	0.489	714	235	1 STY	40
41-05-135-011	1738 MONTANA AVE	05/19/21	WD	\$11,000	\$6,000	54.55	\$12,076	\$3,356	\$7,644	\$43,600	0.175	745	235	1 STY	55
41-05-382-018	1629 DAVISON RD	06/05/23	MLC	\$15,000	\$9,000	60.00	\$17,956	\$3,922	\$11,078	\$70,170	0.158	1,265	235	1.25 STY	57
41-05-378-054	1635 E HAMILTON AVE	03/29/23	WD	\$25,000	\$10,000	40.00	\$19,943	\$3,424	\$21,576	\$82,595	0.261	912	235	1.5 STY	45
41-05-179-011	1730 OKLAHOMA AVE	01/20/22	WD	\$10,000	\$6,400	64.00	\$12,892	\$4,376	\$5,624	\$42,580	0.132	1,092	235	2 STORY	50
41-05-354-014	1550 BENNETT AVE	07/29/21	WD	\$20,000	\$13,600	68.00	\$27,267	\$3,424	\$16,576	\$119,215	0.139	1,682	235	2 STORY	45
41-05-356-032	1553 BROADWAY BLVD	04/01/21	LC	\$17,000	\$11,000	64.71	\$21,965	\$3,310	\$13,690	\$93,275	0.147	1,488	235	2 STORY	50
41-05-182-021	1615 DELAWARE AVE	04/07/22	WD	\$24,000	\$10,100	42.08	\$20,092	\$5,865	\$18,135	\$71,135	0.255	1,100	235	2 STORY	50
41-05-134-027	1655 LEITH ST	05/03/22	WD	\$27,500	\$17,300	62.91	\$34,688	\$3,356	\$24,144	\$156,660	0.154	1,942	235	FOUR UNIT	55
<b>Totals:</b>				<b>\$272,500</b>	<b>\$125,000</b>		<b>\$250,188</b>		<b>\$223,838</b>	<b>\$1,007,630</b>					

Around \$20,000

Outlier

41-05-183-047	1729 DELAWARE AVE	03/06/23	WD	\$110,000	\$18,100	16.45	\$36,215	\$3,848	\$106,152	\$161,835	0.656	1,344	235	2 STORY	17
41-05-103-020	1531 WYOMING AVE	07/05/23	QC	\$9,000	\$7,500	83.33	\$15,086	\$3,356	\$5,644	\$58,650	0.096	752	235	1 STY	55

Single Family Economic Condition Factors ✕

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.400	0.400	0.300	0.275	0.225	0.200
1 STY	0.400	0.400	0.300	0.275	0.225	0.200
2 STORY	0.400	0.400	0.300	0.275	0.225	0.200
1.5 STY	0.400	0.400	0.300	0.275	0.225	0.200
1.25 STY	0.400	0.400	0.300	0.275	0.225	0.200
BI-LEVEL	0.400	0.400	0.300	0.275	0.225	0.200
TRI-LEVEL	0.400	0.400	0.300	0.275	0.225	0.200
ESTATE HOME	0.400	0.400	0.300	0.275	0.225	0.200
DUPLEX	0.400	0.400	0.300	0.275	0.225	0.200
TWO UNIT	0.400	0.400	0.300	0.275	0.225	0.200
THREE UNIT	0.400	0.400	0.300	0.275	0.225	0.200
FOUR UNIT	0.400	0.400	0.300	0.275	0.225	0.200

Close

ECF Area 240

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-05-260-002	2206 MARYLAND AVE	08/02/22	WD	\$14,000	\$8,500	60.71	\$16,923	\$3,074	\$10,926	\$69,245	0.158	616	240	1 STY	36
41-05-276-033	2517 LEITH ST	06/23/21	WD	\$14,000	\$10,700	76.43	\$21,462	\$6,302	\$7,698	\$75,800	0.102	816	240	1 STY	40
41-05-276-032	2518 THOM ST	03/06/23	MLC	\$25,500	\$13,800	54.12	\$27,507	\$6,302	\$19,198	\$106,025	0.181	836	240	1 STY	40
41-05-276-032	2518 THOM ST	07/25/23	LC	\$25,500	\$13,800	54.12	\$27,507	\$6,302	\$19,198	\$106,025	0.181	836	240	1 STY	40
41-05-281-007	2422 OKLAHOMA AVE	01/05/23	QC	\$26,500	\$9,800	36.98	\$19,616	\$3,535	\$22,965	\$80,405	0.286	864	240	1 STY	45
41-05-226-025	2513 THOM ST	09/07/21	WD	\$40,000	\$9,200	23.00	\$18,338	\$4,879	\$35,121	\$67,295	0.522	720	240	1 STY	40
41-05-260-005	2214 MARYLAND AVE	04/23/21	WD	\$10,500	\$8,200	78.10	\$16,489	\$3,074	\$7,426	\$67,075	0.111	866	240	1 STY	50
41-05-283-019	2409 MARYLAND AVE	04/06/22	OTH	\$22,300	\$10,800	48.43	\$21,599	\$3,618	\$18,682	\$89,905	0.208	900	240	1.25 STY	36
41-05-226-004	2403 THOM ST	10/28/22	LC	\$30,000	\$10,200	34.00	\$20,451	\$6,417	\$23,583	\$70,170	0.336	815	240	1.25 STY	40
41-05-282-002	2606 OKLAHOMA AVE	10/12/22	WD	\$30,000	\$12,500	41.67	\$25,044	\$3,458	\$26,542	\$107,930	0.246	1,021	240	1.25 STY	40
41-05-282-033	2601 DAKOTA AVE	03/02/22	WD	\$41,500	\$14,000	33.73	\$27,994	\$7,301	\$34,199	\$118,246	0.289	1,448	240	THREE UNIT	45
<b>Totals:</b>				<b>\$279,800</b>	<b>\$121,500</b>		<b>\$242,930</b>		<b>\$225,538</b>	<b>\$958,121</b>					
Around \$20,000															
Outlier															
41-05-251-005	1912 THOM ST	08/18/23	QC	\$5,500	\$6,100	110.91	\$12,281	\$3,074	\$2,426	\$46,035	0.053	660	240	1 STY	50

ECF .200

ECF Area 245

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-04-101-016	2901 ARIZONA AVE	02/15/22	WD	\$62,475	\$27,900	44.66	\$55,850	\$11,850	\$50,625	\$117,333	0.431	1,147	245	1 STY	26
47-33-376-064	3716 TWILIGHT DR	11/17/22	WD	\$74,500	\$26,700	35.84	\$53,467	\$9,037	\$65,463	\$118,480	0.553	1,021	245	1 STY	26
41-04-129-021	3218 COLORADO AVE	06/28/22	WD	\$54,900	\$19,400	35.34	\$38,868	\$7,425	\$47,475	\$83,848	0.566	720	245	1 STY	26
47-33-376-107	3705 SUNRIDGE DR	11/04/22	WD	\$84,900	\$25,300	29.80	\$50,565	\$8,250	\$76,650	\$112,840	0.679	1,014	245	1 STY	26
41-04-104-009	2836 COLORADO AVE	07/02/21	WD	\$23,000	\$16,100	70.00	\$32,165	\$7,425	\$15,575	\$65,973	0.236	720	245	1 STY	38
41-04-104-006	2824 COLORADO AVE	11/03/21	WD	\$24,500	\$16,900	68.98	\$33,879	\$7,425	\$17,075	\$70,544	0.242	720	245	1 STY	38
41-04-103-019	3022 WYOMING AVE	08/12/21	WD	\$30,000	\$20,900	69.67	\$41,739	\$8,373	\$21,627	\$88,976	0.243	936	245	1 STY	30
41-04-104-010	2902 COLORADO AVE	07/02/21	WD	\$25,000	\$14,700	58.80	\$29,474	\$7,425	\$17,575	\$58,797	0.299	720	245	1 STY	38
41-04-104-010	2902 COLORADO AVE	08/27/21	QC	\$25,000	\$14,700	58.80	\$29,474	\$7,425	\$17,575	\$58,797	0.299	720	245	1 STY	38
41-04-102-034	3009 WYOMING AVE	06/29/21	WD	\$39,900	\$19,400	48.62	\$38,871	\$8,250	\$31,650	\$81,656	0.388	936	245	1 STY	38
41-04-126-031	3113 ARIZONA AVE	07/21/22	WD	\$73,000	\$23,200	31.78	\$46,374	\$8,250	\$64,750	\$101,664	0.637	961	245	1 STY	38
41-04-106-020	2905 THOM ST	07/17/23	WD	\$80,000	\$22,200	27.75	\$44,367	\$5,625	\$74,375	\$103,312	0.720	1,176	245	1 STY	38
47-33-376-070	3616 TWILIGHT DR	11/23/22	WD	\$74,500	\$21,400	28.72	\$42,890	\$9,037	\$65,463	\$90,275	0.725	1,027	245	1 STY	38
41-04-126-021	3214 MC CLURE AVE	04/14/22	WD	\$115,000	\$29,200	25.39	\$58,392	\$10,933	\$104,067	\$126,557	0.822	1,025	245	1 STY	33
41-04-129-012	3144 COLORADO AVE	09/08/21	WD	\$20,000	\$15,500	77.50	\$31,072	\$7,425	\$12,575	\$63,059	0.199	720	245	1 STY	46
41-04-129-008	3128 COLORADO AVE	04/28/21	QC	\$27,500	\$20,800	75.64	\$41,635	\$7,425	\$20,075	\$91,227	0.220	1,056	245	1 STY	41
41-04-101-037	3014 MC CLURE AVE	04/18/22	WD	\$31,000	\$21,000	67.74	\$41,921	\$12,681	\$18,319	\$77,973	0.235	1,120	245	1 STY	41
41-04-106-023	2917 THOM ST	07/14/22	WD	\$21,000	\$14,300	68.10	\$28,519	\$7,425	\$13,575	\$56,251	0.241	735	245	1 STY	41
41-04-128-044	3205 COLORADO AVE	04/02/21	WD	\$25,000	\$16,600	66.40	\$33,194	\$7,893	\$17,107	\$67,469	0.254	947	245	1 STY	46
47-33-376-054	3117 MC CLURE AVE	04/20/22	QC	\$45,000	\$24,100	53.56	\$48,157	\$9,900	\$35,100	\$102,019	0.344	1,019	245	1 STY	41
41-04-130-024	3230 MONTANA AVE	02/01/23	WD	\$35,000	\$18,100	51.71	\$36,252	\$8,250	\$26,750	\$74,672	0.358	868	245	1 STY	41
41-04-104-023	2827 MONTANA AVE	05/20/21	WD	\$30,500	\$14,300	46.89	\$28,648	\$7,425	\$23,075	\$56,595	0.408	740	245	1 STY	41
41-04-130-043	3149 THOM ST	07/01/22	WD	\$40,000	\$18,500	46.25	\$36,972	\$7,425	\$32,575	\$78,792	0.413	874	245	1 STY	46
41-04-103-015	3006 WYOMING AVE	10/06/22	WD	\$47,000	\$19,700	41.91	\$39,349	\$8,373	\$38,627	\$82,603	0.468	936	245	1 STY	41
41-04-130-022	3222 MONTANA AVE	07/28/23	CD	\$50,000	\$20,100	40.20	\$40,239	\$8,809	\$41,191	\$83,813	0.491	868	245	1 STY	41
41-04-128-041	3155 COLORADO AVE	02/16/23	WD	\$55,000	\$22,000	40.00	\$44,014	\$14,083	\$40,917	\$79,816	0.513	912	245	1 STY	40
41-04-130-020	3218 MONTANA AVE	12/01/21	WD	\$50,500	\$19,300	38.22	\$38,651	\$8,250	\$42,250	\$81,069	0.521	868	245	1 STY	41
41-04-130-022	3222 MONTANA AVE	12/15/21	WD	\$56,300	\$20,100	35.70	\$40,239	\$8,809	\$47,491	\$83,813	0.567	868	245	1 STY	41
41-04-101-038	3018 MC CLURE AVE	07/11/22	WD	\$54,000	\$19,500	36.11	\$38,909	\$10,083	\$43,917	\$76,869	0.571	1,130	245	1 STY	41
41-04-107-002	3002 MONTANA AVE	05/07/21	WD	\$53,000	\$15,700	29.62	\$31,439	\$8,250	\$44,750	\$61,837	0.724	740	245	1 STY	46
47-33-376-054	3117 MC CLURE AVE	12/07/22	WD	\$86,000	\$24,100	28.02	\$48,157	\$9,900	\$76,100	\$102,019	0.746	1,019	245	1 STY	41
41-04-106-021	2909 THOM ST	07/17/23	WD	\$80,000	\$16,400	20.50	\$32,738	\$6,246	\$73,754	\$70,645	1.044	735	245	1 STY	41
	Avg										0.462				
41-04-102-003	2910 ARIZONA AVE	05/11/21	WD	\$70,000	\$26,300	37.57	\$52,646	\$8,250	\$61,750	\$118,389	0.522	886	245	1.25 STY	30
41-04-101-026	2933 ARIZONA AVE	02/10/22	WD	\$37,080	\$18,900	50.97	\$37,787	\$8,250	\$28,830	\$78,765	0.366	1,054	245	1.25 STY	41
41-04-102-009	2930 ARIZONA AVE	04/25/23	WD	\$86,000	\$21,000	24.42	\$41,988	\$8,250	\$77,750	\$89,968	0.864	886	245	1.25 STY	48
	Avg										0.615				
47-33-376-087	3225 MC CLURE AVE	08/20/21	WD	\$85,000	\$32,300	38.00	\$64,532	\$10,861	\$74,139	\$143,123	0.518	1,595	245	TRI-LEVEL	32
<b>Totals:</b>				<b>\$1,871,555</b>	<b>\$736,600</b>		<b>\$1,473,433</b>		<b>\$1,560,562</b>	<b>\$3,099,840</b>					

Around \$45,000



ECF Area 250

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
47-33-451-032	3902 N AVERILL AVE	09/15/22	WD	\$120,000	\$47,300	39.42	\$94,583	\$13,053	\$106,947	\$217,413	0.492	1,459	250	1 STY	22
41-04-204-010	3214 N AVERILL AVE	10/18/22	WD	\$132,000	\$52,700	39.92	\$105,369	\$22,862	\$109,138	\$220,019	0.496	1,604	250	1 STY	26
47-33-453-022	3620 HUGGINS ST	01/26/23	OTH	\$29,000	\$19,800	68.28	\$39,676	\$14,723	\$14,277	\$66,541	0.215	688	250	1 STY	36
41-04-251-010	3420 LEITH ST	08/10/21	WD	\$33,000	\$21,300	64.55	\$42,569	\$13,040	\$19,960	\$78,744	0.253	896	250	1 STY	36
47-33-451-030	3702 N AVERILL AVE	09/16/21	WD	\$68,000	\$36,200	53.24	\$72,432	\$25,356	\$42,644	\$125,536	0.340	1,053	250	1 STY	36
41-04-279-031	2803 N CENTER RD	08/24/22	WD	\$80,000	\$41,000	51.25	\$81,958	\$20,732	\$59,268	\$163,269	0.363	1,324	250	1 STY	36
47-33-452-025	3907 HUGGINS ST	01/25/22	WD	\$70,000	\$29,600	42.29	\$59,211	\$16,323	\$53,677	\$114,368	0.469	1,018	250	1 STY	36
41-04-277-096	3821 MARYLAND AVE	03/14/23	WD	\$80,000	\$27,900	34.88	\$55,790	\$19,247	\$60,753	\$97,448	0.623	876	250	1 STY	36
41-04-277-096	3821 MARYLAND AVE	04/05/23	WD	\$80,000	\$27,900	34.88	\$55,790	\$19,247	\$60,753	\$97,448	0.623	876	250	1 STY	36
47-33-452-053	3726 TERM ST	10/05/22	WD	\$88,000	\$28,100	31.93	\$56,173	\$21,846	\$66,154	\$91,539	0.723	780	250	1 STY	36
41-04-206-033	3525 LEITH ST	01/31/23	WD	\$69,900	\$20,100	28.76	\$40,256	\$13,453	\$56,447	\$71,475	0.790	655	250	1 STY	36
41-04-206-032	3519 LEITH ST	01/18/22	WD	\$130,000	\$34,100	26.23	\$68,278	\$13,964	\$116,036	\$144,837	0.801	1,011	250	1 STY	36
41-04-251-009	3414 LEITH ST	07/06/21	WD	\$90,000	\$23,400	26.00	\$46,895	\$12,476	\$77,524	\$91,784	0.845	912	250	1 STY	36
41-04-277-002	3704 LEITH ST	04/27/23	WD	\$63,000	\$15,200	24.13	\$30,375	\$7,110	\$55,890	\$62,040	0.901	744	250	1 STY	36
	Avg										0.579				
	MED										0.623				
41-04-204-018	3225 STARKWEATHER ST	11/16/21	WD	\$77,200	\$24,000	31.09	\$47,956	\$12,754	\$64,446	\$93,872	0.687	1,158	250	1 STY	40
41-04-252-007	3402 DAKOTA AVE	09/23/22	WD	\$47,250	\$18,400	38.94	\$36,841	\$12,639	\$34,611	\$64,539	0.536	660	250	1 STY	40
47-33-451-019	3601 TERM ST	05/17/21	WD	\$100,000	\$40,500	40.50	\$80,967	\$14,523	\$85,477	\$177,184	0.482	1,757	250	1.75 STY	36
41-04-279-037	2801 N CENTER RD	06/16/23	WD	\$90,000	\$29,100	32.33	\$58,202	\$15,159	\$74,841	\$114,781	0.652	1,080	250	1.25 STY	36
47-33-451-019	3601 TERM ST	05/09/22	WD	\$150,500	\$40,500	26.91	\$80,967	\$14,523	\$135,977	\$177,184	0.767	1,757	250	1.75 STY	36
47-33-453-011	3820 HUGGINS ST	09/15/22	WD	\$65,000	\$28,600	44.00	\$57,272	\$16,932	\$48,068	\$107,573	0.447	1,189	250	2 STORY	36

**Totals: \$1,662,850 \$605,700 \$1,211,560 \$1,342,888 \$2,377,595**

Around \$55,000 Take in consideration unmodeled homes

Outlier															
47-33-452-032	3811 HUGGINS ST	08/05/22	WD	\$40,000	\$31,100	77.75	\$62,192	\$18,100	\$21,900	\$117,579	0.186	1,183	250	1.25 STY	31

ECF .450

ECF Area 255

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-04-226-049	3813 CRAIG DR	01/10/23	WD	\$100,000	\$45,000	45.00	\$90,091	\$13,321	\$86,679	\$153,540	0.565	1,038	255	1 STY	79
41-04-205-020	3611 CRAIG DR	08/29/23	WD	\$123,000	\$30,500	24.80	\$60,948	\$15,000	\$108,000	\$91,896	1.175	940	255	1 STY	75
41-04-226-041	3721 CRAIG DR	06/26/21	WD	\$62,500	\$36,300	58.08	\$72,555	\$13,321	\$49,179	\$118,468	0.415	1,008	255	1 STY	60
41-04-205-020	3611 CRAIG DR	04/06/23	WD	\$57,000	\$30,500	53.51	\$60,948	\$15,000	\$42,000	\$91,896	0.457	940	255	1 STY	60
41-04-276-013	3123 N CENTER RD	09/08/21	WD	\$90,000	\$46,100	51.22	\$92,276	\$36,009	\$53,991	\$112,534	0.480	1,188	255	1 STY	60
47-33-478-016	3705 DARCEY LN	09/07/22	WD	\$73,000	\$33,700	46.16	\$67,465	\$13,130	\$59,870	\$108,670	0.551	961	255	1 STY	60
47-33-476-050	3702 DARCEY LN	06/21/22	WD	\$75,000	\$33,700	44.93	\$67,499	\$12,759	\$62,241	\$109,480	0.569	1,012	255	1 STY	60
47-33-478-002	3728 JOAL LN	05/13/21	WD	\$87,000	\$35,200	40.46	\$70,394	\$15,451	\$71,549	\$109,886	0.651	1,036	255	1 STY	55
47-33-477-007	3702 ALDON LN	05/05/21	WD	\$78,017	\$30,900	39.61	\$61,720	\$13,110	\$64,907	\$97,220	0.668	923	255	1 STY	55
41-04-205-014	3614 WYOMING AVE	06/16/23	WD	\$57,500	\$23,100	40.17	\$46,162	\$15,000	\$42,500	\$62,324	0.682	778	255	1 STY	55
41-04-227-012	3722 CRAIG DR	02/20/23	WD	\$90,000	\$31,400	34.89	\$62,768	\$12,845	\$77,155	\$99,846	0.773	996	255	1 STY	60
41-04-227-010	3718 CRAIG DR	05/16/22	WD	\$102,000	\$34,200	33.53	\$68,334	\$13,359	\$88,641	\$109,950	0.806	1,008	255	1 STY	60
41-04-226-040	3717 CRAIG DR	02/14/22	WD	\$121,000	\$34,400	28.43	\$68,719	\$12,809	\$108,191	\$111,820	0.968	1,014	255	1 STY	60
Avg											0.638				
41-04-205-029	3537 CRAIG DR	02/25/22	WD	\$122,000	\$36,800	30.16	\$73,622	\$18,371	\$103,629	\$110,502	0.938	1,214	255	1.25 STY	60
47-33-477-021	3725 DOLPHAINE LN	07/16/21	WD	\$70,000	\$43,100	61.57	\$86,113	\$20,456	\$49,544	\$131,314	0.377	1,958	255	2 STORY	47
47-33-478-012	3606 SHERRY DR	07/11/23	WD	\$112,000	\$41,100	36.70	\$82,252	\$16,894	\$95,106	\$130,716	0.728	1,246	255	BI-LEVEL	78
47-33-477-008	3618 ALDON LN	12/29/21	WD	\$91,000	\$35,500	39.01	\$71,017	\$13,110	\$77,890	\$115,814	0.673	1,236	255	BI-LEVEL	74
41-04-203-008	3408 HUGGINS ST	06/06/23	WD	\$98,500	\$41,400	42.03	\$82,731	\$24,994	\$73,506	\$115,474	0.637	1,344	255	TRI-LEVEL	60
<b>Totals:</b>				<b>\$1,609,517</b>	<b>\$642,900</b>		<b>\$1,285,614</b>		<b>\$1,314,578</b>	<b>\$1,981,350</b>					

Around \$75,000

ECF .550

ECF Area 260

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	and + Year	Bldg. Residua	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-02-311-0142101	COPEMAN BLVD	12/12/22	WD	\$124,900	\$22,400	17.93	\$44,872	\$7,717	\$117,183	\$185,775	0.631	1,009	260	1 STY	79
40-02-327-040219	BROWNELL BLVD	10/27/22	QC	\$29,500	\$13,900	47.12	\$27,736	\$6,970	\$22,530	\$103,830	0.217	799	260	1 STY	67
40-02-179-014	2524 WALTER ST	07/28/23	WD	\$32,000	\$13,400	41.88	\$26,738	\$5,360	\$26,640	\$106,890	0.249	785	260	1 STY	67
40-02-306-0182352	COPEMAN BLVD	06/30/23	WD	\$35,000	\$14,000	40.00	\$28,005	\$6,616	\$28,384	\$106,945	0.265	919	260	1 STY	67
40-02-176-0231808	W JACKSON AVE	10/01/22	LC	\$40,000	\$13,100	32.75	\$26,267	\$5,165	\$34,835	\$105,510	0.330	728	260	1 STY	67
											0.265				
40-02-311-0022231	COPEMAN BLVD	12/02/21	WD	\$27,500	\$18,600	67.64	\$37,170	\$8,501	\$18,999	\$143,345	0.133	1,188	260	1.25 STY	62
40-02-307-001	2418 WELCH BLVD	08/10/22	WD	\$30,000	\$18,600	62.00	\$37,252	\$11,967	\$18,033	\$126,425	0.143	1,025	260	1.25 STY	67
40-02-306-020302	COPEMAN BLVD	11/16/21	WD	\$24,000	\$15,400	64.17	\$30,825	\$6,500	\$17,500	\$121,625	0.144	1,087	260	1.25 STY	67
40-02-179-013	2530 WALTER ST	11/18/22	WD	\$22,000	\$13,200	60.00	\$26,412	\$5,000	\$17,000	\$107,060	0.159	926	260	1.25 STY	67
40-02-178-041	2517 WALTER ST	08/18/22	WD	\$27,000	\$15,400	57.04	\$30,713	\$4,987	\$22,013	\$128,630	0.171	1,203	260	1.25 STY	67
40-02-176-00901	W DARTMOUTH ST	04/21/23	WD	\$25,000	\$13,500	54.00	\$26,962	\$5,000	\$20,000	\$109,810	0.182	946	260	1.25 STY	62
40-02-306-0192344	COPEMAN BLVD	04/21/21	WD	\$29,500	\$13,700	46.44	\$27,495	\$5,062	\$24,438	\$112,165	0.218	919	260	1.25 STY	67
40-02-178-018510	BROWNELL BLVD	11/22/21	QC	\$30,000	\$13,900	46.33	\$27,755	\$5,900	\$24,100	\$109,275	0.221	912	260	1.25 STY	67
40-02-377-0031701	GREENWAY AVE	09/24/21	WD	\$56,000	\$25,300	45.18	\$50,631	\$14,080	\$41,920	\$182,755	0.229	1,799	260	1.25 STY	62
40-02-311-0112125	COPEMAN BLVD	06/07/22	MLC	\$33,000	\$14,700	44.55	\$29,464	\$6,267	\$26,733	\$115,985	0.230	1,036	260	1.25 STY	67
40-02-310-0102238	COPEMAN BLVD	11/05/21	MLC	\$40,000	\$13,700	34.25	\$27,432	\$6,452	\$33,548	\$104,900	0.320	918	260	1.25 STY	67
40-02-178-018510	BROWNELL BLVD	06/10/22	WD	\$43,900	\$13,900	31.66	\$27,755	\$5,900	\$38,000	\$109,275	0.348	912	260	1.25 STY	67
40-02-458-021316	COPEMAN BLVD	03/01/23	WD	\$50,000	\$13,500	27.00	\$26,901	\$5,500	\$44,500	\$107,005	0.416	840	260	1.25 STY	62
40-02-310-0212208	COPEMAN BLVD	07/07/23	WD	\$76,000	\$13,300	17.50	\$23,606	\$1,836	\$74,164	\$108,850	0.681	919	260	1.25 STY	67
	Avg										0.257				
40-02-377-0141526	W PATERSON ST	07/19/23	WD	\$45,500	\$14,500	31.87	\$29,069	\$6,260	\$39,240	\$114,045	0.344	1,094	260	1.25 STY	59
40-02-451-0111311	GREENWAY AVE	05/13/21	WD	\$20,000	\$15,400	77.00	\$30,728	\$6,841	\$13,159	\$132,706	0.099	1,473	260	2 STORY	54
40-02-454-001	1624 WELCH BLVD	06/27/22	WD	\$40,000	\$18,900	47.25	\$37,877	\$11,682	\$28,318	\$145,528	0.195	1,616	260	2 STORY	54
40-02-380-0311801	COPEMAN BLVD	07/30/21	WD	\$25,000	\$17,800	71.20	\$35,582	\$10,000	\$15,000	\$142,122	0.106	1,626	260	2 STORY	59
40-02-379-0002007	COPEMAN BLVD	07/01/23	WD	\$30,000	\$17,800	59.33	\$35,567	\$4,926	\$25,074	\$170,228	0.147	1,668	260	2 STORY	59
40-02-377-0011607	GREENWAY AVE	06/08/21	WD	\$36,000	\$20,000	55.56	\$39,961	\$8,742	\$27,258	\$173,439	0.157	1,534	260	2 STORY	62
<b>Totals:</b>				<b>\$971,800</b>	<b>\$397,900</b>		<b>\$792,775</b>		<b>\$798,569</b>	<b>\$3,174,122</b>					

Around \$35,000-\$40,000

Outliers

40-02-160-0202713	BROWNELL BLVD	01/14/22	WD	\$17,500	\$11,400	65.14	\$22,832	\$4,983	\$12,517	\$89,245	0.140	728	260	1 STY	67
40-02-179-001	2726 WALTER ST	11/17/21	WD	\$17,000	\$14,400	84.71	\$28,798	\$6,699	\$10,301	\$110,495	0.093	731	260	1 STY	67

ECF .225

**ECF Area 265**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-02-283-018	2533 MT ELLIOTT AVE	06/30/22	WD	\$19,000	\$11,900	62.63	\$23,701	\$4,684	\$14,316	\$95,085	0.151	960	265	1.75 STY	59
40-02-283-018	2533 MT ELLIOTT AVE	07/29/22	WD	\$25,000	\$11,900	47.60	\$23,701	\$4,684	\$20,316	\$95,085	0.214	960	265	1.75 STY	59
40-02-404-017	2306 FOREST HILL AVE	12/13/22	CD	\$24,000	\$11,100	46.25	\$22,122	\$4,654	\$19,346	\$87,340	0.222	927	265	1.75 STY	59
40-02-456-013	1905 LAWNSDALE AVE	03/28/23	WD	\$33,750	\$15,500	45.93	\$31,003	\$4,392	\$29,358	\$133,055	0.221	1,422	265	2 STORY	60
40-02-427-014	2218 MILBOURNE AVE	05/09/21	WD	\$32,000	\$12,000	37.50	\$24,006	\$3,750	\$28,250	\$101,280	0.279	1,276	265	2 STORY	59
40-02-427-014	2218 MILBOURNE AVE	12/21/22	WD	\$38,000	\$12,000	31.58	\$24,006	\$3,750	\$34,250	\$101,280	0.338	1,276	265	2 STORY	59
40-02-457-014	1909 PROCTOR AVE	09/30/22	WD	\$23,500	\$16,700	71.06	\$33,310	\$4,062	\$19,438	\$146,240	0.133	1,632	265	2 STORY	59
<b>Totals:</b>				<b>\$195,250</b>	<b>\$91,100</b>		<b>\$181,849</b>		<b>\$165,274</b>	<b>\$759,365</b>					

Around \$20,000 to \$30,000s

ECF .225

ECF Area 270

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-01-354-007	405 ODETTE ST	09/14/22	WD	\$44,467	\$14,400	32.38	\$28,838	\$4,250	\$40,217	\$98,352	0.409	895	270	1.25 STY	74
40-01-304-006	409 W DAYTON ST	07/09/21	WD	\$21,100	\$10,000	47.39	\$20,055	\$3,918	\$17,182	\$80,685	0.213	810	270	1.25 STY	59
40-12-126-015	113 STOCKDALE ST	12/27/22	PTA	\$50,000	\$26,200	52.40	\$52,503	\$11,143	\$38,857	\$206,800	0.188	1,919	270	2 STORY	69
40-01-377-043	223 ODETTE ST	07/13/21	WD	\$26,900	\$15,400	57.25	\$30,832	\$4,808	\$22,092	\$130,120	0.170	1,634	270	2 STORY	60
40-01-359-008	523 GRACE ST	07/23/21	QC	\$22,000	\$11,700	53.18	\$23,456	\$4,457	\$17,543	\$94,995	0.185	1,144	270	2 STORY	59
40-01-380-047	118 STOCKDALE ST	04/06/22	WD	\$32,000	\$18,300	57.19	\$36,581	\$6,555	\$25,445	\$150,130	0.169	2,068	270	2 STORY	54
40-01-380-028	218 STOCKDALE ST	10/26/21	WD	\$18,000	\$12,600	70.00	\$25,290	\$3,622	\$14,378	\$108,340	0.133	1,560	270	TWO UNIT	49
<b>Totals:</b>				<b>\$214,467</b>	<b>\$108,600</b>		<b>\$217,555</b>		<b>\$175,714</b>	<b>\$869,422</b>					

Around high \$20,000

ECF

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

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

Close

**ECF Area 280**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-05-485-004	2518 CHURCHILL AVE	08/01/23	WD	\$15,000	\$11,300	75.33	\$22,566	\$6,075	\$8,925	\$73,293	0.122	649	280	1 STY	62
41-05-454-043	2221 AMOS DR	09/28/21	WD	\$24,000	\$14,500	60.42	\$28,922	\$15,919	\$8,081	\$57,791	0.140	740	280	1 STY	62
41-05-428-006	2600 COOK ST	05/26/23	WD	\$30,000	\$14,100	47.00	\$28,107	\$7,876	\$22,124	\$89,916	0.246	973	280	1 STY	62
41-05-454-043	2221 AMOS DR	02/11/22	QC	\$35,000	\$14,500	41.43	\$28,922	\$15,919	\$19,081	\$57,791	0.330	740	280	1 STY	62
41-05-481-037	2118 LEVERN ST	06/16/23	WD	\$30,000	\$18,800	62.67	\$37,531	\$16,525	\$13,475	\$93,360	0.144	1,058	280	1 STY	59
41-05-432-054	2701 WOODROW AVE	06/02/23	WD	\$23,000	\$13,200	57.39	\$26,477	\$5,217	\$17,783	\$94,489	0.188	916	280	1 STY	59
41-05-430-033	2521 WOODROW AVE	10/01/21	WD	\$40,000	\$14,200	35.50	\$28,380	\$5,795	\$34,205	\$100,378	0.341	916	280	1 STY	59
41-05-482-033	2621 CHURCHILL AVE	06/06/23	LC	\$25,000	\$8,400	33.60	\$16,781	\$5,199	\$19,801	\$51,476	0.385	736	280	1 STY	59
41-05-485-026	2621 DAVISON RD	08/20/21	QC	\$39,000	\$10,300	26.41	\$20,509	\$5,400	\$33,600	\$67,151	0.500	900	280	1.25 STY	49
41-05-426-012	2501 DELAWARE AVE	04/20/22	MLC	\$75,000	\$17,700	23.60	\$35,408	\$5,099	\$69,901	\$134,707	0.519	1,512	280	TWO UNIT	69
<b>Totals:</b>				<b>\$336,000</b>	<b>\$137,000</b>		<b>\$273,603</b>		<b>\$246,976</b>	<b>\$820,351</b>					

Around \$30,000

ECF .250

ECF Area 285

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.	
41-04-155-015	2917 OKLAHOMA AVE	05/20/21	WD	\$55,000	\$37,300	67.82	\$74,524	\$8,930	\$46,070	\$189,130	0.244	2,225	285	1 STY	63	
41-04-176-025	3237 LEITH ST	09/09/21	WD	\$80,000	\$41,700	52.13	\$83,368	\$13,655	\$66,345	\$249,734	0.266	2,292	285	1 STY	63	
41-04-332-019	3119 WOODROW AVE	07/01/21	WD	\$105,000	\$60,000	57.14	\$119,908	\$21,719	\$83,281	\$276,390	0.301	2,975	285	1 STY	67	
41-04-331-013	3213 RISEDORPH AVE	02/27/23	WD	\$49,000	\$25,400	51.84	\$59,795	\$6,458	\$42,542	\$118,232	0.360	960	285	1 STY	70	
41-04-180-001	3202 MARYLAND AVE	10/11/22	WD	\$55,000	\$20,700	37.64	\$41,461	\$8,370	\$46,630	\$88,243	0.528	803	285	1 STY	69	
41-04-177-019	3208 LEITH ST	06/10/22	WD	\$81,000	\$32,400	40.00	\$64,728	\$11,165	\$69,835	\$119,029	0.587	1,088	285	1 STY	79	
41-04-331-003	3212 BEECHWOOD AVE	01/14/22	WD	\$75,000	\$25,600	34.13	\$51,291	\$12,916	\$62,084	\$102,333	0.607	864	285	1 STY	63	
41-04-177-037	3161 DAKOTA AVE	12/09/22	WD	\$80,000	\$29,500	36.88	\$59,090	\$12,507	\$67,493	\$103,518	0.652	780	285	1 STY	74	
41-04-328-001	2620 BRANCH RD	07/14/23	WD	\$74,000	\$22,300	30.14	\$44,668	\$8,747	\$65,253	\$95,789	0.681	912	285	1 STY	69	
41-04-151-025	2921 LEITH ST	10/06/22	WD	\$86,000	\$28,000	32.56	\$56,066	\$6,116	\$79,884	\$111,000	0.720	969	285	1 STY	79	
41-04-178-043	3213 MARYLAND AVE	08/16/23	WD	\$61,000	\$16,700	27.38	\$33,408	\$7,225	\$53,775	\$69,821	0.770	720	285	1 STY	63	
										AVG	0.520					
										MED	0.587					
41-04-330-012	3132 BEECHWOOD AVE	05/09/22	WD	\$19,000	\$16,100	84.74	\$32,192	\$9,687	\$9,313	\$60,013	0.155	588	285	1 STY	60	
41-04-178-017	3232 DAKOTA AVE	05/04/23	WD	\$24,000	\$19,400	80.83	\$38,826	\$11,311	\$12,689	\$73,373	0.173	754	285	1 STY	60	
41-04-458-014	2002 STARKWEATHER ST	10/20/22	WD	\$21,000	\$17,100	81.43	\$34,254	\$9,056	\$11,944	\$67,195	0.178	719	285	1 STY	60	
41-04-377-026	3225 BENNETT AVE	01/20/23	WD	\$25,000	\$16,200	64.80	\$32,425	\$12,150	\$12,850	\$54,067	0.238	754	285	1 STY	55	
41-04-380-014	3213 HOLLY AVE	08/20/21	WD	\$20,000	\$13,400	67.00	\$26,799	\$6,075	\$13,925	\$55,264	0.252	799	285	1 STY	55	
41-04-459-028	3421 DAVISON RD	06/22/23	WD	\$35,200	\$23,500	66.76	\$47,078	\$6,750	\$28,450	\$107,541	0.265	988	285	1 STY	60	
41-04-459-028	3421 DAVISON RD	08/28/23	LC	\$43,000	\$23,500	54.65	\$47,078	\$6,750	\$36,250	\$107,541	0.337	988	285	1 STY	60	
41-04-331-001	3202 BEECHWOOD AVE	01/27/23	WD	\$36,000	\$19,400	53.89	\$38,735	\$7,893	\$28,107	\$82,245	0.342	1,036	285	1 STY	57	
41-04-384-009	3236 DALE AVE	09/09/21	WD	\$33,000	\$16,900	51.21	\$33,863	\$6,075	\$26,925	\$74,101	0.363	840	285	1 STY	60	
41-04-332-018	3115 WOODROW AVE	04/04/22	QC	\$35,000	\$17,700	50.57	\$35,434	\$12,916	\$22,084	\$60,048	0.368	846	285	1 STY	55	
41-04-380-023	2107 N AVERILL AVE	04/15/22	WD	\$30,000	\$15,000	50.00	\$29,966	\$6,449	\$23,551	\$62,712	0.376	800	285	1 STY	60	
41-04-180-006	3222 MARYLAND AVE	05/20/21	WD	\$30,500	\$13,600	44.59	\$27,261	\$6,813	\$23,687	\$54,528	0.434	720	285	1 STY	60	
41-04-455-028	2052 N AVERILL AVE	04/18/23	WD	\$65,000	\$26,500	40.77	\$52,927	\$8,022	\$56,978	\$119,747	0.476	1,008	285	1 STY	60	
41-04-458-024	3609 CHURCHILL AVE	07/01/22	WD	\$39,000	\$15,500	39.74	\$30,980	\$6,075	\$32,925	\$66,413	0.496	719	285	1 STY	60	
41-04-326-008	3127 DELAWARE AVE	06/10/22	WD	\$32,000	\$12,800	40.00	\$25,633	\$6,515	\$25,485	\$50,981	0.500	735	285	1 STY	55	
41-04-380-014	3213 HOLLY AVE	05/16/22	WD	\$37,830	\$13,400	35.42	\$26,799	\$6,075	\$31,755	\$55,264	0.575	799	285	1 STY	55	
41-04-380-011	3201 HOLLY AVE	05/31/22	WD	\$52,000	\$18,000	34.62	\$36,040	\$7,425	\$44,575	\$76,307	0.584	680	285	1 STY	55	
41-04-328-015	3152 DELAWARE AVE	04/14/23	WD	\$46,000	\$15,700	34.13	\$31,310	\$6,458	\$39,542	\$66,272	0.597	763	285	1 STY	55	
41-04-179-012	3140 MARYLAND AVE	06/21/22	WD	\$52,000	\$17,300	33.27	\$34,582	\$6,893	\$45,107	\$73,837	0.611	720	285	1 STY	60	
41-04-177-040	3213 DAKOTA AVE	04/04/23	WD	\$49,000	\$16,500	33.67	\$33,035	\$11,165	\$37,835	\$58,320	0.649	704	285	1 STY	60	
41-04-179-003	3112 MARYLAND AVE	04/07/23	WD	\$43,000	\$13,800	32.09	\$27,572	\$6,941	\$36,059	\$55,016	0.655	720	285	1 STY	60	
41-04-157-017	2929 DAKOTA AVE	06/23/23	WD	\$58,000	\$16,500	28.45	\$32,953	\$6,917	\$51,083	\$69,429	0.736	903	285	1 STY	60	
41-04-178-017	3232 DAKOTA AVE	08/18/23	MLC	\$70,000	\$19,400	27.71	\$38,826	\$11,311	\$58,689	\$73,373	0.800	754	285	1 STY	60	
										AVG	0.442					
										MED	0.434					
41-04-333-019	2415 N AVERILL AVE	06/29/21	WD	\$53,500	\$19,800	37.01	\$39,601	\$8,954	\$44,546	\$81,725	0.545	878	285	1 STY	50	
41-04-331-015	3217 RISEDORPH AVE	11/03/22	WD	\$42,000	\$21,900	52.14	\$43,898	\$7,175	\$34,825	\$81,607	0.427	939	285	1.25 STY	74	
41-04-460-031	3622 CHURCHILL AVE	10/12/22	WD	\$134,000	\$79,800	59.55	\$159,364	\$30,122	\$103,878	\$364,000	0.285	4,211	285	1.25 STY	62	
41-04-332-015	3152 RISEDORPH AVE	03/21/23	WD	\$25,000	\$15,800	63.20	\$31,650	\$6,458	\$18,542	\$67,179	0.276	940	285	1.25 STY	60	
41-04-332-027	3147 WOODROW AVE	03/14/23	WD	\$50,000	\$18,400	36.80	\$36,836	\$6,458	\$43,542	\$81,008	0.538	924	285	1.25 STY	60	
41-04-457-021	3323 CHURCHILL AVE	04/07/21	WD	\$55,000	\$24,700	44.91	\$49,434	\$6,750	\$48,250	\$113,824	0.424	1,435	285	2 STORY	60	
<b>Totals:</b>				<b>\$2,056,030</b>	<b>\$917,200</b>		<b>\$1,834,658</b>		<b>\$1,686,583</b>	<b>\$3,936,152</b>						

Around \$40,000

ECF Area 285

Outlier

41-04-457-019	3319 CHURCHILL AVE	07/27/21	WD	\$27,200	\$21,100	77.57	\$42,153	\$6,750	\$20,450	\$94,408	0.217	1,008	285	1 STY	63
41-04-331-002	3208 BEECHWOOD AVE	07/26/22	WD	\$15,000	\$12,700	84.67	\$25,367	\$6,458	\$8,542	\$50,424	0.169	790	285	1 STY	50

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

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

Close



ECF Area 290

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/ Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-04-431-010	3734 RISEDORPH AVE	04/13/23	WD	\$88,000	\$33,300	37.84	\$66,505	\$16,250	\$71,750	\$122,573	0.585	954	290	1 STY	74
41-04-434-011	3842 WOODROW AVE	02/10/23	WD	\$120,000	\$43,800	36.50	\$87,622	\$20,342	\$99,658	\$164,098	0.607	954	290	1 STY	79
41-04-277-093	3719 DAKOTA AVE	11/28/22	WD	\$120,000	\$42,200	35.17	\$84,461	\$20,638	\$99,362	\$155,666	0.638	1,021	290	1 STY	79
41-04-426-030	3829 DELAWARE AVE	06/14/22	WD	\$121,150	\$41,000	33.84	\$82,060	\$24,048	\$97,102	\$141,493	0.686	956	290	1 STY	75
41-04-426-030	3829 DELAWARE AVE	06/14/23	WD	\$136,000	\$41,000	30.15	\$82,060	\$24,048	\$111,952	\$141,493	0.791	956	290	1 STY	75
41-04-433-010	3734 WOODROW AVE	05/11/23	WD	\$132,500	\$34,200	25.81	\$68,302	\$16,250	\$116,250	\$126,956	0.916	954	290	1 STY	75
41-04-433-010	3734 WOODROW AVE	05/11/23	WD	\$132,500	\$34,200	25.81	\$68,302	\$16,250	\$116,250	\$126,956	0.916	954	290	1 STY	75
	Avg										0.734				
	MED										0.686				
41-04-433-019	3717 WHITTIER ST	05/26/21	WD	\$40,000	\$32,000	80.00	\$64,097	\$16,250	\$23,750	\$116,700	0.204	954	290	1 STY	64
41-04-429-003	3710 BEECHWOOD AVE	05/13/21	WD	\$40,000	\$28,900	72.25	\$57,818	\$16,250	\$23,750	\$101,385	0.234	954	290	1 STY	64
41-04-476-031	3717 BENNETT AVE	01/24/22	WD	\$58,000	\$34,800	60.00	\$69,555	\$19,424	\$38,576	\$122,271	0.315	1,021	290	1 STY	64
41-04-434-009	3834 WOODROW AVE	05/27/21	WD	\$65,000	\$34,700	53.38	\$69,384	\$16,791	\$48,209	\$128,276	0.376	954	290	1 STY	64
41-04-434-016	3813 WHITTIER ST	07/13/21	WD	\$60,000	\$30,400	50.67	\$60,860	\$16,250	\$43,750	\$108,805	0.402	954	290	1 STY	64
41-04-431-019	3717 WOODROW AVE	07/19/21	WD	\$60,000	\$30,200	50.33	\$60,462	\$16,250	\$43,750	\$107,834	0.406	954	290	1 STY	64
41-04-476-061	3802 BENNETT AVE	09/30/21	WD	\$100,000	\$48,500	48.50	\$97,010	\$32,019	\$67,981	\$158,515	0.429	1,491	290	1 STY	64
41-04-429-013	3742 BEECHWOOD AVE	11/30/22	WD	\$70,000	\$33,400	47.71	\$66,895	\$16,250	\$53,750	\$123,524	0.435	954	290	1 STY	64
41-04-430-023	3841 RISEDORPH AVE	02/11/22	WD	\$75,000	\$33,500	44.67	\$66,988	\$20,469	\$54,531	\$113,461	0.481	954	290	1 STY	64
41-04-476-002	3706 WHITTIER ST	03/17/23	WD	\$85,000	\$35,600	41.88	\$71,233	\$16,250	\$68,750	\$134,105	0.513	954	290	1 STY	64
41-04-476-008	3726 WHITTIER ST	04/29/22	WD	\$76,000	\$30,900	40.66	\$61,848	\$16,250	\$59,750	\$111,215	0.537	954	290	1 STY	64
41-04-476-006	3718 WHITTIER ST	05/17/21	WD	\$95,000	\$38,200	40.21	\$76,382	\$16,817	\$78,183	\$145,280	0.538	1,383	290	1 STY	64
41-04-426-032	3825 DELAWARE AVE	03/11/22	WD	\$93,000	\$37,700	40.54	\$75,320	\$24,576	\$68,424	\$123,766	0.553	956	290	1 STY	64
41-04-434-006	3822 WOODROW AVE	06/17/22	WD	\$78,000	\$30,000	38.46	\$60,008	\$16,250	\$61,750	\$106,727	0.579	954	290	1 STY	64
41-04-478-006	3818 HOLLY AVE	05/24/21	WD	\$85,000	\$32,100	37.76	\$64,271	\$16,259	\$68,741	\$117,102	0.587	906	290	1 STY	64
41-04-477-009	3730 HOLLY AVE	09/09/21	WD	\$93,000	\$33,500	36.02	\$66,908	\$16,209	\$76,791	\$123,656	0.621	904	290	1 STY	64
41-04-476-097	3727 HOLLY AVE	04/20/22	WD	\$101,000	\$36,400	36.04	\$72,722	\$22,603	\$78,397	\$122,241	0.641	902	290	1 STY	64
41-04-434-018	3821 WHITTIER ST	03/10/22	WD	\$100,000	\$34,500	34.50	\$68,950	\$16,250	\$83,750	\$128,537	0.652	954	290	1 STY	69
41-04-426-016	3801 DELAWARE AVE	06/24/22	WD	\$105,000	\$36,400	34.67	\$72,793	\$19,945	\$85,055	\$128,898	0.660	967	290	1 STY	64
41-04-431-020	3721 WOODROW AVE	01/14/22	WD	\$101,000	\$33,900	33.56	\$67,760	\$16,250	\$84,750	\$125,634	0.675	954	290	1 STY	64
41-04-279-001	3702 MARYLAND AVE	07/16/21	WD	\$120,000	\$40,200	33.50	\$80,376	\$23,874	\$96,126	\$137,810	0.698	1,027	290	1 STY	64
41-04-433-024	3737 WHITTIER ST	11/30/21	WD	\$95,000	\$31,100	32.74	\$62,220	\$16,250	\$78,750	\$112,122	0.702	954	290	1 STY	64
41-04-429-022	3729 RISEDORPH AVE	09/08/21	WD	\$105,000	\$33,900	32.29	\$67,777	\$16,250	\$88,750	\$125,676	0.706	954	290	1 STY	64
41-04-433-003	3710 WOODROW AVE	01/21/22	WD	\$97,000	\$31,300	32.27	\$62,660	\$16,250	\$80,750	\$113,195	0.713	954	290	1 STY	64
41-04-476-045	3724 BENNETT AVE	04/27/22	WD	\$120,000	\$39,400	32.83	\$78,842	\$23,368	\$96,632	\$135,302	0.714	1,021	290	1 STY	64
41-04-427-004	3710 DELAWARE AVE	07/23/21	WD	\$103,000	\$32,700	31.75	\$65,402	\$16,250	\$86,750	\$119,883	0.724	954	290	1 STY	64
41-04-476-025	3834 WHITTIER ST	01/31/22	WD	\$100,000	\$31,700	31.70	\$63,370	\$16,250	\$83,750	\$114,927	0.729	954	290	1 STY	64
41-04-428-024	3837 BEECHWOOD AVE	11/22/22	WD	\$113,000	\$35,500	31.42	\$71,048	\$17,736	\$95,264	\$130,029	0.733	954	290	1 STY	69

ECF Area 290

41-04-476-026	3838 WHITTIER ST	09/08/21	WD	\$106,500	\$32,800	30.80	\$65,631	\$16,250	\$90,250	\$120,441	0.749	954	290	1 STY	64
41-04-428-022	3829 BEECHWOOD AVE	06/01/21	WD	\$109,000	\$33,400	30.64	\$66,846	\$16,250	\$92,750	\$123,405	0.752	954	290	1 STY	64
41-04-428-012	3842 DELAWARE AVE	07/16/21	WD	\$120,000	\$38,500	32.08	\$76,987	\$25,995	\$94,005	\$124,371	0.756	956	290	1 STY	64
41-04-434-009	3834 WOODROW AVE	10/29/21	WD	\$115,900	\$34,700	29.94	\$69,384	\$16,791	\$99,109	\$128,276	0.773	954	290	1 STY	64
41-04-278-005	3720 DAKOTA AVE	03/07/22	WD	\$116,000	\$35,000	30.17	\$70,084	\$19,705	\$96,295	\$122,876	0.784	1,036	290	1 STY	64
41-04-429-026	3741 RISEBORPH AVE	06/09/21	WD	\$120,000	\$35,400	29.50	\$70,820	\$17,331	\$102,669	\$130,461	0.787	954	290	1 STY	69
41-04-427-017	3709 BEECHWOOD AVE	06/25/21	WD	\$115,000	\$33,800	29.39	\$67,692	\$16,250	\$98,750	\$125,468	0.787	954	290	1 STY	64
41-04-430-004	3814 BEECHWOOD AVE	08/27/21	WD	\$115,000	\$33,600	29.22	\$67,293	\$16,250	\$98,750	\$124,495	0.793	954	290	1 STY	64
41-04-477-005	3718 HOLLY AVE	06/30/21	WD	\$102,000	\$30,100	29.51	\$60,257	\$16,234	\$85,766	\$107,373	0.799	912	290	1 STY	64
41-04-476-079	3825 HOLLY AVE	09/15/21	WD	\$107,000	\$31,500	29.44	\$62,922	\$16,503	\$90,497	\$113,217	0.799	906	290	1 STY	64
41-04-429-004	3714 BEECHWOOD AVE	09/24/21	WD	\$111,000	\$31,900	28.74	\$63,753	\$16,250	\$94,750	\$115,861	0.818	954	290	1 STY	64
41-04-426-021	3821 DELAWARE AVE	07/15/22	WD	\$124,000	\$35,200	28.39	\$70,419	\$17,764	\$106,236	\$128,427	0.827	956	290	1 STY	64
41-04-434-008	3830 WOODROW AVE	08/31/21	WD	\$124,000	\$34,100	27.50	\$68,224	\$16,250	\$107,750	\$126,766	0.850	954	290	1 STY	64
41-04-430-012	3801 RISEBORPH AVE	08/25/23	WD	\$127,000	\$35,300	27.80	\$70,669	\$18,200	\$108,800	\$127,973	0.850	954	290	1 STY	64
110's										Avg	0.635				
										Med	0.700				
41-04-454-009	3602 BENNETT AVE	01/28/22	WD	\$39,000	\$26,600	68.21	\$53,211	\$14,625	\$24,375	\$94,112	0.259	894	290	1.25 STY	64
41-04-452-004	3514 WHITTIER ST	11/12/21	WD	\$45,000	\$27,400	60.89	\$54,769	\$14,986	\$30,014	\$97,032	0.309	894	290	1.25 STY	64
41-04-454-009	3602 BENNETT AVE	05/25/22	WD	\$85,000	\$26,600	31.29	\$53,211	\$14,625	\$70,375	\$94,112	0.748	894	290	1.25 STY	64
41-04-453-007	3316 BENNETT AVE	10/07/21	WD	\$128,000	\$32,400	25.31	\$64,707	\$15,275	\$112,725	\$120,566	0.935	900	290	1.25 STY	64
90's										Avg	0.563				
41-04-455-006	3316 HOLLY AVE	07/12/21	WD	\$51,000	\$28,500	55.88	\$57,088	\$16,250	\$34,750	\$99,605	0.349	1,039	290	1.25 STY	60
41-04-451-026	2301 STARKWEATHER ST	05/03/22	WD	\$47,000	\$30,700	65.32	\$61,434	\$16,250	\$30,750	\$110,205	0.279	964	290	2 STORY	64
41-04-454-023	3525 HOLLY AVE	10/19/22	WD	\$75,000	\$29,500	39.33	\$58,907	\$14,625	\$60,375	\$108,005	0.559	964	290	2 STORY	64
41-04-454-025	3605 HOLLY AVE	04/05/22	WD	\$70,000	\$26,000	37.14	\$51,974	\$14,625	\$55,375	\$91,095	0.608	964	290	2 STORY	64
41-04-451-026	2301 STARKWEATHER ST	04/20/23	WD	\$101,000	\$30,700	30.40	\$61,434	\$16,250	\$84,750	\$110,205	0.769	964	290	2 STORY	64
41-04-456-021	3525 DALE AVE	06/10/22	WD	\$109,900	\$32,400	29.48	\$64,734	\$14,625	\$95,275	\$122,217	0.780	1,155	290	2 STORY	64
41-04-456-022	3601 DALE AVE	06/06/23	WD	\$110,000	\$29,600	26.91	\$59,107	\$16,539	\$93,461	\$103,824	0.900	964	290	2 STORY	64
100's										Avg	0.649				
41-04-277-089	3701 DAKOTA AVE	05/20/21	WD	\$114,500	\$33,900	29.61	\$67,854	\$23,424	\$91,076	\$108,366	0.840	1,639	290	TRI-LEVEL	38
41-04-477-018	2002 N DEXTER ST	12/20/22	WD	\$68,000	\$53,300	78.38	\$106,697	\$41,131	\$26,869	\$159,917	0.168	1,781	290	TWO UNIT	60
<b>Totals:</b>				<b>\$5,938,950</b>	<b>\$2,114,000</b>		<b>\$4,228,379</b>		<b>\$4,808,031</b>	<b>\$7,554,780</b>					

Around 73500

ECF Area 290

41-04-431-010 3734 RISEDORPH AVE 07/19/22 CD \$49,000 \$33,300 67.96 \$66,505 \$16,250 \$32,750 \$122,573 0.267 954 290 1 STY 74

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

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

Close

ECF Area 295

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-02-351-004	3134 BEGOLE ST	03/18/22	WD	\$95,000	\$41,300	43.47	\$82,652	\$20,744	\$74,256	\$206,360	0.360	1,660	295	1 STY	69
40-03-427-014	2009 SENECA ST	12/23/21	WD	\$78,000	\$27,200	34.87	\$54,421	\$11,250	\$66,750	\$143,903	0.464	1,135	295	1 STY	69
40-02-355-019	3022 CONCORD ST	03/21/22	WD	\$78,000	\$29,900	38.33	\$59,829	\$15,201	\$62,799	\$148,760	0.422	1,316	295	1 STY	64
40-02-356-011	2929 MALLERY ST	08/11/22	WD	\$95,000	\$39,500	41.58	\$79,041	\$21,803	\$73,197	\$190,793	0.384	1,647	295	1 STY	64
40-02-356-017	2944 CONCORD ST	06/30/23	WD	\$60,000	\$26,400	44.00	\$52,729	\$16,958	\$43,042	\$119,237	0.361	952	295	1 STY	64
40-02-359-012	3007 CLEMENT ST	06/28/21	WD	\$78,000	\$29,300	37.56	\$58,538	\$15,953	\$62,047	\$141,950	0.437	1,097	295	1 STY	64
40-03-480-001	3433 CONCORD ST	05/24/22	WD	\$54,500	\$25,800	47.34	\$51,678	\$14,826	\$39,674	\$122,840	0.323	996	295	1 STY	64
40-03-481-012	3226 CLEMENT ST	03/01/22	WD	\$80,000	\$26,100	32.63	\$52,289	\$9,250	\$70,750	\$143,463	0.493	1,165	295	1 STY	64
40-03-427-002	2010 WABASH AVE	05/20/21	WD	\$63,000	\$23,400	37.14	\$46,756	\$13,678	\$49,322	\$110,260	0.447	1,010	295	1 STY	60
40-03-480-003	3421 CONCORD ST	07/07/23	WD	\$40,000	\$24,500	61.25	\$48,997	\$13,875	\$26,125	\$117,073	0.223	1,048	295	1 STY	60
40-02-356-022	2914 CONCORD ST	12/03/21	WD	\$80,000	\$28,600	35.75	\$57,258	\$17,545	\$62,455	\$132,377	0.472	1,191	295	2 STORY	64
40-02-356-026	1701 N BALLENGER HWY	03/06/23	WD	\$65,000	\$26,600	40.92	\$53,237	\$18,407	\$46,593	\$116,100	0.401	1,004	295	2 STORY	64
40-02-358-004	2943 CONCORD ST	11/16/22	WD	\$80,000	\$29,800	37.25	\$59,503	\$21,179	\$58,821	\$127,747	0.460	1,187	295	2 STORY	64
40-03-427-015	2005 SENECA ST	09/22/22	WD	\$95,000	\$23,700	24.95	\$47,316	\$9,000	\$86,000	\$127,720	0.673	1,200	295	2 STORY	64
40-03-477-004	3309 BEGOLE ST	07/13/21	WD	\$29,000	\$19,400	66.90	\$38,882	\$9,222	\$19,778	\$98,867	0.200	1,031	295	2 STORY	64
40-11-104-028	1401 N BALLENGER HWY	03/06/23	WD	\$65,000	\$27,100	41.69	\$54,166	\$17,699	\$47,301	\$121,557	0.389	1,004	295	2 STORY	64
40-02-357-026	3006 CLEMENT ST	02/24/22	WD	\$36,100	\$27,200	75.35	\$54,471	\$13,563	\$22,537	\$136,360	0.165	1,545	295	2 STORY	60
40-03-479-014	3216 CONCORD ST	07/07/23	WD	\$120,000	\$29,400	24.50	\$58,898	\$12,054	\$107,946	\$156,147	0.691	1,814	295	2 STORY	60
40-02-379-015	2102 WINONA ST	10/11/21	WD	\$97,000	\$52,300	53.92	\$104,529	\$20,422	\$76,578	\$280,357	0.273	2,687	295	TRI-LEVEL	69
<b>Totals:</b>				<b>\$1,388,600</b>	<b>\$557,500</b>		<b>\$1,115,190</b>		<b>\$1,095,971</b>	<b>\$2,741,870</b>					

Around 61000

40-02-351-018	3022 BEGOLE ST	11/17/21	WD	\$25,000	\$25,400	101.60	\$50,820	\$14,945	\$10,055	\$119,583	0.084	1,045	295	1 STY	64
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Single Family Economic Condition Factors X

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
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	0.325	0.325	0.325	0.325	0.325	0.325
1.5 STY	0.325	0.325	0.325	0.325	0.325	0.325
1.25 STY	0.325	0.325	0.325	0.325	0.325	0.325
BI-LEVEL	0.325	0.325	0.325	0.325	0.325	0.325
TRI-LEVEL	0.325	0.325	0.325	0.325	0.325	0.325
ESTATE HOME	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT	0.250	0.250	0.250	0.250	0.250	0.250
THREE UNIT	0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT	0.000	0.000	0.000	0.000	0.000	0.000

Close

ECF Area 300

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.	Land Value
40-10-227-003	3307 MACKIN RD	10/04/21	WD	\$78,000	\$41,500	53.21	\$83,002	\$16,250	\$61,750	\$166,880	0.370	1,345	300	1 STY	63	\$16,250
40-10-202-017	1315 SAN JUAN DR	01/20/23	WD	\$106,000	\$54,300	51.23	\$108,698	\$20,460	\$85,540	\$220,595	0.388	1,810	300	1 STY	63	\$20,460
40-10-201-010	1417 ELDORADO DR	03/09/22	WD	\$79,705	\$40,000	50.19	\$80,095	\$18,229	\$61,476	\$154,665	0.397	1,266	300	1 STY	63	\$18,229
40-10-227-003	3307 MACKIN RD	06/20/23	WD	\$90,500	\$41,500	45.86	\$83,002	\$16,250	\$74,250	\$166,880	0.445	1,345	300	1 STY	63	\$16,250
40-10-227-008	3201 MACKIN RD	07/28/23	MLC	\$99,000	\$40,500	40.91	\$80,941	\$16,250	\$82,750	\$161,728	0.512	1,506	300	1 STY	60	\$16,250
	Avg										0.422					
40-10-201-007	1433 ELDORADO DR	06/22/23	WD	\$165,000	\$57,300	34.73	\$114,591	\$25,035	\$139,965	\$223,890	0.625	1,831	300	1.25 STY	68	\$25,035
40-10-202-011	1306 ELDORADO DR	02/25/22	WD	\$140,000	\$69,400	49.57	\$138,772	\$20,976	\$119,024	\$294,490	0.404	2,513	300	2 STORY	68	\$20,976
40-10-204-066	3409 SANTA CLARA CT	09/24/22	WD	\$175,000	\$82,900	47.37	\$165,737	\$31,820	\$143,180	\$334,793	0.428	3,631	300	2 STORY	63	\$31,820
40-10-227-019	1430 ELDORADO DR	07/25/23	WD	\$125,000	\$56,700	45.36	\$113,369	\$18,667	\$106,333	\$236,755	0.449	2,114	300	2 STORY	63	\$18,667
40-10-202-026	3402 SANTA CRUZ DR	07/20/22	WD	\$170,000	\$69,700	41.00	\$150,694	\$41,941	\$128,059	\$243,840	0.525	2,525	300	2 STORY	60	\$41,312
40-10-204-011	3402 SANTA CLARA CT	06/15/22	WD	\$149,000	\$56,400	37.85	\$112,761	\$17,405	\$131,595	\$238,390	0.552	2,347	300	2 STORY	63	\$17,405
40-10-202-022	1345 SAN JUAN DR	11/24/21	WD	\$172,000	\$57,600	33.49	\$115,110	\$18,787	\$153,213	\$240,808	0.636	2,285	300	2 STORY	63	\$18,787
	Avg										0.499					
40-10-201-024	1317 ELDORADO DR	09/06/22	QC	\$112,300	\$51,100	45.50	\$102,164	\$21,830	\$90,470	\$247,182	0.366	2,353	300	TRI-LEVEL	60	\$21,830
<b>Totals:</b>				<b>\$1,661,505</b>	<b>\$718,900</b>		<b>\$1,448,936</b>		<b>\$1,377,605</b>	<b>\$2,930,894</b>						

Around \$115,000-\$120,000

Outlier

40-10-229-038	3217 PROSPECT ST	05/14/21	WD	\$160,000	\$113,600	71.00	\$227,107	\$39,706	\$120,294	\$468,503	0.257	3,787	300	2 STORY	68	\$39,706
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Single Family Economic Condition Factors ✕

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.425	0.425	0.425	0.425	0.425	0.425
1 STY	0.400	0.400	0.400	0.400	0.400	0.400
2 STORY	0.425	0.425	0.425	0.425	0.425	0.425
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	0.350	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	0.425	0.425	0.425	0.425	0.425	0.425
DUPLEX	0.425	0.425	0.425	0.425	0.425	0.425
TWO UNIT	0.425	0.425	0.425	0.425	0.425	0.425
THREE UNIT	0.425	0.425	0.425	0.425	0.425	0.425
FOUR UNIT	0.425	0.425	0.425	0.425	0.425	0.425

Close

**ECF Area 305**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-11-105-014	2957 MACKIN RD	02/15/22	WD	\$19,000	\$7,700	40.53	\$15,410	\$5,455	\$13,545	\$49,775	0.272	504	305	1 STY	60
40-10-279-003	1156 SUTTON AVE	03/21/23	WD	\$30,000	\$10,200	34.00	\$20,488	\$5,400	\$24,600	\$75,440	0.326	684	305	1 STY	60
40-10-278-029	3120 SLOAN ST	08/24/21	WD	\$23,000	\$7,500	32.61	\$15,031	\$5,533	\$17,467	\$47,490	0.368	576	305	1 STY	60
	AVG										0.322				
40-10-279-008	3031 RASKOB ST	12/30/22	WD	\$18,000	\$13,000	72.22	\$25,905	\$5,533	\$12,467	\$101,860	0.122	870	305	1 STY	69
40-11-105-002	3017 MACKIN RD	06/02/21	QC	\$25,000	\$16,800	67.20	\$33,540	\$5,443	\$19,557	\$140,485	0.139	1,455	305	1 STY	64
40-10-278-014	3119 RASKOB ST	05/24/21	WD	\$24,000	\$13,200	55.00	\$26,465	\$9,959	\$14,041	\$82,530	0.170	711	305	1 STY	64
40-10-234-014	2955 N STEVENSON ST	12/19/22	MLC	\$27,500	\$14,600	53.09	\$29,181	\$5,533	\$21,967	\$118,240	0.186	1,004	305	1 STY	69
40-10-278-015	3115 RASKOB ST	05/24/21	WD	\$24,000	\$11,100	46.25	\$22,264	\$5,533	\$18,467	\$83,655	0.221	711	305	1 STY	64
40-11-108-022	2932 WOLCOTT ST	04/21/23	WD	\$80,000	\$23,700	29.63	\$47,306	\$10,863	\$69,137	\$182,215	0.379	1,372	305	1 STY	64
40-10-277-009	3019 BERKLEY ST	03/01/23	LC	\$38,500	\$11,300	29.35	\$22,630	\$5,533	\$32,967	\$85,485	0.386	912	305	1 STY	64
40-10-280-044	3117 SLOAN ST	02/22/22	WD	\$103,000	\$31,000	30.10	\$59,681	\$25,485	\$77,515	\$183,080	0.423	1,467	305	1 STY	64
40-10-276-024	3102 RASKOB ST	06/16/23	QC	\$50,400	\$11,800	23.41	\$23,652	\$6,075	\$44,325	\$87,885	0.504	928	305	1 STY	64
40-10-229-029	1355 SUTTON AVE	03/07/22	WD	\$41,000	\$9,600	23.41	\$19,124	\$5,400	\$35,600	\$68,620	0.519	844	305	1 STY	64
40-10-229-029	1355 SUTTON AVE	02/04/22	WD	\$41,000	\$9,600	23.41	\$19,124	\$5,400	\$35,600	\$68,620	0.519	844	305	1 STY	64
	Avg										0.324				
40-10-230-003	1364 SUTTON AVE	06/02/23	WD	\$17,000	\$13,700	80.59	\$27,465	\$6,750	\$10,250	\$82,860	0.124	996	305	1.25 STY	60
40-11-105-003	3013 MACKIN RD	05/04/21	WD	\$18,000	\$13,300	73.89	\$26,687	\$5,444	\$12,556	\$84,972	0.148	1,185	305	1.25 STY	60
40-10-232-009	3013 WOLCOTT ST	06/16/22	WD	\$60,000	\$19,400	32.33	\$38,806	\$6,978	\$53,022	\$127,312	0.416	1,581	305	1.25 STY	60
	Avg										0.229				
40-11-108-017	2944 WOLCOTT ST	05/06/21	WD	\$29,000	\$13,700	47.24	\$27,490	\$5,400	\$23,600	\$88,360	0.267	996	305	1.25 STY	60
40-10-230-010	3018 WOLCOTT ST	12/22/21	WD	\$26,500	\$15,500	58.49	\$30,929	\$5,400	\$21,100	\$102,116	0.207	996	305	1.25 STY	64
40-10-276-016	3124 RASKOB ST	02/01/22	WD	\$30,000	\$17,100	57.00	\$34,192	\$5,533	\$24,467	\$88,182	0.277	1,238	305	BI-LEVEL	60
40-10-277-015	3044 RASKOB ST	03/18/22	WD	\$41,550	\$18,700	45.01	\$37,406	\$6,245	\$35,305	\$95,880	0.368	1,237	305	BI-LEVEL	60
40-10-277-016	3040 RASKOB ST	07/08/22	WD	\$40,000	\$17,300	43.25	\$34,523	\$5,533	\$34,467	\$89,200	0.386	1,223	305	BI-LEVEL	60
40-10-280-032	3101 SLOAN ST	08/31/23	WD	\$58,000	\$20,000	34.48	\$40,030	\$6,075	\$51,925	\$104,477	0.497	1,239	305	BI-LEVEL	60
40-10-234-021	3014 BERKLEY ST	03/10/23	WD	\$80,000	\$19,000	23.75	\$37,959	\$5,533	\$74,467	\$99,772	0.746	1,213	305	BI-LEVEL	64
<b>Totals:</b>				<b>\$944,450</b>	<b>\$358,800</b>		<b>\$715,288</b>		<b>\$778,414</b>	<b>\$2,338,511</b>					

Around \$30,000

### ECF Area 305

Single Family Economic Condition Factors ✕

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.250	0.250	0.250	0.250	0.250	0.250
1 STY	0.250	0.250	0.250	0.250	0.250	0.250
2 STORY	0.250	0.250	0.250	0.250	0.250	0.250
1.5 STY	0.250	0.250	0.250	0.250	0.250	0.250
1.25 STY	0.250	0.250	0.250	0.250	0.250	0.250
BI-LEVEL	0.325	0.325	0.325	0.325	0.325	0.325
TRI-LEVEL	0.325	0.325	0.325	0.325	0.325	0.325
ESTATE HOME	0.250	0.250	0.250	0.250	0.250	0.250
DUPLEX	0.250	0.250	0.250	0.250	0.250	0.250
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

Close

ECF Area 310

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-11-183-024	2640 RASKOB ST	05/27/22	WD	\$20,000	\$13,500	67.50	\$26,991	\$6,917	\$13,083	\$89,218	0.147	933	310	1 STY	60
40-11-179-002	1310 FOREST HILL AVE	07/23/21	WD	\$18,500	\$12,100	65.41	\$24,270	\$7,190	\$11,310	\$75,911	0.149	720	310	1 STY	60
40-11-130-030	2602 CLEMENT ST	03/31/23	WD	\$48,000	\$24,400	50.83	\$48,890	\$11,179	\$36,821	\$167,604	0.220	1,341	310	1 STY	60
40-11-158-011	2821 RASKOB ST	09/02/22	WD	\$30,000	\$12,900	43.00	\$25,825	\$5,948	\$24,052	\$88,342	0.272	955	310	1 STY	60
40-11-326-028	2616 SLOAN ST	05/26/23	WD	\$26,000	\$11,300	43.46	\$22,623	\$6,917	\$19,083	\$69,804	0.273	720	310	1 STY	55
40-11-251-021	2514 MACKIN RD	02/10/22	WD	\$30,000	\$12,300	41.00	\$24,598	\$6,798	\$23,202	\$79,111	0.293	772	310	1 STY	60
40-11-182-034	1207 FOREST HILL AVE	09/06/23	WD	\$36,000	\$13,600	37.78	\$27,291	\$7,088	\$28,912	\$89,791	0.322	867	310	1 STY	60
40-11-158-018	2820 SLOAN ST	09/14/22	WD	\$60,000	\$15,600	26.00	\$31,245	\$7,332	\$52,668	\$106,280	0.496	1,074	310	1 STY	60
Avg											0.271				
40-11-183-024	2640 RASKOB ST	07/17/23	WD	\$72,000	\$15,200	21.11	\$30,337	\$6,917	\$65,083	\$104,089	0.625	933	310	1 STY	70
40-11-179-010	2527 WOLCOTT ST	04/08/22	WD	\$24,000	\$18,200	75.83	\$36,367	\$8,078	\$15,922	\$125,729	0.127	1,036	310	1 STY	64
40-11-183-022	2648 RASKOB ST	03/01/23	WD	\$22,000	\$14,100	64.09	\$28,105	\$6,917	\$15,083	\$94,169	0.160	855	310	1 STY	64
40-11-182-008	2743 BERKLEY ST	04/09/21	WD	\$26,000	\$16,000	61.54	\$32,058	\$6,225	\$19,775	\$114,813	0.172	862	310	1 STY	69
40-11-202-027	2414 MALLERY ST	08/19/21	WD	\$33,000	\$15,700	47.58	\$31,330	\$7,185	\$25,815	\$107,311	0.241	936	310	1 STY	64
40-11-180-035	1257 FOREST HILL AVE	03/13/23	WD	\$29,000	\$12,100	41.72	\$24,100	\$7,088	\$21,912	\$75,609	0.290	660	310	1 STY	64
40-11-182-005	2755 BERKLEY ST	10/21/22	WD	\$70,000	\$21,800	31.14	\$43,640	\$9,526	\$60,474	\$151,618	0.399	1,289	310	1 STY	64
40-11-182-008	2743 BERKLEY ST	09/01/21	WD	\$56,000	\$16,000	28.57	\$32,058	\$6,225	\$49,775	\$114,813	0.434	862	310	1 STY	69
40-11-184-001	2765 RASKOB ST	09/20/22	WD	\$66,500	\$19,300	29.02	\$38,628	\$8,883	\$57,617	\$132,200	0.436	1,012	310	1 STY	69
40-11-153-008	2835 WOLCOTT ST	05/27/22	WD	\$59,000	\$14,700	24.92	\$29,395	\$5,400	\$53,600	\$106,644	0.503	850	310	1 STY	64
Avg											0.307				
40-11-201-021	2502 BEGOLE ST	07/08/22	WD	\$77,000	\$16,700	21.69	\$33,484	\$6,735	\$70,265	\$118,884	0.591	1,048	310	1.25 STY	75



ECF Area 310

40-11-179-033	2502 N STEVENSON ST	06/04/21	WD	\$25,500	\$21,000	82.35	\$42,041	\$7,472	\$18,028	\$153,640	0.117	1,571	310	1.25 STY	60
40-11-126-026	2612 MALLERY ST	04/20/23	WD	\$25,000	\$17,200	68.80	\$34,481	\$7,461	\$17,539	\$120,089	0.146	1,058	310	1.25 STY	60
40-11-132-007	2705 CLEMENT ST	07/12/22	WD	\$25,000	\$15,900	63.60	\$31,863	\$6,917	\$18,083	\$110,871	0.163	1,016	310	1.25 STY	60
40-11-182-029	2718 RASKOB ST	09/02/21	WD	\$25,000	\$14,500	58.00	\$28,902	\$6,879	\$18,121	\$97,880	0.185	1,009	310	1.25 STY	60
40-11-127-019	1515 LAVENDER AVE	07/23/21	WD	\$33,000	\$17,200	52.12	\$34,369	\$9,646	\$23,354	\$109,880	0.213	923	310	1.25 STY	60
40-11-177-028	2710 WOLCOTT ST	06/04/21	WD	\$32,500	\$15,700	48.31	\$31,494	\$6,075	\$26,425	\$112,973	0.234	1,204	310	1.25 STY	60
40-11-251-012	2427 BARTH ST	04/27/23	WD	\$25,000	\$11,700	46.80	\$23,375	\$6,750	\$18,250	\$73,889	0.247	1,000	310	1.25 STY	60
40-11-203-006	2517 MALLERY ST	04/28/21	WD	\$33,900	\$15,100	44.54	\$30,137	\$6,750	\$27,150	\$103,942	0.261	949	310	1.25 STY	60
40-02-380-023	2832 BEGOLE ST	07/24/23	WD	\$28,000	\$13,800	49.29	\$27,564	\$6,750	\$21,250	\$69,382	0.306	932	310	1.25 STY	60
40-11-180-007	2751 N STEVENSON ST	01/31/23	WD	\$45,000	\$15,700	34.89	\$31,477	\$8,888	\$36,112	\$100,396	0.360	1,035	310	1.25 STY	60
40-11-183-033	2612 RASKOB ST	12/27/22	WD	\$44,900	\$13,700	30.51	\$27,481	\$6,917	\$37,983	\$91,396	0.416	1,011	310	1.25 STY	60
40-11-156-023	1201 LAVENDER AVE	04/27/22	WD	\$60,000	\$14,500	24.17	\$29,071	\$6,308	\$53,692	\$101,169	0.531	904	310	1.25 STY	60
Avg											0.265				
40-11-177-006	2717 PROSPECT ST	08/16/23	WD	\$54,000	\$15,000	27.78	\$30,002	\$6,075	\$47,925	\$106,342	0.451	999	310	1.25 STY	64
40-11-184-011	2739 RASKOB ST	03/07/22	WD	\$73,000	\$15,000	20.55	\$30,045	\$6,225	\$66,775	\$105,867	0.631	987	310	1.25 STY	64
40-11-154-011	2821 N STEVENSON ST	09/20/23	WD	\$78,500	\$14,700	18.73	\$29,441	\$5,533	\$72,967	\$106,258	0.687	989	310	1.25 STY	64
Avg											0.589				
40-11-129-009	2831 CONCORD ST	06/26/23	WD	\$55,000	\$18,000	32.73	\$36,010	\$6,941	\$48,059	\$129,196	0.372	930	310	1.25 STY	75
40-11-127-025	2828 CONCORD ST	01/13/22	WD	\$70,000	\$18,200	26.00	\$36,306	\$7,158	\$62,842	\$129,547	0.485	930	310	1.25 STY	74
40-11-182-028	2722 RASKOB ST	01/05/22	WD	\$59,000	\$14,400	24.41	\$28,883	\$6,225	\$52,775	\$100,702	0.524	1,009	310	1.25 STY	74
Avg											0.460				
40-11-184-003	1156 LAVENDER AVE	08/30/21	WD	\$74,000	\$15,200	20.54	\$30,452	\$6,402	\$67,598	\$106,889	0.632	1,170	310	2 STORY	64
<b>Totals:</b>				<b>\$1,669,300</b>	<b>\$592,000</b>		<b>\$1,184,629</b>		<b>\$1,399,380</b>	<b>\$4,042,249</b>					
ECF .300	Around \$40,000														
Outlier															
40-11-158-023	1159 LAVENDER AVE	04/23/21	WD	\$17,500	\$14,000	80.00	\$27,909	\$8,300	\$9,200	\$87,151	0.106	884	310	1 STY	60

**ECF Area 315**

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-11-404-009	2201 N STEVENSON ST	06/30/23	QC	\$16,000	\$10,300	64.38	\$20,666	\$4,250	\$11,750	\$93,806	0.125	768	315	1 STY	60
40-11-404-009	2201 N STEVENSON ST	03/24/23	WD	\$16,500	\$10,300	62.42	\$20,666	\$4,250	\$12,250	\$93,806	0.131	768	315	1 STY	60
40-11-428-014	1717 WOLCOTT ST	05/06/22	WD	\$22,000	\$9,000	40.91	\$17,985	\$4,250	\$17,750	\$78,486	0.226	672	315	1 STY	55
40-11-226-006	921 WELCH BLVD	03/31/22	WD	\$35,000	\$12,200	34.86	\$24,463	\$5,911	\$29,089	\$106,011	0.274	1,092	315	1 STY	60
40-11-429-037	1910 BERKLEY ST	12/21/22	WD	\$40,000	\$9,800	24.50	\$19,646	\$4,250	\$35,750	\$87,977	0.406	720	315	1 STY	55
	Avg										0.233				
40-11-404-008	2205 N STEVENSON ST	03/13/23	WD	\$16,000	\$11,300	70.63	\$22,614	\$4,250	\$11,750	\$104,937	0.112	798	315	1 STY	69
40-11-402-012	2536 SLOAN ST	09/16/21	QC	\$15,000	\$10,300	68.67	\$20,523	\$4,267	\$10,733	\$92,891	0.116	791	315	1 STY	64
40-11-429-012	1713 N STEVENSON ST	04/02/21	MLC	\$16,000	\$10,200	63.75	\$20,326	\$4,250	\$11,750	\$91,863	0.128	720	315	1 STY	64
40-11-429-034	1922 BERKLEY ST	05/13/22	WD	\$20,000	\$12,400	62.00	\$24,789	\$4,250	\$15,750	\$117,366	0.134	911	315	1 STY	64
40-11-253-007	2301 BARTH ST	07/15/22	WD	\$22,000	\$12,400	56.36	\$24,712	\$4,250	\$17,750	\$116,926	0.152	826	315	1 STY	69
40-11-402-003	2501 RASKOB ST	05/24/23	WD	\$20,000	\$9,800	49.00	\$19,531	\$4,675	\$15,325	\$84,891	0.181	711	315	1 STY	64
40-11-401-006	2505 BERKLEY ST	11/11/22	WD	\$25,000	\$11,100	44.40	\$22,256	\$4,250	\$20,750	\$102,891	0.202	720	315	1 STY	69
40-11-476-006	1917 SLOAN ST	07/09/21	WD	\$28,500	\$11,400	40.00	\$22,864	\$4,244	\$24,256	\$106,400	0.228	728	315	1 STY	69
40-11-280-008	2021 MACKIN RD	09/03/21	WD	\$30,000	\$11,800	39.33	\$23,668	\$4,250	\$25,750	\$110,960	0.232	890	315	1 STY	64
40-11-402-007	2423 RASKOB ST	08/19/21	WD	\$27,000	\$8,900	32.96	\$17,777	\$4,250	\$22,750	\$77,297	0.294	672	315	1 STY	64
40-11-230-031	1601 DUPONT ST	07/07/23	WD	\$73,600	\$21,300	28.94	\$42,620	\$5,416	\$68,184	\$212,594	0.321	1,440	315	1 STY	64
	Avg										0.191				
40-11-407-047	2126 FLUSHING RD	12/20/21	LC	\$30,000	\$13,700	45.67	\$27,410	\$4,687	\$25,313	\$129,846	0.195	1,204	315	1.25 STY	60
40-11-280-010	2013 MACKIN RD	09/15/21	WD	\$17,500	\$13,000	74.29	\$26,023	\$4,250	\$13,250	\$124,417	0.106	1,243	315	2 STORY	60
40-11-405-003	1202 N CHEVROLET AVE	09/24/21	WD	\$76,000	\$29,000	38.16	\$58,011	\$6,855	\$69,145	\$341,040	0.203	3,307	315	TWO UNIT	79
40-11-405-003	1202 N CHEVROLET AVE	05/11/21	MLC	\$55,000	\$29,000	52.73	\$58,011	\$6,855	\$48,145	\$341,040	0.141	3,307	315	TWO UNIT	79
40-11-405-003	1202 N CHEVROLET AVE	10/26/22	WD	\$83,900	\$29,000	34.56	\$58,011	\$6,855	\$77,045	\$341,040	0.226	3,307	315	TWO UNIT	79
<b>Totals:</b>				<b>\$685,000</b>	<b>\$296,200</b>		<b>\$592,572</b>		<b>\$584,235</b>	<b>\$2,956,486</b>					

Around \$25,000- \$30,000

ECF .200

### ECF Area 325

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-12-128-023	1518 MASON ST	01/19/23	WD	\$24,000	\$10,500	43.75	\$21,025	\$5,260	\$18,740	\$63,060	0.297	704	325	1 STY	52
40-12-104-019	1629 SEMINOLE ST	05/31/22	WD	\$30,000	\$22,700	75.67	\$49,221	\$12,808	\$17,192	\$130,284	0.132	1,094	325	1 STY	57
40-12-352-009	1122 EIGHTH AVE	11/04/21	WD	\$24,000	\$13,800	57.50	\$27,687	\$8,348	\$15,652	\$77,356	0.202	768	325	1 STY	65
40-12-303-028	1322 PROSPECT ST	09/20/22	LC	\$30,000	\$16,000	53.33	\$32,018	\$5,000	\$25,000	\$108,072	0.231	990	325	1 STY	65
40-12-304-008	1505 PROSPECT ST	11/04/22	QC	\$27,000	\$10,900	40.37	\$21,700	\$5,000	\$22,000	\$66,800	0.329	624	325	1 STY	65
40-12-163-016	1230 CALDWELL AVE	04/06/23	WD	\$80,000	\$31,800	39.75	\$63,595	\$15,990	\$64,010	\$190,420	0.336	1,581	325	1 STY	63
40-12-106-030	1615 STONE ST	10/18/21	LC	\$45,000	\$24,600	54.67	\$49,153	\$7,320	\$37,680	\$167,332	0.225	2,495	325	2 STORY	47
40-12-156-032	1410 BEGOLE ST	06/01/21	WD	\$44,900	\$16,200	36.08	\$32,449	\$5,547	\$39,353	\$107,608	0.366	1,248	325	2 STORY	65
40-12-426-037	821 M L KING AVE	11/08/22	WD	\$161,000	\$61,600	38.26	\$123,228	\$20,063	\$140,937	\$375,883	0.375	4,486	325	2 STORY	55
40-12-402-028	308 SEVENTH AVE	08/18/23	WD	\$42,000	\$12,800	30.48	\$25,532	\$8,124	\$33,876	\$69,632	0.487	1,001	325	2 STORY	52
40-12-106-020	1659 N GRAND TRAVERSE	05/31/23	WD	\$109,900	\$22,100	20.11	\$44,299	\$6,573	\$103,327	\$150,904	0.685	1,630	325	2 STORY	65
40-12-107-010	1636 N GRAND TRAVERSE	11/21/22	WD	\$70,000	\$21,500	30.71	\$42,960	\$6,013	\$63,987	\$147,788	0.433	2,142	325	TWO UNIT	47
<b>Totals:</b>				<b>\$687,800</b>	<b>\$264,500</b>		<b>\$532,867</b>		<b>\$581,754</b>	<b>\$1,655,139</b>					

Around \$40,000

Single Family Economic Condition Factors ✕

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

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

Close

ECF Area 335

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-01-477-028	441 E PATERSON ST	06/08/22	WD	\$13,950	\$8,800	63.08	\$17,686	\$3,970	\$9,980	\$91,440	0.109	1,001	335	2 STORY	60
40-12-277-029	1303 ROOT ST	07/01/21	WD	\$20,000	\$13,900	69.50	\$27,765	\$2,776	\$17,224	\$146,994	0.117	1,686	335	TWO UNIT	64
40-12-277-029	1303 ROOT ST	03/06/23	MLC	\$50,000	\$13,900	27.80	\$27,765	\$2,776	\$47,224	\$146,994	0.321	1,686	335	TWO UNIT	64
<b>Totals:</b>				<b>\$83,950</b>	<b>\$36,600</b>		<b>\$73,216</b>		<b>\$74,428</b>	<b>\$385,428</b>					

Around \$25,000

Single Family Economic Condition Factors X

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.500	0.500	0.400	0.170	0.150	0.140
1 STY	0.500	0.500	0.400	0.170	0.150	0.140
2 STORY	0.500	0.500	0.400	0.170	0.150	0.140
1.5 STY	0.500	0.500	0.400	0.170	0.150	0.140
1.25 STY	0.500	0.500	0.400	0.170	0.150	0.140
BI-LEVEL	0.500	0.500	0.400	0.170	0.150	0.140
TRI-LEVEL	0.500	0.500	0.400	0.170	0.150	0.140
ESTATE HOME	0.500	0.500	0.400	0.170	0.150	0.140
DUPLEX	0.500	0.500	0.400	0.170	0.150	0.140
TWO UNIT	0.500	0.500	0.400	0.170	0.150	0.140
THREE UNIT	0.500	0.500	0.400	0.170	0.150	0.140
FOUR UNIT	0.500	0.500	0.400	0.170	0.150	0.140

Close

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-12-277-040	1321 ROOT ST	12/15/21	WD	\$150,000	\$72,700	48.47	\$145,431	\$33,613	\$116,387	\$263,101	0.442	1,722	340	1 STY	91
40-12-278-044	1217 CHIPPEWA ST	08/03/22	WD	\$147,000	\$85,000	57.82	\$169,974	\$58,982	\$88,018	\$261,158	0.337	1,655	340	1 STY	90
40-12-282-067	1129 CHIPPEWA ST	11/03/21	WD	\$155,000	\$72,100	46.52	\$144,182	\$20,838	\$134,162	\$290,221	0.462	1,764	340	1 STY	91
<b>Totals:</b>				<b>\$452,000</b>	<b>\$229,800</b>		<b>\$459,587</b>		<b>\$338,567</b>	<b>\$814,480</b>					

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ECF .425

ECF Area 345

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-07-276-026	1211 WILLOW ST	11/01/22	LC	\$46,200	\$13,100	28.35	\$26,280	\$10,320	\$35,880	\$86,270	0.416	936	345	1.25 STY	63
41-07-282-052	1233 POPLAR ST	04/09/21	QC	\$25,000	\$15,800	63.20	\$31,518	\$7,088	\$17,912	\$132,054	0.136	2,110	345	2 STORY	53
41-08-153-017	1415 POPLAR ST	10/20/21	QC	\$14,000	\$11,700	83.57	\$23,403	\$3,750	\$10,250	\$106,232	0.096	1,208	345	2 STORY	69
41-07-284-008	1368 ROOSEVELT AVE	10/15/21	WD	\$24,900	\$12,700	51.00	\$25,442	\$3,750	\$21,150	\$123,954	0.171	1,774	345	TWO UNIT	53
<b>Totals:</b>				<b>\$110,100</b>	<b>\$53,300</b>		<b>\$106,643</b>		<b>\$85,192</b>	<b>\$448,511</b>					

Around \$25,000

Single Family Economic Condition Factors ✕

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.185	0.185	0.185	0.185	0.185	0.185
1 STY	0.185	0.185	0.185	0.185	0.185	0.185
2 STORY	0.185	0.185	0.185	0.185	0.185	0.185
1.5 STY	0.185	0.185	0.185	0.185	0.185	0.185
1.25 STY	0.185	0.185	0.185	0.185	0.185	0.185
BI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT	0.175	0.175	0.175	0.175	0.175	0.175
THREE UNIT	0.175	0.175	0.175	0.175	0.175	0.175
FOUR UNIT	0.175	0.175	0.175	0.175	0.175	0.175

Close

ECF Area 350

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-08-181-003	1710 KENTUCKY AVE	10/05/22	WD	\$10,000	\$8,600	86.00	\$17,222	\$4,600	\$5,400	\$63,110	0.086	704	350	1 STY	47
41-08-106-006	1516 ILLINOIS AVE	07/19/21	QC	\$15,000	\$12,900	86.00	\$25,872	\$6,072	\$8,928	\$99,000	0.090	1,032	350	1 STY	52
41-08-185-010	1738 KANSAS AVE	06/09/23	LC	\$15,000	\$9,000	60.00	\$18,070	\$5,171	\$9,829	\$64,495	0.152	864	350	1 STY	45
41-08-138-009	1318 CRONK AVE	08/19/21	WD	\$16,250	\$8,500	52.31	\$17,064	\$5,394	\$10,856	\$58,350	0.186	704	350	1 STY	45
41-08-179-026	1727 KENTUCKY AVE	09/13/21	QC	\$15,500	\$8,100	52.26	\$16,272	\$4,600	\$10,900	\$58,360	0.187	696	350	1 STY	48
41-08-185-007	1726 KANSAS AVE	11/12/21	QC	\$15,900	\$8,300	52.20	\$16,546	\$5,362	\$10,538	\$55,920	0.188	740	350	1 STY	45
41-08-107-003	1518 WISCONSIN AVE	01/10/22	WD	\$24,500	\$12,300	50.20	\$24,569	\$4,412	\$20,088	\$100,785	0.199	884	350	1 STY	69
41-08-128-008	1622 INDIANA AVE	08/30/22	WD	\$24,500	\$11,500	46.94	\$26,067	\$9,200	\$15,300	\$69,335	0.221	746	350	1 STY	55
41-08-134-003	1710 WISCONSIN AVE	07/21/23	WD	\$29,000	\$12,900	44.48	\$25,780	\$6,900	\$22,100	\$94,400	0.234	816	350	1 STY	48
41-08-104-025	1533 ILLINOIS AVE	07/07/23	WD	\$30,000	\$9,800	32.67	\$19,577	\$4,600	\$25,400	\$74,885	0.339	830	350	1 STY	45
41-08-137-013	1701 PENNSYLVANIA AVE	08/31/21	WD	\$12,000	\$7,500	62.50	\$15,097	\$3,756	\$8,244	\$56,705	0.145	792	350	1.25 STY	45
41-08-131-004	1606 IOWA AVE	08/04/22	WD	\$17,800	\$9,800	55.06	\$19,539	\$5,019	\$12,781	\$72,600	0.176	1,011	350	1.25 STY	46
41-08-131-004	1606 IOWA AVE	12/28/22	WD	\$20,000	\$9,800	49.00	\$19,539	\$5,019	\$14,981	\$72,600	0.206	1,011	350	1.25 STY	46
41-08-128-014	1646 INDIANA AVE	08/03/22	WD	\$26,000	\$9,200	35.38	\$18,352	\$6,004	\$19,996	\$61,740	0.324	1,070	350	1.25 STY	45
41-08-179-002	1216 MINNESOTA AVE	02/22/23	WD	\$45,000	\$18,500	41.11	\$39,665	\$7,228	\$37,772	\$148,900	0.254	1,794	350	1.25 STY	55
41-08-127-017	1721 INDIANA AVE	08/09/21	LC	\$30,800	\$15,000	48.70	\$29,907	\$4,600	\$26,200	\$126,535	0.207	1,388	350	1.25 STY	60
41-08-135-007	1606 CRONK AVE	06/24/22	WD	\$36,000	\$14,800	41.11	\$29,521	\$6,900	\$29,100	\$113,105	0.257	875	350	1.25 STY	62
41-08-104-021	1515 ILLINOIS AVE	11/09/22	WD	\$17,000	\$10,000	58.82	\$20,069	\$4,600	\$12,400	\$77,345	0.160	1,056	350	2 STORY	45
41-08-181-030	1813 NEBRASKA AVE	07/01/21	WD	\$45,000	\$10,000	22.22	\$20,097	\$4,600	\$40,400	\$77,485	0.521	924	350	2 STORY	45
41-08-104-001	1502 INDIANA AVE	11/05/21	WD	\$37,500	\$8,500	22.67	\$17,010	\$4,600	\$32,900	\$62,050	0.530	1,014	350	2 STORY	45
41-08-179-001	1220 MINNESOTA AVE	02/22/23	WD	\$45,000	\$18,500	41.11	\$39,063	\$7,228	\$37,772	\$148,900	0.254	1,794	350	2 STORY	55
41-08-128-009	1626 INDIANA AVE	02/17/23	MLC	\$45,000	\$11,300	25.11	\$22,698	\$4,600	\$40,400	\$90,490	0.446	974	350	2 STORY	60
41-08-180-001	1636 KENTUCKY AVE	02/10/22	WD	\$25,000	\$19,300	77.20	\$38,568	\$6,004	\$18,996	\$162,820	0.117	2,123	350	THREE UNIT	53
41-08-185-003	1710 KANSAS AVE	04/20/21	WD	\$24,900	\$13,900	55.82	\$27,724	\$5,265	\$19,635	\$112,295	0.175	1,232	350	TWO UNIT	49
41-08-185-003	1710 KANSAS AVE	03/19/23	WD	\$38,000	\$13,900	36.58	\$27,724	\$5,265	\$32,735	\$112,295	0.292	1,232	350	TWO UNIT	49
41-08-105-018	1445 KEARSLEY PARK BLVD	04/11/23	WD	\$50,000	\$13,400	26.80	\$26,827	\$4,632	\$45,368	\$110,975	0.409	1,267	350	TWO UNIT	55
41-08-104-015	1552 INDIANA AVE	09/09/21	WD	\$43,000	\$19,700	45.81	\$39,394	\$4,600	\$38,400	\$173,970	0.221	1,224	350	TWO UNIT	79
<b>Totals:</b>				<b>\$753,650</b>	<b>\$325,000</b>		<b>\$657,833</b>		<b>\$607,419</b>	<b>\$2,519,450</b>					

Around \$25,000-\$35,000

41-08-183-001	1702 NEBRASKA AVE	04/19/21	WD	\$22,000	\$16,000	72.73	\$38,876	\$15,293	\$6,707	\$83,915	0.080	979	350	1.25 STY	45
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ECF Area 355

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-08-211-011	1306 N FRANKLIN AVE	07/29/22	LC	\$38,000	\$10,300	27.11	\$20,524	\$4,400	\$33,600	\$71,662	0.469	849	355	1 STY	50
41-08-235-018	2429 PENNSYLVANIA AVE	01/07/22	WD	\$28,000	\$9,500	33.93	\$19,061	\$9,020	\$18,980	\$44,627	0.425	525	355	1 STY	50
41-08-238-010	2618 PENNSYLVANIA AVE	02/09/22	WD	\$12,000	\$8,600	71.67	\$17,129	\$4,400	\$7,600	\$56,573	0.134	735	355	1 STY	60
41-08-209-007	2306 ILLINOIS AVE	08/24/21	WD	\$20,000	\$14,900	74.50	\$29,702	\$5,044	\$14,956	\$109,591	0.136	960	355	1 STY	60
41-08-254-003	2210 KENTUCKY AVE	06/08/21	WD	\$18,000	\$12,200	67.78	\$24,463	\$4,950	\$13,050	\$86,724	0.150	816	355	1 STY	60
41-08-211-019	1405 MAPLEWOOD AVE	10/13/22	QC	\$20,000	\$9,800	49.00	\$19,692	\$4,400	\$15,600	\$67,964	0.230	640	355	1 STY	60
41-08-277-009	2618 MISSOURI AVE	04/26/22	WD	\$22,000	\$10,000	45.45	\$20,090	\$4,408	\$17,592	\$69,698	0.252	864	355	1 STY	60
41-08-209-019	2309 WISCONSIN AVE	01/04/23	WD	\$26,000	\$11,000	42.31	\$21,932	\$5,044	\$20,956	\$75,058	0.279	672	355	1 STY	60
41-08-232-004	2418 WISCONSIN AVE	08/06/21	WD	\$32,000	\$13,500	42.19	\$26,928	\$8,844	\$23,156	\$80,373	0.288	785	355	1 STY	60
41-08-210-009	2302 WISCONSIN AVE	07/26/21	WD	\$30,000	\$10,200	34.00	\$20,417	\$4,180	\$25,820	\$72,164	0.358	792	355	1 STY	60
41-08-276-011	2401 KENTUCKY AVE	11/12/21	WD	\$40,000	\$12,400	31.00	\$24,875	\$5,500	\$34,500	\$86,111	0.401	757	355	1 STY	60
41-08-278-008	2430 KENTUCKY AVE	07/11/23	WD	\$70,000	\$13,300	19.00	\$26,645	\$4,510	\$65,490	\$98,378	0.666	759	355	1 STY	60
41-08-233-004	2602 WISCONSIN AVE	09/08/23	WD	\$61,250	\$11,000	17.96	\$22,052	\$4,400	\$56,850	\$78,453	0.725	900	355	1 STY	60
Avg											0.329				
41-08-232-017	2423 OHIO AVE	09/18/23	QC	\$5,000	\$14,900	298.00	\$29,868	\$4,510	\$490	\$101,432	0.005	830	355	1 STY	69
41-08-235-006	2401 PENNSYLVANIA AVE	09/20/22	QC	\$25,000	\$14,300	57.20	\$28,668	\$4,804	\$20,196	\$95,456	0.212	900	355	1 STY	69
41-08-282-001	2502 NEBRASKA AVE	03/03/22	WD	\$29,000	\$16,200	55.86	\$32,340	\$8,800	\$20,200	\$94,160	0.215	740	355	1 STY	64
41-08-254-019	2305 NEBRASKA AVE	11/28/22	WD	\$21,000	\$11,700	55.71	\$23,395	\$4,950	\$16,050	\$73,780	0.218	720	355	1 STY	64
41-08-215-007	2306 PENNSYLVANIA AVE	11/09/21	WD	\$22,000	\$12,300	55.91	\$24,581	\$4,587	\$17,413	\$79,976	0.218	728	355	1 STY	64
41-08-251-033	2013 KENTUCKY AVE	06/17/21	WD	\$34,000	\$18,100	53.24	\$36,122	\$8,800	\$25,200	\$109,288	0.231	962	355	1 STY	64
41-08-254-019	2305 NEBRASKA AVE	06/07/21	WD	\$22,000	\$11,700	53.18	\$23,395	\$4,950	\$17,050	\$73,780	0.231	720	355	1 STY	64
41-08-276-002	2408 MISSOURI AVE	09/09/21	WD	\$80,000	\$50,500	63.13	\$109,090	\$17,835	\$62,165	\$249,732	0.249	2,292	355	1 STY	63
41-08-251-046	2110 MISSOURI AVE	12/10/21	WD	\$45,000	\$14,300	31.78	\$28,592	\$5,984	\$39,016	\$90,432	0.431	924	355	1 STY	64
Avg											0.223				
41-08-281-006	2428 NEBRASKA AVE	09/14/21	WD	\$32,000	\$15,300	47.81	\$30,517	\$5,610	\$26,390	\$110,698	0.238	1,219	355	1.25 STY	60
41-08-238-002	2506 PENNSYLVANIA AVE	07/19/21	WD	\$30,000	\$11,300	37.67	\$22,652	\$4,358	\$25,642	\$81,307	0.315	920	355	1.25 STY	60
41-08-238-014	2601 MISSOURI AVE	04/22/22	WD	\$35,000	\$12,700	36.29	\$25,403	\$4,400	\$30,600	\$93,347	0.328	995	355	1.25 STY	60
41-08-238-002	2506 PENNSYLVANIA AVE	10/24/22	WD	\$32,500	\$11,300	34.77	\$22,652	\$4,358	\$28,142	\$81,307	0.346	920	355	1.25 STY	60
41-08-231-012	2509 WISCONSIN AVE	11/01/21	WD	\$40,000	\$13,800	34.50	\$29,533	\$8,800	\$31,200	\$83,258	0.375	828	355	1.25 STY	60
Avg											0.320				
41-08-231-002	2506 ILLINOIS AVE	09/15/21	WD	\$39,500	\$17,100	43.29	\$34,256	\$8,800	\$30,700	\$101,824	0.302	1,162	355	1.25 STY	64
41-08-251-042	2123 KENTUCKY AVE	08/10/21	WD	\$30,400	\$14,800	48.68	\$29,598	\$6,558	\$23,842	\$92,160	0.259	934	355	1.25 STY	64
41-08-211-024	1301 MAPLEWOOD AVE	06/23/22	QC	\$20,000	\$12,100	60.50	\$24,175	\$4,400	\$15,600	\$87,889	0.177	1,350	355	1.5 STY	50
41-08-237-018	2433 MISSOURI AVE	06/24/22	WD	\$35,000	\$17,500	50.00	\$35,031	\$9,020	\$25,980	\$104,044	0.250	1,164	355	1.5 STY	64
41-08-278-010	2438 KENTUCKY AVE	09/18/23	QC	\$14,000	\$16,300	116.43	\$32,505	\$4,510	\$9,490	\$111,980	0.085	1,080	355	1.5 STY	64
41-08-203-010	1714 ARLINGTON AVE	06/17/22	WD	\$21,000	\$10,600	50.48	\$21,115	\$4,458	\$16,542	\$74,031	0.223	924	355	1.75 STY	55
41-08-203-005	1806 ARLINGTON AVE	11/04/22	WD	\$20,000	\$12,200	61.00	\$24,410	\$4,472	\$15,528	\$88,613	0.175	924	355	1.75 STY	60
41-08-207-033	1509 ARLINGTON AVE	10/08/21	WD	\$16,000	\$13,300	83.13	\$26,663	\$4,400	\$11,600	\$98,947	0.117	1,284	355	TWO UNIT	60
41-08-207-033	1509 ARLINGTON AVE	01/19/22	WD	\$30,000	\$13,300	44.33	\$26,663	\$4,400	\$25,600	\$98,947	0.259	1,284	355	TWO UNIT	60
41-08-253-005	1918 KENTUCKY AVE	07/15/21	WD	\$55,000	\$23,400	42.55	\$46,899	\$5,940	\$49,060	\$163,836	0.299	1,914	355	TWO UNIT	69
<b>Totals:</b>				<b>\$1,150,650</b>	<b>\$525,700</b>		<b>\$1,061,633</b>		<b>\$931,846</b>	<b>\$3,437,600</b>					

Around \$30,000



ECF Area 360

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-09-208-002	3406 PITKIN AVE	07/31/23	WD	\$25,000	\$16,800	67.20	\$33,568	\$5,625	\$19,375	\$79,837	0.243	858	360	1 STY	60
41-09-202-024	3601 MARMION AVE	05/30/23	QC	\$26,000	\$16,100	61.92	\$32,251	\$6,250	\$19,750	\$74,289	0.266	652	360	1 STY	60
41-09-233-008	3826 PITKIN AVE	08/11/23	WD	\$25,000	\$12,500	50.00	\$25,021	\$5,000	\$20,000	\$57,203	0.350	735	360	1 STY	60
41-09-228-021	3737 IVANHOE AVE	02/18/22	WD	\$37,000	\$16,500	44.59	\$33,099	\$5,625	\$31,375	\$78,497	0.400	967	360	1 STY	60
41-09-232-022	3723 LORRAINE AVE	11/30/21	WD	\$35,000	\$15,300	43.71	\$30,653	\$5,625	\$29,375	\$71,509	0.411	772	360	1 STY	60
41-09-208-017	3410 PITKIN AVE	03/06/23	WD	\$43,000	\$18,900	43.95	\$37,754	\$8,438	\$34,562	\$83,760	0.413	806	360	1 STY	60
41-09-227-014	3821 MARMION AVE	07/05/23	LC	\$35,000	\$14,500	41.43	\$28,958	\$5,000	\$30,000	\$68,451	0.438	672	360	1 STY	60
41-09-232-022	3723 LORRAINE AVE	05/13/21	WD	\$40,000	\$15,300	38.25	\$30,653	\$5,625	\$34,375	\$71,509	0.481	772	360	1 STY	60
41-09-230-030	3712 IVANHOE AVE	08/31/22	WD	\$74,900	\$27,300	36.45	\$54,538	\$16,875	\$58,025	\$107,609	0.539	1,002	360	1 STY	60
41-09-208-015	3421 BREWSTER AVE	09/14/23	WD	\$52,500	\$14,900	28.38	\$29,879	\$5,663	\$46,837	\$69,189	0.677	735	360	1 STY	60
Avg											0.422				
41-09-209-016	3421 BRENT AVE	10/12/22	WD	\$134,000	\$90,000	67.16	\$204,567	\$37,934	\$96,066	\$364,000	0.264	4,211	360	1 STY	62
41-09-206-007	1620 NEWCOMBE ST	08/08/23	QC	\$28,000	\$14,400	51.43	\$28,740	\$6,294	\$21,706	\$64,131	0.338	735	360	1 STY	64
41-09-233-003	3810 PITKIN AVE	10/01/21	WD	\$30,000	\$15,300	51.00	\$30,662	\$5,000	\$25,000	\$73,320	0.341	752	360	1 STY	64
41-09-231-046	1601 N CENTER RD	04/15/22	WD	\$54,900	\$26,500	48.27	\$53,015	\$18,125	\$36,775	\$99,686	0.369	985	360	1 STY	64
41-09-205-004	1730 DOROTHY DR	08/13/21	WD	\$41,000	\$16,800	40.98	\$33,609	\$6,279	\$34,721	\$78,086	0.445	779	360	1 STY	64
41-09-231-010	3842 IVANHOE AVE	12/10/21	LC	\$38,663	\$16,000	41.38	\$34,983	\$10,000	\$28,663	\$62,809	0.456	735	360	1 STY	64
41-09-208-010	3401 BREWSTER AVE	09/15/21	WD	\$45,900	\$18,300	39.87	\$36,696	\$9,063	\$36,837	\$78,951	0.467	735	360	1 STY	64
41-09-231-010	3842 IVANHOE AVE	11/17/21	WD	\$38,000	\$13,500	35.53	\$26,983	\$5,000	\$33,000	\$62,809	0.525	735	360	1 STY	64
41-09-230-006	3728 IVANHOE AVE	06/22/22	WD	\$53,000	\$16,800	31.70	\$33,521	\$5,625	\$47,375	\$79,703	0.594	1,016	360	1 STY	64
41-09-204-006	1702 EARLMOOR BLVD	02/24/23	WD	\$61,000	\$18,200	29.84	\$36,389	\$7,051	\$53,949	\$83,823	0.644	941	360	1 STY	64
41-09-231-007	3826 IVANHOE AVE	04/01/22	WD	\$62,900	\$17,200	27.34	\$34,374	\$5,000	\$57,900	\$83,926	0.690	735	360	1 STY	64
Avg											0.467				
41-09-202-023	3517 MARMION AVE	08/30/23	LC	\$41,500	\$19,600	47.23	\$39,111	\$6,250	\$35,250	\$93,889	0.375	963	360	1.25 STY	60
41-09-202-023	3517 MARMION AVE	08/23/23	WD	\$30,000	\$19,600	65.33	\$39,111	\$6,250	\$23,750	\$93,889	0.253	963	360	1.25 STY	60
41-09-234-015	1402 N DEXTER ST	02/14/22	WD	\$69,000	\$23,200	33.62	\$46,313	\$6,757	\$62,243	\$113,017	0.551	1,456	360	TWO UNIT	64
41-09-230-029	1601 N VIRGINIA ST	07/01/21	WD	\$105,000	\$67,100	63.90	\$145,086	\$28,705	\$76,295	\$276,389	0.276	2,975	360	TWO UNIT	67
<b>Totals:</b>				<b>\$1,226,263</b>	<b>\$560,600</b>		<b>\$1,159,534</b>		<b>\$993,204</b>	<b>\$2,470,277</b>					

Around \$35,000

Outlier

41-09-228-022	3741 IVANHOE AVE	07/15/22	WD	\$75,000	\$13,800	18.40	\$27,549	\$5,625	\$69,375	\$62,640	1.108	735	360	1 STY	64
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ECF .350

**ECF Area 365**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-11-351-049	2713 GOLFSIDE LN	10/01/21	WD	\$80,000	\$40,000	50.00	\$79,949	\$26,607	\$53,393	\$148,172	0.360	1,034	365	1 STY	64
40-11-303-016	2726 THOMAS ST	10/06/22	WD	\$59,900	\$26,900	44.91	\$53,705	\$12,600	\$47,300	\$114,181	0.414	1,031	365	1.25 STY	60
40-11-353-019	2564 THOMAS ST	03/22/22	WD	\$43,100	\$28,900	67.05	\$57,745	\$11,988	\$31,112	\$127,103	0.245	1,091	365	1.25 STY	64
40-11-351-004	2818 GOLFSIDE LN	07/19/22	WD	\$51,000	\$31,400	61.57	\$62,708	\$14,911	\$36,089	\$132,769	0.272	1,031	365	1.25 STY	64
40-11-302-020	2737 THOMAS ST	05/13/22	WD	\$52,000	\$32,200	61.92	\$64,330	\$12,600	\$39,400	\$143,694	0.274	1,249	365	1.25 STY	64
40-11-376-001	2565 TIFFIN ST	11/17/22	WD	\$55,000	\$31,300	56.91	\$62,649	\$16,890	\$38,110	\$127,108	0.300	1,039	365	1.25 STY	64
40-11-303-019	2714 THOMAS ST	01/19/22	WD	\$45,000	\$25,700	57.11	\$51,414	\$12,600	\$32,400	\$107,817	0.301	1,026	365	1.25 STY	64
40-11-351-057	2613 THOMAS ST	04/18/23	WD	\$87,000	\$47,900	55.06	\$95,724	\$24,436	\$62,564	\$198,022	0.316	1,905	365	1.25 STY	69
40-11-304-037	707 FREMONT ST	04/26/23	WD	\$62,750	\$27,400	43.67	\$54,743	\$12,843	\$49,907	\$116,389	0.429	1,062	365	1.25 STY	64
40-11-303-042	2721 NORBERT ST	08/10/21	WD	\$87,900	\$36,400	41.41	\$72,702	\$13,050	\$74,850	\$165,700	0.452	1,421	365	1.25 STY	69
40-11-303-049	2617 NORBERT ST	04/05/22	WD	\$77,900	\$32,300	41.46	\$64,672	\$13,418	\$64,482	\$142,372	0.453	1,207	365	1.25 STY	64
40-11-304-039	619 FREMONT ST	08/02/21	WD	\$81,000	\$30,500	37.65	\$60,909	\$15,546	\$65,454	\$126,008	0.519	1,040	365	1.25 STY	64
40-11-303-019	2714 THOMAS ST	06/21/23	WD	\$75,000	\$25,700	34.27	\$51,414	\$12,600	\$62,400	\$107,817	0.579	1,026	365	1.25 STY	64
40-11-304-004	2806 NORBERT ST	01/17/23	WD	\$92,000	\$29,100	31.63	\$58,189	\$12,375	\$79,625	\$127,261	0.626	1,074	365	1.25 STY	64
40-11-303-046	2705 NORBERT ST	10/21/22	WD	\$72,000	\$32,700	45.42	\$65,365	\$12,375	\$59,625	\$147,194	0.405	1,034	365	1.25 STY	74
Townhomes															
40-11-329-061	2530 ORCHARD LN	02/21/23	WD	\$95,500	\$38,900	40.73	\$77,729	\$14,107	\$81,393	\$187,124	0.435	2,093	365	2 STORY	64
40-11-329-049	1002 FREMONT ST	10/07/22	WD	\$88,900	\$29,600	33.30	\$59,102	\$10,710	\$78,190	\$142,329	0.549	1,427	365	2 STORY	64
40-11-329-066	2540 ORCHARD LN	04/26/23	WD	\$92,000	\$29,300	31.85	\$58,681	\$7,720	\$84,280	\$149,885	0.562	1,752	365	2 STORY	64
40-11-329-063	2534 ORCHARD LN	03/20/23	WD	\$90,000	\$28,700	31.89	\$57,407	\$7,767	\$82,233	\$146,000	0.563	1,737	365	2 STORY	64

**Totals:            \$1,387,950    \$604,900                    \$1,209,137                    \$1,122,807    \$2,656,947**

Around \$70,000

40-11-351-102	2729 GOLFSIDE LN	06/23/21	WD	\$42,000	\$33,000	78.57	\$65,985	\$18,924	\$23,076	\$130,725	0.177	1,196	365	1.25 STY	64
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HOUSES ECF .400

TOWNOMES .500

ECF Area 370

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-11-378-014	2529 TYRONE ST	05/05/21	WD	\$24,000	\$16,100	67.08	\$32,216	\$11,000	\$13,000	\$47,147	0.276	720	370	1 STY	41
40-14-228-030	1926 MONTEITH ST	05/02/23	WD	\$29,500	\$19,500	66.10	\$38,940	\$11,400	\$18,100	\$61,200	0.296	768	370	1 STY	45
40-14-253-048	725 DICKINSON ST	11/17/22	WD	\$40,000	\$18,400	46.00	\$36,768	\$11,000	\$29,000	\$57,262	0.506	720	370	1 STY	41
40-11-329-024	2556 BAGLEY ST	04/15/22	WD	\$40,000	\$17,600	44.00	\$35,244	\$13,246	\$26,754	\$48,884	0.547	672	370	1 STY	40
40-11-378-011	2541 TYRONE ST	09/15/23	WD	\$25,000	\$24,900	99.60	\$49,719	\$11,918	\$13,082	\$84,002	0.156	1,064	370	1 STY	55
40-14-203-022	2206 MONTEITH ST	07/23/21	WD	\$25,200	\$22,100	87.70	\$44,129	\$11,537	\$13,663	\$72,427	0.189	672	370	1 STY	60
40-11-331-012	2531 BAGLEY ST	11/01/21	WD	\$26,500	\$21,200	80.00	\$42,443	\$10,560	\$15,940	\$70,851	0.225	672	370	1 STY	55
40-14-201-025	2129 CARTIER ST	09/12/23	WD	\$31,551	\$23,500	74.48	\$47,075	\$13,535	\$18,016	\$74,533	0.242	790	370	1 STY	55
40-11-376-014	2525 TIFFIN ST	01/25/22	WD	\$37,000	\$25,000	67.57	\$49,956	\$11,000	\$26,000	\$86,569	0.300	860	370	1 STY	55
40-14-252-058	701 FRANK ST	04/02/21	WD	\$44,000	\$27,300	62.05	\$54,531	\$11,537	\$32,463	\$95,542	0.340	1,012	370	1 STY	60
40-11-376-014	2525 TIFFIN ST	02/03/23	WD	\$42,000	\$25,000	59.52	\$49,956	\$11,000	\$31,000	\$86,569	0.358	860	370	1 STY	55
40-14-229-015	1909 MONTEITH ST	05/14/21	WD	\$41,000	\$22,700	55.37	\$45,497	\$11,151	\$29,849	\$76,324	0.391	720	370	1 STY	60
40-11-376-027	2534 PADUCAH ST	09/24/21	WD	\$40,300	\$22,300	55.33	\$44,542	\$10,780	\$29,520	\$75,027	0.393	752	370	1 STY	55
40-11-331-029	2526 TIFFIN ST	03/25/22	WD	\$43,000	\$23,200	53.95	\$46,489	\$10,780	\$32,220	\$79,353	0.406	867	370	1 STY	55
40-11-377-028	2536 TYRONE ST	09/02/22	WD	\$45,000	\$23,800	52.89	\$47,521	\$11,000	\$34,000	\$81,158	0.419	720	370	1 STY	60
40-14-228-038	1826 MONTEITH ST	06/29/21	WD	\$47,500	\$24,800	52.21	\$49,689	\$11,305	\$36,195	\$85,298	0.424	720	370	1 STY	60
40-11-331-027	2534 TIFFIN ST	12/09/22	WD	\$45,000	\$23,200	51.56	\$46,414	\$11,170	\$33,830	\$78,320	0.432	720	370	1 STY	55
40-11-331-010	2539 BAGLEY ST	05/18/22	WD	\$45,000	\$22,800	50.67	\$45,611	\$10,560	\$34,440	\$77,891	0.442	720	370	1 STY	60
40-14-276-022	2019 CARTIER ST	08/08/23	WD	\$57,500	\$28,500	49.57	\$56,936	\$16,809	\$40,691	\$89,171	0.456	785	370	1 STY	60
40-11-377-015	2531 PADUCAH ST	05/31/23	WD	\$46,350	\$22,700	48.98	\$45,334	\$11,000	\$35,350	\$76,298	0.463	720	370	1 STY	55
40-14-276-009	718 DICKINSON ST	05/21/21	WD	\$50,000	\$24,400	48.80	\$48,727	\$12,160	\$37,840	\$81,260	0.466	720	370	1 STY	60
40-11-377-006	2559 PADUCAH ST	10/07/22	WD	\$62,000	\$29,700	47.90	\$59,485	\$11,513	\$50,487	\$106,604	0.474	1,023	370	1 STY	60
40-11-376-025	2542 PADUCAH ST	06/08/21	WD	\$54,000	\$25,600	47.41	\$51,209	\$10,780	\$43,220	\$89,842	0.481	992	370	1 STY	60
40-11-376-022	2550 PADUCAH ST	09/03/21	WD	\$55,000	\$24,900	45.27	\$49,805	\$10,780	\$44,220	\$86,722	0.510	947	370	1 STY	55
40-11-377-020	2564 TYRONE ST	10/11/22	WD	\$82,000	\$35,700	43.54	\$71,413	\$18,698	\$63,302	\$117,144	0.540	1,218	370	1 STY	60
40-14-228-024	2034 MONTEITH ST	07/18/23	WD	\$64,000	\$26,400	41.25	\$52,743	\$12,217	\$51,783	\$90,058	0.575	768	370	1 STY	60
40-11-376-028	2530 PADUCAH ST	08/30/21	WD	\$63,000	\$24,700	39.21	\$49,382	\$10,780	\$52,220	\$85,782	0.609	728	370	1 STY	60
40-14-201-015	910 FRANK ST	04/02/21	WD	\$85,900	\$30,000	34.92	\$60,096	\$14,637	\$71,263	\$101,020	0.705	955	370	1 STY	60
40-14-253-011	814 FRANK ST	02/10/22	WD	\$74,000	\$25,400	34.32	\$50,773	\$11,154	\$62,846	\$88,042	0.714	955	370	1 STY	55
40-14-252-033	853 FRANK ST	07/22/22	WD	\$95,000	\$30,800	32.42	\$61,676	\$12,681	\$82,319	\$108,878	0.756	1,100	370	1 STY	60
40-14-201-024	2133 CARTIER ST	01/12/23	WD	\$81,000	\$25,800	31.85	\$51,538	\$12,867	\$68,133	\$85,936	0.793	862	370	1 STY	60
	Avg										0.454				
	MED										0.442				
40-11-378-020	2552 ALTOONA ST	10/20/21	WD	\$40,000	\$23,900	59.75	\$47,736	\$10,560	\$29,440	\$87,473	0.337	768	370	1 STY	63
40-14-229-046	1916 CARTIER ST	10/15/21	WD	\$38,000	\$21,700	57.11	\$43,310	\$11,623	\$26,377	\$74,558	0.354	672	370	1 STY	63
40-14-228-025	2026 MONTEITH ST	03/10/23	WD	\$110,000	\$34,600	31.45	\$69,116	\$11,852	\$98,148	\$134,739	0.728	1,427	370	1 STY	68

ECF Area 370

40-11-331-030	2522 TIFFIN ST	11/28/22	WD	\$54,900	\$28,300	51.55	\$56,580	\$10,780	\$44,120	\$107,765	0.409	840	370	1 STY	74
40-11-377-011	2543 PADUCAH ST	07/27/21	WD	\$70,000	\$25,200	36.00	\$50,497	\$11,000	\$59,000	\$92,934	0.635	728	370	1 STY	74
40-14-252-054	713 FRANK ST	07/28/22	WD	\$74,000	\$30,500	41.22	\$60,989	\$11,537	\$62,463	\$116,358	0.537	930	370	1 STY	74
40-14-229-023	1813 MONTEITH ST	07/23/21	WD	\$35,000	\$27,800	79.43	\$55,647	\$11,045	\$23,955	\$104,946	0.228	860	370	1 STY	75
40-14-229-023	1813 MONTEITH ST	03/23/23	WD	\$45,000	\$27,800	61.78	\$55,647	\$11,045	\$33,955	\$104,946	0.324	860	370	1 STY	75
40-14-252-035	845 FRANK ST	05/05/23	WD	\$95,900	\$34,800	36.29	\$69,546	\$12,055	\$83,845	\$135,273	0.620	955	370	1 STY	80
40-11-458-018	2308 MONTEITH ST	09/29/22	WD	\$92,500	\$26,500	28.65	\$53,063	\$11,768	\$80,732	\$91,767	0.880	1,072	370	1.25 STY	55
40-14-201-001	460 DOUGHERTY PL	05/18/21	WD	\$62,000	\$30,600	49.35	\$61,124	\$24,959	\$37,041	\$80,367	0.461	1,131	370	1.5 STY	45
40-11-352-015	507 MARQUETTE ST	06/03/21	WD	\$47,000	\$23,700	50.43	\$47,426	\$13,676	\$33,324	\$75,000	0.444	1,042	370	1.5 STY	55
40-11-380-008	802 MARQUETTE ST	02/22/23	WD	\$75,000	\$34,500	46.00	\$69,084	\$13,140	\$61,860	\$124,320	0.498	1,424	370	1.5 STY	60
40-14-229-020	1821 MONTEITH ST	11/18/21	WD	\$65,000	\$27,600	42.46	\$55,292	\$11,473	\$53,527	\$97,376	0.550	1,424	370	1.5 STY	55
40-14-253-006	834 FRANK ST	10/25/21	WD	\$86,000	\$31,400	36.51	\$62,897	\$12,021	\$73,979	\$113,058	0.654	1,423	370	1.5 STY	60
40-14-229-006	2019 MONTEITH ST	06/28/21	WD	\$85,000	\$28,800	33.88	\$57,514	\$11,537	\$73,463	\$102,171	0.719	1,268	370	1.5 STY	55
Avg											0.573				
40-14-201-018	501 PERRY ST	06/06/22	WD	\$55,000	\$34,000	61.82	\$67,901	\$12,652	\$42,348	\$129,998	0.326	1,465	370	1.5 STY	63
40-14-276-041	2008 W UNIVERSITY AVE	10/13/22	WD	\$86,000	\$34,400	40.00	\$68,707	\$11,537	\$74,463	\$134,518	0.554	1,510	370	1.5 STY	63
40-14-252-028	925 FRANK ST	08/30/21	WD	\$87,000	\$33,000	37.93	\$66,030	\$16,097	\$70,903	\$117,489	0.603	1,151	370	1.5 STY	69
40-11-353-014	2523 NORBERT ST	11/28/22	WD	\$82,000	\$39,400	48.05	\$78,795	\$10,340	\$71,660	\$161,071	0.445	1,214	370	1.5 STY	74
40-11-381-014	2432 NORBERT ST	07/30/21	WD	\$97,000	\$36,600	37.73	\$73,150	\$10,780	\$86,220	\$146,753	0.588	1,246	370	1.5 STY	74
40-11-381-014	2432 NORBERT ST	03/27/23	WD	\$97,000	\$36,600	37.73	\$73,150	\$10,780	\$86,220	\$146,753	0.588	1,246	370	1.5 STY	74
40-11-353-030	2524 THOMAS ST	06/23/23	WD	\$80,000	\$40,900	51.13	\$81,735	\$10,780	\$69,220	\$157,678	0.439	1,598	370	1.75 STY	60
40-14-201-023	2201 CARTIER ST	02/22/22	WD	\$81,000	\$32,500	40.12	\$64,933	\$12,015	\$68,985	\$117,596	0.587	1,452	370	1.75 STY	60
40-14-201-028	2121 CARTIER ST	06/25/21	WD	\$85,000	\$28,300	33.29	\$56,536	\$12,250	\$72,750	\$98,413	0.739	1,152	370	1.75 STY	60
40-14-229-027	2066 CARTIER ST	07/20/23	WD	\$103,000	\$32,400	31.46	\$64,792	\$11,537	\$91,463	\$118,344	0.773	1,452	370	1.75 STY	60
40-14-252-038	833 FRANK ST	03/31/23	WD	\$120,000	\$34,800	29.00	\$69,506	\$12,347	\$107,653	\$127,020	0.848	1,536	370	1.75 STY	60
40-11-353-032	2516 THOMAS ST	07/25/23	WD	\$111,000	\$31,100	28.02	\$62,224	\$10,780	\$100,220	\$114,320	0.877	1,408	370	1.75 STY	54
Avg											0.710				

ECF Area 370

40-14-201-014	402 DOUGHERTY PL	08/03/22	WD	\$111,000	\$41,100	37.03	\$82,114	\$21,908	\$89,092	\$141,661	0.629	1,629	370	1.75 STY	63
40-11-379-003	624 MARQUETTE ST	10/31/22	WD	\$115,000	\$44,100	38.35	\$88,187	\$13,565	\$101,435	\$175,581	0.578	1,626	370	1.75 STY	74
40-11-380-005	814 MARQUETTE ST	05/24/22	WD	\$69,900	\$38,500	55.08	\$77,081	\$12,948	\$56,952	\$128,266	0.444	1,481	370	2 STORY	60
40-11-382-008	2453 NORBERT ST	06/02/23	WD	\$82,475	\$45,700	55.41	\$91,410	\$11,000	\$71,475	\$160,820	0.444	1,802	370	2 STORY	60
40-14-228-042	701 DUPONT ST	04/29/22	WD	\$74,000	\$35,100	47.43	\$70,102	\$14,690	\$59,310	\$110,824	0.535	1,266	370	2 STORY	60
40-14-253-001	854 FRANK ST	08/29/22	WD	\$82,900	\$37,700	45.48	\$75,373	\$20,325	\$62,575	\$110,096	0.568	1,248	370	2 STORY	55
40-14-126-003	2467 THOMAS ST	07/15/22	WD	\$72,000	\$31,200	43.33	\$62,352	\$11,000	\$61,000	\$102,704	0.594	1,287	370	2 STORY	55
40-14-126-018	321 WELLER ST	06/29/22	WD	\$121,000	\$46,900	38.76	\$93,772	\$19,120	\$101,880	\$149,304	0.682	1,726	370	2 STORY	55
40-14-252-034	849 FRANK ST	06/27/22	WD	\$101,000	\$37,100	36.73	\$74,243	\$12,029	\$88,971	\$124,428	0.715	1,495	370	2 STORY	55
40-11-378-036	2502 ALTOONA ST	07/25/23	WD	\$111,000	\$40,400	36.40	\$80,751	\$19,372	\$91,628	\$122,758	0.746	1,272	370	2 STORY	60
Avg											0.591				
40-11-380-012	726 DOUGHERTY PL	02/16/22	WD	\$60,000	\$31,800	53.00	\$63,620	\$13,093	\$46,907	\$101,054	0.464	1,184	370	2 STORY	63
40-11-382-001	416 MARQUETTE ST	09/09/21	WD	\$95,000	\$43,600	45.89	\$87,134	\$15,844	\$79,156	\$142,580	0.555	1,559	370	2 STORY	63
40-11-380-019	618 DOUGHERTY PL	08/29/22	WD	\$95,000	\$42,300	44.53	\$84,605	\$18,663	\$76,337	\$131,884	0.579	1,273	370	2 STORY	69
40-14-252-029	919 FRANK ST	04/22/21	WD	\$80,000	\$33,400	41.75	\$66,767	\$10,278	\$69,722	\$112,978	0.617	1,015	370	2 STORY	69
40-14-228-027	2014 MONTEITH ST	03/10/23	WD	\$110,000	\$38,200	34.73	\$76,499	\$11,537	\$98,463	\$129,924	0.758	1,590	370	2 STORY	63
Avg											0.595				
40-11-352-026	2522 NORBERT ST	10/12/22	WD	\$93,000	\$39,500	42.47	\$79,035	\$11,000	\$82,000	\$136,070	0.603	1,184	370	2 STORY	73
<b>Totals:</b>				<b>\$5,173,876</b>	<b>\$2,256,300</b>		<b>\$4,511,829</b>		<b>\$4,224,983</b>	<b>\$7,839,049</b>					

Around 66000

40-11-379-012	602 MARQUETTE ST	12/23/21	WD	\$85,000	\$58,200	68.47	\$116,302	\$29,447	\$55,553	\$173,710	0.320	2,113	370	2 STORY	55
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Single Family Economic Condition Factors ✕

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.650	0.650	0.650	0.650	0.650	0.665
1 STY	0.500	0.500	0.500	0.500	0.500	0.475
2 STORY	0.575	0.575	0.575	0.575	0.575	0.550
1.5 STY	0.550	0.550	0.550	0.550	0.550	0.525
1.25 STY	0.550	0.550	0.550	0.550	0.550	0.525
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	0.550	0.550	0.550	0.550	0.550	0.550
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

Close

ECF Area 375

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-11-455-021	971 WOODBRIDGE ST	11/23/21	WD	\$28,000	\$23,500	83.93	\$47,048	\$11,329	\$16,671	\$102,054	0.163	936	375	1 STY	56
40-11-454-001	1102 BLAIR ST	03/24/22	WD	\$110,000	\$70,400	64.00	\$140,867	\$10,406	\$99,594	\$372,746	0.267	2,828	375	1 STY	65
40-14-230-035	639 CADILLAC ST	03/01/22	QC	\$53,000	\$22,100	41.70	\$44,121	\$9,953	\$43,047	\$97,623	0.441	833	375	1 STY	58
40-14-228-008	2017 JOLIET ST	12/14/21	WD	\$64,000	\$28,400	44.38	\$56,708	\$8,661	\$55,339	\$137,277	0.403	945	375	1.75 STY	79
40-14-227-022	2024 JOLIET ST	01/11/23	WD	\$38,500	\$15,500	40.26	\$31,066	\$8,661	\$29,839	\$64,014	0.466	1,026	375	2 STORY	45
40-11-456-002	912 BLAIR ST	07/20/21	WD	\$24,000	\$19,700	82.08	\$39,344	\$8,696	\$15,304	\$87,566	0.175	1,026	375	2 STORY	52
40-11-480-013	1913 BAGLEY ST	12/06/21	WD	\$25,000	\$21,000	84.00	\$41,910	\$8,083	\$16,917	\$96,649	0.175	1,126	375	2 STORY	52
40-11-478-010	1810 BAGLEY ST	05/06/21	WD	\$25,000	\$19,400	77.60	\$38,798	\$8,900	\$16,100	\$85,423	0.188	1,026	375	2 STORY	52
40-11-455-017	914 N CHEVROLET AVE	12/16/22	WD	\$30,000	\$22,200	74.00	\$44,472	\$11,480	\$18,520	\$94,263	0.196	1,149	375	2 STORY	52
40-14-227-024	2016 JOLIET ST	11/23/21	WD	\$28,000	\$21,500	76.79	\$43,054	\$8,661	\$19,339	\$98,266	0.197	1,070	375	2 STORY	52
40-14-226-011	1819 CADILLAC ST	10/07/21	WD	\$27,500	\$20,200	73.45	\$40,313	\$8,661	\$18,839	\$90,434	0.208	1,068	375	2 STORY	52
40-11-458-004	2321 JOLIET ST	09/22/23	WD	\$24,900	\$18,000	72.29	\$35,924	\$8,661	\$16,239	\$77,894	0.208	994	375	2 STORY	52
40-11-451-017	2313 FLUSHING RD	05/20/21	WD	\$30,500	\$22,000	72.13	\$44,049	\$8,902	\$21,598	\$100,420	0.215	1,280	375	2 STORY	52
40-14-226-021	804 N CHEVROLET AVE	06/23/21	WD	\$39,000	\$25,800	66.15	\$51,579	\$10,827	\$28,173	\$116,434	0.242	1,232	375	2 STORY	56
40-11-478-014	1011 DUPONT ST	08/15/22	WD	\$32,000	\$20,100	62.81	\$40,165	\$12,552	\$19,448	\$78,894	0.247	968	375	2 STORY	52
40-11-329-044	1055 MARQUETTE ST	02/03/23	WD	\$34,000	\$19,500	57.35	\$38,994	\$9,718	\$24,282	\$83,646	0.290	1,026	375	2 STORY	51
40-14-227-011	769 N CHEVROLET AVE	05/20/22	WD	\$39,900	\$22,900	57.39	\$45,867	\$10,827	\$29,073	\$100,114	0.290	1,296	375	2 STORY	56
40-11-329-014	2527 FLUSHING RD	04/19/21	WD	\$29,900	\$17,100	57.19	\$34,196	\$8,661	\$21,239	\$72,957	0.291	995	375	2 STORY	51
40-14-227-015	757 N CHEVROLET AVE	12/16/22	WD	\$49,900	\$24,400	48.90	\$48,815	\$10,468	\$39,432	\$109,563	0.360	1,085	375	2 STORY	60
40-11-329-044	1055 MARQUETTE ST	06/20/22	WD	\$40,000	\$19,500	48.75	\$38,994	\$9,718	\$30,282	\$83,646	0.362	1,026	375	2 STORY	51
40-11-457-010	2234 JOLIET ST	01/19/22	WD	\$40,000	\$19,100	47.75	\$38,127	\$8,902	\$31,098	\$83,500	0.372	994	375	2 STORY	52
40-11-480-014	1909 BAGLEY ST	04/21/23	WD	\$38,000	\$17,700	46.58	\$35,479	\$8,104	\$29,896	\$78,214	0.382	1,020	375	2 STORY	52
40-14-226-023	772 N CHEVROLET AVE	12/21/21	WD	\$58,500	\$26,300	44.96	\$52,514	\$10,827	\$47,673	\$119,106	0.400	1,389	375	2 STORY	60
40-11-456-006	902 BLAIR ST	02/11/22	WD	\$70,000	\$31,300	44.71	\$62,576	\$11,980	\$58,020	\$144,560	0.401	1,524	375	2 STORY	56
40-14-230-034	701 CADILLAC ST	05/26/22	LC	\$65,000	\$28,900	44.46	\$57,887	\$9,953	\$55,047	\$136,954	0.402	1,105	375	2 STORY	58
40-14-203-001	2249 JOLIET ST	09/13/23	WD	\$48,500	\$21,600	44.54	\$43,133	\$11,909	\$36,591	\$89,211	0.410	1,085	375	2 STORY	52
40-11-477-034	1914 BAGLEY ST	06/23/23	WD	\$48,000	\$21,200	44.17	\$42,390	\$9,855	\$38,145	\$92,957	0.410	994	375	2 STORY	52
40-11-458-007	2309 JOLIET ST	05/25/22	WD	\$44,200	\$18,700	42.31	\$37,392	\$8,661	\$35,539	\$82,089	0.433	994	375	2 STORY	52
40-14-230-018	638 N CHEVROLET AVE	05/05/23	MLC	\$91,000	\$34,800	38.24	\$69,507	\$11,776	\$79,224	\$164,946	0.480	1,656	375	2 STORY	60
40-14-227-039	1806 JOLIET ST	04/06/23	WD	\$75,000	\$27,100	36.13	\$54,284	\$9,157	\$65,843	\$128,934	0.511	1,538	375	2 STORY	60
40-11-481-024	1812 CADILLAC ST	04/11/23	WD	\$57,000	\$20,700	36.32	\$41,323	\$8,094	\$48,906	\$94,940	0.515	1,045	375	2 STORY	52
40-14-203-012	2209 JOLIET ST	08/08/23	WD	\$69,900	\$24,500	35.05	\$49,011	\$8,661	\$61,239	\$115,286	0.531	1,250	375	2 STORY	57
40-14-230-012	714 N CHEVROLET AVE	08/10/22	WD	\$100,000	\$32,500	32.50	\$65,093	\$11,741	\$88,259	\$152,434	0.579	1,563	375	2 STORY	57
40-14-230-019	632 N CHEVROLET AVE	07/31/23	WD	\$80,000	\$26,500	33.13	\$52,967	\$11,776	\$68,224	\$117,689	0.580	1,152	375	2 STORY	60
40-11-480-008	1925 BAGLEY ST	03/07/23	MLC	\$59,900	\$19,500	32.55	\$38,992	\$8,245	\$51,655	\$87,849	0.588	994	375	2 STORY	52
40-14-205-016	861 N CHEVROLET AVE	11/21/22	WD	\$64,000	\$20,900	32.66	\$41,847	\$10,158	\$53,842	\$90,540	0.595	1,119	375	2 STORY	52
40-14-226-030	815 DUPONT ST	02/17/23	WD	\$59,750	\$19,100	31.97	\$38,193	\$8,197	\$51,553	\$85,703	0.602	1,000	375	2 STORY	52
40-14-230-013	710 N CHEVROLET AVE	08/01/22	WD	\$100,000	\$28,900	28.90	\$57,792	\$11,741	\$88,259	\$131,574	0.671	1,456	375	2 STORY	58
40-14-230-016	650 N CHEVROLET AVE	08/29/23	WD	\$119,000	\$31,600	26.55	\$63,201	\$11,741	\$107,259	\$147,029	0.730	1,516	375	2 STORY	60
40-14-205-015	865 N CHEVROLET AVE	07/18/23	WD	\$100,000	\$26,400	26.40	\$52,788	\$10,158	\$89,842	\$121,800	0.738	1,460	375	2 STORY	56
40-14-230-016	650 N CHEVROLET AVE	09/20/21	WD	\$124,000	\$31,600	25.48	\$63,201	\$11,741	\$112,259	\$147,029	0.764	1,516	375	2 STORY	60
Avg											0.409				

ECF Area 375

40-14-230-029	721 CADILLAC ST	03/30/22	WD	\$50,000	\$35,600	71.20	\$71,223	\$9,953	\$40,047	\$175,057	0.229	1,462	375	2 STORY	69	
40-11-455-012	958 N CHEVROLET AVE	10/11/21	WD	\$60,000	\$24,200	40.33	\$48,482	\$10,699	\$49,301	\$107,951	0.457	1,076	375	2 STORY	69	
40-14-227-040	763 DUPONT ST	07/11/23	WD	\$75,000	\$22,400	29.87	\$44,760	\$9,380	\$65,620	\$101,086	0.649	1,072	375	2 STORY	66	
Avg											0.445					
40-14-227-004	817 N CHEVROLET AVE	12/10/21	WD	\$68,000	\$36,000	52.94	\$71,939	\$10,827	\$57,173	\$174,606	0.327	1,344	375	2 STORY	78	
40-14-227-009	777 N CHEVROLET AVE	11/08/22	WD	\$81,500	\$28,500	34.97	\$57,085	\$10,827	\$70,673	\$132,166	0.535	1,247	375	2 STORY	74	
40-14-227-005	813 N CHEVROLET AVE	03/27/23	WD	\$118,000	\$48,500	41.10	\$96,942	\$10,827	\$107,173	\$215,288	0.498	2,146	375	TWO UNIT	70	
<b>Totals:</b>				<b>\$2,737,350</b>	<b>\$1,197,300</b>		<b>\$2,394,412</b>		<b>\$2,267,635</b>	<b>\$5,468,379</b>						

Around \$60,000

Single Family Economic Condition Factors ×

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.475	0.475	0.475	0.450	0.425	0.425
1 STY	0.475	0.475	0.475	0.450	0.425	0.425
2 STORY	0.475	0.475	0.475	0.450	0.425	0.425
1.5 STY	0.475	0.475	0.475	0.450	0.425	0.425
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	0.450	0.450	0.450	0.450	0.450	0.450
THREE UNIT	0.450	0.450	0.450	0.450	0.450	0.450
FOUR UNIT	0.000	0.000	0.000	0.000	0.000	0.000

Close

**ECF Area 380**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-13-106-014	531 COTTAGE GROVE AVE	02/21/23	WD	\$70,000	\$22,300	31.86	\$44,563	\$11,751	\$58,249	\$93,749	0.621	1,063	380	1 STY	60
40-12-383-006	718 N STEVENSON ST	10/01/22	WD	\$56,000	\$22,900	40.89	\$45,803	\$11,044	\$44,956	\$99,311	0.453	1,183	380	1.75 STY	64
40-13-128-012	504 FROST ST	06/14/22	WD	\$62,000	\$27,900	45.00	\$55,701	\$12,972	\$49,028	\$122,083	0.402	1,434	380	1.75 STY	64
40-13-104-001	626 COTTAGE GROVE AVE	12/20/21	WD	\$70,000	\$27,700	39.57	\$55,352	\$11,184	\$58,816	\$126,194	0.466	1,519	380	2 STORY	64
40-13-104-013	1312 W UNIVERSITY AVE	11/14/22	WD	\$43,000	\$23,300	54.19	\$46,506	\$8,400	\$34,600	\$108,874	0.318	1,216	380	2 STORY	64
40-13-128-001	1219 W UNIVERSITY AVE	02/16/23	WD	\$115,000	\$26,200	22.78	\$54,549	\$19,847	\$95,153	\$92,940	1.024	960	380	2 STORY	64
<b>Totals:</b>				<b>\$416,000</b>	<b>\$150,300</b>		<b>\$302,474</b>		<b>\$340,802</b>	<b>\$643,151</b>					

ECF .4000      Around \$45,000



### ECF Area 385

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-12-477-004	522 MASON ST	11/22/21	WD	\$52,300	\$22,400	42.83	\$44,887	\$4,690	\$47,610	\$114,849	0.415	1,470	385	2 STORY	55
40-12-476-022	611 LYON PL	09/21/22	WD	\$115,000	\$32,600	28.35	\$65,226	\$5,177	\$109,823	\$171,569	0.640	1,572	385	2 STORY	74
40-12-477-018	307 W UNIVERSITY AVE	01/21/22	WD	\$136,000	\$40,700	29.93	\$81,476	\$10,799	\$125,201	\$201,934	0.620	1,969	385	2 STORY	78
40-12-453-013	703 MASON ST	05/22/23	WD	\$150,000	\$46,200	30.80	\$92,497	\$12,398	\$137,602	\$320,396	0.429	3,352	385	ESTATE HOME	70
40-12-460-006	428 W SECOND AVE	03/24/22	WD	\$100,000	\$30,100	30.10	\$60,169	\$9,606	\$90,394	\$183,865	0.492	2,136	385	FOUR UNIT	60
<b>Totals:</b>				<b>\$553,300</b>	<b>\$172,000</b>		<b>\$344,255</b>		<b>\$510,630</b>	<b>\$992,613</b>					

Single Family Economic Condition Factors ✕

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.000	0.000	0.000	0.000	0.000	0.000
1 STY	0.500	0.500	0.500	0.400	0.400	0.400
2 STORY	0.500	0.500	0.500	0.400	0.400	0.400
1.5 STY	0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY	0.000	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	0.350	0.350	0.350	0.350	0.350	0.350
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT	0.375	0.375	0.375	0.375	0.375	0.375
THREE UNIT	0.375	0.375	0.375	0.375	0.375	0.375
FOUR UNIT	0.375	0.375	0.375	0.375	0.375	0.375

Close

### ECF Area 390

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-08-327-009	1825 TUSCOLA AVE	11/19/21	WD	\$75,900	\$42,400	55.86	\$84,798	\$17,554	\$58,346	\$128,084	0.456	1,015	390	1 STY	52
41-08-429-035	206 COMMONWEALTH AVE	05/24/23	WD	\$85,000	\$36,800	43.29	\$73,667	\$19,059	\$65,941	\$104,015	0.634	1,034	390	1 STY	57
41-08-402-003	113 S VERNON AVE	10/06/22	WD	\$70,000	\$29,400	42.00	\$58,848	\$14,420	\$55,580	\$84,625	0.657	832	390	1 STY	52
41-08-427-030	155 COMMONWEALTH AVE	03/09/23	WD	\$71,000	\$43,100	60.70	\$86,139	\$17,390	\$53,610	\$130,950	0.409	911	390	1 STY	69
41-08-401-029	108 S VERNON AVE	02/18/22	LC	\$70,000	\$28,600	40.86	\$57,116	\$15,667	\$54,333	\$78,950	0.688	1,137	390	1.25 STY	45
41-08-403-013	2023 GOLD AVE	12/10/21	WD	\$114,000	\$31,000	27.19	\$62,047	\$14,655	\$99,345	\$90,270	1.101	1,134	390	1.25 STY	45
41-08-405-002	207 HASTINGS ST	03/18/22	WD	\$65,000	\$30,000	46.15	\$60,015	\$14,302	\$50,698	\$87,072	0.582	1,060	390	1.25 STY	52
41-08-329-001	201 S FRANKLIN AVE	09/20/21	WD	\$100,023	\$31,200	31.19	\$62,455	\$15,823	\$84,200	\$88,823	0.948	1,027	390	1.25 STY	52
41-08-403-011	2015 GOLD AVE	06/29/23	WD	\$120,000	\$36,200	30.17	\$72,317	\$14,655	\$105,345	\$109,832	0.959	1,177	390	1.25 STY	52
41-08-427-027	139 COMMONWEALTH AVE	05/24/22	WD	\$135,000	\$38,400	28.44	\$76,781	\$16,493	\$118,507	\$114,834	1.032	1,150	390	1.25 STY	52
41-08-428-002	207 CHANDLER AVE	03/15/22	WD	\$119,400	\$29,100	24.37	\$58,253	\$15,558	\$103,842	\$81,324	1.277	1,190	390	1.25 STY	52
41-08-429-019	218 S CUMBERLAND ST	01/27/23	WD	\$125,000	\$30,600	24.48	\$61,191	\$14,793	\$110,207	\$88,377	1.247	979	390	1.25 STY	70
41-08-428-019	2401 GOLD AVE	09/14/23	LC	\$100,000	\$37,300	37.30	\$74,512	\$23,617	\$76,383	\$96,943	0.788	1,014	390	1.25 STY	70
41-08-329-006	217 S FRANKLIN AVE	03/22/23	WD	\$55,000	\$31,600	57.45	\$63,178	\$15,667	\$39,333	\$90,497	0.435	1,248	390	2 STORY	47
41-08-429-014	2430 GOLD AVE	10/14/21	WD	\$105,000	\$33,800	32.19	\$67,682	\$15,820	\$89,180	\$98,785	0.903	1,219	390	2 STORY	52
<b>Totals:</b>				<b>\$1,410,323</b>	<b>\$509,500</b>		<b>\$1,018,999</b>		<b>\$1,164,850</b>	<b>\$1,473,383</b>					

Around \$70,000

Single Family Economic Condition Factors ✕

[Set Field Options...](#)

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.650	0.650	0.650	0.625	0.600	0.600
1 STY	0.650	0.650	0.650	0.625	0.600	0.600
2 STORY	0.650	0.650	0.650	0.625	0.600	0.600
1.5 STY	0.650	0.650	0.650	0.625	0.600	0.600
1.25 STY	0.650	0.650	0.650	0.625	0.600	0.600
BI-LEVEL	0.650	0.650	0.650	0.625	0.600	0.600
TRI-LEVEL	0.650	0.650	0.650	0.625	0.600	0.600
ESTATE HOME	0.650	0.650	0.650	0.625	0.600	0.600
DUPLEX	0.650	0.650	0.650	0.625	0.600	0.600
TWO UNIT	0.650	0.650	0.650	0.625	0.600	0.600
THREE UNIT	0.650	0.650	0.650	0.625	0.600	0.600
FOUR UNIT	0.650	0.650	0.650	0.625	0.600	0.600

[Close](#)

ECF Area 395

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-17-226-008	2302 E COURT ST	03/31/22	WD	\$79,900	\$62,400	78.10	\$124,860	\$25,028	\$54,872	\$166,387	0.330	1,554	395	1 STY	60
41-08-407-005	431 LAFAYETTE ST	06/29/21	WD	\$109,000	\$75,100	68.90	\$150,185	\$41,369	\$67,631	\$181,360	0.373	2,093	395	1 STY	60
41-08-380-010	512 LAFAYETTE ST	04/13/22	WD	\$77,000	\$54,200	70.39	\$108,495	\$17,529	\$59,471	\$151,610	0.392	1,427	395	1 STY	60
41-08-380-010	512 LAFAYETTE ST	09/16/22	WD	\$78,000	\$54,200	69.49	\$108,495	\$17,529	\$60,471	\$151,610	0.399	1,427	395	1 STY	60
41-08-452-007	2132 E SECOND ST	10/13/22	WD	\$88,600	\$52,100	58.80	\$104,212	\$21,918	\$66,682	\$137,157	0.486	1,080	395	1 STY	60
41-17-230-014	2506 HILLS ST	04/07/22	WD	\$85,000	\$46,200	54.35	\$92,434	\$19,196	\$65,804	\$122,063	0.539	1,159	395	1 STY	60
41-17-228-026	2313 HILLS ST	02/17/23	WD	\$83,900	\$42,200	50.30	\$84,461	\$16,686	\$67,214	\$112,958	0.595	1,010	395	1 STY	60
41-17-226-024	2301 PIERCE ST	05/21/21	WD	\$95,000	\$41,500	43.68	\$82,965	\$16,686	\$78,314	\$110,465	0.709	1,062	395	1 STY	60
41-08-479-004	502 S MEADE ST	04/06/23	WD	\$126,900	\$54,800	43.18	\$109,677	\$24,824	\$102,076	\$141,422	0.722	1,402	395	1 STY	60
41-08-331-003	1914 GLENDALE AVE	01/07/22	WD	\$128,000	\$49,300	38.52	\$98,667	\$18,354	\$109,646	\$133,855	0.819	1,159	395	1 STY	60
41-17-203-012	2114 PIERCE ST	06/21/21	WD	\$111,000	\$42,200	38.02	\$84,488	\$16,686	\$94,314	\$113,003	0.835	1,015	395	1 STY	60
41-08-477-018	518 GREENFIELD AVE	09/23/21	WD	\$110,000	\$40,100	36.45	\$80,141	\$17,500	\$92,500	\$104,402	0.886	1,037	395	1 STY	60
41-17-231-017	2401 BROOKSIDE DR	01/21/22	WD	\$135,000	\$45,100	33.41	\$90,102	\$18,769	\$116,231	\$118,888	0.978	1,175	395	1 STY	60
Avg											0.620				
41-08-431-013	420 GREENFIELD AVE	09/03/21	WD	\$99,900	\$60,100	60.16	\$120,215	\$31,500	\$68,400	\$147,858	0.463	1,566	395	1 STY	63
41-17-206-013	2023 BROOKSIDE DR	08/20/21	WD	\$130,000	\$69,600	53.54	\$139,228	\$22,542	\$107,458	\$194,477	0.553	1,562	395	1 STY	63
41-08-476-002	2316 E SECOND ST	05/25/22	WD	\$141,000	\$73,200	51.91	\$146,408	\$36,727	\$104,273	\$182,802	0.570	1,474	395	1 STY	63
41-08-452-001	2102 E SECOND ST	01/07/22	WD	\$138,000	\$71,700	51.96	\$143,485	\$27,552	\$110,448	\$193,222	0.572	1,489	395	1 STY	63
41-08-483-019	2209 E COURT ST	04/16/21	WD	\$99,000	\$45,100	45.56	\$90,111	\$17,129	\$81,871	\$121,637	0.673	1,042	395	1 STY	63
41-17-229-004	2512 PIERCE ST	12/23/21	WD	\$125,000	\$41,600	33.28	\$83,267	\$16,686	\$108,314	\$110,968	0.976	1,042	395	1 STY	63
Avg											0.634				
41-08-453-014	2101 MONTCLAIR AVE	03/29/23	WD	\$185,000	\$91,700	49.57	\$183,477	\$40,569	\$144,431	\$238,180	0.606	2,297	395	1 STY	75
41-08-481-022	2219 MOUNTAIN AVE	08/30/22	WD	\$57,000	\$39,700	69.65	\$79,319	\$16,686	\$40,314	\$104,388	0.386	1,059	395	1.25 STY	60
41-17-202-026	2113 PIERCE ST	09/08/21	WD	\$86,000	\$46,700	54.30	\$93,304	\$16,686	\$69,314	\$127,697	0.543	1,334	395	1.25 STY	60
41-17-229-012	2614 PIERCE ST	07/19/21	WD	\$100,000	\$52,900	52.90	\$105,731	\$30,856	\$69,144	\$124,792	0.554	1,272	395	1.25 STY	60
41-08-481-016	2201 MOUNTAIN AVE	11/30/22	WD	\$106,000	\$49,700	46.89	\$99,371	\$18,354	\$87,646	\$135,028	0.649	1,316	395	1.25 STY	60
41-08-409-005	426 S VERNON AVE	09/11/23	WD	\$103,000	\$41,000	39.81	\$81,989	\$17,988	\$85,012	\$106,668	0.797	1,010	395	1.25 STY	60
41-08-459-010	2212 MONTCLAIR AVE	10/01/21	WD	\$138,900	\$52,600	37.87	\$105,101	\$21,255	\$117,645	\$139,743	0.842	1,365	395	1.25 STY	60
41-17-203-001	2002 PIERCE ST	04/28/23	WD	\$154,900	\$53,200	34.34	\$106,373	\$20,023	\$134,877	\$143,917	0.937	1,338	395	1.25 STY	60
41-08-455-010	601 S VERNON AVE	10/21/22	WD	\$124,900	\$43,100	34.51	\$86,258	\$17,500	\$107,400	\$114,597	0.937	1,167	395	1.25 STY	60
41-08-454-011	606 S VERNON AVE	07/07/21	WD	\$135,000	\$45,100	33.41	\$90,264	\$17,098	\$117,902	\$121,943	0.967	1,186	395	1.25 STY	60
41-08-456-005	1924 MONTCLAIR AVE	03/25/22	WD	\$143,000	\$47,800	33.43	\$95,605	\$19,980	\$123,020	\$126,042	0.976	1,289	395	1.25 STY	60
Avg											0.759				

## ECF Area 395

41-17-201-012	1022 LAFAYETTE ST	07/22/22	WD	\$115,000	\$74,700	64.96	\$149,323	\$21,691	\$93,309	\$212,720	0.439	1,960	395	1.25 STY	63
41-08-380-016	606 LAFAYETTE ST	05/24/22	WD	\$145,000	\$70,700	48.76	\$141,394	\$32,681	\$112,319	\$181,188	0.620	1,583	395	1.25 STY	63
41-17-203-015	2126 PIERCE ST	04/10/23	WD	\$106,360	\$51,000	47.95	\$101,966	\$20,023	\$86,337	\$136,572	0.632	1,490	395	1.25 STY	63
41-17-229-014	2615 BROOKSIDE DR	11/29/22	WD	\$109,900	\$52,100	47.41	\$104,175	\$20,798	\$89,102	\$138,962	0.641	1,329	395	1.25 STY	63
41-17-202-010	2108 E COURT ST	04/28/21	WD	\$105,000	\$47,600	45.33	\$95,171	\$16,686	\$88,314	\$130,808	0.675	1,110	395	1.25 STY	63
41-08-456-018	814 COMMONWEALTH AVE	10/07/21	WD	\$120,000	\$51,100	42.58	\$102,133	\$18,487	\$101,513	\$139,410	0.728	1,178	395	1.25 STY	63
41-08-459-005	2008 WINDEMERE AVE	06/18/21	WD	\$103,000	\$43,400	42.14	\$86,875	\$16,720	\$86,280	\$116,925	0.738	1,028	395	1.25 STY	63
41-17-226-010	2314 E COURT ST	11/10/21	WD	\$121,500	\$49,700	40.91	\$99,306	\$16,686	\$104,814	\$137,700	0.761	1,156	395	1.25 STY	63
41-08-481-001	2202 WINDEMERE AVE	12/02/21	WD	\$119,000	\$48,400	40.67	\$96,761	\$18,805	\$100,195	\$129,927	0.771	1,112	395	1.25 STY	63
41-08-330-004	414 S FRANKLIN AVE	07/13/22	WD	\$137,000	\$53,900	39.34	\$107,790	\$24,652	\$112,348	\$138,563	0.811	1,298	395	1.25 STY	63
41-17-135-007	1125 S FRANKLIN AVE	12/09/21	WD	\$113,500	\$43,600	38.41	\$87,235	\$18,125	\$95,375	\$115,183	0.828	1,048	395	1.25 STY	69
41-17-129-024	928 S FRANKLIN AVE	04/26/23	WD	\$135,200	\$51,100	37.80	\$102,212	\$20,436	\$114,764	\$136,293	0.842	1,352	395	1.25 STY	63
41-17-202-021	2025 PIERCE ST	08/05/22	WD	\$155,000	\$52,300	33.74	\$104,612	\$16,686	\$138,314	\$146,543	0.944	1,296	395	1.25 STY	63
41-08-477-019	522 GREENFIELD AVE	10/07/22	WD	\$132,000	\$41,000	31.06	\$81,929	\$18,538	\$113,462	\$105,652	1.074	1,002	395	1.25 STY	63
	Avg										0.750				
41-08-432-021	434 CHALMERS ST	04/23/21	WD	\$144,000	\$73,600	51.11	\$147,259	\$35,165	\$108,835	\$186,823	0.583	1,503	395	1.25 STY	74
41-17-226-026	2309 PIERCE ST	02/11/22	WD	\$140,000	\$65,700	46.93	\$131,382	\$15,017	\$124,983	\$193,942	0.644	1,620	395	1.25 STY	73
41-08-432-021	434 CHALMERS ST	11/28/22	WD	\$160,000	\$73,600	46.00	\$147,259	\$35,165	\$124,835	\$186,823	0.668	1,503	395	1.25 STY	74
41-08-477-012	605 S LYNCH AVE	07/26/22	WD	\$106,000	\$45,400	42.83	\$90,799	\$17,520	\$88,480	\$122,132	0.724	1,164	395	1.25 STY	74
41-17-228-016	2414 PIERCE ST	06/15/21	WD	\$117,000	\$45,100	38.55	\$90,289	\$20,023	\$96,977	\$117,110	0.828	1,042	395	1.25 STY	74
	Avg										0.690				
41-08-451-010	525 LAFAYETTE ST	11/05/21	WD	\$134,900	\$54,500	40.40	\$109,000	\$19,672	\$115,228	\$148,880	0.774	1,455	395	1.5 STY	63
41-08-478-010	535 GREENFIELD AVE	05/27/22	WD	\$133,000	\$46,500	34.96	\$93,086	\$21,000	\$112,000	\$120,143	0.932	1,308	395	1.5 STY	63
41-08-477-022	528 GREENFIELD AVE	01/25/22	WD	\$131,000	\$51,100	39.01	\$102,225	\$17,500	\$113,500	\$141,208	0.804	1,194	395	1.5 STY	74
41-17-229-011	2515 HILLS ST	12/30/22	WD	\$90,000	\$50,500	56.11	\$101,008	\$22,855	\$67,145	\$130,255	0.515	1,229	395	1.5 STY	74
41-17-204-004	2020 HILLS ST	07/01/22	WD	\$140,000	\$53,400	38.14	\$106,893	\$16,777	\$123,223	\$150,193	0.820	1,476	395	1.75 STY	63
41-17-230-007	2314 HILLS ST	05/17/23	WD	\$117,000	\$66,200	56.58	\$136,908	\$25,908	\$91,092	\$177,490	0.513	1,577	395	1.75 STY	63
41-08-451-020	618 COMMONWEALTH AVE	07/09/21	WD	\$129,900	\$68,600	52.81	\$137,143	\$15,749	\$114,151	\$202,323	0.564	1,414	395	1.75 STY	79
41-17-203-010	2106 PIERCE ST	09/30/22	WD	\$72,000	\$49,100	68.19	\$98,201	\$16,686	\$55,314	\$135,858	0.407	1,455	395	2 STORY	60
41-08-478-017	522 CHALMERS ST	07/02/21	OTH	\$70,000	\$46,300	66.14	\$92,574	\$14,000	\$56,000	\$130,957	0.428	1,522	395	2 STORY	60
41-08-459-008	809 COMMONWEALTH AVE	06/08/21	WD	\$82,000	\$50,300	61.34	\$100,563	\$17,924	\$64,076	\$137,732	0.465	1,590	395	2 STORY	60
41-17-230-010	2410 HILLS ST	06/17/22	WD	\$105,000	\$63,200	60.19	\$126,366	\$31,038	\$73,962	\$158,880	0.466	1,588	395	2 STORY	60
41-08-458-012	2119 MOUNTAIN AVE	03/16/23	WD	\$85,000	\$48,000	56.47	\$95,938	\$16,686	\$68,314	\$132,087	0.517	1,369	395	2 STORY	60
41-08-455-025	614 CHANDLER AVE	07/22/22	WD	\$117,000	\$62,600	53.50	\$125,160	\$17,500	\$99,500	\$179,433	0.555	2,091	395	2 STORY	60
41-08-478-026	622 CHALMERS ST	01/09/23	WD	\$95,900	\$51,100	53.28	\$102,162	\$14,350	\$81,550	\$146,353	0.557	1,639	395	2 STORY	60
41-08-455-019	526 CHANDLER AVE	06/23/22	WD	\$120,000	\$57,600	48.00	\$115,244	\$17,500	\$102,500	\$162,907	0.629	2,038	395	2 STORY	60
41-08-432-010	413 GREENFIELD AVE	08/25/23	WD	\$102,000	\$46,600	45.69	\$93,180	\$15,145	\$86,855	\$130,058	0.668	1,444	395	2 STORY	60
41-08-451-014	516 COMMONWEALTH AVE	03/14/23	WD	\$110,000	\$45,000	40.91	\$90,059	\$19,861	\$90,139	\$116,997	0.770	1,348	395	2 STORY	60
41-08-430-008	412 S LYNCH AVE	06/24/22	WD	\$110,000	\$44,000	40.00	\$88,054	\$15,017	\$94,983	\$121,728	0.780	1,176	395	2 STORY	60
41-08-476-012	617 CHANDLER AVE	06/24/21	WD	\$115,000	\$44,500	38.70	\$88,988	\$17,003	\$97,977	\$119,975	0.817	1,282	395	2 STORY	60
41-17-134-027	1134 S FRANKLIN AVE	10/28/22	WD	\$139,900	\$52,600	37.60	\$105,185	\$20,436	\$119,464	\$141,248	0.846	1,679	395	2 STORY	60
41-08-330-001	1814 GLENDALE AVE	03/10/23	WD	\$125,000	\$46,700	37.36	\$93,485	\$27,693	\$97,307	\$109,653	0.887	1,196	395	2 STORY	60
41-08-477-007	519 S LYNCH AVE	10/19/21	WD	\$114,900	\$41,600	36.21	\$83,262	\$17,500	\$97,400	\$109,603	0.889	1,248	395	2 STORY	60
	Avg										0.645				

ECF Area 395

41-17-202-018	2013 PIERCE ST	10/12/21	WD	\$135,000	\$81,700	60.52	\$163,303	\$16,686	\$118,314	\$244,362	0.484	1,678	395	2 STORY	63
41-17-202-020	2021 PIERCE ST	12/17/21	WD	\$105,000	\$57,200	54.48	\$114,370	\$16,686	\$88,314	\$162,807	0.542	1,437	395	2 STORY	63
41-08-479-024	610 S MEADE ST	08/19/21	WD	\$83,023	\$44,600	53.72	\$89,102	\$16,843	\$66,180	\$120,432	0.550	1,196	395	2 STORY	63
41-17-205-003	1112 LAFAYETTE ST	12/17/21	WD	\$114,900	\$61,700	53.70	\$123,342	\$18,307	\$96,593	\$175,058	0.552	1,729	395	2 STORY	63
41-08-331-013	1901 E SECOND ST	11/23/21	WD	\$119,400	\$58,100	48.66	\$116,131	\$21,679	\$97,721	\$157,420	0.621	1,284	395	2 STORY	68
41-17-202-020	2021 PIERCE ST	06/30/23	WD	\$121,000	\$57,200	47.27	\$114,370	\$16,686	\$104,314	\$162,807	0.641	1,437	395	2 STORY	63
41-08-380-017	1901 MONTCLAIR AVE	07/15/22	WD	\$179,900	\$84,300	46.86	\$168,671	\$22,551	\$157,349	\$243,533	0.646	1,847	395	2 STORY	63
41-08-484-020	2517 E COURT ST	07/27/21	WD	\$107,500	\$46,300	43.07	\$92,652	\$13,348	\$94,152	\$132,173	0.712	1,362	395	2 STORY	63
41-08-430-012	2307 E SECOND ST	07/21/23	WD	\$114,900	\$47,200	41.08	\$94,356	\$16,450	\$98,450	\$129,843	0.758	1,513	395	2 STORY	63
Avg											0.612				
41-08-459-027	2009 E COURT ST	09/20/23	WD	\$120,000	\$56,600	47.17	\$149,908	\$16,686	\$103,314	\$222,037	0.465	1,904	395	2 STORY	75
41-17-204-012	2001 CALUMET ST	09/26/22	WD	\$156,000	\$69,700	44.68	\$139,459	\$20,133	\$135,867	\$198,877	0.683	1,630	395	2 STORY	74
41-08-459-024	1917 E COURT ST	06/19/23	WD	\$155,000	\$69,200	44.65	\$138,363	\$22,844	\$132,156	\$192,532	0.686	1,536	395	2 STORY	78
41-08-483-016	2201 E COURT ST	10/28/21	WD	\$175,000	\$63,100	36.06	\$126,190	\$18,020	\$156,980	\$180,283	0.871	1,934	395	2 STORY	74
41-08-432-020	426 CHALMERS ST	10/06/22	WD	\$161,000	\$52,300	32.48	\$104,614	\$17,112	\$143,888	\$145,837	0.987	1,210	395	2 STORY	74
Avg											0.738				
41-17-226-001	2202 E COURT ST	10/26/22	WD	\$249,900	\$123,600	49.46	\$247,241	\$36,708	\$213,192	\$350,888	0.608	3,507	395	FOUR UNIT	63
41-17-226-002	2212 E COURT ST	10/12/22	WD	\$219,900	\$114,100	51.89	\$228,152	\$16,686	\$203,214	\$352,443	0.577	2,246	395	THREE UNIT	74
41-17-226-004	2220 E COURT ST	06/22/23	WD	\$209,000	\$109,000	52.15	\$217,987	\$16,686	\$192,314	\$335,502	0.573	2,869	395	TWO UNIT	63
41-17-202-002	2008 E COURT ST	10/05/22	WD	\$150,000	\$65,900	43.93	\$131,804	\$16,720	\$133,280	\$191,807	0.695	1,900	395	TWO UNIT	63
<b>Totals:</b>				<b>\$10,874,283</b>	<b>\$5,020,000</b>		<b>\$10,081,257</b>		<b>\$9,050,543</b>	<b>\$13,755,018</b>					

Outliers Around 115000

41-08-477-005	502 GREENFIELD AVE	04/16/21	WD	\$65,000	\$59,000	90.77	\$121,869	\$34,650	\$30,350	\$138,813	0.219	1,315	395	1 STY	60
41-17-129-021	916 S FRANKLIN AVE	06/16/21	WD	\$60,000	\$48,200	80.33	\$96,431	\$20,436	\$39,564	\$126,658	0.312	1,250	395	1 STY	60

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.675	0.675	0.675	0.675	0.675	0.675
1 STY	0.625	0.625	0.625	0.625	0.625	0.625
2 STORY	0.650	0.650	0.650	0.650	0.650	0.650
1.5 STY	0.675	0.675	0.675	0.675	0.675	0.675
1.25 STY	0.675	0.675	0.675	0.675	0.675	0.675
BI-LEVEL	0.650	0.650	0.650	0.650	0.650	0.650
TRI-LEVEL	0.650	0.650	0.650	0.650	0.650	0.650
ESTATE HOME	0.650	0.650	0.650	0.650	0.650	0.650
DUPLEX	0.650	0.650	0.650	0.650	0.650	0.650
TWO UNIT	0.600	0.600	0.600	0.600	0.600	0.600
THREE UNIT	0.600	0.600	0.600	0.600	0.600	0.600
FOUR UNIT	0.600	0.600	0.600	0.600	0.600	0.600

Close

**ECF Area 400**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-17-228-006	2224 PIERCE ST	03/28/23	WD	\$50,000	\$37,100	74.20	\$74,159	\$16,686	\$33,314	\$104,496	0.319	986	400	1 STY	60
41-08-481-026	2309 MOUNTAIN AVE	12/20/22	WD	\$60,000	\$38,600	64.33	\$77,136	\$16,686	\$43,314	\$109,909	0.394	890	400	1 STY	60
41-08-482-008	2606 WINDEMERE AVE	02/01/22	WD	\$54,000	\$30,900	57.22	\$61,899	\$17,999	\$36,001	\$79,818	0.451	773	400	1 STY	60
41-17-230-012	2422 HILLS ST	03/21/22	WD	\$73,500	\$39,300	53.47	\$78,555	\$23,824	\$49,676	\$99,511	0.499	881	400	1 STY	60
41-08-481-002	2208 WINDEMERE AVE	07/23/21	WD	\$69,900	\$34,800	49.79	\$69,675	\$16,686	\$53,214	\$96,344	0.552	852	400	1 STY	60
41-08-409-004	420 S VERNON AVE	02/25/22	WD	\$70,460	\$32,200	45.70	\$64,498	\$15,568	\$54,892	\$88,964	0.617	798	400	1 STY	60
41-17-227-015	2511 PIERCE ST	07/23/21	WD	\$80,000	\$33,000	41.25	\$66,061	\$16,686	\$63,314	\$89,773	0.705	789	400	1 STY	60
41-08-407-020	462 COMMONWEALTH AVE	11/09/21	WD	\$89,610	\$36,800	41.07	\$73,610	\$19,566	\$70,044	\$98,262	0.713	912	400	1 STY	60
41-08-482-018	2601 MOUNTAIN AVE	09/10/21	WD	\$86,000	\$33,800	39.30	\$67,599	\$17,353	\$68,647	\$91,356	0.751	865	400	1 STY	60
41-08-479-015	615 CHALMERS ST	11/01/22	WD	\$89,900	\$34,000	37.82	\$67,974	\$18,278	\$71,622	\$90,356	0.793	778	400	1 STY	60
41-08-481-012	2402 WINDEMERE AVE	08/11/23	WD	\$95,000	\$35,300	37.16	\$70,620	\$16,686	\$78,314	\$98,062	0.799	836	400	1 STY	60
41-08-481-002	2208 WINDEMERE AVE	11/05/21	WD	\$105,000	\$34,800	33.14	\$69,675	\$16,686	\$88,314	\$96,344	0.917	852	400	1 STY	60
Avg											0.626				
41-17-227-002	2508 E COURT ST	02/15/22	WD	\$52,000	\$35,300	67.88	\$70,587	\$16,686	\$35,314	\$98,002	0.360	853	400	1 STY	63
41-17-227-007	2606 E COURT ST	10/07/22	WD	\$70,000	\$34,900	49.86	\$69,784	\$16,943	\$53,057	\$96,075	0.552	756	400	1 STY	63
41-17-206-015	2027 BROOKSIDE DR	04/27/22	WD	\$90,000	\$44,700	49.67	\$89,408	\$22,162	\$67,838	\$122,265	0.555	984	400	1 STY	63
41-17-227-004	2516 E COURT ST	02/28/23	WD	\$71,000	\$32,500	45.77	\$64,952	\$17,239	\$53,761	\$86,751	0.620	756	400	1 STY	63
41-17-226-028	2317 PIERCE ST	09/14/22	WD	\$105,000	\$39,300	37.43	\$78,629	\$16,686	\$88,314	\$112,624	0.784	946	400	1 STY	64
41-17-228-023	2301 HILLS ST	06/10/21	QC	\$114,900	\$38,400	33.42	\$76,879	\$16,686	\$98,214	\$109,442	0.897	965	400	1 STY	63
Avg											0.628				
41-08-477-025	610 GREENFIELD AVE	12/07/21	WD	\$93,900	\$40,300	42.92	\$80,582	\$17,500	\$76,400	\$114,695	0.666	925	400	1 STY	74
41-17-228-033	2413 HILLS ST	09/21/21	WD	\$67,000	\$43,700	65.22	\$87,427	\$20,023	\$46,977	\$122,553	0.383	752	400	1 STY	79
41-08-482-020	2611 MOUNTAIN AVE	10/04/21	WD	\$60,000	\$33,000	55.00	\$66,015	\$17,353	\$42,647	\$88,476	0.482	930	400	1.25 STY	60
41-08-484-008	2526 MOUNTAIN AVE	05/18/21	WD	\$103,000	\$33,000	32.04	\$65,992	\$13,348	\$89,652	\$95,716	0.937	941	400	1.25 STY	60
41-08-481-011	2318 WINDEMERE AVE	12/09/21	WD	\$105,000	\$33,500	31.90	\$66,939	\$16,686	\$88,314	\$91,369	0.967	923	400	1.25 STY	60
41-08-482-020	2611 MOUNTAIN AVE	04/27/22	WD	\$108,000	\$33,000	30.56	\$66,015	\$17,353	\$90,647	\$88,476	1.025	930	400	1.25 STY	60
Avg											0.852				
41-08-434-008	435 S MEADE ST	10/21/21	WD	\$75,000	\$38,200	50.93	\$76,377	\$17,913	\$57,087	\$106,298	0.537	935	400	1.25 STY	63
41-17-230-021	2405 CALUMET ST	04/06/21	WD	\$74,900	\$36,300	48.46	\$72,666	\$15,582	\$59,318	\$103,789	0.572	938	400	1.25 STY	69
41-08-476-011	613 CHANDLER AVE	04/27/23	WD	\$80,000	\$37,100	46.38	\$74,283	\$16,686	\$63,314	\$104,722	0.605	896	400	1.25 STY	63
Avg											0.571				
41-08-410-010	416 CHANDLER AVE	06/30/21	WD	\$117,000	\$37,200	31.79	\$74,477	\$15,750	\$101,250	\$106,776	0.948	950	400	1.25 STY	74
41-08-479-007	523 CHALMERS ST	08/25/21	WD	\$101,000	\$42,800	42.38	\$85,639	\$18,278	\$82,722	\$122,475	0.675	920	400	1.25 STY	74
Avg											0.812				
41-08-481-010	2314 WINDEMERE AVE	05/14/21	WD	\$109,000	\$51,600	47.34	\$103,145	\$16,686	\$92,314	\$157,198	0.587	1,372	400	1.5 STY	74
<b>Totals:</b>				<b>\$2,520,070</b>	<b>\$1,105,400</b>		<b>\$2,211,257</b>		<b>\$1,997,806</b>	<b>\$3,070,896</b>					

ECF .600      Around \$75,000

ECF Area 405

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-14-180-025	402 BRADLEY AVE	12/29/21	WD	\$33,000	\$25,200	76.36	\$50,468	\$14,742	\$18,258	\$102,074	0.179	854	405	1 STY	70
40-11-351-084	2582 NOLEN DR	08/25/23	CD	\$67,500	\$45,400	67.26	\$90,797	\$26,684	\$40,816	\$183,180	0.223	1,357	405	1 STY	70
40-14-155-008	3717 BRENTWOOD DR	09/17/21	WD	\$60,000	\$37,500	62.50	\$75,010	\$16,931	\$43,069	\$165,940	0.260	1,224	405	1 STY	70
40-14-180-021	3132 SHERWOOD DR	07/19/21	WD	\$100,000	\$63,200	63.20	\$126,429	\$16,000	\$84,000	\$315,511	0.266	1,976	405	1 STY	70
40-14-155-027	3722 NORWOOD DR	12/08/21	WD	\$65,000	\$36,900	56.77	\$73,890	\$15,863	\$49,137	\$165,791	0.296	1,310	405	1 STY	70
40-14-328-019	3120 NORWOOD DR	07/17/21	MLC	\$80,000	\$42,200	52.75	\$84,352	\$15,942	\$64,058	\$195,457	0.328	1,484	405	1 STY	70
40-14-154-023	412 WESTCOMBE AVE	07/20/22	WD	\$96,900	\$48,900	50.46	\$97,869	\$23,030	\$73,870	\$213,826	0.345	1,628	405	1 STY	70
40-14-328-019	3120 NORWOOD DR	07/14/21	WD	\$84,900	\$42,200	49.71	\$84,352	\$15,942	\$68,958	\$195,457	0.353	1,484	405	1 STY	70
40-14-176-007	323 WESTCOMBE AVE	01/06/22	WD	\$67,000	\$33,000	49.25	\$65,956	\$14,612	\$52,388	\$146,697	0.357	1,243	405	1 STY	65
40-14-156-008	3713 NORWOOD DR	11/15/21	WD	\$66,342	\$32,600	49.14	\$65,255	\$16,450	\$49,892	\$139,443	0.358	1,075	405	1 STY	65
40-14-327-002	3241 NORWOOD DR	03/10/23	WD	\$68,000	\$29,500	43.38	\$58,901	\$17,124	\$50,876	\$119,363	0.426	1,045	405	1 STY	65
40-14-176-011	351 WESTCOMBE AVE	05/09/21	WD	\$97,000	\$41,400	42.68	\$82,810	\$23,995	\$73,005	\$168,043	0.434	1,257	405	1 STY	70
40-14-330-010	2702 MANSFIELD AVE	09/02/21	WD	\$70,000	\$29,400	42.00	\$58,823	\$16,560	\$53,440	\$120,751	0.443	875	405	1 STY	70
40-14-326-003	513 SHEFFIELD AVE	09/10/21	WD	\$70,000	\$27,500	39.29	\$54,922	\$12,494	\$57,506	\$121,223	0.474	838	405	1 STY	70
40-14-155-010	3709 BRENTWOOD DR	07/27/21	WD	\$90,000	\$34,900	38.78	\$69,815	\$14,100	\$75,900	\$159,186	0.477	1,176	405	1 STY	65
40-14-176-019	410 ALLENDALE PL	04/10/23	WD	\$104,000	\$40,400	38.85	\$80,839	\$18,851	\$85,149	\$177,109	0.481	1,394	405	1 STY	70
40-14-328-001	3222 NORWOOD DR	02/11/22	WD	\$117,900	\$44,900	38.08	\$89,848	\$28,689	\$89,211	\$174,740	0.511	1,271	405	1 STY	70
40-14-153-001	3515 SUNSET DR	07/21/21	WD	\$60,000	\$35,400	59.00	\$70,883	\$13,359	\$46,641	\$135,351	0.345	1,355	405	1.25 STY	60
40-14-180-028	3214 SHERWOOD DR	04/14/21	WD	\$79,000	\$34,600	43.80	\$69,167	\$24,313	\$54,687	\$105,539	0.518	944	405	1.25 STY	60
40-14-326-007	3119 SHERWOOD DR	11/10/21	WD	\$45,000	\$30,400	67.56	\$60,872	\$11,997	\$33,003	\$115,000	0.287	995	405	1.25 STY	70
40-14-152-011	326 FERNDAL PL	08/16/21	WD	\$69,900	\$41,800	59.80	\$83,538	\$15,688	\$54,212	\$159,647	0.340	1,259	405	1.25 STY	70
40-14-156-009	3707 NORWOOD DR	04/01/22	WD	\$109,000	\$62,200	57.06	\$124,332	\$15,166	\$93,834	\$256,861	0.365	1,970	405	1.25 STY	70
40-14-159-012	3321 SHERWOOD DR	11/09/22	WD	\$80,000	\$44,200	55.25	\$88,380	\$14,688	\$65,312	\$173,393	0.377	1,344	405	1.25 STY	65
40-14-179-018	419 ALLENDALE PL	04/18/22	WD	\$94,000	\$50,000	53.19	\$99,995	\$36,374	\$57,626	\$149,696	0.385	1,185	405	1.25 STY	70
40-14-331-003	605 BRADLEY AVE	07/26/21	WD	\$65,900	\$32,200	48.86	\$64,428	\$12,570	\$53,330	\$122,019	0.437	997	405	1.25 STY	65
40-14-152-007	333 CLOVERDALE PL	12/30/21	WD	\$70,000	\$33,300	47.57	\$66,611	\$12,264	\$57,736	\$127,875	0.452	1,055	405	1.25 STY	70
40-14-155-014	3623 BRENTWOOD DR	08/12/21	WD	\$80,000	\$33,900	42.38	\$67,887	\$10,575	\$69,425	\$134,852	0.515	1,295	405	1.25 STY	70
40-14-179-005	3323 PENCOMBE PL	10/29/21	WD	\$90,000	\$37,700	41.89	\$75,449	\$11,919	\$78,081	\$149,482	0.522	1,123	405	1.25 STY	70
40-14-331-003	605 BRADLEY AVE	09/22/22	WD	\$79,000	\$32,200	40.76	\$64,428	\$12,570	\$66,430	\$122,019	0.544	997	405	1.25 STY	65
40-14-326-022	2708 CRESTWOOD DR	06/23/22	WD	\$75,000	\$30,100	40.13	\$60,250	\$14,010	\$60,990	\$108,800	0.561	1,023	405	1.25 STY	70
40-14-252-024	2214 NOLEN DR	07/08/22	WD	\$135,000	\$47,900	35.48	\$95,723	\$16,683	\$118,317	\$185,976	0.636	1,395	405	1.25 STY	70
40-14-160-009	3321 BRENTWOOD DR	06/03/22	WD	\$131,000	\$39,600	30.23	\$79,228	\$10,575	\$120,425	\$161,536	0.745	1,270	405	1.25 STY	70

Avg

0.474

ECF Area 405

40-14-179-015	408 SHEFFIELD AVE	10/19/22	WD	\$54,000	\$37,800	70.00	\$75,537	\$11,615	\$42,385	\$159,805	0.265	1,310	405	1.5 STY	70
40-14-151-001	3715 SUNSET DR	09/26/22	WD	\$105,000	\$54,200	51.62	\$108,407	\$29,730	\$75,270	\$196,693	0.383	1,784	405	1.5 STY	65
40-14-159-025	3318 BRENTWOOD DR	06/20/23	WD	\$115,000	\$50,700	44.09	\$101,491	\$17,032	\$97,968	\$211,148	0.464	1,826	405	1.5 STY	70
Avg											0.371				
40-14-252-027	2202 NOLEN DR	03/14/22	WD	\$93,000	\$58,900	63.33	\$117,766	\$18,125	\$74,875	\$249,103	0.301	1,799	405	2 STORY	70
40-14-159-023	3402 BRENTWOOD DR	02/16/22	WD	\$85,567	\$42,000	49.08	\$84,011	\$16,686	\$68,881	\$168,313	0.409	1,541	405	2 STORY	70
40-14-332-013	2709 MANSFIELD AVE	03/31/23	WD	\$77,500	\$34,600	44.65	\$69,289	\$14,304	\$63,196	\$137,463	0.460	1,254	405	2 STORY	70
40-14-153-002	3511 SUNSET DR	05/01/23	WD	\$88,000	\$37,800	42.95	\$75,543	\$11,873	\$76,127	\$159,175	0.478	1,250	405	2 STORY	70
40-14-159-029	512 SHEFFIELD AVE	02/15/22	WD	\$85,000	\$35,000	41.18	\$69,931	\$13,517	\$71,483	\$141,035	0.507	1,274	405	2 STORY	70
40-14-153-006	319 FERNDAL PL	01/27/22	WD	\$128,500	\$50,900	39.61	\$101,794	\$17,018	\$111,482	\$211,940	0.526	2,318	405	2 STORY	65
40-14-176-005	311 WESTCOMBE AVE	08/19/22	WD	\$115,000	\$41,400	36.00	\$82,896	\$20,136	\$94,864	\$156,900	0.605	1,250	405	2 STORY	70
<b>Totals:</b>				<b>\$3,546,909</b>	<b>\$1,683,900</b>		<b>\$3,368,172</b>		<b>\$2,836,113</b>	<b>\$6,863,411</b>	<b>0.469</b>				

Around 91000

Single Family Economic Condition Factors ×

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

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

Close



**ECF Area 407**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-14-177-057	346 SHEFFIELD AVE	07/21/22	WD	\$40,000	\$22,200	55.50	\$44,463	\$12,000	\$28,000	\$86,568	0.323	896	407	2 STORY	70
40-14-177-010	339 ALLENDALE PL	09/18/23	WD	\$70,000	\$35,900	51.29	\$71,894	\$12,000	\$58,000	\$159,717	0.363	1,749	407	2 STORY	75
40-14-177-037	310 SHEFFIELD AVE	11/09/21	WD	\$43,400	\$21,700	50.00	\$43,416	\$12,000	\$31,400	\$83,776	0.375	896	407	2 STORY	70
40-14-177-013	3328 PENCOMBE PL	08/05/22	WD	\$89,000	\$40,900	45.96	\$81,733	\$12,581	\$76,419	\$184,405	0.414	1,749	407	2 STORY	75
40-14-177-016	3316 PENCOMBE PL	02/15/23	WD	\$75,000	\$32,900	43.87	\$65,821	\$12,000	\$63,000	\$143,523	0.439	1,733	407	2 STORY	75
40-14-177-039	314 SHEFFIELD AVE	06/03/22	WD	\$50,000	\$21,700	43.40	\$43,416	\$12,000	\$38,000	\$83,776	0.454	896	407	2 STORY	70
40-14-177-019	3306 PENCOMBE PL	10/12/22	WD	\$70,000	\$29,100	41.57	\$58,228	\$13,115	\$56,885	\$120,301	0.473	1,412	407	2 STORY	75
40-14-177-042	320 SHEFFIELD AVE	07/08/22	WD	\$52,500	\$21,700	41.33	\$43,416	\$12,000	\$40,500	\$83,776	0.483	896	407	2 STORY	70
40-14-177-043	322 SHEFFIELD AVE	07/28/22	WD	\$60,000	\$23,000	38.33	\$45,930	\$12,000	\$48,000	\$90,480	0.531	896	407	2 STORY	70
<b>Totals:</b>				<b>\$549,900</b>	<b>\$249,100</b>		<b>\$498,317</b>		<b>\$440,204</b>	<b>\$1,036,323</b>					

ECF .425      Around \$65,000

ECF Area 410

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-14-305-003	711 HUBBARD AVE	10/18/21	WD	\$26,500	\$17,500	66.04	\$34,997	\$10,885	\$15,615	\$80,373	0.194	744	410	1 STY	60
40-14-304-018	3406 BEECHER RD	04/02/21	WD	\$35,000	\$20,600	58.86	\$41,114	\$10,000	\$25,000	\$103,713	0.241	837	410	1 STY	60
40-14-306-012	716 MANN AVE	02/17/23	WD	\$36,000	\$20,200	56.11	\$40,471	\$10,000	\$26,000	\$101,570	0.256	846	410	1 STY	60
40-14-327-030	3014 BEECHER RD	04/13/22	WD	\$70,000	\$19,600	28.00	\$39,283	\$11,000	\$59,000	\$94,277	0.626	807	410	1 STY	60
40-14-307-014	701 MANN AVE	07/26/22	WD	\$77,320	\$18,500	23.93	\$37,066	\$9,817	\$67,503	\$90,830	0.743	770	410	1 STY	60
Avg											0.412				
40-14-307-006	3133 BEECHER RD	08/01/23	WD	\$55,000	\$33,100	60.18	\$66,275	\$26,542	\$28,458	\$132,443	0.215	963	410	1 STY	64
40-14-301-025	806 HUBBARD AVE	09/20/23	WD	\$50,000	\$21,500	43.00	\$42,920	\$11,000	\$39,000	\$106,400	0.367	830	410	1 STY	64
40-14-327-027	3026 BEECHER RD	09/16/21	WD	\$45,000	\$17,600	39.11	\$35,273	\$8,600	\$36,400	\$88,910	0.409	808	410	1 STY	64
40-14-156-020	3726 BEECHER RD	10/18/22	WD	\$110,000	\$36,600	33.27	\$73,188	\$18,000	\$92,000	\$183,960	0.500	1,363	410	1 STY	64
40-14-158-009	3621 GRATIOT AVE	06/03/22	WD	\$51,000	\$16,100	31.57	\$32,191	\$9,000	\$42,000	\$77,303	0.543	836	410	1 STY	64
40-14-302-006	3417 GRATIOT AVE	08/20/21	WD	\$82,000	\$20,000	24.39	\$39,924	\$9,000	\$73,000	\$103,080	0.708	912	410	1 STY	64
40-14-156-019	3734 BEECHER RD	09/14/23	WD	\$102,500	\$24,100	23.51	\$48,101	\$12,000	\$90,500	\$120,337	0.752	992	410	1 STY	64
Avg											0.499				
40-14-303-009	3311 BEECHER RD	08/31/22	WD	\$78,000	\$26,200	33.59	\$52,443	\$13,000	\$65,000	\$131,477	0.494	977	410	1 STY	74
40-14-305-006	733 HUBBARD AVE	08/05/21	WD	\$47,000	\$28,200	60.00	\$56,495	\$13,324	\$33,676	\$143,903	0.234	1,316	410	1.25 STY	60
40-14-304-020	3310 BEECHER RD	03/20/23	WD	\$105,000	\$24,200	23.05	\$48,472	\$11,098	\$93,902	\$124,580	0.754	1,036	410	1.25 STY	64
40-14-302-009	3401 GRATIOT AVE	10/27/22	WD	\$86,000	\$25,500	29.65	\$51,051	\$13,000	\$73,000	\$126,837	0.576	1,317	410	2 STORY	60
40-14-156-028	3620 BEECHER RD	03/09/23	WD	\$38,000	\$21,200	55.79	\$42,223	\$10,063	\$27,937	\$107,200	0.261	1,080	410	2 STORY	64
40-14-156-023	3718 BEECHER RD	05/13/21	WD	\$60,000	\$35,600	59.33	\$71,277	\$14,000	\$46,000	\$190,923	0.241	1,955	410	TWO UNIT	64
<b>Totals:</b>				<b>\$1,154,320</b>	<b>\$426,300</b>		<b>\$852,764</b>		<b>\$933,991</b>	<b>\$2,108,117</b>					
Outlier															
40-14-158-026	3606 VAN BUREN AVE	05/06/21	WD	\$20,500	\$15,600	76.10	\$31,216	\$9,000	\$11,500	\$74,053	0.155	715	410	2 STORY	60

ECF .4000      Around \$50,000

ECF Area 415

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	Style	Depr.
41-18-355-011	602 FAIRLANE ST	02/18/22	WD	\$51,000	\$33,100	64.90	\$66,279	\$14,302	\$36,698	\$173,257	0.212	1,432	1.25 STY	68
41-18-308-014	1108 S GRAND TRAVERSE	05/31/23	WD	\$55,500	\$20,200	36.40	\$40,341	\$4,907	\$50,593	\$118,113	0.428	1,056	1.75 STY	78
41-18-301-006	505 W COURT ST	08/19/21	WD	\$67,000	\$40,600	60.60	\$81,136	\$25,810	\$41,190	\$184,420	0.223	2,735	2 STORY	55
41-18-153-011	702 S GRAND TRAVERSE	10/17/22	WD	\$125,000	\$61,500	49.20	\$122,931	\$32,748	\$92,252	\$300,610	0.307	2,642	2 STORY	60
40-13-330-024	620 THAYER ST	08/11/23	WD	\$106,000	\$30,100	28.40	\$60,213	\$10,689	\$95,311	\$165,080	0.577	2,244	2 STORY	55
41-18-308-029	403 W SIXTH ST	11/28/22	WD	\$70,000	\$36,200	51.71	\$72,515	\$15,772	\$54,228	\$189,143	0.287	1,996	2 STORY	74
40-13-286-041	608 W COURT ST	08/25/21	WD	\$105,000	\$32,400	30.86	\$64,726	\$10,968	\$94,032	\$179,193	0.525	1,672	2 STORY	78
41-18-308-029	403 W SIXTH ST	06/09/23	WD	\$120,500	\$36,200	30.04	\$72,515	\$15,772	\$104,728	\$189,143	0.554	1,996	2 STORY	74
41-18-309-015	1106 CHURCH ST	08/24/22	WD	\$75,500	\$41,100	54.44	\$82,199	\$9,850	\$65,650	\$241,163	0.272	2,922	FOUR UNIT	60
<b>Totals:</b>				<b>\$775,500</b>	<b>\$331,400</b>		<b>\$662,855</b>		<b>\$634,682</b>	<b>\$1,740,123</b>				

ECF .350      Around \$50,000

**ECF Area 420**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.	
41-07-451-017	615 E SECOND ST	07/09/21	WD	\$120,500	\$53,900	44.73	\$107,819	\$28,436	\$92,064	\$211,688	0.435	2,282	420	2 STORY	60	
41-18-206-021	722 PIERSON ST	06/23/22	WD	\$67,250	\$25,900	38.51	\$51,708	\$9,975	\$57,275	\$111,288	0.515	1,248	420	2 STORY	60	
41-18-226-003	807 AVON ST	05/09/23	WD	\$90,000	\$33,900	37.67	\$67,713	\$11,201	\$78,799	\$150,699	0.523	1,700	420	2 STORY	60	
41-07-451-053	504 THOMSON ST	05/31/22	WD	\$135,000	\$45,200	33.48	\$90,477	\$16,497	\$118,503	\$197,280	0.601	2,520	420	2 STORY	60	
Avg											0.518					
41-18-208-005	816 E THIRD ST	01/06/23	WD	\$57,000	\$23,600	41.40	\$47,255	\$9,900	\$47,100	\$99,613	0.473	1,015	420	2 STORY	65	
41-18-206-022	724 PIERSON ST	06/23/22	WD	\$67,250	\$28,300	42.08	\$56,605	\$9,975	\$57,275	\$124,347	0.461	1,176	420	2 STORY	70	
41-07-454-014	614 THOMSON ST	03/16/23	WD	\$59,000	\$39,400	66.78	\$78,744	\$19,800	\$39,200	\$157,184	0.249	2,030	420	FOUR UNIT	60	
41-07-451-052	436 THOMSON ST	12/09/21	WD	\$116,400	\$51,300	44.07	\$102,567	\$16,905	\$99,495	\$228,432	0.436	2,516	420	FOUR UNIT	60	
41-18-202-002	604 E SECOND ST	12/03/21	WD	\$112,800	\$57,700	51.15	\$115,360	\$19,192	\$93,608	\$256,448	0.365	3,044	420	FOUR UNIT	65	
41-07-453-020	424 CRAPO ST	04/28/23	WD	\$105,000	\$47,700	45.43	\$95,324	\$19,188	\$85,812	\$203,029	0.423	2,234	420	FOUR UNIT	65	
41-18-208-009	725 THOMSON ST	06/30/22	WD	\$105,000	\$34,100	32.48	\$68,222	\$13,200	\$91,800	\$146,725	0.626	1,372	420	FOUR UNIT	68	
41-07-476-013	913 YOUNG ST	08/27/21	WD	\$69,000	\$35,700	51.74	\$71,428	\$12,380	\$56,620	\$157,461	0.360	1,976	420	THREE UNIT	65	
41-18-202-010	607 EAST ST	10/12/21	WD	\$115,000	\$51,700	44.96	\$103,395	\$22,536	\$92,464	\$215,624	0.429	2,418	420	THREE UNIT	65	
41-18-208-010	729 THOMSON ST	06/30/22	WD	\$95,000	\$39,500	41.58	\$79,080	\$13,200	\$81,800	\$175,680	0.466	1,760	420	THREE UNIT	68	
41-18-202-007	620 E SECOND ST	12/29/21	WD	\$70,000	\$28,700	41.00	\$57,493	\$16,716	\$53,284	\$108,739	0.490	1,818	420	TWO UNIT	45	
41-18-202-007	620 E SECOND ST	01/24/23	WD	\$75,000	\$28,700	38.27	\$57,493	\$16,716	\$58,284	\$108,739	0.536	1,818	420	TWO UNIT	45	
41-07-454-002	609 PIERSON ST	08/25/23	WD	\$65,000	\$34,000	52.31	\$68,086	\$11,761	\$53,239	\$150,200	0.354	1,896	420	TWO UNIT	60	
41-18-207-017	714 THOMSON ST	08/10/21	WD	\$75,000	\$38,300	51.07	\$76,635	\$19,800	\$55,200	\$151,560	0.364	1,792	420	TWO UNIT	65	
41-07-477-014	915 EDDY ST	04/08/22	WD	\$89,000	\$39,500	44.38	\$79,079	\$14,597	\$74,403	\$171,952	0.433	1,712	420	TWO UNIT	65	
41-07-455-006	808 E SECOND ST	10/17/22	WD	\$95,000	\$35,800	37.68	\$71,697	\$9,900	\$85,100	\$164,792	0.516	1,647	420	TWO UNIT	70	
41-07-453-047	913 E SECOND ST	04/13/23	WD	\$81,000	\$29,900	36.91	\$59,749	\$9,637	\$71,363	\$133,632	0.534	1,421	420	TWO UNIT	65	
<b>Totals:</b>				<b>\$1,864,200</b>	<b>\$802,800</b>		<b>\$1,605,929</b>		<b>\$1,542,688</b>	<b>\$3,425,112</b>						

ECF .425      Around \$90,000



ECF Area 435

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-08-378-019	608 KENSINGTON AVE	01/13/22	WD	\$122,000	\$79,900	65.49	\$159,752	\$33,069	\$88,931	\$241,301	0.369	1,635	435	1 STY	68
41-17-177-021	1771 BROOKSIDE DR	07/13/23	WD	\$232,500	\$84,300	36.26	\$168,566	\$38,048	\$194,452	\$248,606	0.782	1,782	435	1 STY	68
41-17-177-018	1505 RIDGELAWN AVE	05/23/22	WD	\$150,000	\$53,800	35.87	\$107,619	\$21,688	\$128,312	\$163,678	0.784	1,569	435	1 STY	61
41-17-180-026	1618 S FRANKLIN AVE	04/26/21	WD	\$145,000	\$63,000	43.45	\$125,926	\$31,836	\$113,164	\$179,219	0.631	1,160	435	1 STY	79
41-17-179-005	1776 BROOKSIDE DR	05/25/23	WD	\$225,000	\$125,600	55.82	\$251,262	\$54,439	\$170,561	\$374,901	0.455	2,070	435	1.25 STY	68
41-08-379-019	1809 MONTCLAIR AVE	04/29/21	WD	\$119,000	\$50,600	42.52	\$101,214	\$20,386	\$98,614	\$153,958	0.641	1,470	435	1.25 STY	63
41-17-133-023	1118 KENSINGTON AVE	05/12/22	WD	\$137,000	\$49,400	36.06	\$98,828	\$21,250	\$115,750	\$147,768	0.783	1,306	435	1.25 STY	63
41-17-134-006	1117 KENSINGTON AVE	12/10/21	WD	\$130,000	\$46,700	35.92	\$93,319	\$23,758	\$106,242	\$132,497	0.802	1,245	435	1.25 STY	63
41-17-127-029	1002 BLANCHARD AVE	07/14/22	WD	\$170,000	\$74,800	44.00	\$149,665	\$36,513	\$133,487	\$215,528	0.619	1,464	435	1.25 STY	74
41-17-129-018	1017 KENSINGTON AVE	05/11/21	WD	\$150,000	\$63,000	42.00	\$125,937	\$23,758	\$126,242	\$194,627	0.649	1,438	435	1.25 STY	74
41-08-383-015	720 KENSINGTON AVE	07/12/23	WD	\$161,000	\$58,300	36.21	\$116,675	\$21,250	\$139,750	\$181,762	0.769	1,446	435	1.25 STY	75
41-17-131-016	1110 MAXINE ST	07/17/23	WD	\$259,000	\$92,600	35.75	\$185,291	\$32,853	\$226,147	\$290,358	0.779	2,132	435	1.25 STY	78
41-17-129-018	1017 KENSINGTON AVE	08/16/22	WD	\$181,000	\$63,000	34.81	\$125,937	\$23,758	\$157,242	\$194,627	0.808	1,438	435	1.25 STY	74
41-08-382-015	1609 E COURT ST	04/25/22	WD	\$99,000	\$70,600	71.31	\$141,219	\$26,541	\$72,459	\$218,434	0.332	2,649	435	1.5 STY	63
41-08-382-015	1609 E COURT ST	03/27/23	WD	\$199,300	\$70,600	35.42	\$141,219	\$26,541	\$172,759	\$218,434	0.791	2,649	435	1.5 STY	63
41-17-127-009	927 MAXINE ST	09/16/22	WD	\$167,500	\$58,500	34.93	\$116,970	\$22,539	\$144,961	\$179,869	0.806	1,394	435	1.75 STY	74
41-17-155-001	1614 WOODLAWN PARK DR	09/23/22	WD	\$280,000	\$118,400	42.29	\$236,872	\$56,448	\$223,552	\$343,665	0.650	2,171	435	1.75 STY	74
41-08-379-006	517 KENSINGTON AVE	01/05/22	WD	\$135,000	\$64,400	47.70	\$128,866	\$41,098	\$93,902	\$167,177	0.562	1,648	435	2 STORY	60
41-17-180-016	1506 S FRANKLIN AVE	04/13/21	WD	\$125,000	\$45,800	36.64	\$91,574	\$23,758	\$101,242	\$129,173	0.784	1,468	435	2 STORY	59
41-17-106-020	1150 WOODSIDE DR	04/29/22	WD	\$151,000	\$53,300	35.30	\$106,588	\$23,539	\$127,461	\$158,189	0.806	1,658	435	2 STORY	60
41-17-103-005	917 WOODSIDE DR	04/23/21	WD	\$150,000	\$96,900	64.60	\$193,693	\$52,599	\$97,401	\$268,750	0.362	2,203	435	2 STORY	68
41-17-101-006	1301 RIVERDALE RD	12/23/21	WD	\$200,000	\$124,200	62.10	\$248,307	\$69,758	\$130,242	\$340,093	0.383	2,801	435	2 STORY	63
41-17-126-007	923 BEARD ST	06/23/21	WD	\$106,000	\$66,100	62.36	\$132,121	\$21,338	\$84,662	\$211,015	0.401	2,024	435	2 STORY	63
41-08-382-013	814 BLANCHARD AVE	09/15/21	WD	\$137,000	\$77,000	56.20	\$153,994	\$31,818	\$105,182	\$232,716	0.452	1,692	435	2 STORY	63
41-17-131-004	1119 BEARD ST	04/22/21	WD	\$160,000	\$83,900	52.44	\$167,891	\$25,218	\$134,782	\$271,758	0.496	2,048	435	2 STORY	68
41-17-129-010	923 KENSINGTON AVE	06/14/21	WD	\$180,000	\$91,900	51.06	\$183,886	\$23,758	\$156,242	\$305,006	0.512	2,538	435	2 STORY	68
41-08-382-017	1621 E COURT ST	09/30/21	WD	\$145,000	\$73,700	50.83	\$147,386	\$33,177	\$111,823	\$217,541	0.514	1,680	435	2 STORY	61
41-17-127-007	915 MAXINE ST	03/30/22	WD	\$226,000	\$114,000	50.44	\$228,007	\$33,809	\$192,191	\$369,901	0.520	2,497	435	2 STORY	68
41-17-132-002	1105 MAXINE ST	08/08/22	WD	\$125,000	\$61,000	48.80	\$122,093	\$22,539	\$102,461	\$189,627	0.540	1,400	435	2 STORY	63
41-17-105-010	1202 BEARD ST	02/04/22	WD	\$154,000	\$72,800	47.27	\$145,615	\$22,274	\$131,726	\$234,935	0.561	1,810	435	2 STORY	68
41-17-176-008	1616 LINWOOD AVE	09/12/23	WD	\$173,500	\$81,300	46.86	\$162,672	\$34,701	\$138,799	\$243,754	0.569	1,620	435	2 STORY	68
41-17-133-008	1209 BLANCHARD AVE	04/15/22	WD	\$160,000	\$74,600	46.63	\$149,162	\$21,250	\$138,750	\$243,642	0.569	1,686	435	2 STORY	68
41-17-176-005	1514 LINWOOD AVE	07/06/21	WD	\$189,900	\$88,400	46.55	\$176,736	\$33,617	\$156,283	\$272,608	0.573	2,523	435	2 STORY	68
41-08-384-009	723 KENSINGTON AVE	11/30/21	WD	\$125,000	\$58,000	46.40	\$116,018	\$23,778	\$101,222	\$175,695	0.576	1,427	435	2 STORY	68
41-08-383-017	728 KENSINGTON AVE	03/07/22	WD	\$130,000	\$58,400	44.92	\$116,752	\$29,325	\$100,675	\$166,528	0.605	1,517	435	2 STORY	68
41-17-127-019	922 BLANCHARD AVE	07/09/21	WD	\$140,000	\$61,800	44.14	\$123,510	\$19,086	\$120,914	\$198,903	0.608	1,984	435	2 STORY	68
41-17-176-015	1417 BROOKWOOD AVE	09/10/21	WD	\$130,000	\$55,700	42.85	\$111,386	\$21,688	\$108,312	\$170,853	0.634	1,402	435	2 STORY	68
41-17-104-012	912 BEARD ST	12/03/21	WD	\$146,000	\$60,000	41.10	\$119,991	\$19,399	\$126,601	\$191,604	0.661	1,662	435	2 STORY	68
41-17-104-015	926 BEARD ST	06/07/23	WD	\$200,000	\$81,900	40.95	\$163,871	\$29,098	\$170,902	\$256,710	0.666	2,002	435	2 STORY	68
41-17-129-019	1021 KENSINGTON AVE	12/02/21	WD	\$140,000	\$56,800	40.57	\$113,695	\$24,252	\$115,748	\$170,368	0.679	1,550	435	2 STORY	63
41-17-102-003	902 WOODSIDE DR	08/22/22	WD	\$175,000	\$70,700	40.40	\$141,304	\$32,664	\$142,336	\$206,933	0.688	1,898	435	2 STORY	68
41-17-104-019	1014 BEARD ST	05/24/22	WD	\$205,000	\$79,500	38.78	\$159,022	\$29,016	\$175,984	\$247,630	0.711	2,735	435	2 STORY	63
41-17-131-020	1218 MAXINE ST	09/13/23	WD	\$155,579	\$61,300	39.40	\$122,566	\$30,266	\$125,313	\$175,810	0.713	1,606	435	2 STORY	68

ECF Area 435

41-17-132-004	1113 MAXINE ST	07/14/23	WD	\$200,000	\$75,300	37.65	\$150,556	\$22,539	\$177,461	\$243,842	0.728	1,780	435	2 STORY	68
41-17-127-001	1604 E COURT ST	07/29/22	WD	\$235,000	\$88,400	37.62	\$176,719	\$28,998	\$206,002	\$281,373	0.732	2,207	435	2 STORY	68
41-17-106-019	1144 WOODSIDE DR	08/19/22	WD	\$175,000	\$65,600	37.49	\$131,296	\$21,788	\$153,212	\$208,587	0.735	2,189	435	2 STORY	63
41-08-384-006	711 KENSINGTON AVE	04/15/22	WD	\$178,000	\$66,700	37.47	\$133,452	\$23,778	\$154,222	\$208,903	0.738	1,842	435	2 STORY	68
41-08-383-020	818 KENSINGTON AVE	04/30/21	WD	\$140,000	\$50,600	36.14	\$101,169	\$21,250	\$118,750	\$152,227	0.780	1,453	435	2 STORY	63
41-17-127-012	1005 MAXINE ST	11/28/22	WD	\$194,000	\$68,800	35.46	\$137,669	\$22,539	\$171,461	\$219,295	0.782	1,922	435	2 STORY	68
41-17-127-018	918 BLANCHARD AVE	12/21/22	WD	\$165,000	\$57,200	34.67	\$114,355	\$22,535	\$142,465	\$174,895	0.815	1,538	435	2 STORY	68
Avg											0.610				
MED											0.606				
41-17-177-022	1514 BROOKWOOD AVE	02/24/23	WD	\$189,900	\$108,300	57.03	\$216,673	\$43,376	\$146,524	\$330,090	0.444	2,207	435	2 STORY	79
41-17-106-029	1407 WOODLAWN PARK DR	04/28/21	WD	\$250,000	\$124,500	49.80	\$249,004	\$29,860	\$220,140	\$417,417	0.527	2,991	435	2 STORY	74
41-08-378-024	1623 MONTCLAIR AVE	01/23/23	WD	\$225,000	\$108,500	48.22	\$216,991	\$32,446	\$192,554	\$351,514	0.548	2,680	435	2 STORY	74
41-08-384-011	805 KENSINGTON AVE	08/30/21	WD	\$152,000	\$69,400	45.66	\$138,768	\$23,778	\$128,222	\$219,029	0.585	1,772	435	2 STORY	75
41-08-382-003	801 MAXINE ST	09/28/22	WD	\$169,900	\$74,400	43.79	\$148,791	\$27,047	\$142,853	\$231,893	0.616	1,845	435	2 STORY	74
41-17-129-004	1810 E COURT ST	09/30/22	WD	\$150,000	\$64,300	42.87	\$128,602	\$21,338	\$128,662	\$204,312	0.630	1,664	435	2 STORY	74
41-08-384-011	805 KENSINGTON AVE	03/09/23	WD	\$169,900	\$69,400	40.85	\$138,768	\$23,778	\$146,122	\$219,029	0.667	1,772	435	2 STORY	75
41-17-132-019	1202 BLANCHARD AVE	06/02/22	WD	\$185,000	\$73,100	39.51	\$146,150	\$22,539	\$162,461	\$235,450	0.690	1,588	435	2 STORY	74
41-17-178-029	1416 RIDGELAWN AVE	04/12/23	WD	\$225,000	\$87,600	38.93	\$175,190	\$30,759	\$194,241	\$275,107	0.706	2,355	435	2 STORY	74
41-08-382-016	1615 E COURT ST	04/29/22	WD	\$193,000	\$74,600	38.65	\$149,210	\$26,541	\$166,459	\$233,655	0.712	1,767	435	2 STORY	74
Avg											0.613				
41-17-106-006	1301 WOODLAWN PARK DR	03/17/23	WD	\$495,000	\$181,700	36.71	\$363,436	\$54,104	\$440,896	\$589,204	0.748	3,670	435	ESTATE HOME	68
41-17-106-025	1417 LINWOOD AVE	05/28/21	WD	\$335,000	\$205,100	61.22	\$410,159	\$49,883	\$285,117	\$686,240	0.415	3,456	435	ESTATE HOME	68
41-08-384-029	1821 E COURT ST	05/19/23	WD	\$215,000	\$102,300	47.58	\$204,650	\$55,383	\$159,617	\$284,318	0.561	3,220	435	FOUR UNIT	63
41-17-180-018	1514 S FRANKLIN AVE	06/10/22	WD	\$137,500	\$50,500	36.73	\$100,959	\$12,803	\$124,697	\$167,916	0.743	1,727	435	TRI-LEVEL	63
41-17-180-027	1626 S FRANKLIN AVE	06/13/22	WD	\$140,900	\$72,000	51.10	\$143,999	\$43,756	\$97,144	\$190,939	0.509	1,711	435	TRI-LEVEL	68
41-17-183-003	1760 BROOKSIDE DR	11/03/22	MLC	\$150,000	\$71,700	47.80	\$143,309	\$43,672	\$106,328	\$189,785	0.560	2,115	435	TWO UNIT	63
<b>Totals:</b>				<b>\$11,661,379</b>	<b>\$5,146,500</b>		<b>\$10,292,852</b>		<b>\$9,669,391</b>	<b>\$15,811,170</b>					

Around \$185,000

Single Family Economic Condition Factors						
NOTE: Percentages below represent overall Building Percent Good.						
Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.650	0.650	0.650	0.625	0.625	0.625
1 STY	0.650	0.650	0.650	0.625	0.625	0.625
2 STORY	0.650	0.650	0.650	0.625	0.625	0.625
1.5 STY	0.650	0.650	0.650	0.625	0.625	0.625
1.25 STY	0.650	0.650	0.650	0.625	0.625	0.625
BI-LEVEL	0.650	0.650	0.650	0.625	0.625	0.625
TRI-LEVEL	0.650	0.650	0.650	0.625	0.625	0.625
ESTATE HOME	0.650	0.650	0.650	0.625	0.625	0.625
DUPLEX	0.650	0.650	0.650	0.625	0.625	0.625
TWO UNIT	0.650	0.650	0.650	0.625	0.625	0.625
THREE UNIT	0.650	0.650	0.650	0.625	0.625	0.625
FOUR UNIT	0.650	0.650	0.650	0.625	0.625	0.625

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-16-226-031	1126 BURLINGTON DR	05/23/22	WD	\$123,500	\$35,700	28.91	\$71,402	\$17,145	\$106,355	\$135,643	0.784	1,339	445	2 STORY	60
41-16-202-010	3415 BRIMFIELD DR	06/02/21	WD	\$60,000	\$53,800	89.67	\$107,688	\$21,258	\$38,742	\$216,075	0.179	2,433	445	2 STORY	64
41-16-227-009	1009 BURLINGTON DR	08/10/21	WD	\$130,000	\$45,900	35.31	\$91,892	\$17,064	\$112,936	\$187,070	0.604	1,867	445	2 STORY	64
41-16-227-028	1006 SOMERSET LN	05/25/23	WD	\$132,000	\$46,100	34.92	\$92,244	\$16,500	\$115,500	\$189,360	0.610	1,958	445	2 STORY	64
41-16-229-006	3626 EASTHAMPTON DR	02/03/23	WD	\$127,000	\$44,500	35.04	\$89,004	\$18,887	\$108,113	\$175,293	0.617	1,602	445	2 STORY	69
41-16-226-032	1130 BURLINGTON DR	05/05/22	WD	\$148,000	\$48,200	32.57	\$96,323	\$17,140	\$130,860	\$197,958	0.661	1,899	445	2 STORY	64
41-16-227-006	927 BURLINGTON DR	04/13/21	WD	\$50,000	\$40,400	80.80	\$80,715	\$18,233	\$31,767	\$156,205	0.203	1,658	445	TRI-LEVEL	64
41-16-203-036	3424 BRIMFIELD DR	05/26/23	WD	\$105,000	\$64,100	61.05	\$128,100	\$46,799	\$58,201	\$203,253	0.286	2,359	445	TRI-LEVEL	64
41-16-226-023	1026 BURLINGTON DR	11/03/21	WD	\$80,110	\$34,200	42.69	\$68,316	\$18,600	\$61,510	\$124,290	0.495	1,312	445	TRI-LEVEL	64
41-16-276-011	3508 EASTHAMPTON DR	07/05/22	WD	\$107,000	\$37,100	34.67	\$74,122	\$20,023	\$86,977	\$135,248	0.643	1,434	445	TRI-LEVEL	64
41-16-226-003	1013 BARRINGTON DR	04/28/23	WD	\$150,000	\$49,300	32.87	\$98,665	\$21,000	\$129,000	\$194,163	0.664	1,973	445	TRI-LEVEL	64
41-16-226-021	1018 BURLINGTON DR	12/21/22	WD	\$110,000	\$34,300	31.18	\$68,674	\$18,600	\$91,400	\$125,185	0.730	1,344	445	TRI-LEVEL	64
<b>Totals:</b>				<b>\$1,322,610</b>	<b>\$533,600</b>		<b>\$1,067,145</b>		<b>\$1,071,361</b>	<b>\$2,039,740</b>					

ECF .500

Around 102500



Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-14-352-016	932 BARNEY AVE	10/15/21	WD	\$26,000	\$20,600	79.23	\$41,274	\$8,658	\$17,342	\$86,976	0.199	1,052	450	1 STY	59
40-15-453-023	914 TACKEN ST	09/30/21	WD	\$171,000	\$89,600	52.40	\$179,239	\$44,672	\$126,328	\$442,607	0.285	4,493	450	1 STY	59
40-15-458-008	4009 REYNOLDS ST	05/13/22	WD	\$22,000	\$12,800	58.18	\$25,543	\$6,692	\$15,308	\$60,269	0.305	709	450	1 STY	54
40-14-358-024	992 BARNEY AVE	07/22/22	WD	\$25,000	\$14,700	58.80	\$29,371	\$6,000	\$19,000	\$62,323	0.305	640	450	1 STY	59
40-15-434-004	3921 JOYNER ST	04/29/21	WD	\$24,076	\$13,800	57.32	\$27,506	\$6,000	\$18,076	\$57,349	0.315	760	450	1 STY	59
40-15-432-005	3921 W KEARSLEY ST	11/24/21	WD	\$23,000	\$12,700	55.22	\$25,336	\$6,000	\$17,000	\$51,563	0.330	630	450	1 STY	59
40-14-357-012	991 S BALLENGER HWY	09/30/21	WD	\$142,500	\$72,700	51.02	\$145,540	\$29,611	\$112,889	\$323,234	0.349	3,496	450	1 STY	60
40-15-477-028	3828 MANNHALL AVE	12/22/22	WD	\$32,500	\$16,800	51.69	\$33,658	\$7,079	\$25,421	\$70,877	0.359	697	450	1 STY	59
40-14-351-015	910 HUBBARD AVE	01/27/22	WD	\$40,000	\$19,600	49.00	\$39,135	\$9,000	\$31,000	\$80,360	0.386	788	450	1 STY	59
40-15-434-008	3905 JOYNER ST	10/19/22	WD	\$44,000	\$21,300	48.41	\$42,600	\$6,000	\$38,000	\$97,600	0.389	888	450	1 STY	59
40-15-429-009	4014 W KEARSLEY ST	02/10/23	WD	\$38,000	\$18,100	47.63	\$36,172	\$6,000	\$32,000	\$80,459	0.398	940	450	1 STY	54
40-15-477-001	931 TACKEN ST	11/02/22	WD	\$49,000	\$22,900	46.73	\$45,705	\$11,955	\$37,045	\$90,000	0.412	827	450	1 STY	59
40-14-357-011	987 S BALLENGER HWY	11/15/22	WD	\$210,000	\$87,800	41.81	\$175,588	\$30,637	\$179,363	\$424,104	0.423	4,895	450	1 STY	57
40-14-351-014	902 HUBBARD AVE	11/02/22	WD	\$50,000	\$21,100	42.20	\$42,243	\$9,000	\$41,000	\$88,648	0.463	880	450	1 STY	59
40-15-485-004	1015 DARLING ST	07/20/23	WD	\$47,500	\$18,900	39.79	\$37,833	\$10,347	\$37,153	\$73,296	0.507	845	450	1 STY	59
40-15-455-008	1034 MEIDA ST	12/07/21	WD	\$37,000	\$14,000	37.84	\$27,902	\$6,205	\$30,795	\$57,859	0.532	651	450	1 STY	59
40-15-481-005	963 DARLING ST	04/29/22	WD	\$47,600	\$16,100	33.82	\$32,220	\$8,644	\$38,956	\$62,869	0.620	672	450	1 STY	59
40-15-429-008	4018 W KEARSLEY ST	04/29/22	WD	\$59,900	\$19,200	32.05	\$38,438	\$6,000	\$53,900	\$86,501	0.623	1,018	450	1 STY	59
40-15-481-004	3817 MANNHALL AVE	10/01/21	WD	\$47,000	\$15,600	33.19	\$31,244	\$7,479	\$39,521	\$63,373	0.624	674	450	1 STY	59
40-15-429-007	4022 W KEARSLEY ST	01/06/22	WD	\$55,000	\$17,400	31.64	\$34,840	\$5,700	\$49,300	\$77,707	0.634	870	450	1 STY	59
Avg											0.423				
40-15-432-043	3808 JOYNER ST	04/24/23	WD	\$40,000	\$28,400	71.00	\$56,852	\$14,829	\$25,171	\$112,061	0.225	1,036	450	1 STY	62
40-15-457-025	4014 REYNOLDS ST	09/07/21	WD	\$45,000	\$32,500	72.22	\$65,095	\$14,550	\$30,450	\$134,787	0.226	956	450	1 STY	62
40-15-481-003	3821 MANNHALL AVE	05/04/23	WD	\$35,000	\$23,200	66.29	\$46,319	\$7,500	\$27,500	\$103,517	0.266	875	450	1 STY	70
40-15-427-008	3814 FRAZER ST	08/06/21	WD	\$48,000	\$30,100	62.71	\$60,133	\$9,841	\$38,159	\$134,112	0.285	1,136	450	1 STY	74
40-15-481-016	968 SALISBURY AVE	05/20/21	WD	\$30,500	\$18,700	61.31	\$37,449	\$6,884	\$23,616	\$81,507	0.290	708	450	1 STY	65
40-15-433-002	4019 JOYNER ST	04/02/21	QC	\$36,000	\$21,600	60.00	\$43,165	\$6,000	\$30,000	\$99,107	0.303	924	450	1 STY	62
40-15-482-017	3906 BLACKINGTON AVE	05/13/22	WD	\$35,150	\$20,400	58.04	\$40,831	\$10,270	\$24,880	\$81,496	0.305	888	450	1 STY	62
40-15-487-019	996 S BALLENGER HWY	12/19/22	WD	\$38,000	\$19,900	52.37	\$39,744	\$8,050	\$29,950	\$84,517	0.354	852	450	1 STY	62
40-15-487-007	983 JOHNSON AVE	09/22/21	WD	\$37,000	\$15,900	42.97	\$31,875	\$8,050	\$28,950	\$63,533	0.456	708	450	1 STY	62
40-14-358-010	983 HUBBARD AVE	10/05/21	WD	\$43,000	\$18,000	41.86	\$35,933	\$6,000	\$37,000	\$79,821	0.464	690	450	1 STY	62
40-15-432-040	3827 W KEARSLEY ST	07/30/21	MLC	\$55,000	\$22,400	40.73	\$44,800	\$12,000	\$43,000	\$87,467	0.492	805	450	1 STY	69
40-14-358-008	975 HUBBARD AVE	01/03/22	WD	\$46,000	\$17,400	37.83	\$34,832	\$6,000	\$40,000	\$76,885	0.520	690	450	1 STY	62
40-15-455-007	1030 MEIDA ST	03/08/23	WD	\$60,000	\$18,100	30.17	\$36,294	\$5,802	\$54,198	\$81,312	0.667	878	450	1 STY	62
Avg											0.373				
40-15-477-031	3816 MANNHALL AVE	06/30/21	WD	\$26,000	\$17,300	66.54	\$34,673	\$7,079	\$18,921	\$73,584	0.257	883	450	1.25 STY	59
40-15-477-031	3816 MANNHALL AVE	04/14/22	WD	\$35,000	\$17,300	49.43	\$34,673	\$7,079	\$27,921	\$73,584	0.379	883	450	1.25 STY	59
40-15-486-017	972 JOHNSON AVE	02/01/23	WD	\$40,000	\$19,600	49.00	\$39,249	\$6,525	\$33,475	\$87,264	0.384	887	450	1.25 STY	54
40-15-477-025	3906 MANNHALL AVE	11/03/22	QC	\$42,000	\$17,900	42.62	\$35,876	\$7,079	\$34,921	\$76,792	0.455	883	450	1.25 STY	59
40-15-486-002	955 SALISBURY AVE	04/06/21	WD	\$49,900	\$17,900	35.87	\$35,875	\$7,200	\$42,700	\$76,467	0.558	887	450	1.25 STY	59
40-14-358-005	967 HUBBARD AVE	10/12/21	WD	\$65,000	\$20,600	31.69	\$41,224	\$6,000	\$59,000	\$93,931	0.628	904	450	1.25 STY	59
Avg											0.444				

40-15-479-002	3615 W COURT ST	12/09/21	WD	\$30,000	\$26,800	89.33	\$53,651	\$12,000	\$18,000	\$111,069	0.162	1,002	450	1.25 STY	65
40-15-485-033	990 SALISBURY AVE	11/24/21	WD	\$35,000	\$19,900	56.86	\$39,827	\$7,500	\$27,500	\$86,205	0.319	887	450	1.25 STY	65
40-15-486-019	980 JOHNSON AVE	08/02/21	WD	\$37,500	\$20,200	53.87	\$40,451	\$6,525	\$30,975	\$90,469	0.342	936	450	1.25 STY	62
40-15-435-010	3708 W COURT ST	03/10/22	WD	\$57,000	\$24,300	42.63	\$48,506	\$9,186	\$47,814	\$104,853	0.456	962	450	1.25 STY	61
40-15-454-009	4027 MANNHALL AVE	06/22/23	WD	\$90,000	\$23,300	25.89	\$46,530	\$7,079	\$82,921	\$105,203	0.788	1,111	450	1.25 STY	67
	Avg										0.414				
40-15-457-016	4022 REYNOLDS ST	04/13/21	WD	\$39,000	\$21,600	55.38	\$43,184	\$7,175	\$31,825	\$96,024	0.331	1,085	450	1.5 STY	59
40-14-358-015	956 BARNEY AVE	08/19/22	WD	\$59,000	\$23,700	40.17	\$47,459	\$6,000	\$53,000	\$110,557	0.479	1,567	450	1.5 STY	59
40-14-357-015	956 HUBBARD AVE	03/08/23	WD	\$55,000	\$20,100	36.55	\$40,267	\$6,000	\$49,000	\$91,379	0.536	1,189	450	1.5 STY	59
40-15-477-017	3934 MANNHALL AVE	10/18/22	WD	\$25,000	\$17,600	70.40	\$35,299	\$7,526	\$17,474	\$74,061	0.236	960	450	2 STORY	59
	Totals:			\$2,425,126	\$1,140,400		\$2,281,453		\$1,967,718	\$4,999,540					
ECF .400	Around 42000														
OUTLIERS															
40-14-358-002	955 HUBBARD AVE	10/06/21	WD	\$21,000	\$18,900	90.00	\$37,833	\$6,000	\$15,000	\$84,888	0.177	690	450	1 STY	59
40-15-485-004	1015 DARLING ST	08/30/21	WD	\$23,000	\$18,900	82.17	\$37,833	\$10,347	\$12,653	\$73,296	0.173	845	450	1 STY	59

ECF Area 455

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-14-382-012	2802 FIELDING ST	02/22/22	WD	\$18,000	\$11,600	64.44	\$23,141	\$4,992	\$13,008	\$55,843	0.233	692	455	1 STY	49
40-14-382-012	2802 FIELDING ST	08/08/23	WD	\$42,000	\$11,600	27.62	\$23,141	\$4,992	\$37,008	\$55,843	0.663	692	455	1 STY	49
40-14-356-026	938 HUGHES AVE	09/30/21	WD	\$171,000	\$89,600	52.40	\$179,239	\$44,672	\$126,328	\$442,607	0.285	4,493	455	1 STY	59
40-14-361-008	956 STOCKER AVE	04/05/23	WD	\$22,000	\$12,200	55.45	\$24,301	\$5,000	\$17,000	\$59,388	0.286	651	455	1 STY	59
40-14-381-006	915 BRADLEY AVE	11/23/21	WD	\$27,000	\$13,400	49.63	\$26,743	\$5,000	\$22,000	\$66,902	0.329	808	455	1 STY	59
40-14-360-014	964 MANN AVE	06/10/22	WD	\$30,000	\$14,400	48.00	\$28,891	\$5,000	\$25,000	\$73,511	0.340	946	455	1 STY	54
40-14-354-025	936 STOCKER AVE	11/15/22	WD	\$210,000	\$87,800	41.81	\$175,588	\$30,637	\$179,363	\$424,104	0.423	4,895	455	1 STY	57
40-14-371-008	1008 KNAPP AVE	04/08/23	WD	\$26,500	\$10,500	39.62	\$21,029	\$5,000	\$21,500	\$49,320	0.436	620	455	1 STY	59
40-13-355-007	1940 BECKER ST	09/28/21	WD	\$25,000	\$9,600	38.40	\$19,158	\$4,796	\$20,204	\$44,191	0.457	620	455	1 STY	54
40-14-381-005	911 BRADLEY AVE	08/19/21	WD	\$44,900	\$16,600	36.97	\$33,102	\$5,000	\$39,900	\$86,468	0.461	796	455	1 STY	55
40-14-388-004	2905 REYNOLDS ST	07/21/23	WD	\$36,000	\$13,300	36.94	\$26,684	\$5,000	\$31,000	\$66,720	0.465	647	455	1 STY	59
40-14-366-005	1025 BARNEY AVE	06/26/23	WD	\$48,000	\$15,100	31.46	\$30,124	\$5,000	\$43,000	\$77,305	0.556	880	455	1 STY	59
40-14-353-019	932 MANN AVE	10/29/21	WD	\$36,000	\$11,400	31.67	\$22,785	\$5,000	\$31,000	\$54,723	0.566	724	455	1 STY	59
Avg											0.419				
40-14-363-005	969 KNAPP AVE	12/21/21	WD	\$55,000	\$19,200	34.91	\$38,322	\$8,154	\$46,846	\$92,825	0.505	969	455	1 STY	62
40-14-453-013	2477 W COURT ST	03/17/23	WD	\$75,000	\$24,400	32.53	\$48,888	\$5,588	\$69,412	\$133,231	0.521	942	455	1 STY	79
40-14-383-003	980 KNIGHT AVE	08/21/23	WD	\$52,000	\$10,500	20.19	\$20,901	\$7,363	\$44,637	\$41,655	1.072	858	455	1.25 STY	30
40-14-382-014	2718 FIELDING ST	04/30/21	WD	\$59,000	\$19,600	33.22	\$39,260	\$4,992	\$54,008	\$105,440	0.512	1,220	455	1.25 STY	62
40-13-359-020	1018 CHRISTOPHER ST	07/02/22	WD	\$36,000	\$18,300	50.83	\$36,530	\$5,900	\$30,100	\$94,246	0.319	1,120	455	2 STORY	59
40-14-381-008	925 BRADLEY AVE	08/14/23	WD	\$65,000	\$25,700	39.54	\$51,364	\$7,500	\$57,500	\$134,966	0.426	1,509	455	2 STORY	62
40-14-427-036	2005 BECKWITH CT	11/18/21	WD	\$34,100	\$17,100	50.15	\$34,199	\$9,023	\$25,077	\$77,465	0.324	1,001	455	2 STORY	62
40-14-362-014	951 STOCKER AVE	06/24/21	WD	\$48,000	\$22,300	46.46	\$44,605	\$8,125	\$39,875	\$91,200	0.437	1,086	455	TWO UNIT	59
40-14-427-031	2001 BECKWITH CT	11/18/21	WD	\$34,100	\$17,100	50.15	\$34,199	\$9,023	\$25,077	\$77,465	0.324	1,001	455		31
<b>Totals:</b>				<b>\$1,194,600</b>	<b>\$491,300</b>		<b>\$982,194</b>		<b>\$998,843</b>	<b>\$2,405,416</b>					
ECF .375	Around \$35,000														
<b>OUTLIERS</b>															
40-14-366-021	1009 BARNEY AVE	08/12/21	WD	\$30,000	\$24,300	81.00	\$48,685	\$10,866	\$19,134	\$116,366	0.164	1,138	455	1 STY	59
40-14-387-013	2826 REYNOLDS ST	03/25/22	WD	\$12,500	\$12,200	97.60	\$24,435	\$5,320	\$7,180	\$58,815	0.122	721	455	1 STY	54

ECF Area 460

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.	
40-22-229-016	3708 BROWN ST	03/21/23	WD	\$32,000	\$20,500	64.06	\$41,045	\$15,474	\$16,526	\$73,060	0.226	768	460	1 STY	47	
40-22-278-003	3925 HERRICK ST	07/28/21	WD	\$20,000	\$15,200	76.00	\$30,488	\$7,400	\$12,600	\$65,966	0.191	690	460	1 STY	60	
40-22-231-024	3604 WHITNEY AVE	07/23/21	WD	\$22,900	\$14,500	63.32	\$29,061	\$8,325	\$14,575	\$59,246	0.246	704	460	1 STY	60	
40-22-231-018	3702 WHITNEY AVE	05/20/22	WD	\$25,000	\$15,600	62.40	\$31,133	\$7,400	\$17,600	\$67,809	0.260	840	460	1 STY	60	
40-22-283-001	3721 LARCHMONT ST	05/09/22	WD	\$28,000	\$17,500	62.50	\$35,030	\$7,400	\$20,600	\$78,943	0.261	915	460	1 STY	60	
40-22-277-026	3617 ARLENE AVE	09/24/21	WD	\$35,300	\$21,600	61.19	\$43,229	\$11,100	\$24,200	\$91,797	0.264	942	460	1 STY	57	
40-22-282-015	3809 LARCHMONT ST	08/05/22	WD	\$32,100	\$18,200	56.70	\$36,375	\$7,400	\$24,700	\$82,786	0.298	782	460	1 STY	60	
40-22-228-012	3817 AUGUSTA ST	03/31/23	WD	\$30,000	\$16,600	55.33	\$33,268	\$10,581	\$19,419	\$64,820	0.300	639	460	1 STY	57	
40-22-282-014	3813 LARCHMONT ST	09/13/21	WD	\$42,000	\$23,100	55.00	\$46,239	\$9,250	\$32,750	\$105,683	0.310	910	460	1 STY	60	
40-22-230-008	3909 BROWN ST	08/30/22	WD	\$31,650	\$16,800	53.08	\$33,663	\$7,400	\$24,250	\$75,037	0.323	904	460	1 STY	57	
40-22-283-019	3622 HOGARTH AVE	12/10/21	WD	\$49,500	\$25,600	51.72	\$51,181	\$14,800	\$34,700	\$103,946	0.334	854	460	1 STY	60	
40-22-277-014	3714 HERRICK ST	05/28/22	WD	\$32,500	\$15,400	47.38	\$30,871	\$7,400	\$25,100	\$67,060	0.374	648	460	1 STY	57	
40-22-226-010	3922 AUGUSTA ST	10/29/21	WD	\$28,000	\$13,000	46.43	\$26,027	\$7,400	\$20,600	\$53,220	0.387	743	460	1 STY	52	
40-22-230-004	3921 BROWN ST	05/22/23	WD	\$43,000	\$19,200	44.65	\$38,394	\$7,400	\$35,600	\$88,554	0.402	978	460	1 STY	60	
40-22-280-006	3913 CLAIRMONT ST	06/16/23	WD	\$60,000	\$26,900	44.83	\$53,815	\$14,800	\$45,200	\$111,471	0.405	1,289	460	1 STY	57	
40-22-226-008	3930 AUGUSTA ST	10/29/21	WD	\$45,000	\$18,900	42.00	\$37,777	\$10,353	\$34,647	\$78,354	0.442	743	460	1 STY	60	
40-22-280-027	3826 LARCHMONT ST	08/26/21	WD	\$55,500	\$21,900	39.46	\$43,732	\$8,099	\$47,401	\$101,809	0.466	900	460	1 STY	60	
40-22-285-002	3717 HOGARTH AVE	11/22/21	WD	\$38,500	\$15,400	40.00	\$30,755	\$8,279	\$30,221	\$64,217	0.471	713	460	1 STY	57	
40-22-228-011	3821 AUGUSTA ST	03/21/23	WD	\$32,500	\$11,900	36.62	\$23,878	\$7,400	\$25,100	\$47,080	0.533	660	460	1 STY	52	
40-22-280-021	3922 LARCHMONT ST	03/04/22	WD	\$69,900	\$19,800	28.33	\$39,583	\$7,400	\$62,500	\$91,951	0.680	902	460	1 STY	57	
40-22-233-002	3709 WHITNEY AVE	08/18/23	WD	\$65,000	\$20,900	32.15	\$41,751	\$17,420	\$47,580	\$69,517	0.684	660	460	1 STY	57	
40-22-281-024	3614 LARCHMONT ST	06/27/23	WD	\$54,900	\$15,500	28.23	\$31,013	\$7,400	\$47,500	\$67,466	0.704	652	460	1 STY	57	
40-22-233-009	3613 WHITNEY AVE	06/28/22	WD	\$60,000	\$16,100	26.83	\$32,139	\$7,400	\$52,600	\$70,683	0.744	691	460	1 STY	60	
Avg											0.413					
40-22-284-002	3935 HOGARTH AVE	01/20/23	WD	\$72,000	\$33,400	46.39	\$66,801	\$13,074	\$58,926	\$153,506	0.384	1,198	460	1 STY	79	
40-22-228-006	3915 AUGUSTA ST	05/02/22	WD	\$70,000	\$23,500	33.57	\$47,094	\$7,400	\$62,600	\$113,411	0.552	888	460	1 STY	74	
40-22-231-013	3722 WHITNEY AVE	07/25/22	WD	\$69,900	\$17,100	24.46	\$34,144	\$7,400	\$62,500	\$76,411	0.818	789	460	1 STY	74	



## ECF Area 465

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-23-152-008	3201 ARLENE AVE	03/08/22	WD	\$20,000	\$17,700	88.50	\$35,386	\$9,585	\$10,415	\$73,717	0.141	816	465	1 STY	59
40-23-131-011	1409 KNAPP AVE	06/22/23	LC	\$56,000	\$46,400	82.86	\$92,878	\$19,731	\$36,269	\$232,331	0.156	2,828	465	1 STY	52
40-23-158-016	3522 HOGARTH AVE	06/17/21	WD	\$40,000	\$27,200	68.00	\$54,330	\$23,004	\$16,996	\$89,503	0.190	806	465	1 STY	59
40-23-152-016	3214 HERRICK ST	05/10/21	WD	\$22,900	\$15,900	69.43	\$31,705	\$7,668	\$15,232	\$68,677	0.222	630	465	1 STY	59
40-23-159-014	3302 CHICAGO BLVD	07/08/21	WD	\$37,000	\$22,900	61.89	\$45,760	\$15,304	\$21,696	\$87,017	0.249	836	465	1 STY	59
40-23-154-018	3214 CLAIRMONT ST	09/13/22	WD	\$25,500	\$15,300	60.00	\$30,681	\$7,668	\$17,832	\$65,751	0.271	720	465	1 STY	59
40-23-177-004	2928 CHICAGO BLVD	12/29/21	WD	\$50,000	\$28,900	57.80	\$57,850	\$18,999	\$31,001	\$111,003	0.279	1,254	465	1 STY	59
40-23-156-021	3214 LARCHMONT ST	05/10/21	WD	\$25,400	\$14,600	57.48	\$29,193	\$7,668	\$17,732	\$61,500	0.288	652	465	1 STY	59
40-23-158-023	3410 HOGARTH AVE	04/28/21	WD	\$27,000	\$15,400	57.04	\$30,890	\$7,668	\$19,332	\$66,349	0.291	652	465	1 STY	59
40-23-153-021	3410 CLAIRMONT ST	11/19/21	WD	\$30,000	\$16,600	55.33	\$33,195	\$7,668	\$22,332	\$72,934	0.306	652	465	1 STY	59
40-23-132-013	1421 HUGHES AVE	08/30/21	WD	\$30,000	\$16,300	54.33	\$32,692	\$8,042	\$21,958	\$70,429	0.312	768	465	1 STY	59
40-23-156-010	3209 CLAIRMONT ST	12/20/21	WD	\$31,500	\$17,000	53.97	\$34,015	\$7,668	\$23,832	\$75,277	0.317	652	465	1 STY	59
40-23-102-019	3422 BROWN ST	09/13/21	WD	\$31,000	\$16,300	52.58	\$32,572	\$7,668	\$23,332	\$71,154	0.328	652	465	1 STY	59
40-23-176-007	1633 KNAPP AVE	09/30/21	WD	\$142,500	\$72,700	51.02	\$145,540	\$29,611	\$112,889	\$323,234	0.349	3,496	465	1 STY	60
40-23-132-034	1506 KNIGHT AVE	02/15/23	QC	\$39,000	\$18,100	46.41	\$36,170	\$8,042	\$30,958	\$80,366	0.385	859	465	1 STY	59
40-23-107-005	3505 WHITNEY AVE	04/24/23	WD	\$45,000	\$20,300	45.11	\$40,670	\$16,411	\$28,589	\$69,311	0.412	652	465	1 STY	59
40-23-151-017	3522 HERRICK ST	02/02/22	WD	\$36,000	\$15,800	43.89	\$31,584	\$7,668	\$28,332	\$68,331	0.415	722	465	1 STY	59
40-23-176-013	1618 HUGHES AVE	12/28/21	WD	\$46,000	\$19,100	41.52	\$38,218	\$8,042	\$37,958	\$86,217	0.440	848	465	1 STY	59
40-23-157-017	1702 KNAPP AVE	01/19/22	WD	\$55,000	\$22,100	40.18	\$44,287	\$8,750	\$46,250	\$101,534	0.456	964	465	1 STY	59
40-23-158-005	3509 LARCHMONT ST	01/20/23	WD	\$38,000	\$14,100	37.11	\$28,243	\$7,668	\$30,332	\$58,786	0.516	652	465	1 STY	59
40-23-158-023	3410 HOGARTH AVE	10/25/22	WD	\$43,000	\$15,400	35.81	\$30,890	\$7,668	\$35,332	\$66,349	0.533	652	465	1 STY	59
40-23-102-015	3518 BROWN ST	08/15/22	WD	\$50,000	\$17,200	34.40	\$34,362	\$7,668	\$42,332	\$76,269	0.555	900	465	1 STY	54
40-23-106-023	3406 WHITNEY AVE	05/19/21	WD	\$39,900	\$13,600	34.09	\$27,169	\$6,602	\$33,298	\$58,763	0.567	651	465	1 STY	59
40-23-103-018	1210 MANN AVE	06/02/21	LC	\$54,900	\$18,000	32.79	\$36,003	\$7,000	\$47,900	\$82,866	0.578	870	465	1 STY	59
40-23-158-008	3501 LARCHMONT ST	05/06/22	WD	\$45,000	\$14,200	31.56	\$28,414	\$7,668	\$37,332	\$59,274	0.630	674	465	1 STY	59
40-23-156-004	3313 CLAIRMONT ST	03/30/22	WD	\$67,000	\$19,500	29.10	\$39,050	\$8,128	\$58,872	\$88,349	0.666	905	465	1 STY	60
40-23-151-019	3514 HERRICK ST	09/20/21	WD	\$47,000	\$14,000	29.79	\$27,959	\$7,668	\$39,332	\$57,974	0.678	756	465	1 STY	59
40-23-107-027	3402 ARLENE AVE	07/16/21	WD	\$70,000	\$17,900	25.57	\$35,705	\$7,668	\$62,332	\$80,106	0.778	824	465	1 STY	59
40-23-151-019	3514 HERRICK ST	05/08/23	WD	\$54,000	\$14,000	25.93	\$27,959	\$7,668	\$46,332	\$57,974	0.799	756	465	1 STY	59
	Avg										0.418				

ECF Area 465

40-23-154-001	1601 BARNEY AVE	07/19/21	WD	\$49,000	\$27,000	55.10	\$54,074	\$19,922	\$29,078	\$97,577	0.298	840	465	1 STY	62
40-23-152-005	3217 ARLENE AVE	09/13/22	WD	\$28,000	\$15,200	54.29	\$30,410	\$7,668	\$20,332	\$64,977	0.313	658	465	1 STY	62
40-23-156-007	3301 CLAIRMONT ST	01/09/23	WD	\$34,000	\$15,200	44.71	\$30,350	\$7,668	\$26,332	\$64,806	0.406	652	465	1 STY	62
40-23-159-007	3217 LARCHMONT ST	04/07/22	WD	\$45,000	\$18,300	40.67	\$36,695	\$8,945	\$36,055	\$79,286	0.455	719	465	1 STY	67
40-23-154-021	3202 CLAIRMONT ST	08/08/23	WD	\$54,900	\$21,100	38.43	\$42,106	\$9,585	\$45,315	\$92,917	0.488	816	465	1 STY	62
40-23-108-010	1409 BARNEY AVE	06/03/21	WD	\$69,900	\$23,200	33.19	\$46,350	\$11,000	\$58,900	\$101,000	0.583	893	465	1 STY	62
40-23-155-007	3501 CLAIRMONT ST	06/24/22	WD	\$76,000	\$20,700	27.24	\$41,381	\$7,668	\$68,332	\$96,323	0.709	899	465	1 STY	62
40-23-109-008	1325 MANN AVE	03/21/23	WD	\$59,900	\$12,700	21.20	\$25,355	\$5,869	\$54,031	\$55,674	0.970	680	465	1 STY	62
40-23-106-006	3505 BROWN ST	08/31/21	WD	\$49,900	\$24,400	48.90	\$48,768	\$15,336	\$34,564	\$95,520	0.362	761	465	1 STY	74
40-23-158-012	3409 LARCHMONT ST	04/02/21	WD	\$44,000	\$18,700	42.50	\$37,475	\$7,668	\$36,332	\$85,163	0.427	652	465	1 STY	74
40-23-110-010	1401 STOCKER AVE	05/18/22	WD	\$90,000	\$25,000	27.78	\$50,095	\$9,294	\$80,706	\$116,574	0.692	1,524	465	1.25 STY	54
40-23-126-021	1210 HUGHES AVE	09/16/22	WD	\$41,000	\$18,200	44.39	\$36,400	\$8,042	\$32,958	\$81,023	0.407	952	465	1.25 STY	54
40-23-102-020	3418 BROWN ST	08/09/22	WD	\$69,500	\$18,900	27.19	\$37,785	\$7,668	\$61,832	\$86,049	0.719	858	465	1.25 STY	59
40-23-126-006	1121 KNAPP AVE	05/07/23	LC	\$40,000	\$23,500	58.75	\$46,955	\$16,085	\$23,915	\$88,200	0.271	952	465	1.25 STY	59
40-23-151-018	3518 HERRICK ST	02/09/23	WD	\$40,000	\$18,200	45.50	\$36,328	\$7,668	\$32,332	\$81,886	0.395	903	465	1.25 STY	59
40-23-126-015	1120 HUGHES AVE	05/17/21	MLC	\$70,000	\$20,400	29.14	\$40,847	\$8,042	\$61,958	\$93,729	0.661	991	465	1.25 STY	62
40-23-127-011	1129 HUGHES AVE	04/04/23	LC	\$53,000	\$23,200	43.77	\$46,443	\$8,042	\$44,958	\$109,717	0.410	1,260	465	1.5 STY	62
40-23-128-007	1119 KNIGHT AVE	02/04/22	WD	\$53,000	\$24,700	46.60	\$49,428	\$14,000	\$39,000	\$101,223	0.385	1,008	465	1.75 STY	67
40-23-103-019	1214 MANN AVE	04/22/22	WD	\$25,000	\$18,400	73.60	\$36,723	\$7,000	\$18,000	\$84,923	0.212	1,250	465	2 STORY	59
40-23-151-031	3417 ARLENE AVE	09/14/21	WD	\$35,000	\$26,900	76.86	\$53,720	\$16,411	\$18,589	\$106,597	0.174	1,342	465	2 STORY	59
40-23-126-005	1115 KNAPP AVE	04/05/22	WD	\$60,000	\$20,400	34.00	\$40,814	\$8,042	\$51,958	\$93,634	0.555	1,256	465	THREE UNIT	59
40-23-131-024	1310 HUGHES AVE	09/24/21	QC	\$60,000	\$20,700	34.50	\$41,307	\$8,042	\$51,958	\$95,043	0.547	1,580	465	TWO UNIT	49
40-23-108-011	1413 BARNEY AVE	06/03/21	WD	\$69,900	\$23,200	33.19	\$46,350	\$11,000	\$58,900	\$101,000	0.583	893	465		31
<b>Totals:</b>				<b>\$2,515,600</b>	<b>\$1,074,700</b>		<b>\$2,149,529</b>		<b>\$1,982,664</b>	<b>\$4,634,185</b>					

ECF Area 470

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-23-134-012	2741 BROWN ST	12/22/22	WD	\$20,300	\$12,100	59.61	\$24,123	\$8,654	\$11,646	\$56,251	0.207	720	470	1 STY	49
40-23-134-012	2741 BROWN ST	07/28/23	WD	\$28,000	\$12,100	43.21	\$24,123	\$8,654	\$19,346	\$56,251	0.344	720	470	1 STY	49
40-14-390-005	1019 BRADLEY AVE	09/30/22	WD	\$20,000	\$19,200	96.00	\$38,447	\$14,566	\$5,434	\$86,840	0.063	917	470	1 STY	60
40-14-459-021	2418 GIBSON ST	12/01/21	WD	\$15,500	\$14,700	94.84	\$29,475	\$6,732	\$8,768	\$82,702	0.106	840	470	1 STY	54
40-14-480-016	2101 W COURT ST	10/14/21	WD	\$19,500	\$15,400	78.97	\$30,857	\$11,284	\$8,216	\$71,175	0.115	936	470	1 STY	59
40-23-205-015	1317 BRADLEY AVE	08/04/21	WD	\$20,000	\$16,500	82.50	\$32,978	\$9,453	\$10,547	\$85,545	0.123	1,031	470	1 STY	59
40-14-459-010	2413 REID ST	04/07/21	WD	\$31,043	\$26,000	83.75	\$52,056	\$13,812	\$17,231	\$139,069	0.124	1,459	470	1 STY	59
40-14-463-011	2501 CORUNNA RD	05/17/23	WD	\$25,000	\$15,000	60.00	\$30,055	\$7,258	\$17,742	\$82,898	0.214	824	470	1 STY	54
40-23-128-028	1222 CLANCY AVE	06/26/21	WD	\$30,600	\$18,600	60.78	\$37,133	\$7,000	\$23,600	\$109,575	0.215	1,036	470	1 STY	59
40-23-128-023	1202 CLANCY AVE	06/18/21	WD	\$25,000	\$14,300	57.20	\$28,663	\$7,000	\$18,000	\$78,775	0.229	704	470	1 STY	59
40-23-203-002	2641 SWAYZE ST	03/24/23	QC	\$28,000	\$15,500	55.36	\$30,924	\$7,000	\$21,000	\$86,996	0.241	896	470	1 STY	54
40-23-128-020	1118 CLANCY AVE	05/13/22	WD	\$28,500	\$15,500	54.39	\$31,070	\$7,000	\$21,500	\$87,527	0.246	704	470	1 STY	59
40-23-204-026	2502 BROWN ST	06/22/21	WD	\$28,000	\$15,100	53.93	\$30,225	\$8,098	\$19,902	\$80,462	0.247	912	470	1 STY	54
40-23-134-021	2709 BROWN ST	03/21/23	WD	\$28,000	\$14,400	51.43	\$28,776	\$8,486	\$19,514	\$73,782	0.264	660	470	1 STY	59
40-23-201-015	2622 SWAYZE ST	07/06/23	WD	\$21,500	\$10,600	49.30	\$21,100	\$7,000	\$14,500	\$51,273	0.283	598	470	1 STY	54
40-23-202-003	2554 SWAYZE ST	07/25/22	WD	\$57,000	\$32,200	56.49	\$64,434	\$11,468	\$45,532	\$157,265	0.290	1,529	470	1 STY	59
40-23-205-001	2645 BROWN ST	03/01/23	WD	\$38,900	\$16,800	43.19	\$33,609	\$9,422	\$29,478	\$87,953	0.335	780	470	1 STY	59
40-14-480-030	919 VOSBURG ST	04/05/23	WD	\$38,000	\$15,800	41.58	\$31,534	\$7,131	\$30,869	\$88,738	0.348	946	470	1 STY	59
40-14-486-001	2325 SWAYZE ST	10/07/21	WD	\$31,500	\$12,600	40.00	\$25,225	\$6,732	\$24,768	\$67,247	0.368	678	470	1 STY	54
40-14-480-016	2101 W COURT ST	05/31/22	QC	\$38,000	\$15,400	40.53	\$30,857	\$11,284	\$26,716	\$71,175	0.375	936	470	1 STY	59
40-14-454-028	978 GAINEY AVE	08/25/23	WD	\$35,000	\$12,900	36.86	\$25,750	\$8,429	\$26,571	\$62,985	0.422	700	470	1 STY	59
40-23-226-018	2406 CUMINGS AVE	06/08/23	WD	\$37,500	\$12,700	33.87	\$25,487	\$7,497	\$30,003	\$65,418	0.459	714	470	1 STY	59
40-14-455-002	955 GAINEY AVE	07/13/23	WD	\$35,000	\$11,500	32.86	\$23,096	\$7,981	\$27,019	\$54,964	0.492	503	470	1 STY	59
40-23-206-004	2537 BROWN ST	07/22/22	WD	\$41,000	\$13,100	31.95	\$26,211	\$7,930	\$33,070	\$66,476	0.497	712	470	1 STY	54
40-23-206-020	2534 CUMINGS AVE	05/04/23	WD	\$50,000	\$15,100	30.20	\$30,267	\$8,010	\$41,990	\$80,935	0.519	796	470	1 STY	59
40-14-462-006	2457 GIBSON ST	09/12/23	MLC	\$60,000	\$18,500	30.83	\$37,092	\$11,821	\$48,179	\$91,895	0.524	914	470	1 STY	59
40-14-454-027	2602 GIBSON ST	10/04/21	WD	\$53,000	\$14,300	26.98	\$28,575	\$7,875	\$45,125	\$75,273	0.599	736	470	1 STY	59
Avg											0.308				
40-23-201-014	2626 SWAYZE ST	07/23/21	WD	\$24,250	\$14,300	58.97	\$28,561	\$7,000	\$17,250	\$78,404	0.220	690	470	1 STY	62
40-23-205-014	1311 BRADLEY AVE	04/19/21	WD	\$49,900	\$17,200	34.47	\$34,332	\$9,804	\$40,096	\$89,193	0.450	740	470	1 STY	62
40-23-205-023	2618 CUMINGS AVE	08/29/22	WD	\$75,000	\$24,400	32.53	\$48,753	\$14,613	\$60,387	\$124,145	0.486	1,084	470	1 STY	62



ECF Area 470

40-23-130-029	2706 BROWN ST	11/11/21	CD	\$25,000	\$16,100	64.40	\$32,195	\$7,000	\$18,000	\$91,618	0.196	832	470	1 STY	74
40-14-487-006	1301 DURAND ST	05/17/21	WD	\$91,000	\$33,200	36.48	\$66,381	\$15,898	\$75,102	\$183,575	0.409	1,434	470	1 STY	74
40-14-478-001	1005 DOWNEY ST	08/19/22	WD	\$82,500	\$29,700	36.00	\$59,314	\$15,103	\$67,397	\$160,767	0.419	1,506	470	1 STY	74
40-14-485-010	2013 BECKER ST	07/17/23	WD	\$105,000	\$24,600	23.43	\$49,159	\$8,416	\$96,584	\$148,156	0.652	1,099	470	1 STY	75
40-14-458-030	2446 REID ST	05/02/23	MLC	\$40,000	\$16,600	41.50	\$33,244	\$6,732	\$33,268	\$96,407	0.345	1,118	470	1.25 STY	49
40-14-385-012	980 HAMMOND ST	09/27/21	WD	\$25,000	\$16,300	65.20	\$32,595	\$7,000	\$18,000	\$93,073	0.193	1,080	470	1.25 STY	54
40-23-205-009	2617 BROWN ST	05/14/21	WD	\$27,000	\$16,800	62.22	\$33,534	\$8,238	\$18,762	\$91,985	0.204	1,035	470	1.25 STY	59
40-23-202-005	2546 SWAYZE ST	07/02/21	WD	\$28,500	\$14,800	51.93	\$29,563	\$7,221	\$21,279	\$81,244	0.262	825	470	1.25 STY	59
40-23-203-024	2602 BROWN ST	11/15/21	WD	\$38,200	\$13,400	35.08	\$26,885	\$7,114	\$31,086	\$71,895	0.432	851	470	1.25 STY	54
40-14-457-006	2475 ZIMMERMAN ST	12/30/21	WD	\$42,400	\$12,500	29.48	\$24,929	\$6,944	\$35,456	\$65,400	0.542	747	470	1.25 STY	54
40-23-129-013	2734 SWAYZE ST	06/21/21	WD	\$90,000	\$20,700	23.00	\$41,364	\$13,448	\$76,552	\$101,513	0.754	1,196	470	1.25 STY	55
Avg											0.398				
40-23-206-018	2542 CUMINGS AVE	07/27/22	WD	\$70,500	\$18,500	26.24	\$37,009	\$8,502	\$61,998	\$103,662	0.598	1,128	470	1.25 STY	62
40-14-456-024	914 DOWNEY ST	09/03/21	WD	\$45,500	\$21,900	48.13	\$43,762	\$13,465	\$32,035	\$110,171	0.291	944	470	1.25 STY	63
40-13-357-019	1118 BOSTON AVE	04/20/22	WD	\$20,000	\$17,600	88.00	\$35,220	\$6,635	\$13,365	\$103,945	0.129	1,424	470	1.5 STY	54
40-13-358-009	1125 BOSTON AVE	09/07/22	WD	\$36,500	\$17,900	49.04	\$35,868	\$11,184	\$25,316	\$89,760	0.282	1,296	470	1.5 STY	54
40-23-227-026	2118 CUMINGS AVE	09/03/23	LC	\$46,000	\$19,400	42.17	\$38,742	\$9,347	\$36,653	\$106,891	0.343	1,308	470	1.5 STY	59
40-14-486-016	2117 SWAYZE ST	05/25/22	WD	\$77,500	\$17,800	22.97	\$35,532	\$6,732	\$70,768	\$104,727	0.676	1,376	470	1.5 STY	59
Avg											0.357				

ECF Area 470

40-23-130-025	2722 BROWN ST	01/04/22	WD	\$60,000	\$17,900	29.83	\$35,767	\$7,000	\$53,000	\$104,607	0.507	1,344	470	1.5 STY	64
40-14-477-023	2222 REID ST	08/07/23	WD	\$53,000	\$18,200	34.34	\$36,435	\$6,732	\$46,268	\$108,011	0.428	1,074	470	1.5 STY	70
40-23-205-025	2608 CUMINGS AVE	11/04/21	CD	\$30,500	\$17,000	55.74	\$33,942	\$7,575	\$22,925	\$95,880	0.239	1,344	470	1.75 STY	54
40-14-454-036	975 HAMMOND ST	04/07/21	WD	\$56,500	\$26,100	46.19	\$52,128	\$16,858	\$39,642	\$128,255	0.309	1,513	470	1.75 STY	59
40-23-130-023	2728 BROWN ST	03/21/23	WD	\$30,000	\$23,400	78.00	\$46,738	\$9,710	\$20,290	\$134,647	0.151	1,398	470	2 STORY	59
40-23-133-024	1306 CLANCY AVE	07/22/21	WD	\$40,000	\$23,600	59.00	\$47,274	\$7,723	\$32,277	\$143,822	0.224	1,780	470	2 STORY	59
40-14-486-015	2121 SWAYZE ST	08/30/23	WD	\$25,000	\$14,300	57.20	\$28,637	\$6,732	\$18,268	\$79,655	0.229	902	470	2 STORY	54
40-14-484-034	2124 SWAYZE ST	08/23/21	WD	\$54,000	\$16,300	30.19	\$32,692	\$7,258	\$46,742	\$92,487	0.505	1,092	470	2 STORY	59
40-23-205-006	2629 BROWN ST	06/21/21	WD	\$79,900	\$21,700	27.16	\$43,381	\$9,503	\$70,397	\$123,193	0.571	1,448	470	2 STORY	58
	Avg										0.336				
40-13-358-004	1104 PERSHING ST	09/07/22	WD	\$52,000	\$28,600	55.00	\$57,232	\$8,286	\$43,714	\$177,985	0.246	1,554	470	2 STORY	74
40-14-480-036	909 VOSBURG ST	04/27/23	WD	\$74,200	\$24,800	33.42	\$49,648	\$13,504	\$60,696	\$131,433	0.462	1,056	470	2 STORY	75
40-23-204-014	2554 BROWN ST	04/14/23	WD	\$30,000	\$21,700	72.33	\$43,473	\$6,714	\$23,286	\$133,669	0.174	1,905	470	FOUR UNIT	54
40-14-477-012	2209 ZIMMERMAN ST	06/30/22	WD	\$300,000	\$73,200	24.40	\$146,594	\$11,946	\$288,054	\$489,629	0.588	5,437	470	FOUR UNIT	64
40-14-480-017	908 DURAND ST	06/30/22	WD	\$300,000	\$73,200	24.40	\$146,594	\$11,946	\$288,054	\$489,629	0.588	5,437	470	FOUR UNIT	64
40-14-480-018	914 DURAND ST	06/30/22	WD	\$300,000	\$73,200	24.40	\$146,594	\$11,946	\$288,054	\$489,629	0.588	5,437	470	THREE UNIT	64
40-14-385-005	981 BRADLEY AVE	07/06/21	WD	\$26,500	\$19,900	75.09	\$39,762	\$14,634	\$11,866	\$91,375	0.130	1,188	470	TWO UNIT	59
40-14-480-021	924 DURAND ST	04/29/21	WD	\$32,000	\$21,200	66.25	\$42,481	\$7,294	\$24,706	\$127,953	0.193	1,448	470	TWO UNIT	59
40-14-455-007	983 GAINY AVE	11/05/21	WD	\$55,000	\$31,000	56.36	\$62,058	\$19,953	\$35,047	\$153,109	0.229	2,016	470	TWO UNIT	59
40-13-356-002	2005 BECKER ST	11/08/21	WD	\$30,000	\$15,900	53.00	\$31,808	\$6,965	\$23,035	\$90,338	0.255	1,184	470	TWO UNIT	59
40-14-459-026	1002 DOWNEY ST	11/17/22	WD	\$40,000	\$18,600	46.50	\$37,128	\$6,652	\$33,348	\$110,822	0.301	1,201	470	TWO UNIT	59
<b>Totals:</b>				<b>\$3,592,193</b>	<b>\$1,389,400</b>		<b>\$2,779,450</b>		<b>\$2,965,289</b>	<b>\$7,792,101</b>					

Around 39500

ECF Area 470

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

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

Close

### ECF Area 475

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-13-377-008	1650 MILLER RD	06/28/21	WD	\$239,000	\$105,700	44.23	\$211,444	\$49,494	\$189,506	\$431,867	0.439	3,232	475	2 STORY	65
40-13-377-004	1117 SOUTH DR	09/27/21	WD	\$350,000	\$137,100	39.17	\$274,197	\$38,469	\$311,531	\$628,608	0.496	3,880	475	2 STORY	70
<b>Totals:</b>				<b>\$589,000</b>	<b>\$242,800</b>		<b>\$485,641</b>		<b>\$501,037</b>	<b>\$1,060,475</b>					

ECF .400      Around 248000

**ECF Area 485**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.	
41-20-127-007	2113 AITKEN AVE	01/17/23	WD	\$20,000	\$12,500	62.50	\$25,062	\$5,892	\$14,108	\$85,200	0.166	940	485	1 STY	62	
41-17-380-029	1305 LIPPINCOTT BLVD	05/20/22	WD	\$25,000	\$11,800	47.20	\$23,695	\$4,963	\$20,037	\$83,253	0.241	704	485	1 STY	62	
41-18-438-007	518 E TWELFTH ST	09/09/21	WD	\$80,000	\$50,500	63.13	\$100,945	\$17,835	\$62,165	\$249,732	0.249	2,292	485	1 STY	63	
41-20-127-014	2122 WINANS AVE	11/04/21	QC	\$29,700	\$12,500	42.09	\$25,006	\$5,892	\$23,808	\$84,951	0.280	792	485	1 STY	59	
41-17-380-006	2017 BLADES AVE	09/13/22	WD	\$20,000	\$8,500	42.50	\$17,043	\$5,892	\$14,108	\$49,560	0.285	767	485	1 STY	49	
41-18-436-032	1613 BROAD CT	06/18/21	WD	\$56,000	\$22,000	39.29	\$43,940	\$7,395	\$48,605	\$162,422	0.299	1,123	485	1 STY	72	
41-20-130-039	2306 BLADES AVE	06/23/23	WD	\$37,000	\$12,400	33.51	\$24,883	\$5,892	\$31,108	\$84,404	0.369	960	485	1 STY	54	
41-17-380-032	2026 MAYBURY AVE	07/28/21	WD	\$60,000	\$13,100	21.83	\$26,225	\$11,784	\$48,216	\$64,182	0.751	884	485	1 STY	62	
Avg											0.330					
41-17-377-015	2000 AITKEN AVE	07/11/23	WD	\$23,000	\$11,700	50.87	\$23,437	\$5,892	\$17,108	\$77,978	0.219	930	485	1.25 STY	62	
41-17-356-030	2050 DWIGHT AVE	11/15/21	WD	\$36,600	\$14,500	39.62	\$28,970	\$5,892	\$30,708	\$102,569	0.299	939	485	1.5 STY	62	
41-17-357-020	2006 STANFORD AVE	08/29/23	WD	\$52,000	\$14,600	28.08	\$29,171	\$5,892	\$46,108	\$103,462	0.446	975	485	1.5 STY	62	
41-17-452-005	1941 BURR BLVD	06/20/23	WD	\$80,000	\$43,200	54.00	\$45,014	\$5,066	\$74,934	\$177,547	0.422	1,842	485	1.75 STY	75	
41-17-356-005	2023 FERRIS AVE	10/11/21	WD	\$17,500	\$13,900	79.43	\$27,822	\$5,892	\$11,608	\$97,467	0.119	1,048	485	2 STORY	59	
41-17-378-004	2009 AITKEN AVE	12/21/21	WD	\$54,750	\$17,900	32.69	\$35,712	\$5,892	\$48,858	\$132,533	0.369	1,420	485	TRI-LEVEL	74	
<b>Totals:</b>				<b>\$591,550</b>	<b>\$259,100</b>		<b>\$476,925</b>		<b>\$491,479</b>	<b>\$1,555,261</b>						

ECF .250

Around 29000

**ECF Area 490**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-17-427-007	1815 WHITTLESEY ST	05/19/23	WD	\$42,500	\$24,600	57.88	\$49,129	\$13,694	\$28,806	\$101,243	0.285	960	490	1 STY	52
41-17-403-025	1842 BARKS ST	01/25/22	WD	\$42,500	\$22,700	53.41	\$45,473	\$12,247	\$30,253	\$94,931	0.319	735	490	1 STY	60
41-17-478-007	1929 MC PHAIL ST	12/17/21	WD	\$75,000	\$25,100	33.47	\$50,100	\$14,038	\$60,962	\$103,034	0.592	807	490	1 STY	60
41-17-428-007	1819 CHELAN ST	09/20/22	WD	\$76,500	\$32,700	42.75	\$65,433	\$12,700	\$63,800	\$150,666	0.423	1,266	490	1 STY	65
41-17-480-014	2057 CHELAN ST	06/28/21	WD	\$82,400	\$30,800	37.38	\$61,586	\$16,968	\$65,432	\$127,480	0.513	1,047	490	1 STY	65
41-17-478-011	1906 OWEN ST	08/06/21	WD	\$65,000	\$39,900	61.38	\$79,710	\$13,783	\$51,217	\$188,363	0.272	1,370	490	1 STY	70
41-17-457-025	2030 BARKS ST	12/17/21	WD	\$87,900	\$37,200	42.32	\$74,321	\$12,590	\$75,310	\$176,374	0.427	1,198	490	1 STY	70
41-17-404-024	1834 WHITTLESEY ST	05/30/23	WD	\$87,500	\$29,200	33.37	\$58,391	\$12,247	\$75,253	\$131,840	0.571	968	490	1 STY	70
41-17-403-027	1850 BARKS ST	11/21/22	WD	\$47,000	\$21,700	46.17	\$43,464	\$12,247	\$34,753	\$89,191	0.390	1,045	490	1.25 STY	57
41-17-457-041	2037 SEYMOUR ST	04/15/21	WD	\$40,000	\$27,700	69.25	\$55,372	\$15,229	\$24,771	\$114,694	0.216	1,170	490	1.25 STY	60
41-17-402-012	1840 SEYMOUR ST	06/07/21	WD	\$50,000	\$36,400	72.80	\$72,774	\$13,427	\$36,573	\$169,563	0.216	1,646	490	TRI-LEVEL	65
41-17-458-017	2010 WHITTLESEY ST	04/22/22	WD	\$98,400	\$37,700	38.31	\$75,415	\$12,241	\$86,159	\$180,497	0.477	1,523	490	TRI-LEVEL	65
41-17-477-001	2002 KENT ST	01/18/23	WD	\$108,000	\$40,000	37.04	\$79,905	\$12,500	\$95,500	\$192,586	0.496	1,724	490	TRI-LEVEL	70
41-17-457-022	2018 BARKS ST	08/10/23	WD	\$115,000	\$40,400	35.13	\$80,862	\$11,954	\$103,046	\$196,880	0.523	1,556	490	TRI-LEVEL	75
41-17-457-022	2018 BARKS ST	08/10/23	WD	\$85,000	\$40,400	47.53	\$80,862	\$11,954	\$73,046	\$196,880	0.371	1,556	490	TRI-LEVEL	75
<b>Totals:</b>				<b>\$1,102,700</b>	<b>\$486,500</b>		<b>\$972,797</b>		<b>\$904,881</b>	<b>\$2,214,223</b>					

ECF.250      Around \$70,000

ECF Area 495

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-16-331-034	1848 S AVERILL AVE	05/23/23	WD	\$20,000	\$17,500	87.50	\$34,901	\$11,117	\$8,883	\$67,954	0.131	1,154	495	1 STY	55
41-16-455-036	3641 PROVIDENCE ST	08/20/21	WD	\$30,000	\$23,800	79.33	\$47,601	\$11,000	\$19,000	\$104,574	0.182	963	495	1 STY	60
41-16-328-019	1828 GILMARTIN ST	11/04/22	WD	\$32,000	\$17,700	55.31	\$35,469	\$11,000	\$21,000	\$69,911	0.300	720	495	1 STY	55
41-16-379-016	3416 KENT ST	11/30/21	WD	\$55,000	\$28,700	52.18	\$57,394	\$15,268	\$39,732	\$120,360	0.330	1,270	495	1 STY	60
41-16-331-011	1853 HOSLER ST	01/03/23	WD	\$47,000	\$21,600	45.96	\$43,150	\$12,000	\$35,000	\$89,000	0.393	942	495	1 STY	60
41-16-379-017	1910 HOSLER ST	07/13/23	WD	\$75,000	\$26,000	34.67	\$52,067	\$10,800	\$64,200	\$117,906	0.545	1,114	495	1 STY	60
41-16-329-024	1828 TEBO ST	08/25/21	WD	\$62,000	\$20,600	33.23	\$41,142	\$12,000	\$50,000	\$83,263	0.601	917	495	1 STY	55
41-16-456-030	3601 LIPPINCOTT BLVD	04/24/23	WD	\$65,000	\$21,100	32.46	\$42,236	\$10,800	\$54,200	\$89,817	0.603	821	495	1 STY	60
41-16-455-021	3515 PROVIDENCE ST	12/23/21	WD	\$97,000	\$24,400	25.15	\$48,891	\$12,000	\$85,000	\$105,403	0.806	929	495	1 STY	60
	Avg										0.432				
41-16-454-034	3635 LYNN ST	06/26/23	WD	\$36,000	\$24,500	68.06	\$49,025	\$12,000	\$24,000	\$98,733	0.243	935	495	1 STY	63
41-16-456-027	3529 LIPPINCOTT BLVD	08/12/21	WD	\$65,900	\$21,100	32.02	\$42,281	\$10,800	\$55,100	\$83,949	0.656	807	495	1 STY	69
41-16-455-016	3630 LYNN ST	06/09/21	WD	\$100,000	\$30,300	30.30	\$60,652	\$12,000	\$88,000	\$129,739	0.678	924	495	1 STY	70
41-16-454-033	3629 LYNN ST	02/28/22	WD	\$95,000	\$28,600	30.11	\$57,180	\$12,000	\$83,000	\$120,480	0.689	935	495	1 STY	79
41-16-379-023	1930 HOSLER ST	08/30/21	WD	\$40,000	\$19,300	48.25	\$38,638	\$10,800	\$29,200	\$79,537	0.367	995	495	1.25 STY	55
41-16-451-019	2043 S AVERILL AVE	01/31/22	WD	\$180,000	\$57,100	31.72	\$114,102	\$20,000	\$160,000	\$268,863	0.595	3,672	495	FOUR UNIT	60
	<b>Totals:</b>			<b>\$999,900</b>	<b>\$382,300</b>		<b>\$764,729</b>		<b>\$816,315</b>	<b>\$1,629,490</b>					
ECF .450 OUTLIERS	Around \$50,000														
41-16-456-016	3626 PROVIDENCE ST	05/24/23	WD	\$109,000	\$21,100	19.36	\$42,267	\$10,400	\$98,600	\$91,049	1.083	923	495	1 STY	60
41-16-455-014	3624 LYNN ST	07/09/21	WD	\$98,000	\$21,500	21.94	\$43,059	\$12,000	\$86,000	\$88,740	0.969	908	495	1 STY	57

ECF Area 500

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E. C.F.	Floor Area	ECF Area	Style	Depr.
41-16-452-005	3516 KENT ST	07/08/21	WD	\$70,000	\$45,700	65.29	\$91,477	\$35,881	\$34,119	\$148,256	0.230	1,421	500	1 STY	60
41-16-452-005	3516 KENT ST	04/29/22	WD	\$85,000	\$45,700	53.76	\$91,477	\$35,881	\$49,119	\$148,256	0.331	1,421	500	1 STY	60
Avg											0.281				
41-16-427-040	3710 WORCHESTER DR	11/08/21	WD	\$82,500	\$54,500	66.06	\$109,081	\$23,579	\$58,921	\$228,005	0.258	1,900	500	1 STY	70
41-16-428-015	3725 KENT ST	05/02/23	WD	\$75,000	\$37,800	50.40	\$75,501	\$18,725	\$56,275	\$151,403	0.372	1,093	500	1 STY	65
41-16-429-005	1819 ECKLEY AVE	02/22/23	WD	\$70,000	\$33,200	47.43	\$66,310	\$22,350	\$47,650	\$117,227	0.406	1,012	500	1 STY	70
41-16-477-026	3737 EVERGREEN PKWY	08/03/21	WD	\$73,000	\$33,400	45.75	\$66,735	\$16,250	\$56,750	\$134,627	0.422	1,090	500	1 STY	70
41-16-403-001	1857 S AVERILL AVE	11/24/21	WD	\$76,000	\$33,800	44.47	\$67,575	\$20,601	\$55,399	\$125,264	0.442	1,195	500	1 STY	62
41-16-428-005	1849 SPRINGFIELD ST	05/06/22	WD	\$180,000	\$72,100	40.06	\$144,206	\$27,386	\$152,614	\$311,520	0.490	2,355	500	1 STY	70
41-16-403-028	3539 KENT ST	06/30/21	WD	\$100,000	\$35,700	35.70	\$71,406	\$16,792	\$83,208	\$145,637	0.571	976	500	1 STY	65
41-16-428-006	1841 SPRINGFIELD ST	04/12/23	WD	\$185,000	\$63,300	34.22	\$126,579	\$29,911	\$155,089	\$257,781	0.602	2,046	500	1 STY	70
41-16-454-008	3536 PINGREE AVE	03/22/23	WD	\$130,000	\$39,100	30.08	\$78,207	\$15,000	\$115,000	\$168,552	0.682	1,088	500	1 STY	65
41-16-402-016	3457 EVERGREEN PKWY	04/17/23	WD	\$106,000	\$29,100	27.45	\$58,145	\$14,252	\$91,748	\$117,048	0.784	960	500	1 STY	65
41-16-452-019	3535 GLOUCESTER ST	03/20/23	WD	\$140,000	\$34,800	24.86	\$69,532	\$17,500	\$122,500	\$138,752	0.883	1,008	500	1 STY	65
Avg											0.537				
41-16-427-021	1880 SPRINGFIELD ST	07/23/21	WD	\$140,000	\$72,400	51.71	\$144,898	\$17,818	\$122,182	\$338,880	0.361	2,597	500	1 STY	79
41-16-428-016	3731 KENT ST	09/15/21	WD	\$98,000	\$46,100	47.04	\$92,148	\$17,805	\$80,195	\$198,248	0.405	1,365	500	1 STY	74
41-16-476-010	3802 KENT ST	05/20/22	WD	\$101,000	\$37,200	36.83	\$74,313	\$19,395	\$81,605	\$146,448	0.557	1,102	500	1 STY	74
41-16-452-027	3650 EVERGREEN PKWY	06/01/22	WD	\$130,000	\$45,500	35.00	\$91,092	\$21,534	\$108,466	\$185,488	0.585	1,226	500	1 STY	74
41-16-402-033	3614 WORCHESTER DR	01/06/23	WD	\$180,000	\$59,300	32.94	\$118,581	\$21,022	\$158,978	\$260,157	0.611	1,795	500	1 STY	75
41-16-427-041	1858 SPRINGFIELD ST	01/23/23	WD	\$124,000	\$40,600	32.74	\$81,290	\$19,992	\$104,008	\$163,461	0.636	1,111	500	1 STY	74
Avg											0.526				
41-16-403-005	3502 EVERGREEN PKWY	08/13/21	WD	\$100,000	\$36,400	36.40	\$72,747	\$15,732	\$84,268	\$152,040	0.554	1,488	500	2 STORY	65
41-16-427-026	1862 SPRINGFIELD ST	01/27/23	WD	\$166,500	\$54,900	32.97	\$109,866	\$15,610	\$150,890	\$251,349	0.600	1,869	500	2 STORY	79
41-16-476-020	3717 GLOUCESTER ST	04/13/22	WD	\$130,000	\$43,300	33.31	\$86,695	\$15,000	\$115,000	\$191,187	0.602	1,805	500	TRI-LEVEL	70
41-16-477-072	1940 ECKLEY AVE	10/14/22	WD	\$95,000	\$32,200	33.89	\$64,325	\$12,500	\$82,500	\$138,200	0.597	1,411	500	TRI-LEVEL	70

**Totals: \$2,637,000 \$1,026,100 \$2,052,186 \$2,166,484 \$4,217,787**

ECF .475 Keep under \$100,000

Outliers

41-16-477-043	3813 LYNN CT	06/21/21	WD	\$50,000	\$39,700	79.40	\$79,406	\$21,146	\$28,854	\$155,360	0.186	1,111	500	1 STY	70
41-16-476-010	3802 KENT ST	08/12/21	WD	\$40,000	\$37,200	93.00	\$74,313	\$19,395	\$20,605	\$146,448	0.141	1,102	500	1 STY	74
41-16-480-028	2009 ECKLEY AVE	09/01/23	WD	\$145,000	\$31,200	21.52	\$62,416	\$14,918	\$130,082	\$126,661	1.027	1,376	500	2 STORY	70



ECF Area 505

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-23-251-021	2730 BRANDON ST	12/09/22	WD	\$30,000	\$19,200	64.00	\$38,442	\$10,000	\$20,000	\$71,105	0.281	721	505	1 STY	60
40-23-228-015	1412 BRABYN AVE	07/25/22	WD	\$57,000	\$32,200	56.49	\$64,434	\$11,468	\$45,532	\$157,265	0.290	1,529	505	1 STY	59
40-23-207-007	1425 BEAVER AVE	05/06/21	WD	\$45,000	\$21,900	48.67	\$43,720	\$11,619	\$33,381	\$80,253	0.416	696	505	1 STY	60
40-23-231-012	1501 LINCOLN DR	10/26/21	WD	\$69,500	\$27,900	40.14	\$55,854	\$15,386	\$54,114	\$101,170	0.535	915	505	1 STY	60
40-23-207-007	1425 BEAVER AVE	06/22/22	WD	\$57,000	\$21,900	38.42	\$43,720	\$11,619	\$45,381	\$80,253	0.565	696	505	1 STY	60
40-23-304-023	3314 MILLER RD	12/20/22	WD	\$70,000	\$25,100	35.86	\$50,138	\$11,250	\$58,750	\$97,220	0.604	912	505	1 STY	60
40-23-207-001	1401 BEAVER AVE	06/01/21	LC	\$65,000	\$21,800	33.54	\$43,635	\$12,113	\$52,887	\$78,805	0.671	721	505	1 STY	60
Avg											0.480				
40-23-161-013	3117 CHICAGO BLVD	12/01/21	WD	\$28,000	\$23,600	84.29	\$47,279	\$12,500	\$15,500	\$86,948	0.178	660	505	1 STY	64
40-23-179-020	3002 BRANDON ST	07/23/21	WD	\$28,450	\$22,100	77.68	\$44,156	\$12,500	\$15,950	\$79,140	0.202	660	505	1 STY	64
40-23-301-033	3410 BRANDON ST	06/28/21	WD	\$45,000	\$30,000	66.67	\$59,920	\$25,000	\$20,000	\$87,300	0.229	602	505	1 STY	69
40-23-228-005	1419 IRENE AVE	09/16/22	WD	\$35,000	\$23,800	68.00	\$47,604	\$10,488	\$24,512	\$92,790	0.264	749	505	1 STY	64
40-13-376-002	1732 CRESCENT DR	02/15/22	WD	\$38,000	\$24,800	65.26	\$49,669	\$11,095	\$26,905	\$96,435	0.279	927	505	1 STY	69
40-23-301-033	3410 BRANDON ST	11/02/22	WD	\$50,000	\$30,000	60.00	\$59,920	\$25,000	\$25,000	\$87,300	0.286	602	505	1 STY	69
40-23-305-019	3313 MILLER RD	05/20/22	WD	\$55,000	\$32,100	58.36	\$64,220	\$12,827	\$42,173	\$128,483	0.328	1,062	505	1 STY	64
40-23-179-005	3013 CHICAGO BLVD	11/05/21	WD	\$45,900	\$26,500	57.73	\$52,914	\$12,500	\$33,400	\$101,035	0.331	776	505	1 STY	64
40-23-181-010	2909 BRANDON ST	01/04/22	WD	\$46,000	\$23,900	51.96	\$47,847	\$12,500	\$33,500	\$88,368	0.379	720	505	1 STY	64
40-23-210-001	1401 GAINNEY AVE	09/09/21	WD	\$72,000	\$37,100	51.53	\$74,268	\$23,074	\$48,926	\$127,985	0.382	1,084	505	1 STY	64
40-23-301-027	3406 BRANDON ST	12/06/22	WD	\$53,000	\$27,400	51.70	\$54,850	\$12,500	\$40,500	\$105,875	0.383	847	505	1 STY	69
40-23-184-007	2821 YALE ST	10/22/21	WD	\$59,900	\$29,300	48.91	\$58,530	\$12,500	\$47,400	\$115,075	0.412	1,200	505	1 STY	69
40-23-305-009	3517 MILLER RD	06/01/23	WD	\$71,500	\$34,500	48.25	\$69,024	\$22,884	\$48,616	\$115,350	0.421	1,241	505	1 STY	64
40-23-179-028	2902 BRANDON ST	10/14/22	WD	\$64,000	\$29,000	45.31	\$58,085	\$12,500	\$51,500	\$113,963	0.452	1,026	505	1 STY	69
40-23-305-016	3401 MILLER RD	07/13/23	WD	\$87,000	\$37,300	42.87	\$74,561	\$18,616	\$68,384	\$139,863	0.489	1,230	505	1 STY	64
40-23-182-010	2809 BRANDON ST	04/19/21	WD	\$60,000	\$25,500	42.50	\$50,986	\$12,500	\$47,500	\$96,215	0.494	963	505	1 STY	69
40-23-305-077	3425 MILLER RD	03/16/23	WD	\$83,000	\$33,900	40.84	\$67,779	\$21,275	\$61,725	\$116,260	0.531	1,254	505	1 STY	64
40-23-304-016	3109 YALE ST	10/25/21	WD	\$74,500	\$29,300	39.33	\$58,694	\$12,500	\$62,000	\$115,485	0.537	1,034	505	1 STY	64
40-23-162-026	3302 YALE ST	03/18/22	WD	\$76,500	\$29,500	38.56	\$58,904	\$12,500	\$64,000	\$116,010	0.552	1,110	505	1 STY	69
40-23-179-014	3022 BRANDON ST	07/14/23	WD	\$71,000	\$27,200	38.31	\$54,463	\$12,500	\$58,500	\$104,908	0.558	1,081	505	1 STY	64
40-23-181-022	2918 YALE ST	04/08/22	WD	\$70,000	\$26,500	37.86	\$53,058	\$12,500	\$57,500	\$101,395	0.567	874	505	1 STY	64
40-23-162-009	3217 BRANDON ST	08/31/23	WD	\$84,000	\$30,800	36.67	\$61,643	\$12,500	\$71,500	\$122,858	0.582	914	505	1 STY	69
40-23-179-017	3010 BRANDON ST	07/31/23	WD	\$99,000	\$35,600	35.96	\$71,140	\$12,500	\$86,500	\$146,600	0.590	1,102	505	1 STY	69
40-23-232-013	1402 WOODCROFT AVE	06/02/21	WD	\$81,000	\$29,500	36.42	\$59,004	\$14,536	\$66,464	\$111,170	0.598	976	505	1 STY	64
40-24-103-001	1225 BOSTON AVE	05/26/23	WD	\$75,000	\$27,400	36.53	\$54,786	\$14,252	\$60,748	\$101,335	0.599	850	505	1 STY	64
40-23-162-015	3117 BRANDON ST	06/13/22	WD	\$58,000	\$19,800	34.14	\$39,606	\$12,500	\$45,500	\$67,765	0.671	652	505	1 STY	64
40-23-305-030	3023 MILLER RD	04/21/22	WD	\$115,000	\$36,400	31.65	\$72,895	\$15,774	\$99,226	\$142,803	0.695	1,471	505	1 STY	64
40-23-305-009	3517 MILLER RD	09/15/23	WD	\$110,000	\$34,500	31.36	\$69,024	\$22,884	\$87,116	\$115,350	0.755	1,241	505	1 STY	64
Avg											0.455				
MED											0.470				
40-23-180-001	2845 CHICAGO BLVD	10/15/21	WD	\$66,000	\$29,600	44.85	\$59,224	\$12,500	\$53,500	\$116,810	0.458	1,000	505	1 STY	74
40-23-181-016	3014 YALE ST	03/21/23	WD	\$75,000	\$33,500	44.67	\$66,908	\$12,500	\$62,500	\$136,020	0.459	1,206	505	1 STY	74

ECF Area 505

40-23-302-016	3405 BRANDON ST	03/22/23	WD	\$40,000	\$25,000	62.50	\$49,972	\$12,500	\$27,500	\$93,680	0.294	1,198	505	1.25 STY	60
40-23-228-019	1430 BRABYN AVE	04/16/21	WD	\$55,000	\$31,700	57.64	\$63,307	\$20,976	\$34,024	\$105,828	0.322	1,082	505	1.25 STY	60
40-23-231-007	1425 LINCOLN DR	04/30/21	WD	\$65,000	\$33,100	50.92	\$66,234	\$21,909	\$43,091	\$110,813	0.389	1,267	505	1.25 STY	60
40-23-231-001	1401 LINCOLN DR	11/17/21	WD	\$67,000	\$26,200	39.10	\$52,310	\$13,357	\$53,643	\$97,383	0.551	975	505	1.25 STY	60
40-23-251-010	2719 CHICAGO BLVD	01/26/23	WD	\$60,000	\$23,200	38.67	\$46,473	\$12,500	\$47,500	\$84,933	0.559	952	505	1.25 STY	55
40-23-208-001	2645 CUMINGS AVE	09/30/22	WD	\$85,000	\$30,200	35.53	\$60,363	\$20,665	\$64,335	\$99,245	0.648	787	505	1.25 STY	60
40-23-252-031	2714 YALE ST	05/30/23	WD	\$86,000	\$22,800	26.51	\$45,586	\$10,000	\$76,000	\$88,965	0.854	934	505	1.25 STY	60
Avg											0.517				
40-23-252-009	2729 BRANDON ST	08/14/23	WD	\$32,500	\$23,900	73.54	\$47,833	\$9,994	\$22,506	\$94,598	0.238	912	505	1.25 STY	64
40-24-102-011	1968 MILLER RD	10/10/22	WD	\$82,400	\$50,800	61.65	\$101,617	\$26,157	\$56,243	\$188,650	0.298	1,696	505	1.25 STY	64
40-23-181-021	2922 YALE ST	08/04/21	WD	\$49,000	\$29,100	59.39	\$58,156	\$12,500	\$36,500	\$114,140	0.320	1,108	505	1.25 STY	64
40-23-162-034	3114 YALE ST	05/31/22	WD	\$64,000	\$30,600	47.81	\$61,294	\$12,500	\$51,500	\$121,985	0.422	1,125	505	1.25 STY	64
40-23-231-014	1404 DOWNEY ST	02/04/22	WD	\$69,000	\$32,500	47.10	\$64,999	\$13,693	\$55,307	\$128,265	0.431	1,263	505	1.25 STY	64
40-23-162-031	3206 YALE ST	09/02/21	WD	\$85,000	\$38,600	45.41	\$77,127	\$12,500	\$72,500	\$161,568	0.449	1,677	505	1.25 STY	69
40-23-303-011	3509 YALE ST	09/29/21	WD	\$70,000	\$31,300	44.71	\$62,581	\$12,500	\$57,500	\$125,203	0.459	1,123	505	1.25 STY	64
40-23-210-006	1431 GAINNEY AVE	06/06/22	WD	\$99,000	\$43,400	43.84	\$86,866	\$22,193	\$76,807	\$161,683	0.475	1,224	505	1.25 STY	69
40-23-252-001	2769 BRANDON ST	05/22/23	WD	\$72,000	\$31,000	43.06	\$61,908	\$10,000	\$62,000	\$129,770	0.478	1,230	505	1.25 STY	64
40-23-232-006	1423 DOWNEY ST	07/16/21	WD	\$100,000	\$41,100	41.10	\$82,124	\$14,361	\$85,639	\$169,408	0.506	1,670	505	1.25 STY	69
40-23-182-019	2826 YALE ST	09/27/22	WD	\$79,599	\$30,900	38.82	\$61,882	\$12,500	\$67,099	\$123,455	0.544	1,080	505	1.25 STY	64
40-23-162-020	3322 YALE ST	03/31/23	WD	\$95,000	\$35,000	36.84	\$70,083	\$12,500	\$82,500	\$143,958	0.573	1,547	505	1.25 STY	64
40-23-304-015	3113 YALE ST	11/22/22	WD	\$90,000	\$32,500	36.11	\$65,001	\$12,500	\$77,500	\$131,253	0.590	1,125	505	1.25 STY	69
40-23-302-017	3401 BRANDON ST	06/02/23	WD	\$85,000	\$28,900	34.00	\$57,838	\$12,500	\$72,500	\$113,345	0.640	910	505	1.25 STY	69
40-23-181-019	3002 YALE ST	08/28/23	WD	\$85,000	\$28,800	33.88	\$57,579	\$12,500	\$72,500	\$112,698	0.643	1,090	505	1.25 STY	69
40-23-253-004	2745 YALE ST	12/03/21	WD	\$88,000	\$30,200	34.32	\$60,341	\$15,339	\$72,661	\$112,505	0.646	1,009	505	1.25 STY	64
40-23-212-025	2602 MILLER RD	02/04/22	WD	\$115,000	\$35,100	30.52	\$70,287	\$12,779	\$102,221	\$143,770	0.711	1,540	505	1.25 STY	64
40-23-304-007	3301 YALE ST	05/06/22	WD	\$101,000	\$29,200	28.91	\$58,318	\$12,500	\$88,500	\$114,545	0.773	1,125	505	1.25 STY	64
40-23-253-027	2701 YALE ST	04/28/23	WD	\$84,000	\$23,000	27.38	\$46,005	\$10,000	\$74,000	\$90,013	0.822	941	505	1.25 STY	69
40-23-302-014	3413 BRANDON ST	08/24/23	WD	\$90,000	\$25,000	27.78	\$49,926	\$12,500	\$77,500	\$93,565	0.828	873	505	1.25 STY	64
Avg											0.542				
40-23-252-023	2742 YALE ST	04/07/21	WD	\$66,000	\$25,700	38.94	\$51,348	\$10,000	\$56,000	\$103,370	0.542	1,030	505	1.25 STY	74
40-23-303-006	3529 YALE ST	11/14/22	WD	\$105,500	\$35,900	34.03	\$71,839	\$12,500	\$93,000	\$148,348	0.627	1,125	505	1.25 STY	79
40-24-102-003	1321 IDA AVE	02/08/22	WD	\$93,000	\$32,500	34.95	\$65,032	\$17,329	\$75,671	\$119,258	0.635	1,245	505	1.5 STY	60
40-23-254-016	1563 BRADLEY AVE	12/02/21	WD	\$94,000	\$38,400	40.85	\$76,712	\$12,546	\$81,454	\$160,415	0.508	1,546	505	1.5 STY	64
40-23-254-003	1533 BRADLEY AVE	01/20/22	WD	\$115,000	\$34,400	29.91	\$68,804	\$13,101	\$101,899	\$139,258	0.732	1,306	505	1.5 STY	69
40-23-211-001	2645 CHICAGO BLVD	06/26/23	WD	\$95,000	\$32,700	34.42	\$65,436	\$21,071	\$73,929	\$110,913	0.667	1,276	505	1.75 STY	60
40-23-213-005	1527 GAINNEY AVE	08/20/21	LC	\$85,000	\$30,700	36.12	\$61,439	\$11,752	\$73,248	\$124,218	0.590	1,139	505	1.75 STY	64
40-23-212-005	1523 MONTERAY AVE	04/27/21	WD	\$65,000	\$37,200	57.23	\$74,461	\$24,329	\$40,671	\$125,330	0.325	1,176	505	1.75 STY	69

ECF Area 505

40-23-211-005	1502 MONTERAY AVE	10/31/22	WD	\$134,900	\$42,500	31.50	\$85,055	\$18,354	\$116,546	\$166,753	0.699	1,278	505	1.75 STY	74
40-23-231-029	2306 MILLER RD	01/10/22	WD	\$155,000	\$61,200	39.48	\$122,316	\$19,051	\$135,949	\$258,163	0.527	3,183	505	2 STORY	60
40-23-233-015	1420 DURAND ST	09/09/21	WD	\$88,000	\$47,600	54.09	\$95,299	\$13,975	\$74,025	\$203,310	0.364	1,890	505	2 STORY	69
40-24-101-018	1324 IDA AVE	04/28/23	WD	\$127,000	\$63,200	49.76	\$126,424	\$14,997	\$112,003	\$278,568	0.402	2,478	505	2 STORY	69
40-23-254-009	1530 MONTERAY AVE	05/26/21	WD	\$100,000	\$45,900	45.90	\$91,747	\$15,732	\$84,268	\$190,038	0.443	1,826	505	2 STORY	64
40-23-212-001	1501 MONTERAY AVE	09/08/23	WD	\$130,000	\$50,300	38.69	\$100,697	\$24,647	\$105,353	\$190,125	0.554	1,873	505	2 STORY	64
40-23-211-006	1510 MONTERAY AVE	12/13/21	WD	\$99,000	\$36,700	37.07	\$73,351	\$13,110	\$85,890	\$150,603	0.570	1,331	505	2 STORY	64
Avg											0.467				
40-23-213-008	1502 IRENE AVE	09/06/22	WD	\$124,000	\$41,300	33.31	\$82,589	\$12,755	\$111,245	\$174,585	0.637	1,330	505	2 STORY	74
40-24-101-019	1402 IDA AVE	09/23/21	WD	\$85,000	\$50,700	59.65	\$101,334	\$17,207	\$67,793	\$210,318	0.322	2,263	505	TWO UNIT	55
40-23-183-014	3022 MILLER RD	03/11/22	WD	\$115,000	\$39,800	34.61	\$79,530	\$22,500	\$92,500	\$142,575	0.649	1,555	505	TWO UNIT	64
<b>Totals:</b>				<b>\$6,340,149</b>	<b>\$2,640,200</b>		<b>\$5,280,327</b>		<b>\$5,127,610</b>	<b>\$10,194,320</b>					

ECF .475      Around 70000

Resold

40-23-254-003	1533 BRADLEY AVE	07/28/21	WD	\$35,000	\$34,400	98.29	\$68,804	\$13,101	\$21,899	\$139,258	0.157	1,306	505	1.5 STY	69
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Outlier

40-23-231-023	1502 DOWNEY ST	09/27/21	WD	\$30,000	\$26,000	86.67	\$52,081	\$13,693	\$16,307	\$95,970	0.170	1,120	505	2 STORY	55
40-13-364-005	1731 CRESCENT DR	02/24/22	WD	\$145,000	\$27,300	18.83	\$54,637	\$14,146	\$130,854	\$101,228	1.293	1,285	505	1.75 STY	55

## ECF Area 510

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-23-305-025	3202 HAWTHORNE DR	05/02/23	WD	\$222,000	\$100,400	45.23	\$200,733	\$70,566	\$151,434	\$306,275	0.494	1,702	510	1 STY	70
40-23-305-048	3312 HAWTHORNE DR	05/24/23	WD	\$190,000	\$106,600	56.11	\$213,188	\$44,095	\$145,905	\$397,866	0.367	2,061	510	1 STY	75
40-23-326-008	2021 BRIAR HILL RD	04/21/22	WD	\$170,000	\$86,600	50.94	\$173,197	\$55,944	\$114,056	\$275,889	0.413	1,955	510	1 STY	75
40-23-401-016	1840 HAMPDEN RD	09/01/22	WD	\$225,000	\$111,300	49.47	\$222,636	\$62,150	\$162,850	\$377,614	0.431	2,871	510	1 STY	75
40-23-401-018	1902 HAMPDEN RD	06/03/22	WD	\$190,000	\$89,000	46.84	\$178,089	\$32,821	\$157,179	\$341,807	0.460	1,923	510	1 STY	75
40-23-327-014	3120 WESTWOOD PKWY	04/28/22	WD	\$200,000	\$89,100	44.55	\$178,162	\$44,535	\$155,465	\$314,416	0.494	1,884	510	1 STY	75
40-23-306-002	3441 HAWTHORNE DR	06/28/23	WD	\$215,000	\$93,700	43.58	\$187,314	\$33,421	\$181,579	\$362,101	0.501	1,899	510	1 STY	80
40-23-401-019	1910 HAMPDEN RD	11/15/22	WD	\$250,000	\$103,200	41.28	\$206,468	\$35,575	\$214,425	\$402,101	0.533	2,043	510	1 STY	74
40-23-306-005	3411 HAWTHORNE DR	04/27/21	WD	\$149,000	\$62,100	41.68	\$124,162	\$32,464	\$116,536	\$215,760	0.540	1,242	510	1 STY	80
Avg											0.468				
40-23-376-002	2125 BRIAR HILL RD	11/24/21	WD	\$179,000	\$90,900	50.78	\$181,829	\$40,131	\$138,869	\$333,407	0.417	2,067	510	1.25 STY	75
40-23-403-014	2747 WESTWOOD PKWY	12/15/21	WD	\$376,000	\$187,900	49.97	\$375,789	\$51,480	\$324,520	\$763,080	0.425	4,246	510	2 STORY	60
40-23-327-013	3130 WESTWOOD PKWY	07/05/23	WD	\$252,000	\$123,800	49.13	\$247,592	\$44,742	\$207,258	\$477,294	0.434	2,618	510	2 STORY	70
40-23-351-006	3411 WESTWOOD PKWY	06/22/22	WD	\$290,000	\$133,900	46.17	\$267,791	\$58,577	\$231,423	\$492,268	0.470	2,739	510	2 STORY	70
40-23-401-020	1920 HAMPDEN RD	06/29/22	WD	\$188,000	\$84,900	45.16	\$169,832	\$43,633	\$144,367	\$296,939	0.486	2,054	510	2 STORY	70
40-23-306-013	3302 WESTWOOD PKWY	05/05/22	WD	\$421,500	\$184,200	43.70	\$368,371	\$112,430	\$309,070	\$602,214	0.513	4,423	510	2 STORY	70
Avg											0.476				
40-23-351-017	3410 PARKSIDE DR	05/16/23	WD	\$335,000	\$188,200	56.18	\$376,301	\$61,039	\$273,961	\$741,793	0.369	3,956	510	2 STORY	80
40-23-376-009	3101 WESTWOOD PKWY	12/08/21	WD	\$200,000	\$105,800	52.90	\$211,662	\$47,505	\$152,495	\$386,252	0.395	2,396	510	2 STORY	75
40-23-327-003	2023 CROOKED LN	10/28/21	WD	\$230,000	\$114,700	49.87	\$229,322	\$39,125	\$190,875	\$447,522	0.427	2,602	510	2 STORY	80
40-23-351-016	2130 BRIAR HILL RD	12/08/21	WD	\$342,000	\$154,400	45.15	\$308,842	\$38,838	\$303,162	\$635,304	0.477	3,507	510	2 STORY	80
40-23-326-013	2046 CROOKED LN	04/30/21	WD	\$225,000	\$98,900	43.96	\$197,773	\$43,414	\$181,586	\$363,198	0.500	2,289	510	2 STORY	75
40-23-327-004	2031 CROOKED LN	06/01/22	WD	\$243,000	\$99,000	40.74	\$198,030	\$36,964	\$206,036	\$378,979	0.544	2,180	510	2 STORY	75
40-23-401-008	1911 COLCHESTER RD	01/28/22	WD	\$190,000	\$76,300	40.16	\$152,554	\$35,907	\$154,093	\$274,464	0.561	1,802	510	2 STORY	75
Avg											0.499				



### ECF Area 515

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-24-153-003	1919 CAMBRIDGE AVE	05/13/21	WD	\$165,000	\$99,700	60.42	\$199,469	\$33,323	\$131,677	\$316,469	0.416	1,681	515	1 STY	60
40-23-278-008	2307 RADCLIFFE AVE	06/15/22	WD	\$166,000	\$56,900	34.28	\$113,786	\$28,227	\$137,773	\$162,970	0.845	1,486	515	1 STY	60
40-24-106-008	2101 RADCLIFFE AVE	12/29/21	WD	\$112,000	\$60,100	53.66	\$120,229	\$30,990	\$81,010	\$162,253	0.499	1,526	515	1.25 STY	60
40-24-106-011	2212 COLFAX AVE	09/09/22	WD	\$210,000	\$96,300	45.86	\$192,649	\$31,255	\$178,745	\$293,444	0.609	1,633	515	1.25 STY	74
40-24-107-011	1801 CHELSEA CIR	08/03/23	WD	\$250,000	\$101,500	40.60	\$202,913	\$38,146	\$211,854	\$299,576	0.707	2,252	515	1.25 STY	75
40-24-105-001	2023 MILLER RD	08/08/22	WD	\$198,000	\$78,400	39.60	\$156,813	\$40,440	\$157,560	\$211,587	0.745	1,759	515	1.25 STY	60
40-24-104-002	2101 MILLER RD	01/14/22	WD	\$170,000	\$120,700	71.00	\$241,302	\$40,433	\$129,567	\$365,216	0.355	3,136	515	2 STORY	60
40-24-151-003	2211 COLFAX AVE	12/06/21	WD	\$195,000	\$102,000	52.31	\$204,042	\$29,460	\$165,540	\$317,422	0.522	1,963	515	2 STORY	74
40-24-152-011	1910 CAMBRIDGE AVE	06/29/22	WD	\$181,375	\$86,900	47.91	\$173,843	\$32,560	\$148,815	\$256,878	0.579	2,074	515	2 STORY	60
40-24-152-002	1805 RAMSAY BLVD	04/03/23	WD	\$189,900	\$87,400	46.02	\$174,833	\$31,099	\$158,801	\$261,335	0.608	2,290	515	2 STORY	60
40-24-151-005	1910 RAMSAY BLVD	09/29/22	WD	\$295,000	\$113,800	38.58	\$227,693	\$39,671	\$255,329	\$341,858	0.747	2,091	515	2 STORY	74
40-24-104-003	2214 RADCLIFFE AVE	06/24/22	WD	\$280,000	\$99,800	35.64	\$199,694	\$28,227	\$251,773	\$326,604	0.771	2,154	515	TRI-LEVEL	74
<b>Totals:</b>				<b>\$2,412,275</b>	<b>\$1,103,500</b>		<b>\$2,207,266</b>		<b>\$2,008,444</b>	<b>\$3,315,611</b>					

ECF .625      Around \$185,000-\$190,000

ECF Area 525

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-19-432-032	3218 COLLINGWOOD PKWY	08/28/23	WD	\$22,000	\$16,300	74.09	\$32,609	\$9,356	\$12,644	\$93,012	0.136	836	525	1 STY	60
41-19-432-004	214 E BELVIDERE AVE	07/19/22	WD	\$22,000	\$13,400	60.91	\$26,860	\$5,351	\$16,649	\$86,036	0.194	864	525	1 STY	60
41-19-133-003	647 MONROE ST	09/05/23	LC	\$20,000	\$9,900	49.50	\$19,847	\$5,850	\$14,150	\$55,988	0.253	590	525	1 STY	60
41-19-437-059	226 E LAKEVIEW AVE	03/29/22	WD	\$25,100	\$12,400	49.40	\$24,724	\$5,023	\$20,077	\$78,804	0.255	876	525	1 STY	60
41-19-205-019	2034 CHURCH ST	12/07/21	WD	\$26,000	\$11,700	45.00	\$23,302	\$5,200	\$20,800	\$72,408	0.287	780	525	1 STY	60
40-24-276-003	2108 BROOKS ST	08/09/22	WD	\$36,000	\$14,600	40.56	\$29,225	\$7,074	\$28,926	\$88,604	0.326	816	525	1 STY	60
41-19-437-059	226 E LAKEVIEW AVE	04/12/22	WD	\$39,000	\$12,400	31.79	\$24,724	\$5,023	\$33,977	\$78,804	0.431	876	525	1 STY	60
Avg											0.269				
41-18-380-007	1437 OAK ST	11/16/22	WD	\$19,500	\$12,100	62.05	\$24,278	\$5,223	\$14,277	\$76,220	0.187	625	525	1 STY	69
41-19-131-008	636 PARTRIDGE ST	12/27/22	WD	\$25,000	\$15,000	60.00	\$29,990	\$5,850	\$19,150	\$96,560	0.198	720	525	1 STY	64
41-19-133-006	639 MONROE ST	09/05/23	LC	\$20,000	\$9,300	46.50	\$18,604	\$5,862	\$14,138	\$50,968	0.277	568	525	1 STY	64
41-18-381-019	1613 TACOMA ST	08/11/22	WD	\$27,400	\$10,700	39.05	\$21,493	\$5,200	\$22,200	\$65,172	0.341	640	525	1 STY	69
41-19-434-012	136 MADISON AVE	06/25/21	WD	\$44,000	\$16,000	36.36	\$32,011	\$8,000	\$36,000	\$96,044	0.375	794	525	1 STY	63
Avg											0.276				
41-19-429-018	213 E BELVIDERE AVE	12/03/21	WD	\$36,000	\$17,900	49.72	\$35,835	\$5,200	\$30,800	\$122,540	0.251	1,083	525	1 STY	79
41-19-435-003	208 MADISON AVE	07/13/22	WD	\$30,000	\$10,600	35.33	\$21,197	\$5,200	\$24,800	\$63,988	0.388	770	525	1.75 STY	69
41-19-276-012	136 BRUCE ST	11/30/21	WD	\$22,000	\$16,200	73.64	\$32,450	\$5,505	\$16,495	\$107,780	0.153	1,271	525	2 STORY	60
41-19-276-026	131 E TOBIAS ST	05/27/22	LC	\$20,000	\$16,300	81.50	\$32,557	\$5,505	\$14,495	\$108,208	0.134	1,468	525	2 STORY	60
41-18-379-033	426 RASCH CT	02/28/22	WD	\$40,000	\$19,600	49.00	\$39,119	\$7,177	\$32,823	\$127,768	0.257	1,144	525	2 STORY	69
40-24-229-003	2021 BROOKS ST	01/06/23	WD	\$36,000	\$13,800	38.33	\$27,581	\$6,406	\$29,594	\$84,700	0.349	987	525	2 STORY	69
41-19-437-007	128 E LAKEVIEW AVE	05/19/22	WD	\$56,000	\$20,500	36.61	\$40,914	\$5,668	\$50,332	\$140,984	0.357	1,828	525	2 STORY	63
41-19-252-039	2500 S SAGINAW ST	02/09/22	WD	\$45,000	\$22,400	49.78	\$44,850	\$10,479	\$34,521	\$137,484	0.251	1,638	525	THREE UNIT	60
41-19-252-039	2500 S SAGINAW ST	12/14/22	WD	\$103,000	\$22,400	21.75	\$44,850	\$10,479	\$92,521	\$137,484	0.673	1,638	525	THREE UNIT	60
40-24-231-027	1022 BARLOW AVE	03/29/22	WD	\$105,000	\$30,900	29.43	\$61,786	\$9,482	\$95,518	\$209,216	0.457	2,205	525	THREE UNIT	69
41-19-254-041	213 W TOBIAS ST	04/08/22	WD	\$25,000	\$16,600	66.40	\$33,151	\$6,372	\$18,628	\$107,116	0.174	1,422	525	TWO UNIT	60
41-18-382-016	1604 CHURCH ST	09/03/21	LC	\$95,000	\$30,500	32.11	\$61,105	\$17,624	\$77,376	\$173,924	0.445	1,968	525	TWO UNIT	69
41-18-381-012	1511 TACOMA ST	03/31/23	WD	\$37,500	\$16,000	42.67	\$32,065	\$5,200	\$32,300	\$107,460	0.301	1,001	525	TWO UNIT	74
<b>Totals:</b>				<b>\$976,500</b>	<b>\$407,500</b>		<b>\$815,127</b>		<b>\$803,191</b>	<b>\$2,567,272</b>					
Outlier															
41-19-276-007	116 BRUCE ST	09/10/21	WD	\$12,000	\$12,700	105.83	\$25,344	\$5,505	\$6,495	\$79,356	0.082	668	525	1 STY	63
41-18-381-012	1511 TACOMA ST	05/13/21	WD	\$20,000	\$16,000	80.00	\$32,065	\$5,200	\$14,800	\$107,460	0.138	1,001	525	TWO UNIT	74

ECF .275

Around 31500

ECF Area 530

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-24-376-056	3109 BRIARWOOD DR	09/23/21	WD	\$75,000	\$43,500	58.00	\$87,091	\$35,859	\$39,141	\$113,849	0.344	1,181	530	1 STY	65
40-24-376-077	3619 BRIARWOOD DR	09/13/23	WD	\$62,500	\$32,000	51.20	\$64,057	\$17,890	\$44,610	\$102,593	0.435	1,124	530	1 STY	65
40-24-376-189	1919 CARMANBROOK PKWY	01/25/23	WD	\$105,000	\$52,500	50.00	\$104,929	\$25,347	\$79,653	\$176,849	0.450	1,833	530	1 STY	65
40-24-376-182	1729 CARMANBROOK PKWY	01/12/22	WD	\$85,400	\$41,900	49.06	\$83,752	\$28,842	\$56,558	\$122,022	0.464	1,305	530	1 STY	65
40-24-376-186	1819 CARMANBROOK PKWY	04/22/22	WD	\$90,000	\$41,700	46.33	\$83,455	\$21,497	\$68,503	\$137,684	0.498	1,305	530	1 STY	65
40-24-376-049	1724 BRIARWOOD DR	06/11/21	WD	\$82,000	\$37,100	45.24	\$74,261	\$19,013	\$62,987	\$122,773	0.513	1,410	530	1 STY	65
40-24-376-046	1802 BRIARWOOD DR	12/13/22	WD	\$95,000	\$42,700	44.95	\$85,474	\$26,263	\$68,737	\$131,580	0.522	1,439	530	1 STY	65
40-24-376-179	1747 CARMANBROOK PKWY	07/07/23	WD	\$104,000	\$46,100	44.33	\$92,154	\$29,027	\$74,973	\$140,282	0.534	1,441	530	1 STY	65
40-24-376-178	1825 CARMANBROOK PKWY	03/23/23	WD	\$110,000	\$48,100	43.73	\$96,263	\$25,064	\$84,936	\$158,220	0.537	1,441	530	1 STY	65
40-24-377-032	3112 BRIARWOOD DR	05/19/23	WD	\$92,900	\$39,700	42.73	\$79,375	\$17,173	\$75,727	\$138,227	0.548	1,281	530	1 STY	65
40-24-378-043	3624 BRIARWOOD DR	07/13/23	WD	\$94,900	\$37,800	39.83	\$75,618	\$22,613	\$72,287	\$117,789	0.614	1,152	530	1 STY	65
Avg											0.496				
40-24-378-012	1818 CARMANBROOK PKWY	04/30/21	WD	\$66,000	\$38,300	58.03	\$76,699	\$16,870	\$49,130	\$132,953	0.370	1,182	530	1 STY	75
40-24-378-012	1818 CARMANBROOK PKWY	04/21/23	WD	\$109,000	\$38,300	35.14	\$76,699	\$16,870	\$92,130	\$132,953	0.693	1,182	530	1 STY	75
Avg											0.531				
40-24-378-004	1937 BAYBERRY LN	03/02/23	WD	\$94,900	\$40,600	42.78	\$81,197	\$15,856	\$79,044	\$145,202	0.544	1,203	530	1 STY	80
<b>Totals:</b>				<b>\$1,266,600</b>	<b>\$580,300</b>		<b>\$1,161,024</b>		<b>\$948,416</b>	<b>\$1,872,978</b>					
ECF .525	Around \$85000														
Outlier															
40-24-376-039	1902 BRIARWOOD DR	09/15/22	WD	\$109,900	\$36,800	33.48	\$73,695	\$15,228	\$94,672	\$129,927	0.729	1,102	530	1 STY	74
40-24-377-003	1926 BAYBERRY LN	08/22/23	WD	\$109,000	\$35,000	32.11	\$70,013	\$23,562	\$85,438	\$103,224	0.828	1,103	530	1 STY	65
40-24-376-039	1902 BRIARWOOD DR	05/19/21	WD	\$45,000	\$36,800	81.78	\$73,695	\$15,228	\$29,772	\$129,927	0.229	1,102	530	1 STY	74



## ECF Area 535

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-24-476-027	1218 VERMILYA AVE	05/10/23	WD	\$19,000	\$9,900	52.11	\$19,718	\$5,000	\$14,000	\$49,060	0.285	764	535	1 STY	49
40-24-481-043	1138 PETTIBONE AVE	10/27/21	WD	\$26,500	\$11,500	43.40	\$22,968	\$10,000	\$16,500	\$43,227	0.382	726	535	1 STY	49
40-24-481-043	1138 PETTIBONE AVE	05/09/22	WD	\$36,000	\$11,500	31.94	\$22,968	\$10,000	\$26,000	\$43,227	0.601	726	535	1 STY	49
Avg											0.423				
40-24-453-004	1633 LINCOLN AVE	05/28/23	QC	\$15,000	\$13,300	88.67	\$26,610	\$5,625	\$9,375	\$69,950	0.134	743	535	1 STY	59
40-24-483-009	1105 PETTIBONE AVE	08/02/22	WD	\$16,500	\$13,100	79.39	\$26,110	\$5,000	\$11,500	\$70,367	0.163	692	535	1 STY	59
40-24-478-023	1306 LINCOLN AVE	10/06/21	WD	\$45,000	\$28,600	63.56	\$57,140	\$25,932	\$19,068	\$104,027	0.183	795	535	1 STY	59
40-24-478-023	1306 LINCOLN AVE	09/07/22	WD	\$46,000	\$28,600	62.17	\$57,140	\$25,932	\$20,068	\$104,027	0.193	795	535	1 STY	59
40-24-480-006	1309 LINCOLN AVE	12/23/21	WD	\$13,500	\$9,000	66.67	\$18,009	\$5,000	\$8,500	\$43,363	0.196	544	535	1 STY	54
40-24-428-016	1023 BARRIE AVE	08/06/21	WD	\$18,750	\$11,000	58.67	\$21,905	\$4,743	\$14,007	\$57,207	0.245	660	535	1 STY	54
40-24-454-045	1524 WALDMAN AVE	11/04/22	WD	\$40,000	\$20,600	51.50	\$41,179	\$11,250	\$28,750	\$99,763	0.288	960	535	1 STY	59
40-24-482-003	1321 PETTIBONE AVE	08/11/22	WD	\$30,000	\$15,100	50.33	\$30,177	\$7,500	\$22,500	\$75,590	0.298	790	535	1 STY	59
40-24-453-017	1525 LINCOLN AVE	05/06/21	WD	\$28,000	\$13,500	48.21	\$26,963	\$5,000	\$23,000	\$73,210	0.314	688	535	1 STY	59
40-24-476-009	1229 NEUBERT AVE	06/07/21	WD	\$21,000	\$10,000	47.62	\$20,094	\$5,003	\$15,997	\$50,303	0.318	696	535	1 STY	54
40-24-278-035	2602 FENTON RD	04/06/22	WD	\$35,000	\$16,600	47.43	\$33,108	\$6,251	\$28,749	\$89,523	0.321	831	535	1 STY	59
40-24-454-045	1524 WALDMAN AVE	01/26/23	WD	\$45,000	\$20,600	45.78	\$41,179	\$11,250	\$33,750	\$99,763	0.338	960	535	1 STY	59
40-24-453-042	1610 PETTIBONE AVE	02/15/23	WD	\$40,000	\$16,900	42.25	\$33,858	\$11,250	\$28,750	\$75,360	0.382	720	535	1 STY	59
40-24-477-025	1102 VERMILYA AVE	01/05/22	WD	\$28,500	\$11,600	40.70	\$23,239	\$5,000	\$23,500	\$60,797	0.387	704	535	1 STY	54
40-24-430-003	1141 VICTORIA AVE	02/15/23	WD	\$47,000	\$17,000	36.17	\$33,937	\$5,000	\$42,000	\$96,457	0.435	924	535	1 STY	59
40-24-484-006	1309 WALDMAN AVE	04/14/23	WD	\$35,000	\$12,300	35.14	\$24,533	\$5,000	\$30,000	\$65,110	0.461	740	535	1 STY	59
40-24-484-009	1221 WALDMAN AVE	06/24/21	WD	\$33,000	\$10,900	33.03	\$21,893	\$5,000	\$28,000	\$56,310	0.497	676	535	1 STY	59
Avg											0.303				
40-24-455-015	1523 WALDMAN AVE	05/05/21	WD	\$30,000	\$26,600	88.67	\$53,125	\$11,890	\$18,110	\$126,877	0.143	988	535	1 STY	69
40-24-480-027	1222 PETTIBONE AVE	11/08/21	WD	\$22,250	\$15,400	69.21	\$30,779	\$5,000	\$17,250	\$79,320	0.217	816	535	1 STY	64
40-24-428-005	1121 BARRIE AVE	12/30/22	WD	\$25,000	\$17,300	69.20	\$34,680	\$4,743	\$20,257	\$92,114	0.220	792	535	1 STY	62
40-24-428-015	1027 BARRIE AVE	07/31/23	WD	\$27,000	\$17,000	62.96	\$34,057	\$4,743	\$22,257	\$90,197	0.247	777	535	1 STY	67
40-24-480-034	1317 LINCOLN AVE	07/29/21	WD	\$39,000	\$19,300	49.49	\$38,686	\$10,000	\$29,000	\$88,265	0.329	641	535	1 STY	62
40-24-453-014	1537 LINCOLN AVE	08/06/21	WD	\$38,000	\$18,100	47.63	\$36,151	\$5,000	\$33,000	\$95,849	0.344	962	535	1 STY	62
40-24-428-003	1129 BARRIE AVE	06/12/23	WD	\$35,000	\$16,600	47.43	\$33,297	\$4,743	\$30,257	\$87,858	0.344	662	535	1 STY	67
40-24-480-032	1202 PETTIBONE AVE	08/28/23	WD	\$27,500	\$12,700	46.18	\$25,499	\$5,000	\$22,500	\$63,074	0.357	768	535	1 STY	62
40-24-485-026	1032 W ATHERTON RD	03/23/23	WD	\$51,000	\$23,000	45.10	\$46,090	\$7,500	\$43,500	\$118,738	0.366	972	535	1 STY	67
40-24-485-025	1036 W ATHERTON RD	06/30/22	WD	\$36,000	\$16,000	44.44	\$32,079	\$5,000	\$31,000	\$83,320	0.372	864	535	1 STY	62
40-24-485-004	1129 WALDMAN AVE	04/07/22	WD	\$38,000	\$15,000	39.47	\$29,904	\$5,000	\$33,000	\$76,628	0.431	686	535	1 STY	67
40-24-480-034	1317 LINCOLN AVE	08/01/23	LC	\$65,000	\$19,300	29.69	\$38,686	\$10,000	\$55,000	\$88,265	0.623	641	535	1 STY	62
Avg											0.333				

ECF Area 535

40-24-453-043	1606 PETTIBONE AVE	12/02/22	WD	\$40,000	\$17,700	44.25	\$35,428	\$5,625	\$34,375	\$91,702	0.375	674	535	1 STY	74
40-24-453-007	1625 LINCOLN AVE	12/02/21	WD	\$18,000	\$13,200	73.33	\$26,450	\$5,625	\$12,375	\$69,417	0.178	774	535	1.25 STY	59
40-24-478-036	1321 VERMILYA AVE	03/18/22	WD	\$26,000	\$17,100	65.77	\$34,136	\$10,000	\$16,000	\$80,453	0.199	968	535	1.25 STY	59
40-24-482-019	1322 WALDMAN AVE	07/05/22	QC	\$30,000	\$18,600	62.00	\$37,252	\$10,000	\$20,000	\$90,840	0.220	968	535	1.25 STY	59
40-24-454-033	1634 WALDMAN AVE	04/28/23	WD	\$35,000	\$17,200	49.14	\$34,470	\$5,625	\$29,375	\$96,150	0.306	1,069	535	1.25 STY	59
40-24-452-019	1418 LINCOLN AVE	04/20/22	WD	\$45,000	\$20,600	45.78	\$41,145	\$10,000	\$35,000	\$103,817	0.337	960	535	1.25 STY	59
40-24-482-019	1322 WALDMAN AVE	04/13/23	WD	\$42,000	\$18,600	44.29	\$37,252	\$10,000	\$32,000	\$90,840	0.352	968	535	1.25 STY	59
40-24-454-047	1510 WALDMAN AVE	06/16/23	WD	\$39,000	\$16,100	41.28	\$32,260	\$5,000	\$34,000	\$90,867	0.374	904	535	1.25 STY	59
40-24-452-022	1406 LINCOLN AVE	04/13/23	WD	\$47,000	\$18,900	40.21	\$37,768	\$10,000	\$37,000	\$92,560	0.400	1,106	535	1.25 STY	59
40-24-454-062	1638 WALDMAN AVE	07/28/23	WD	\$58,000	\$18,300	31.55	\$36,525	\$9,422	\$48,578	\$90,343	0.538	886	535	1.25 STY	59
40-24-478-036	1321 VERMILYA AVE	08/09/22	WD	\$59,900	\$17,100	28.55	\$34,136	\$10,000	\$49,900	\$80,453	0.620	968	535	1.25 STY	59
40-24-428-025	1118 SIMCOE AVE	07/27/22	WD	\$65,000	\$16,900	26.00	\$33,851	\$5,412	\$59,588	\$94,797	0.629	1,160	535	1.25 STY	59
Avg											0.378				
40-24-455-046	1410 W ATHERTON RD	06/23/21	WD	\$53,000	\$31,200	58.87	\$62,343	\$10,000	\$43,000	\$161,055	0.267	1,582	535	1.25 STY	62
40-24-480-001	1329 LINCOLN AVE	05/13/21	MLC	\$70,000	\$22,300	31.86	\$44,688	\$5,000	\$65,000	\$122,117	0.532	1,030	535	1.25 STY	64
40-24-455-005	1625 WALDMAN AVE	07/16/21	WD	\$75,000	\$22,600	30.13	\$45,176	\$11,250	\$63,750	\$104,388	0.611	886	535	1.25 STY	67
Avg											0.470				
40-24-480-024	1302 PETTIBONE AVE	06/11/21	WD	\$62,000	\$23,400	37.74	\$46,709	\$5,000	\$57,000	\$119,169	0.478	1,052	535	1.25 STY	74
40-24-480-016	1201 LINCOLN AVE	12/28/22	WD	\$70,000	\$36,100	51.57	\$72,165	\$10,000	\$60,000	\$191,277	0.314	1,940	535	1.5 STY	69
40-24-431-011	1039 EDITH AVE	05/20/21	WD	\$55,000	\$43,300	78.73	\$86,685	\$10,774	\$44,226	\$189,131	0.234	2,225	535	2 STORY	63
40-24-477-024	1106 VERMILYA AVE	06/20/23	WD	\$50,000	\$27,500	55.00	\$54,947	\$5,000	\$45,000	\$166,490	0.270	2,400	535	THREE UNIT	59
40-24-453-026	1425 LINCOLN AVE	04/05/22	WD	\$40,000	\$18,400	46.00	\$36,800	\$10,000	\$30,000	\$89,333	0.336	1,080	535	TWO UNIT	59
40-24-452-023	1402 LINCOLN AVE	04/13/23	WD	\$47,000	\$18,900	40.21	\$37,768	\$10,000	\$37,000	\$92,560	0.400	1,106	535		29
<b>Totals:</b>				<b>\$2,079,400</b>	<b>\$971,900</b>		<b>\$1,943,715</b>		<b>\$1,652,312</b>	<b>\$4,824,903</b>					

ECF .350      Around 35000

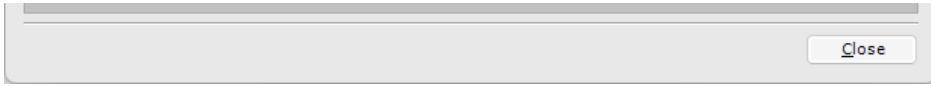
ECF Aea 540

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.	Land Value
41-19-306-028	836 SIMCOE AVE	08/25/22	LC	\$20,000	\$16,400	82.00	\$32,876	\$10,909	\$9,091	\$79,880	0.114	968	540	1 STY	60	\$10,909
41-19-354-018	846 LINCOLN AVE	06/13/22	WD	\$13,500	\$12,300	91.11	\$24,564	\$4,550	\$8,950	\$72,778	0.123	646	540	1 STY	60	\$4,550
41-19-337-011	619 FREEMAN AVE	09/22/21	WD	\$13,500	\$8,800	65.19	\$17,527	\$4,550	\$8,950	\$47,189	0.190	560	540	1 STY	60	\$4,550
41-19-159-022	918 OSSINGTON AVE	04/22/22	WD	\$25,000	\$14,900	59.60	\$29,720	\$4,676	\$20,324	\$91,069	0.223	1,012	540	1 STY	60	\$4,595
41-19-304-009	815 BLOOR AVE	03/11/22	WD	\$24,000	\$13,400	55.83	\$26,809	\$5,617	\$18,383	\$77,062	0.239	768	540	1 STY	60	\$5,617
41-19-301-006	930 BLOOR AVE	04/06/21	WD	\$25,000	\$13,000	52.00	\$25,911	\$5,446	\$19,554	\$74,418	0.263	722	540	1 STY	60	\$5,446
41-19-378-033	736 LINCOLN AVE	06/30/22	WD	\$30,000	\$14,400	48.00	\$28,807	\$11,700	\$18,300	\$62,207	0.294	684	540	1 STY	60	\$11,700
41-19-304-015	840 BARRIE AVE	06/18/21	WD	\$30,000	\$13,800	46.00	\$27,680	\$6,190	\$23,810	\$78,145	0.305	660	540	1 STY	60	\$5,850
41-19-303-020	926 BARRIE AVE	09/08/23	LC	\$26,000	\$11,800	45.38	\$23,514	\$5,850	\$20,150	\$64,233	0.314	710	540	1 STY	60	\$5,850
Avg											0.229					
41-19-335-016	648 FREEMAN AVE	04/12/21	WD	\$15,000	\$12,400	82.67	\$24,661	\$7,000	\$8,000	\$58,870	0.136	554	540	1 STY	68	\$7,000
41-19-335-024	626 FREEMAN AVE	11/17/21	WD	\$13,000	\$11,500	88.46	\$23,056	\$4,550	\$8,450	\$61,687	0.137	660	540	1 STY	63	\$4,550
41-19-354-008	837 VERMILYA AVE	10/21/22	WD	\$30,000	\$23,000	76.67	\$45,992	\$11,375	\$18,625	\$115,390	0.161	1,024	540	1 STY	68	\$11,375
41-19-306-027	802 SIMCOE AVE	07/17/23	WD	\$20,500	\$15,300	74.63	\$30,564	\$6,500	\$14,000	\$80,213	0.175	871	540	1 STY	63	\$6,500
41-19-328-004	2819 CAMDEN AVE	12/15/21	WD	\$27,000	\$19,800	73.33	\$39,681	\$4,422	\$22,578	\$117,530	0.192	936	540	1 STY	68	\$4,422
41-19-306-004	839 BARRIE AVE	07/21/22	WD	\$30,000	\$20,300	67.67	\$40,609	\$11,100	\$18,900	\$98,363	0.192	816	540	1 STY	63	\$11,100
41-19-330-019	716 SIMCOE AVE	10/04/21	WD	\$24,000	\$15,700	65.42	\$31,359	\$5,850	\$18,150	\$85,030	0.213	904	540	1 STY	68	\$5,850
41-19-376-005	743 NEUBERT AVE	11/19/21	WD	\$22,000	\$12,900	58.64	\$25,867	\$4,610	\$17,390	\$70,857	0.245	528	540	1 STY	68	\$4,610
41-19-307-012	907 SIMCOE AVE	11/23/21	WD	\$28,000	\$16,300	58.21	\$32,548	\$5,901	\$22,099	\$88,823	0.249	848	540	1 STY	63	\$5,901
41-19-377-016	640 VERMILYA AVE	09/02/21	WD	\$21,000	\$12,100	57.62	\$24,238	\$5,015	\$15,985	\$64,077	0.249	616	540	1 STY	63	\$5,015
41-19-356-018	850 PETTIBONE AVE	08/11/21	WD	\$23,000	\$13,300	57.83	\$26,509	\$4,550	\$18,450	\$73,197	0.252	660	540	1 STY	63	\$4,550
41-19-379-014	648 LINCOLN AVE	09/20/23	WD	\$27,000	\$15,400	57.04	\$30,727	\$6,531	\$20,469	\$80,653	0.254	704	540	1 STY	68	\$5,850
41-19-379-015	644 LINCOLN AVE	03/16/22	WD	\$32,000	\$18,000	56.25	\$36,028	\$5,850	\$26,150	\$100,593	0.260	872	540	1 STY	68	\$5,850
41-19-161-010	927 OSSINGTON AVE	01/27/23	WD	\$32,000	\$18,000	56.25	\$35,930	\$4,587	\$27,413	\$104,477	0.262	828	540	1 STY	64	\$4,587
41-19-379-023	620 LINCOLN AVE	05/25/21	OTH	\$24,500	\$13,400	54.69	\$26,713	\$5,850	\$18,650	\$69,543	0.268	704	540	1 STY	63	\$5,850
41-19-358-025	825 PETTIBONE AVE	06/15/22	WD	\$48,000	\$25,700	53.54	\$51,417	\$13,650	\$34,350	\$125,890	0.273	1,101	540	1 STY	68	\$13,650
41-19-306-014	840 SIMCOE AVE	10/10/22	CD	\$29,700	\$15,800	53.20	\$31,511	\$5,461	\$24,239	\$86,833	0.279	783	540	1 STY	63	\$5,461
41-19-303-031	938 BARRIE AVE	10/10/22	WD	\$39,000	\$19,100	48.97	\$38,179	\$13,260	\$25,740	\$83,063	0.310	680	540	1 STY	63	\$13,260
41-19-152-012	916 LEXINGTON AVE	07/15/22	WD	\$35,000	\$16,500	47.14	\$33,025	\$4,333	\$30,667	\$95,640	0.321	772	540	1 STY	69	\$4,333
41-19-337-012	615 FREEMAN AVE	09/09/21	WD	\$22,500	\$10,200	45.33	\$20,349	\$4,550	\$17,950	\$52,663	0.341	560	540	1 STY	63	\$4,550
41-19-376-005	743 NEUBERT AVE	03/30/22	WD	\$29,000	\$12,900	44.48	\$25,867	\$4,610	\$24,390	\$70,857	0.344	528	540	1 STY	68	\$4,610
41-19-353-011	919 VERMILYA AVE	11/30/21	LC	\$35,000	\$15,500	44.29	\$30,981	\$4,550	\$30,450	\$88,103	0.346	704	540	1 STY	68	\$4,550
41-19-306-013	844 SIMCOE AVE	11/08/21	WD	\$32,900	\$14,400	43.77	\$28,710	\$5,466	\$27,434	\$77,480	0.354	700	540	1 STY	63	\$5,466
41-19-377-010	615 NEUBERT AVE	05/27/21	WD	\$40,000	\$15,700	39.25	\$31,300	\$7,443	\$32,557	\$79,523	0.409	682	540	1 STY	63	\$7,443
41-19-352-007	809 NEUBERT AVE	01/21/22	WD	\$27,000	\$10,500	38.89	\$20,949	\$5,563	\$21,437	\$51,287	0.418	616	540	1 STY	63	\$5,563
41-19-360-034	845 WALDMAN AVE	12/15/22	WD	\$30,000	\$12,000	40.00	\$24,012	\$9,100	\$20,900	\$49,707	0.420	616	540	1 STY	63	\$9,100
41-19-331-021	640 SIMCOE AVE	08/25/22	WD	\$26,000	\$9,800	37.69	\$19,643	\$4,550	\$21,450	\$50,310	0.426	616	540	1 STY	63	\$4,550
41-19-331-022	636 SIMCOE AVE	04/26/21	WD	\$36,000	\$13,200	36.67	\$26,363	\$4,550	\$31,450	\$72,710	0.433	761	540	1 STY	63	\$4,550
Avg											0.283					
Med											0.265					
41-19-336-004	745 FREEMAN AVE	07/26/22	WD	\$17,000	\$14,200	83.53	\$28,420	\$4,550	\$12,450	\$79,567	0.156	656	540	1 STY	74	\$4,550
41-19-301-008	924 BLOOR AVE	11/28/22	QC	\$20,000	\$16,200	81.00	\$32,365	\$5,411	\$14,589	\$89,847	0.162	768	540	1 STY	74	\$5,411
41-19-330-002	758 SIMCOE AVE	05/11/22	WD	\$57,000	\$25,800	45.26	\$51,605	\$13,435	\$43,565	\$127,233	0.342	1,055	540	1 STY	74	\$13,000
41-19-359-017	3710 BRUNSWICK AVE	04/26/22	WD	\$33,000	\$13,000	39.39	\$26,012	\$5,200	\$27,800	\$69,373	0.401	648	540	1 STY	74	\$5,200
41-19-301-008	924 BLOOR AVE	03/22/23	WD	\$44,000	\$16,200	36.82	\$32,365	\$5,411	\$38,589	\$89,847	0.429	768	540	1 STY	74	\$5,411
41-19-330-023	751 BARRIE AVE	08/09/21	WD	\$65,000	\$23,500	36.15	\$47,019	\$7,475	\$57,525	\$131,813	0.436	1,119	540	1 STY	73	\$7,475
Avg											0.321					





ECF Area 545



ECF Area 550

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-20-402-034	3125 COMANCHE AVE	04/19/22	QC	\$62,500	\$33,400	53.44	\$66,871	\$11,748	\$50,752	\$110,246	0.460	1,242	550	1 STY	57
41-20-402-031	3107 COMANCHE AVE	04/02/21	WD	\$55,000	\$27,300	49.64	\$54,618	\$11,748	\$43,252	\$85,740	0.504	948	550	1 STY	52
41-20-404-001	2809 DEARBORN ST	11/19/21	WD	\$70,900	\$31,700	44.71	\$63,320	\$17,238	\$53,662	\$92,164	0.582	1,151	550	1 STY	57
41-20-402-034	3125 COMANCHE AVE	08/11/23	WD	\$88,000	\$33,400	37.95	\$66,871	\$11,748	\$76,252	\$110,246	0.692	1,242	550	1 STY	57
41-20-455-009	3701 OGEMA AVE	08/24/22	WD	\$129,000	\$49,700	38.53	\$99,436	\$32,288	\$96,712	\$134,296	0.720	1,260	550	1 STY	60
41-20-454-010	3622 OGEMA AVE	06/30/22	WD	\$137,000	\$43,800	31.97	\$87,580	\$18,508	\$118,492	\$138,144	0.858	1,307	550	1 STY	60
Avg											0.636				
41-20-404-040	3214 COMANCHE AVE	01/10/22	WD	\$78,000	\$38,200	48.97	\$76,478	\$11,601	\$66,399	\$129,754	0.512	948	550	1 STY	74
41-20-404-035	3120 COMANCHE AVE	09/16/22	WD	\$86,000	\$31,400	36.51	\$62,847	\$11,601	\$74,399	\$102,492	0.726	948	550	1 STY	74
41-20-402-025	3013 COMANCHE AVE	04/07/21	WD	\$64,900	\$27,800	42.84	\$55,610	\$11,748	\$53,152	\$87,724	0.606	991	550	1.25 STY	57
41-20-454-017	617 E ATHERTON RD	05/02/22	WD	\$87,000	\$36,100	41.49	\$72,258	\$17,224	\$69,776	\$110,068	0.634	1,286	550	1.25 STY	60
41-20-402-033	3119 COMANCHE AVE	02/18/22	WD	\$78,000	\$29,900	38.33	\$59,807	\$11,748	\$66,252	\$96,118	0.689	1,023	550	1.25 STY	57
41-20-402-035	3201 COMANCHE AVE	07/22/22	WD	\$89,900	\$33,900	37.71	\$67,815	\$16,770	\$73,130	\$102,090	0.716	991	550	1.25 STY	60
Avg											0.661				
41-20-404-023	2826 COMANCHE AVE	08/06/21	WD	\$70,000	\$40,300	57.57	\$80,684	\$13,105	\$56,895	\$135,158	0.421	1,008	550	1.25 STY	79
41-20-377-003	3715 CIRCLE DR	12/07/21	WD	\$114,000	\$50,000	43.86	\$99,984	\$29,648	\$84,352	\$140,672	0.600	996	550	1.25 STY	79
41-20-452-012	707 ALGONQUIN AVE	11/08/22	WD	\$147,500	\$56,700	38.44	\$113,437	\$24,609	\$122,891	\$177,656	0.692	1,508	550	1.25 STY	74
Avg											0.571				
41-20-402-017	2841 COMANCHE AVE	11/15/22	WD	\$136,000	\$39,300	28.90	\$78,558	\$15,995	\$120,005	\$125,126	0.959	1,200	550	1.5 STY	74
41-20-404-024	2902 COMANCHE AVE	08/22/23	WD	\$60,000	\$26,700	44.50	\$53,496	\$13,639	\$46,361	\$79,714	0.582	991	550	2 STORY	52
41-20-404-004	2913 DEARBORN ST	02/15/23	WD	\$146,000	\$43,300	29.66	\$86,572	\$14,089	\$131,911	\$144,966	0.910	1,182	550	2 STORY	70
<b>Totals:</b>				<b>\$1,699,700</b>	<b>\$672,900</b>		<b>\$1,346,242</b>		<b>\$1,404,645</b>	<b>\$2,102,374</b>					
41-20-404-030	3020 COMANCHE AVE	09/19/23	WD	\$95,000	\$23,800	25.05	\$47,661	\$11,958	\$83,042	\$71,406	1.163	948	550	1 STY	52
41-20-402-028	3025 COMANCHE AVE	04/14/23	WD	\$135,000	\$32,700	24.22	\$65,446	\$11,748	\$123,252	\$107,396	1.148	1,502	550	1.25 STY	52

ECF .625      Around \$80,000

ECF Area 555

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-20-457-040	3418 CHEROKEE AVE	11/15/21	WD	\$34,250	\$22,900	66.86	\$45,800	\$11,788	\$22,462	\$90,699	0.248	1,092	555	1 STY	60
41-20-427-018	3205 CHEROKEE AVE	12/17/21	WD	\$75,000	\$44,600	59.47	\$89,307	\$13,265	\$61,735	\$202,779	0.304	2,565	555	1 STY	60
41-20-457-002	3305 COMANCHE AVE	05/19/23	WD	\$40,000	\$22,700	56.75	\$45,336	\$11,814	\$28,186	\$89,392	0.315	946	555	1 STY	55
41-20-427-023	2914 SHAWNEE AVE	02/15/23	WD	\$43,500	\$23,100	53.10	\$46,259	\$11,989	\$31,511	\$91,387	0.345	1,092	555	1 STY	60
41-20-476-023	3701 CHEROKEE AVE	06/22/22	WD	\$41,000	\$20,900	50.98	\$41,853	\$11,700	\$29,300	\$80,408	0.364	1,092	555	1 STY	60
41-20-476-013	3509 CHEROKEE AVE	05/23/23	WD	\$51,000	\$23,800	46.67	\$47,580	\$11,700	\$39,300	\$95,680	0.411	1,092	555	1 STY	60
41-20-476-003	3305 CHEROKEE AVE	08/21/23	WD	\$46,000	\$21,300	46.30	\$42,561	\$12,408	\$33,592	\$80,408	0.418	1,092	555	1 STY	60
41-20-456-017	3622 COMANCHE AVE	12/10/21	WD	\$54,750	\$23,500	42.92	\$46,993	\$11,362	\$43,388	\$95,016	0.457	933	555	1 STY	57
41-20-428-025	3006 CHEYENNE AVE	09/28/21	WD	\$62,000	\$26,100	42.10	\$52,194	\$11,989	\$50,011	\$107,213	0.466	1,352	555	1 STY	60
41-20-476-024	3705 CHEROKEE AVE	09/12/23	WD	\$52,000	\$21,300	40.96	\$42,634	\$11,475	\$40,525	\$83,091	0.488	1,092	555	1 STY	60
41-20-476-003	3305 CHEROKEE AVE	04/05/23	WD	\$53,000	\$21,300	40.19	\$42,561	\$12,408	\$40,592	\$80,408	0.505	1,092	555	1 STY	60
41-20-452-029	3514 DEARBORN ST	04/08/22	WD	\$79,900	\$24,600	30.79	\$49,219	\$14,789	\$65,111	\$91,813	0.709	1,192	555	1 STY	52
41-20-452-022	3406 DEARBORN ST	04/06/22	WD	\$75,000	\$22,200	29.60	\$44,300	\$11,831	\$63,169	\$86,584	0.730	815	555	1 STY	60
Avg											0.443				
41-20-476-016	3517 CHEROKEE AVE	06/23/21	WD	\$41,000	\$26,800	65.37	\$53,676	\$16,425	\$24,575	\$99,336	0.247	1,092	555	1 STY	64
41-20-402-054	3110 CHEROKEE AVE	02/13/23	WD	\$43,000	\$26,500	61.63	\$53,096	\$11,848	\$31,152	\$109,995	0.283	1,316	555	1 STY	64
41-20-426-013	1205 MOHAWK AVE	09/09/22	WD	\$51,900	\$26,400	50.87	\$52,742	\$14,188	\$37,712	\$102,811	0.367	936	555	1 STY	69
41-20-457-050	3610 CHEROKEE AVE	11/30/21	WD	\$52,000	\$24,600	47.31	\$49,107	\$11,754	\$40,246	\$99,608	0.404	1,092	555	1 STY	64
41-20-430-002	2909 MENOMINEE AVE	12/22/22	WD	\$55,000	\$25,200	45.82	\$50,377	\$13,340	\$41,660	\$98,765	0.422	1,092	555	1 STY	64
41-20-402-043	2910 CHEROKEE AVE	08/31/21	WD	\$54,000	\$23,800	44.07	\$47,589	\$11,883	\$42,117	\$95,216	0.442	1,092	555	1 STY	64
41-20-429-007	3005 CHEYENNE AVE	07/08/22	WD	\$65,000	\$22,900	35.23	\$45,804	\$11,989	\$53,011	\$90,173	0.588	1,092	555	1 STY	64
41-20-429-027	3006 MENOMINEE AVE	04/02/21	WD	\$75,000	\$25,200	33.60	\$50,465	\$11,989	\$63,011	\$102,603	0.614	1,092	555	1 STY	69
41-20-426-007	1101 MOHAWK AVE	01/25/23	WD	\$84,000	\$23,800	28.33	\$47,612	\$12,324	\$71,676	\$94,101	0.762	936	555	1 STY	69
41-20-476-022	3617 CHEROKEE AVE	03/22/22	WD	\$271,500	\$64,700	23.83	\$129,294	\$22,236	\$249,264	\$314,485	0.793	3,651	555	1 STY	61
Avg											0.492				



ECF Area 555

41-20-429-022	1210 MOHAWK AVE	10/31/22	WD	\$80,000	\$31,800	39.75	\$63,591	\$18,456	\$61,544	\$120,360	0.511	1,092	555	1 STY	74
41-20-426-014	1209 MOHAWK AVE	08/06/21	WD	\$72,000	\$27,600	38.33	\$55,281	\$11,616	\$60,384	\$116,440	0.519	936	555	1 STY	74
41-20-402-046	2918 CHEROKEE AVE	04/11/22	WD	\$71,900	\$27,200	37.83	\$54,387	\$12,159	\$59,741	\$112,608	0.531	1,092	555	1 STY	74
41-20-455-015	3626 DEARBORN ST	09/05/23	WD	\$52,000	\$21,900	42.12	\$43,803	\$12,692	\$39,308	\$82,963	0.474	954	555	1.25 STY	57
41-20-457-023	3621 COMANCHE AVE	07/01/21	WD	\$82,500	\$23,200	28.12	\$46,332	\$11,583	\$70,917	\$92,664	0.765	1,008	555	1.25 STY	60
41-20-457-001	3301 COMANCHE AVE	06/24/22	WD	\$82,000	\$28,800	35.12	\$57,693	\$15,235	\$66,765	\$113,221	0.590	1,007	555	1.25 STY	73
41-20-456-016	3618 COMANCHE AVE	08/25/21	WD	\$60,500	\$28,300	46.78	\$56,559	\$11,364	\$49,136	\$120,520	0.408	991	555	1.25 STY	74
41-20-453-010	3421 DEARBORN ST	07/22/22	WD	\$120,000	\$30,200	25.17	\$60,420	\$12,570	\$107,430	\$127,600	0.842	1,337	555	2 STORY	65
41-20-457-012	3505 COMANCHE AVE	09/28/23	WD	\$113,300	\$25,900	22.86	\$51,804	\$11,814	\$101,486	\$106,640	0.952	1,175	555	2 STORY	57
41-20-456-004	3619 DEARBORN ST	03/30/23	WD	\$105,000	\$46,000	43.81	\$91,927	\$27,234	\$77,766	\$172,515	0.451	2,880	555	FOUR UNIT	45
<b>Totals:</b>				<b>\$2,339,000</b>	<b>\$899,100</b>		<b>\$1,798,156</b>		<b>\$1,897,783</b>	<b>\$3,647,501</b>					

ECF .450      Around 54000

Outlier

41-20-457-045	3514 CHEROKEE AVE	12/17/21	WD	\$31,500	\$44,600	141.59	\$89,307	\$13,265	\$18,235	\$202,779	0.090	2,565	555	1 STY	60
41-20-457-011	3501 COMANCHE AVE	11/16/22	WD	\$21,000	\$22,100	105.24	\$44,177	\$11,814	\$9,186	\$86,301	0.106	958	555	1 STY	52
41-20-427-018	3205 CHEROKEE AVE	12/17/21	WD	\$43,500	\$44,600	102.53	\$89,307	\$13,265	\$30,235	\$202,779	0.149	2,565	555	1 STY	60
41-20-429-023	2910 MENOMINEE AVE	06/30/22	WD	\$105,000	\$24,600	23.43	\$49,290	\$11,989	\$93,011	\$99,469	0.935	1,092	555	1 STY	64
41-20-453-008	3415 DEARBORN ST	08/05/22	WD	\$114,900	\$24,700	21.50	\$49,404	\$12,570	\$102,330	\$98,224	1.042	1,129	555	1.25 STY	60

**ECF Area 560**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-21-376-028	3211 CHAMBERS ST	01/30/23	WD	\$15,000	\$8,600	57.33	\$17,163	\$3,198	\$11,802	\$69,825	0.169	876	560	1 STY	55
41-21-378-007	3525 CHAMBERS ST	07/27/22	WD	\$20,000	\$11,000	55.00	\$22,017	\$2,925	\$17,075	\$95,460	0.179	966	560	1 STY	60
41-21-376-005	3325 CHAMBERS ST	09/24/21	WD	\$17,250	\$9,200	53.33	\$18,395	\$2,925	\$14,325	\$77,350	0.185	901	560	1 STY	60
41-21-326-033	3318 CHAMBERS ST	09/07/23	WD	\$23,000	\$10,300	44.78	\$20,646	\$3,309	\$19,691	\$86,685	0.227	1,005	560	1 STY	60
41-21-351-020	1547 E ATHERTON RD	10/14/21	WD	\$50,000	\$12,000	24.00	\$24,045	\$4,522	\$45,478	\$97,615	0.466	865	560	1.25 STY	60
41-21-378-041	3602 KLEINPELL ST	08/15/23	WD	\$39,000	\$15,000	38.46	\$29,916	\$8,775	\$30,225	\$105,705	0.286	900	560	1.5 STY	60
<b>Totals:</b>				<b>\$164,250</b>	<b>\$66,100</b>		<b>\$132,182</b>		<b>\$138,596</b>	<b>\$532,640</b>					

Outlier  
 41-21-376-028 3211 CHAMBERS ST 08/22/23 WD \$72,000 \$8,600 11.94 \$17,163 \$3,198 \$68,802 \$69,825 0.985 876 560 1 STY 75  
 ECF .225 Around \$25,000

ECF Area 563

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-25-127-014	2024 STONEY BROOK CT	06/17/21	WD	\$54,000	\$42,200	78.15	\$84,365	\$20,053	\$33,947	\$171,499	0.198	1,817	563	2 STORY	65
40-25-101-043	4306 PARK FOREST DR	06/26/23	QC	\$52,000	\$34,300	65.96	\$68,642	\$18,000	\$34,000	\$135,045	0.252	1,448	563	2 STORY	70
40-25-127-051	2105 STONEY BROOK CT	06/16/21	WD	\$71,000	\$46,400	65.35	\$92,711	\$21,881	\$49,119	\$188,880	0.260	1,770	563	2 STORY	70
40-24-380-022	3704 GREENBROOK LN	05/05/21	WD	\$62,900	\$40,700	64.71	\$81,342	\$18,000	\$44,900	\$168,912	0.266	1,745	563	2 STORY	64
40-25-101-076	3914 PARK FOREST DR	02/02/22	WD	\$60,000	\$34,900	58.17	\$69,742	\$19,432	\$40,568	\$134,160	0.302	1,528	563	2 STORY	70
40-25-101-095	4206 PARK FOREST DR	05/23/22	WD	\$62,000	\$33,600	54.19	\$67,186	\$18,000	\$44,000	\$131,163	0.335	1,280	563	2 STORY	70
40-25-153-019	1829 LAUREL OAK DR	05/16/23	WD	\$72,000	\$38,100	52.92	\$76,156	\$19,621	\$52,379	\$150,760	0.347	1,737	563	2 STORY	65
40-25-153-001	1965 LAUREL OAK DR	08/17/21	WD	\$80,000	\$40,200	50.25	\$80,316	\$18,874	\$61,126	\$163,845	0.373	1,739	563	2 STORY	65
40-25-153-053	1831 LAUREL OAK DR	03/18/22	WD	\$75,000	\$36,600	48.80	\$73,257	\$19,297	\$55,703	\$143,893	0.387	1,506	563	2 STORY	70
40-24-351-020	1827 WILLOW BROOK CIR	10/04/21	WD	\$95,000	\$44,400	46.74	\$88,722	\$19,729	\$75,271	\$183,981	0.409	1,804	563	2 STORY	70
40-25-153-048	1905 LAUREL OAK DR	04/25/22	WD	\$101,000	\$42,200	41.78	\$84,495	\$18,243	\$82,757	\$176,672	0.468	1,755	563	2 STORY	65
40-25-153-016	1855 LAUREL OAK DR	01/04/22	WD	\$99,000	\$41,200	41.62	\$82,376	\$18,243	\$80,757	\$171,021	0.472	1,755	563	2 STORY	65
40-25-127-063	2007 STONEY BROOK CT	01/20/23	WD	\$101,000	\$40,600	40.20	\$81,145	\$18,000	\$83,000	\$168,387	0.493	1,444	563	2 STORY	70
40-25-153-032	1933 LAUREL OAK DR	02/11/22	WD	\$101,000	\$40,300	39.90	\$80,559	\$18,608	\$82,392	\$165,203	0.499	1,760	563	2 STORY	65
40-25-153-060	1847 LAUREL OAK DR	06/10/22	WD	\$101,000	\$38,600	38.22	\$77,112	\$18,365	\$82,635	\$156,659	0.527	1,741	563	2 STORY	65
40-25-101-026	4006 PARK FOREST DR	04/13/23	WD	\$94,200	\$34,100	36.20	\$68,275	\$19,486	\$74,714	\$130,104	0.574	1,516	563	2 STORY	70
40-25-101-092	4028 PARK FOREST DR	06/30/23	WD	\$100,000	\$35,900	35.90	\$71,857	\$19,540	\$80,460	\$139,512	0.577	1,490	563	2 STORY	70
40-25-153-034	1937 LAUREL OAK DR	09/01/23	WD	\$110,000	\$35,700	32.45	\$71,335	\$19,492	\$90,508	\$138,248	0.655	1,503	563	2 STORY	65
											Avg	0.411			
											Med	0.398			
40-24-380-014	1802 TIMBERLANE DR	12/01/21	WD	\$92,000	\$50,100	54.46	\$100,249	\$20,161	\$71,839	\$213,568	0.336	1,836	563	2 STORY	75
40-25-127-033	2015 CRESTBROOK LN	10/07/21	WD	\$90,000	\$47,300	52.56	\$94,664	\$18,473	\$71,527	\$203,176	0.352	1,790	563	2 STORY	74
40-25-153-059	1845 LAUREL OAK DR	10/29/21	WD	\$95,000	\$47,200	49.68	\$94,441	\$18,365	\$76,635	\$202,869	0.378	1,741	563	2 STORY	79
40-25-126-030	2004 CRESTBROOK LN	04/14/22	WD	\$90,000	\$42,900	47.67	\$85,866	\$19,365	\$70,635	\$177,336	0.398	1,740	563	2 STORY	75
40-24-351-032	1828 WILLOW BROOK CIR	10/25/21	WD	\$102,000	\$47,400	46.47	\$94,821	\$19,770	\$82,230	\$200,136	0.411	1,864	563	2 STORY	75
40-24-380-066	3703 GREENBROOK LN	08/31/23	WD	\$110,000	\$47,700	43.36	\$95,325	\$18,000	\$92,000	\$206,200	0.446	1,741	563	2 STORY	75
40-25-153-009	1951 LAUREL OAK DR	09/22/23	WD	\$100,500	\$42,600	42.39	\$85,198	\$19,297	\$81,203	\$175,736	0.462	1,755	563	2 STORY	74
40-24-351-037	1840 WILLOW BROOK CIR	05/23/22	WD	\$115,000	\$47,300	41.13	\$94,582	\$18,000	\$97,000	\$204,219	0.475	1,845	563	2 STORY	75
40-25-101-091	4026 PARK FOREST DR	04/22/22	WD	\$91,500	\$35,500	38.80	\$70,994	\$19,513	\$71,987	\$137,283	0.524	1,490	563	2 STORY	74
<b>Totals:</b>				<b>\$2,377,100</b>	<b>\$1,108,000</b>		<b>\$2,215,733</b>		<b>\$1,863,292</b>	<b>\$4,538,467</b>	<b>0.420</b>				

ECF .425

Around \$95,000

ECF Area 565

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.	
40-25-102-002	1922 PARK FOREST DR	08/02/21	WD	\$81,250	\$40,200	49.48	\$80,312	\$21,525	\$59,725	\$102,238	0.584	1,300	565	1 STY	57	
40-25-151-010	1901 ROCKCREEK LN	06/10/21	WD	\$91,900	\$42,400	46.14	\$84,875	\$21,726	\$70,174	\$109,824	0.639	1,426	565	1 STY	59	
40-25-102-014	1816 PARK FOREST DR	12/17/21	WD	\$79,394	\$35,100	44.21	\$70,236	\$20,648	\$58,746	\$86,240	0.681	1,230	565	1 STY	57	
40-25-102-001	1926 PARK FOREST DR	01/19/22	WD	\$100,000	\$42,600	42.60	\$85,192	\$27,395	\$72,605	\$100,517	0.722	1,276	565	1 STY	57	
40-25-104-026	1922 WINDSOR LN	09/15/22	WD	\$130,000	\$54,200	41.69	\$108,348	\$25,531	\$104,469	\$144,030	0.725	1,967	565	1 STY	57	
40-25-106-022	1930 ROCKCREEK LN	01/04/23	WD	\$118,000	\$47,600	40.34	\$95,191	\$19,800	\$98,200	\$131,115	0.749	1,426	565	1 STY	57	
40-25-105-007	1917 WINDSOR LN	04/11/22	WD	\$119,000	\$44,600	37.48	\$89,135	\$21,630	\$97,370	\$117,400	0.829	1,511	565	1 STY	59	
40-25-104-035	1820 WINDSOR LN	07/27/22	CD	\$115,000	\$42,300	36.78	\$84,508	\$23,453	\$91,547	\$106,183	0.862	1,406	565	1 STY	57	
Avg											0.724					
40-25-104-011	1935 PENBROOK LN	09/16/21	WD	\$85,000	\$48,000	56.47	\$96,095	\$25,290	\$59,710	\$123,139	0.485	1,418	565	1 STY	62	
40-25-103-001	1925 PARK FOREST DR	06/02/23	WD	\$95,000	\$46,700	49.16	\$93,404	\$27,237	\$67,763	\$115,073	0.589	1,448	565	1 STY	62	
40-25-104-013	1927 PENBROOK LN	03/18/22	WD	\$122,000	\$57,300	46.97	\$114,530	\$39,687	\$82,313	\$130,162	0.632	1,514	565	1 STY	62	
40-25-151-017	1813 ROCKCREEK LN	09/06/23	WD	\$125,000	\$50,900	40.72	\$101,804	\$21,600	\$103,400	\$139,485	0.741	1,600	565	1 STY	62	
40-25-104-023	1821 PENBROOK LN	06/16/23	WD	\$106,500	\$38,000	35.68	\$76,006	\$18,373	\$88,127	\$100,231	0.879	1,265	565	1 STY	62	
Avg											0.665					
40-25-103-005	1905 PARK FOREST DR	06/15/23	WD	\$135,000	\$55,800	41.33	\$111,630	\$18,600	\$116,400	\$161,791	0.719	1,811	565	1 STY	75	
40-25-104-008	4001 PARK FOREST DR	08/26/22	WD	\$132,500	\$51,700	39.02	\$103,458	\$21,280	\$111,220	\$142,918	0.778	1,536	565	1.5 STY	62	
40-25-151-025	1926 LYNBROOK DR	12/02/21	WD	\$125,000	\$70,000	56.00	\$139,940	\$19,653	\$105,347	\$209,195	0.504	1,999	565	2 STORY	60	
40-25-106-003	1934 ROCKCREEK LN	01/04/22	WD	\$130,000	\$57,300	44.08	\$114,556	\$28,155	\$101,845	\$150,263	0.678	2,246	565	2 STORY	60	
40-25-106-036	1814 ROCKCREEK LN	05/25/23	WD	\$155,000	\$65,300	42.13	\$130,652	\$23,941	\$131,059	\$185,584	0.706	2,348	565	2 STORY	60	
40-25-176-007	4406 GREENBROOK LN	08/19/22	WD	\$175,000	\$69,100	39.49	\$138,252	\$22,461	\$152,539	\$201,376	0.757	1,933	565	2 STORY	60	
40-25-151-030	1910 LYNBROOK DR	11/09/21	WD	\$200,000	\$62,500	31.25	\$124,927	\$19,456	\$180,544	\$183,428	0.984	1,853	565	2 STORY	60	
Avg											0.726					
40-25-152-009	1901 LYNBROOK DR	06/11/21	WD	\$146,000	\$70,300	48.15	\$140,520	\$22,562	\$123,438	\$205,144	0.602	2,140	565	2 STORY	62	
40-25-176-034	4501 LYNBROOK DR	11/18/22	WD	\$174,900	\$70,400	40.25	\$140,840	\$22,074	\$152,826	\$206,550	0.740	2,149	565	2 STORY	62	

ECF Area 565

40-25-152-049	1858 LAUREL OAK DR	10/19/22	WD	\$160,000	\$78,100	48.81	\$156,138	\$22,829	\$137,171	\$231,842	0.592	1,895	565	2 STORY	73
40-25-152-049	1858 LAUREL OAK DR	02/21/23	WD	\$165,000	\$78,100	47.33	\$156,138	\$22,829	\$142,171	\$231,842	0.613	1,895	565	2 STORY	73
40-25-178-064	4710 CRESTBROOK LN	09/20/22	WD	\$150,000	\$59,100	39.40	\$118,168	\$22,117	\$127,883	\$167,045	0.766	1,918	565	2 STORY	62
40-25-105-031	1830 GREENBRIAR LN	07/21/22	WD	\$133,500	\$61,800	46.29	\$123,619	\$24,261	\$109,239	\$172,797	0.632	1,984	565	TRI-LEVEL	54
40-25-104-025	1926 WINDSOR LN	11/19/21	WD	\$118,500	\$43,300	36.54	\$86,612	\$21,666	\$96,834	\$112,950	0.857	1,435	565	TRI-LEVEL	60
40-25-177-024	1702 LAUREL OAK DR	06/24/22	WD	\$150,000	\$85,100	56.73	\$170,237	\$28,145	\$121,855	\$247,117	0.493	2,141	565	TRI-LEVEL	70
40-25-152-016	1809 LYNBROOK DR	06/08/22	WD	\$170,000	\$66,100	38.88	\$132,271	\$22,968	\$147,032	\$190,092	0.773	1,840	565	TRI-LEVEL	74
<b>Totals:</b>				<b>\$3,788,444</b>	<b>\$1,633,900</b>		<b>\$3,267,594</b>		<b>\$3,111,552</b>	<b>\$4,505,569</b>					

Around 138500

Outlier

40-25-103-025	1810 PENBROOK LN	08/24/23	WD	\$160,000	\$38,000	23.75	\$76,014	\$18,000	\$142,000	\$100,894	1.407	1,351	565	1 STY	54
40-25-127-004	4309 GREENBROOK LN	04/05/23	WD	\$228,750	\$62,600	27.37	\$125,137	\$32,369	\$196,381	\$161,336	1.217	2,016	565	1 STY	64
40-25-152-019	1801 LYNBROOK DR	12/29/21	WD	\$125,000	\$82,700	66.16	\$165,379	\$33,841	\$91,159	\$228,762	0.398	2,349	565	2 STORY	59

Single Family Economic Condition Factors ×

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.700	0.700	0.700	0.700	0.650	0.650
1 STY	0.700	0.700	0.700	0.700	0.650	0.650
2 STORY	0.700	0.700	0.700	0.700	0.650	0.650
1.5 STY	0.700	0.700	0.700	0.700	0.650	0.650
1.25 STY	0.700	0.700	0.700	0.700	0.650	0.650
BI-LEVEL	0.700	0.700	0.700	0.700	0.650	0.650
TRI-LEVEL	0.700	0.700	0.700	0.700	0.650	0.650
ESTATE HOME	0.700	0.700	0.700	0.700	0.650	0.650
DUPLEX	0.700	0.700	0.700	0.700	0.650	0.650
TWO UNIT	0.700	0.700	0.700	0.700	0.650	0.650
THREE UNIT	0.700	0.700	0.700	0.700	0.650	0.650
FOUR UNIT	0.700	0.700	0.700	0.700	0.650	0.650

Close

ECF Area 570

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
40-25-252-009	1324 HURON ST	03/31/22	WD	\$61,000	\$27,600	45.25	\$55,130	\$16,367	\$44,633	\$103,368	0.432	1,162	570	1 STY	60
40-25-253-002	4313 HUCKLEBERRY LN	10/28/21	WD	\$70,800	\$30,900	43.64	\$61,882	\$13,286	\$57,514	\$129,589	0.444	1,114	570	1 STY	63
40-25-253-006	4409 HUCKLEBERRY LN	06/23/21	WD	\$41,000	\$30,400	74.15	\$60,888	\$10,000	\$31,000	\$127,220	0.244	904	570	1 STY	75
40-25-253-007	4413 HUCKLEBERRY LN	04/14/22	WD	\$49,900	\$30,900	61.92	\$61,831	\$11,333	\$38,567	\$126,245	0.305	905	570	1 STY	75
40-25-201-048	1410 BERRYWOOD LN	06/30/21	WD	\$50,000	\$28,500	57.00	\$56,956	\$11,467	\$38,533	\$113,723	0.339	905	570	1 STY	75
40-25-254-005	4318 HUCKLEBERRY LN	09/16/21	WD	\$55,000	\$29,600	53.82	\$59,163	\$12,247	\$42,753	\$117,290	0.365	905	570	1 STY	75
40-25-253-013	4509 HUCKLEBERRY LN	12/29/21	WD	\$53,000	\$28,400	53.58	\$56,842	\$10,000	\$43,000	\$117,105	0.367	1,020	570	1 STY	75
40-25-201-034	1518 BERRYWOOD LN	07/10/23	WD	\$70,000	\$33,600	48.00	\$67,102	\$16,990	\$53,010	\$125,280	0.423	905	570	1 STY	75
40-25-254-015	4514 HUCKLEBERRY LN	09/07/22	WD	\$60,000	\$28,500	47.50	\$56,981	\$12,247	\$47,753	\$111,835	0.427	912	570	1 STY	75
40-25-201-049	1406 BERRYWOOD LN	03/11/22	WD	\$84,000	\$33,500	39.88	\$66,952	\$10,742	\$73,258	\$140,525	0.521	905	570	1 STY	75
40-25-202-027	1401 BERRYWOOD LN	11/04/22	WD	\$81,000	\$31,700	39.14	\$63,342	\$12,504	\$68,496	\$127,095	0.539	905	570	1 STY	75
40-25-251-025	1906 GREENBROOK LN	12/07/21	WD	\$87,500	\$33,500	38.29	\$67,022	\$13,358	\$74,142	\$134,160	0.553	919	570	1 STY	75
40-25-253-007	4413 HUCKLEBERRY LN	12/08/22	WD	\$87,800	\$30,900	35.19	\$61,831	\$11,333	\$76,467	\$126,245	0.606	905	570	1 STY	75
40-25-202-028	1626 MULBERRY LN	05/15/23	WD	\$87,000	\$30,000	34.48	\$59,910	\$14,400	\$72,600	\$113,775	0.638	951	570	1 STY	75
40-25-204-002	1606 CRESTBROOK LN	05/25/22	WD	\$86,000	\$29,000	33.72	\$57,913	\$12,229	\$73,771	\$114,210	0.646	912	570	1 STY	75
40-25-254-013	4510 HUCKLEBERRY LN	02/24/23	WD	\$87,000	\$27,400	31.49	\$54,802	\$13,175	\$73,825	\$104,068	0.709	912	570	1 STY	71
40-25-251-021	1601 CRESTBROOK LN	09/13/21	WD	\$122,875	\$37,500	30.52	\$75,001	\$16,005	\$106,870	\$147,490	0.725	1,164	570	1 STY	71
	Avg										0.494				
	Med										0.521				
40-25-253-028	1627 BLACKBERRY LN	07/27/22	WD	\$53,500	\$30,100	56.26	\$60,164	\$17,540	\$35,960	\$113,664	0.316	923	570	1.25 STY	64
40-25-253-028	1627 BLACKBERRY LN	01/05/23	WD	\$98,000	\$30,100	30.71	\$60,164	\$17,540	\$80,460	\$113,664	0.708	923	570	1.25 STY	64

ECF Area 570

40-25-252-008	1401 BLACKBERRY LN	07/19/23	CD	\$26,900	\$26,400	98.14	\$52,816	\$11,710	\$15,190	\$102,765	0.148	885	570	1.25 STY	75
40-25-253-036	1621 GREENBROOK LN	12/07/22	WD	\$43,000	\$34,700	80.70	\$69,401	\$17,237	\$25,763	\$130,410	0.198	931	570	1.25 STY	75
40-25-202-038	1510 MULBERRY LN	07/29/21	WD	\$55,555	\$27,900	50.22	\$55,816	\$10,000	\$45,555	\$114,540	0.398	949	570	1.25 STY	75
40-25-203-036	1402 BLUEBERRY LN	02/10/23	WD	\$58,000	\$28,600	49.31	\$57,145	\$14,072	\$43,928	\$107,683	0.408	885	570	1.25 STY	75
40-25-203-017	1419 MULBERRY LN	10/14/21	WD	\$60,000	\$29,200	48.67	\$58,310	\$14,940	\$45,060	\$108,425	0.416	1,129	570	1.25 STY	75
40-25-253-038	1613 GREENBROOK LN	12/09/21	WD	\$67,045	\$29,400	43.85	\$58,815	\$12,385	\$54,660	\$116,075	0.471	954	570	1.25 STY	75
40-25-253-041	1601 GREENBROOK LN	09/28/22	WD	\$63,800	\$25,500	39.97	\$51,097	\$12,642	\$51,158	\$96,138	0.532	954	570	1.25 STY	75
40-25-253-029	1621 BLACKBERRY LN	12/10/21	WD	\$85,000	\$32,500	38.24	\$65,007	\$15,525	\$69,475	\$123,705	0.562	954	570	1.25 STY	75
40-25-255-012	1602 GREENBROOK LN	09/24/21	WD	\$69,900	\$24,000	34.33	\$47,949	\$13,852	\$56,048	\$119,873	0.468	954	570	1.25 STY	75
40-25-203-014	1501 MULBERRY LN	01/30/23	WD	\$85,000	\$30,700	36.12	\$61,406	\$10,000	\$75,000	\$128,515	0.584	949	570	1.25 STY	75
<b>Totals:</b>				<b>\$1,999,575</b>	<b>\$871,000</b>		<b>\$1,741,638</b>		<b>\$1,614,449</b>	<b>\$3,454,678</b>	<b>0.418</b>				

Around \$70,000

Single Family Economic Condition Factors ×

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.000	0.000	0.000	0.000	0.000	0.000
1 STY	0.500	5.000	0.500	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	0.500	0.500	0.500	0.425	0.425	0.420
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

Close

ECF Area 575

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-30-110-006	853 ALVORD AVE	12/05/22	WD	\$20,000	\$13,100	65.50	\$26,280	\$4,375	\$15,625	\$73,017	0.214	792	575	1 STY	60
41-30-102-011	833 W ATHERTON RD	04/29/22	WD	\$31,000	\$18,100	58.39	\$36,118	\$9,056	\$21,944	\$90,207	0.243	896	575	1 STY	60
40-25-280-025	1238 PINEHURST AVE	06/01/23	WD	\$24,000	\$13,300	55.42	\$26,619	\$4,250	\$19,750	\$74,563	0.265	824	575	1 STY	60
41-30-104-011	829 CAMPBELL ST	09/21/21	WD	\$16,000	\$8,400	52.50	\$16,730	\$4,483	\$11,517	\$40,823	0.282	440	575	1 STY	55
41-30-157-024	924 MARKHAM ST	11/14/22	WD	\$35,000	\$17,400	49.71	\$34,709	\$7,960	\$27,040	\$89,163	0.303	666	575	1 STY	60
41-30-108-030	802 ALVORD AVE	11/02/22	WD	\$28,900	\$13,000	44.98	\$26,040	\$4,375	\$24,525	\$72,217	0.340	742	575	1 STY	60
41-30-105-025	4006 BRUNSWICK AVE	07/03/23	WD	\$35,000	\$14,800	42.29	\$29,500	\$5,000	\$30,000	\$81,667	0.367	800	575	1 STY	60
40-25-277-012	1035 ALVORD AVE	03/24/23	WD	\$40,000	\$16,400	41.00	\$32,839	\$8,798	\$31,202	\$80,137	0.389	891	575	1 STY	60
Avg											0.300				
41-30-107-021	916 ALVORD AVE	06/14/23	WD	\$16,400	\$11,700	71.34	\$23,461	\$5,950	\$10,450	\$58,370	0.179	440	575	1 STY	64
40-25-227-015	1044 CAMPBELL ST	07/18/23	LC	\$25,000	\$17,200	68.80	\$34,373	\$9,177	\$15,823	\$83,987	0.188	752	575	1 STY	64
40-25-230-030	4022 TUXEDO AVE	01/04/22	WD	\$22,500	\$15,100	67.11	\$30,220	\$7,045	\$15,455	\$77,250	0.200	784	575	1 STY	64
40-25-280-017	1201 INGLESIDE AVE	02/01/22	WD	\$20,000	\$13,000	65.00	\$25,926	\$4,250	\$15,750	\$72,253	0.218	600	575	1 STY	64
40-25-232-018	1220 ALVORD AVE	11/09/22	WD	\$30,000	\$18,700	62.33	\$37,390	\$9,995	\$20,005	\$91,317	0.219	922	575	1 STY	64
41-30-103-026	3902 BRUNSWICK AVE	01/03/22	WD	\$29,500	\$18,000	61.02	\$36,049	\$5,625	\$23,875	\$101,413	0.235	1,128	575	1 STY	64
41-30-105-012	925 LELAND ST	09/29/22	WD	\$67,500	\$33,800	50.07	\$67,480	\$12,194	\$55,306	\$184,287	0.300	2,228	575	1 STY	64
41-30-109-032	944 CLINTON ST	06/24/21	WD	\$30,000	\$14,700	49.00	\$29,498	\$6,563	\$23,437	\$76,450	0.307	768	575	1 STY	64
41-30-106-025	830 CRAWFORD ST	07/22/21	WD	\$45,000	\$21,800	48.44	\$43,616	\$8,966	\$36,034	\$115,500	0.312	946	575	1 STY	64
41-30-101-006	953 W ATHERTON RD	07/22/22	WD	\$30,000	\$13,700	45.67	\$27,324	\$4,619	\$25,381	\$75,683	0.335	748	575	1 STY	64
41-30-106-026	822 CRAWFORD ST	05/06/21	WD	\$37,000	\$16,700	45.14	\$33,457	\$5,892	\$31,108	\$91,883	0.339	724	575	1 STY	64
40-25-281-007	1105 INGLESIDE AVE	09/21/23	WD	\$52,894	\$22,600	42.73	\$45,154	\$8,500	\$44,394	\$122,180	0.363	941	575	1 STY	64
41-30-101-007	949 W ATHERTON RD	01/18/23	WD	\$30,000	\$12,200	40.67	\$24,411	\$4,611	\$25,389	\$66,000	0.385	724	575	1 STY	64
40-25-231-013	1027 LELAND ST	08/25/21	WD	\$35,000	\$12,900	36.86	\$25,809	\$4,589	\$30,411	\$70,733	0.430	560	575	1 STY	64
40-25-277-045	1102 HURON ST	12/28/21	WD	\$60,000	\$19,200	32.00	\$38,320	\$8,798	\$51,202	\$98,407	0.520	961	575	1 STY	69
41-30-106-001	4001 BRUNSWICK AVE	08/04/21	WD	\$37,000	\$11,800	31.89	\$23,514	\$5,500	\$31,500	\$60,047	0.525	687	575	1 STY	64
40-25-226-005	1239 W ATHERTON RD	06/26/23	WD	\$46,500	\$14,300	30.75	\$28,623	\$6,281	\$40,219	\$74,473	0.540	780	575	1 STY	64
Avg											0.329				
41-30-101-015	940 CAMPBELL ST	06/20/23	WD	\$40,000	\$17,700	44.25	\$35,471	\$6,725	\$33,275	\$95,820	0.347	924	575	1.25 STY	60
40-25-226-023	1201 W ATHERTON RD	05/24/22	WD	\$35,000	\$21,100	60.29	\$42,120	\$11,658	\$23,342	\$101,540	0.230	1,221	575	1.25 STY	64
41-30-106-029	802 CRAWFORD ST	11/04/21	WD	\$76,000	\$25,500	33.55	\$51,068	\$9,389	\$66,611	\$138,930	0.479	1,057	575	1.25 STY	79
40-25-233-039	1039 CRAWFORD ST	06/28/22	WD	\$55,000	\$20,500	37.27	\$40,919	\$9,977	\$45,023	\$103,140	0.437	1,078	575	2 STORY	64
41-30-106-020	850 CRAWFORD ST	08/19/22	WD	\$66,780	\$21,900	32.79	\$43,824	\$4,483	\$62,297	\$131,137	0.475	1,335	575	2 STORY	69
41-30-102-006	3817 BRUNSWICK AVE	06/07/21	WD	\$50,500	\$17,100	33.86	\$34,200	\$6,656	\$43,844	\$91,813	0.478	1,468	575	TWO UNIT	60
40-25-281-011	1031 INGLESIDE AVE	04/20/21	WD	\$45,000	\$20,200	44.89	\$40,420	\$7,500	\$37,500	\$109,733	0.342	1,353	575	TWO UNIT	64
<b>Totals:</b>				<b>\$1,212,474</b>	<b>\$545,900</b>		<b>\$1,091,482</b>		<b>\$989,234</b>	<b>\$2,894,140</b>					
ECF .325      Around 35500															
Outlier															
41-30-151-021	932 HURON ST	12/20/21	WD	\$15,000	\$11,800	78.67	\$23,655	\$4,375	\$10,625	\$64,267	0.165	694	575	1 STY	60
41-30-103-026	3902 BRUNSWICK AVE	06/15/23	WD	\$99,000	\$18,000	18.18	\$36,049	\$5,625	\$93,375	\$101,413	0.921	1,128	575	1 STY	64



ECF Area 580

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-30-128-020	718 LELAND ST	07/07/21	WD	\$24,500	\$18,600	75.92	\$37,261	\$13,833	\$10,667	\$72,086	0.148	720	580	1 STY	59
41-30-158-007	841 MAJOR ST	06/03/22	WD	\$20,000	\$13,200	66.00	\$26,314	\$7,000	\$13,000	\$59,428	0.219	702	580	1 STY	59
41-30-178-020	734 INGLESIDE AVE	03/29/23	WD	\$26,000	\$17,100	65.77	\$34,115	\$9,000	\$17,000	\$77,277	0.220	640	580	1 STY	59
41-30-133-004	639 CRAWFORD ST	10/29/21	WD	\$30,000	\$16,900	56.33	\$33,778	\$9,000	\$21,000	\$76,240	0.275	738	580	1 STY	59
41-30-130-012	705 LELAND ST	12/02/21	WD	\$31,000	\$16,200	52.26	\$32,355	\$9,222	\$21,778	\$71,178	0.306	780	580	1 STY	59
41-30-206-013	3921 CUTHBERTSON ST	04/26/21	WD	\$40,000	\$20,700	51.75	\$41,335	\$9,859	\$30,141	\$96,849	0.311	1,305	580	1 STY	55
41-19-380-011	719 LINCOLN AVE	03/15/22	WD	\$38,000	\$16,900	44.47	\$33,819	\$9,000	\$29,000	\$76,366	0.380	704	580	1 STY	60
41-30-133-005	635 CRAWFORD ST	10/29/21	WD	\$45,000	\$17,900	39.78	\$35,744	\$9,000	\$36,000	\$82,289	0.437	819	580	1 STY	59
41-19-380-011	719 LINCOLN AVE	05/24/22	WD	\$43,000	\$16,900	39.30	\$33,819	\$9,000	\$34,000	\$76,366	0.445	704	580	1 STY	60
41-30-130-008	721 LELAND ST	02/16/22	WD	\$85,500	\$29,400	34.39	\$58,776	\$18,445	\$67,055	\$124,095	0.540	1,254	580	1 STY	60
41-30-205-013	515 ALVORD AVE	03/22/22	WD	\$271,500	\$82,500	30.39	\$165,023	\$38,010	\$233,490	\$417,616	0.559	4,733	580	1 STY	59
41-30-132-020	734 ALVORD AVE	06/15/22	WD	\$58,000	\$18,200	31.38	\$36,313	\$9,000	\$49,000	\$84,040	0.583	789	580	1 STY	59
41-30-133-005	635 CRAWFORD ST	09/12/23	WD	\$57,000	\$17,900	31.40	\$35,744	\$9,000	\$48,000	\$82,289	0.583	819	580	1 STY	59
41-19-385-017	630 W ATHERTON RD	02/09/23	WD	\$66,000	\$18,300	27.73	\$36,512	\$9,000	\$57,000	\$84,652	0.673	768	580	1 STY	59
Avg											0.406				
41-30-178-012	711 HURON ST	08/26/21	WD	\$30,500	\$22,000	72.13	\$44,036	\$9,000	\$21,500	\$107,803	0.199	903	580	1 STY	67
41-30-206-028	4205 CUTHBERTSON ST	10/27/21	WD	\$24,000	\$16,100	67.08	\$32,250	\$9,859	\$14,141	\$68,895	0.205	753	580	1 STY	62
41-30-206-040	4405 CUTHBERTSON ST	11/30/22	WD	\$28,000	\$14,700	52.50	\$29,368	\$9,859	\$18,141	\$60,028	0.302	784	580	1 STY	62
41-30-127-022	616 CAMPBELL ST	05/16/22	WD	\$34,000	\$17,200	50.59	\$34,497	\$8,910	\$25,090	\$78,729	0.319	739	580	1 STY	62
41-30-127-022	616 CAMPBELL ST	11/23/22	WD	\$40,000	\$17,200	43.00	\$34,497	\$8,910	\$31,090	\$78,729	0.395	739	580	1 STY	62
41-30-127-022	616 CAMPBELL ST	01/26/23	WD	\$44,000	\$17,200	39.09	\$34,497	\$8,910	\$35,090	\$78,729	0.446	739	580	1 STY	62
41-30-154-004	858 INGLESIDE AVE	08/26/22	WD	\$61,500	\$22,800	37.07	\$45,586	\$10,954	\$50,546	\$106,560	0.474	905	580	1 STY	67
41-30-134-017	740 CLINTON ST	05/04/22	WD	\$52,000	\$16,500	31.73	\$32,916	\$8,400	\$43,600	\$75,434	0.578	724	580	1 STY	62
41-19-452-024	514 WALDMAN AVE	08/23/23	WD	\$77,000	\$16,800	21.82	\$33,644	\$9,201	\$67,799	\$75,209	0.901	852	580	1 STY	62
Avg											0.424				
41-30-128-026	709 CAMPBELL ST	03/04/22	WD	\$39,000	\$28,300	72.56	\$56,673	\$18,445	\$20,555	\$117,625	0.175	957	580	1 STY	74
41-19-381-022	612 PETTIBONE AVE	08/05/21	WD	\$72,000	\$23,600	32.78	\$47,254	\$9,000	\$63,000	\$117,705	0.535	936	580	1 STY	74
41-19-452-015	501 PETTIBONE AVE	09/19/22	WD	\$150,000	\$41,700	27.80	\$83,451	\$19,000	\$131,000	\$198,311	0.661	1,719	580	1 STY	74
Avg											0.457				

ECF Area 580

41-30-129-003	643 CAMPBELL ST	10/16/21	WD	\$35,000	\$23,800	68.00	\$47,689	\$17,420	\$17,580	\$93,135	0.189	923	580	1.25 STY	59
41-30-126-006	731 W ATHERTON RD	03/10/23	WD	\$34,000	\$20,200	59.41	\$40,390	\$9,000	\$25,000	\$96,585	0.259	998	580	1.25 STY	59
41-30-202-014	515 CAMPBELL ST	07/21/22	WD	\$30,000	\$17,100	57.00	\$34,147	\$9,222	\$20,778	\$76,692	0.271	956	580	1.25 STY	59
41-30-159-047	814 W HEMPHILL RD	02/03/22	WD	\$40,000	\$20,700	51.75	\$41,406	\$10,588	\$29,412	\$94,825	0.310	875	580	1.25 STY	59
41-30-179-002	647 HURON ST	02/17/22	WD	\$37,000	\$18,500	50.00	\$36,983	\$9,000	\$28,000	\$86,102	0.325	810	580	1.25 STY	59
41-30-132-016	750 ALVORD AVE	01/23/23	WD	\$37,500	\$18,300	48.80	\$36,645	\$10,000	\$27,500	\$81,985	0.335	917	580	1.25 STY	59
41-30-159-025	825 MARKHAM ST	12/14/22	WD	\$51,000	\$23,700	46.47	\$47,451	\$9,439	\$41,561	\$116,960	0.355	1,245	580	1.25 STY	59
41-30-135-012	652 CLINTON ST	05/20/21	WD	\$42,000	\$19,500	46.43	\$39,037	\$10,000	\$32,000	\$89,345	0.358	1,010	580	1.25 STY	54
41-19-381-025	3512 S GRAND TRAVERSE	11/02/22	WD	\$42,000	\$19,300	45.95	\$38,656	\$8,864	\$33,136	\$91,668	0.361	1,086	580	1.25 STY	55
41-30-159-042	830 W HEMPHILL RD	11/30/21	WD	\$40,000	\$18,100	45.25	\$36,106	\$10,653	\$29,347	\$78,317	0.375	861	580	1.25 STY	59
41-19-384-009	723 WALDMAN AVE	12/30/22	WD	\$43,900	\$18,800	42.82	\$37,546	\$8,679	\$35,221	\$88,822	0.397	956	580	1.25 STY	59
41-30-128-010	717 CAMPBELL ST	09/26/22	WD	\$50,000	\$20,400	40.80	\$40,895	\$9,222	\$40,778	\$97,455	0.418	1,020	580	1.25 STY	59
41-30-126-006	731 W ATHERTON RD	06/11/21	WD	\$50,000	\$20,200	40.40	\$40,390	\$9,000	\$41,000	\$96,585	0.424	998	580	1.25 STY	59
41-30-126-007	727 W ATHERTON RD	07/27/22	WD	\$65,000	\$22,300	34.31	\$44,670	\$9,000	\$56,000	\$109,754	0.510	1,309	580	1.25 STY	59
41-30-176-002	745 CLINTON ST	07/27/23	WD	\$56,000	\$18,200	32.50	\$36,327	\$9,000	\$47,000	\$84,083	0.559	923	580	1.25 STY	59
41-19-384-001	751 WALDMAN AVE	06/25/21	WD	\$71,900	\$21,200	29.49	\$42,309	\$12,150	\$59,750	\$92,797	0.644	984	580	1.25 STY	59
41-30-134-024	710 CLINTON ST	07/29/21	WD	\$71,000	\$16,900	23.80	\$33,829	\$9,000	\$62,000	\$76,397	0.812	740	580	1.25 STY	59
Avg											0.406				
41-30-134-020	726 CLINTON ST	07/30/21	WD	\$32,000	\$21,100	65.94	\$42,103	\$11,000	\$21,000	\$95,702	0.219	932	580	1.25 STY	62
41-19-383-015	636 WALDMAN AVE	07/24/23	WD	\$38,000	\$18,000	47.37	\$36,007	\$9,000	\$29,000	\$83,098	0.349	765	580	1.25 STY	62
41-30-135-006	635 ALVORD AVE	08/20/21	WD	\$48,000	\$22,600	47.08	\$45,219	\$9,000	\$39,000	\$111,443	0.350	1,040	580	1.25 STY	67
41-30-159-022	841 MARKHAM ST	04/20/21	WD	\$45,000	\$20,400	45.33	\$40,752	\$9,439	\$35,561	\$96,348	0.369	1,018	580	1.25 STY	62
41-30-134-012	701 ALVORD AVE	08/09/21	WD	\$55,000	\$20,300	36.91	\$40,538	\$10,000	\$45,000	\$93,963	0.479	1,050	580	1.25 STY	64
41-30-128-002	745 CAMPBELL ST	07/12/21	WD	\$72,000	\$24,400	33.89	\$48,825	\$9,222	\$62,778	\$121,855	0.515	1,140	580	1.25 STY	67
41-30-154-011	833 HURON ST	03/03/22	WD	\$68,000	\$23,200	34.12	\$46,380	\$10,000	\$58,000	\$111,938	0.518	1,118	580	1.25 STY	67
41-30-129-005	631 CAMPBELL ST	01/19/23	WD	\$79,900	\$25,400	31.79	\$50,723	\$11,272	\$68,628	\$121,388	0.565	924	580	1.25 STY	67
41-30-135-016	634 CLINTON ST	05/22/23	WD	\$61,000	\$19,200	31.48	\$38,479	\$9,000	\$52,000	\$90,705	0.573	922	580	1.25 STY	62
41-30-206-030	4213 CUTHBERTSON ST	05/25/22	WD	\$70,000	\$20,100	28.71	\$40,251	\$9,859	\$60,141	\$93,514	0.643	932	580	1.25 STY	62
41-30-159-044	822 W HEMPHILL RD	09/26/23	WD	\$69,000	\$19,300	27.97	\$38,542	\$11,046	\$57,954	\$84,603	0.685	855	580	1.25 STY	62
41-30-177-017	636 HURON ST	01/24/22	WD	\$72,000	\$18,400	25.56	\$36,762	\$9,000	\$63,000	\$85,422	0.738	743	580	1.25 STY	62
Avg											0.500				

ECF Area 580

41-19-382-015	752 WALDMAN AVE	07/01/21	WD	\$49,900	\$25,500	51.10	\$50,979	\$13,114	\$36,786	\$116,508	0.316	956	580	1.25 STY	74
41-30-178-015	750 INGLESIDE AVE	12/03/21	WD	\$79,900	\$27,400	34.29	\$54,788	\$10,000	\$69,900	\$137,809	0.507	735	580	1.25 STY	79
41-30-129-007	621 CAMPBELL ST	12/16/21	WD	\$75,000	\$25,000	33.33	\$49,919	\$11,272	\$63,728	\$118,914	0.536	932	580	1.25 STY	79
41-30-202-015	511 CAMPBELL ST	08/26/22	WD	\$62,900	\$20,300	32.27	\$40,682	\$10,247	\$52,653	\$93,646	0.562	845	580	1.25 STY	74
41-30-133-020	624 ALVORD AVE	12/17/21	WD	\$71,000	\$22,000	30.99	\$43,960	\$9,000	\$62,000	\$107,569	0.576	911	580	1.25 STY	74
41-30-135-032	619 ALVORD AVE	01/26/22	WD	\$72,000	\$19,900	27.64	\$39,713	\$9,400	\$62,600	\$93,271	0.671	923	580	1.25 STY	74
Avg															
41-30-131-001	653 LELAND ST	07/30/21	WD	\$55,000	\$27,400	49.82	\$54,875	\$10,247	\$44,753	\$137,317	0.326	1,365	580	1.75 STY	67
41-30-203-025	4012 CUTHBERTSON ST	05/31/22	WD	\$37,857	\$22,800	60.23	\$45,663	\$10,536	\$27,321	\$108,083	0.253	1,120	580	2 STORY	62
41-30-204-011	519 CRAWFORD ST	05/06/22	WD	\$75,000	\$20,400	27.20	\$40,712	\$9,000	\$66,000	\$97,575	0.676	1,044	580	TWO UNIT	62
<b>Totals:</b>				<b>\$3,572,257</b>	<b>\$1,375,100</b>		<b>\$2,749,925</b>		<b>\$2,892,549</b>	<b>\$6,396,706</b>					

Around 47000

Single Family Economic Condition Factors ×

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

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

Close

ECF Area 585

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.	
41-29-180-013	413 E HEMPHILL RD	05/22/23	WD	\$42,500	\$26,200	61.65	\$52,311	\$10,527	\$31,973	\$92,853	0.344	743	585	1 STY	64	
41-29-157-012	4514 PENGELLY RD	06/14/22	WD	\$46,000	\$25,300	55.00	\$50,659	\$7,200	\$38,800	\$96,576	0.402	969	585	1 STY	69	
41-29-180-015	421 E HEMPHILL RD	05/05/22	WD	\$50,000	\$25,100	50.20	\$50,258	\$8,772	\$41,228	\$92,191	0.447	1,018	585	1 STY	64	
41-29-156-008	338 BROWNING AVE	09/24/21	WD	\$49,500	\$24,400	49.29	\$48,839	\$7,054	\$42,446	\$92,856	0.457	767	585	1 STY	69	
41-29-158-003	4516 KEATS ST	10/31/22	WD	\$62,000	\$28,500	45.97	\$56,907	\$9,212	\$52,788	\$105,989	0.498	977	585	1 STY	69	
41-29-151-044	4421 PENGELLY RD	11/11/22	WD	\$54,900	\$24,400	44.44	\$48,814	\$7,200	\$47,700	\$92,476	0.516	883	585	1 STY	64	
41-29-156-013	326 BROWNING AVE	04/23/21	WD	\$64,900	\$26,800	41.29	\$53,501	\$8,335	\$56,565	\$100,369	0.564	751	585	1 STY	69	
41-29-156-005	354 BROWNING AVE	05/19/23	WD	\$80,000	\$28,400	35.50	\$56,828	\$12,966	\$67,034	\$97,471	0.688	853	585	1 STY	64	
41-29-152-044	4114 PENGELLY RD	02/25/22	WD	\$76,500	\$26,200	34.25	\$52,415	\$13,956	\$62,544	\$85,464	0.732	1,120	585	1 STY	64	
41-29-156-031	317 BEDE ST	11/01/21	WD	\$52,900	\$16,800	31.76	\$33,660	\$8,653	\$44,247	\$55,571	0.796	616	585	1 STY	69	
Avg											0.544					
41-29-152-031	4621 MILTON DR	05/03/21	WD	\$30,000	\$22,500	75.00	\$45,019	\$8,630	\$21,370	\$97,037	0.220	997	585	1.25 STY	64	
41-29-153-019	225 BROWNING AVE	09/08/22	WD	\$72,500	\$29,300	40.41	\$58,628	\$15,179	\$57,321	\$115,864	0.495	1,008	585	1.25 STY	74	
41-29-152-034	4609 MILTON DR	05/12/23	WD	\$71,600	\$24,700	34.50	\$49,408	\$9,206	\$62,394	\$107,205	0.582	1,003	585	1.25 STY	69	
41-29-151-027	4213 PENGELLY RD	02/11/22	WD	\$65,000	\$21,400	32.92	\$42,882	\$7,200	\$57,800	\$95,152	0.607	924	585	1.25 STY	64	
41-29-156-029	329 BEDE ST	08/09/23	WD	\$73,000	\$19,700	26.99	\$39,463	\$9,617	\$63,383	\$79,589	0.796	935	585	1.25 STY	64	
Avg											0.540					
41-29-157-024	4537 KEATS ST	10/25/22	WD	\$31,000	\$17,600	56.77	\$35,230	\$10,009	\$20,991	\$91,713	0.229	1,056	585	TWO UNIT	69	
<b>Totals:</b>				<b>\$922,300</b>	<b>\$387,300</b>		<b>\$774,822</b>		<b>\$768,584</b>	<b>\$1,498,376</b>						

Around 55500

Outliers

41-29-156-011	330 BROWNING AVE	02/16/23	WD	\$99,000	\$23,200	23.43	\$46,488	\$8,537	\$90,463	\$101,203	0.894	1,013	585	1.25 STY	64
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Single Family Economic Condition Factors ✕

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.450	0.450	0.450	0.450	0.450	0.450
1 STY	0.500	0.500	0.500	0.500	0.475	0.475
2 STORY	0.450	0.450	0.450	0.450	0.450	0.450
1.5 STY	0.450	0.450	0.450	0.450	0.450	0.450
1.25 STY	0.450	0.450	0.450	0.450	0.450	0.450
BI-LEVEL	0.450	0.450	0.450	0.450	0.450	0.450
TRI-LEVEL	0.450	0.450	0.450	0.450	0.450	0.450
ESTATE HOME	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT	0.300	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

Close

ECF Area 590

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-29-127-012	401 BURROUGHS AVE	03/09/22	WD	\$95,000	\$41,900	44.11	\$83,716	\$18,338	\$76,662	\$153,831	0.498	1,157	590	1 STY	60
41-29-253-001	4301 CIRCLE DR	10/14/21	WD	\$53,000	\$38,900	73.40	\$77,704	\$27,863	\$25,137	\$117,273	0.214	826	590	1 STY	69
41-29-126-027	3814 CIRCLE DR	09/09/21	WD	\$40,000	\$28,500	71.25	\$56,930	\$12,350	\$27,650	\$104,894	0.264	731	590	1 STY	69
41-29-176-030	322 LETA AVE	11/24/21	WD	\$42,000	\$29,900	71.19	\$59,729	\$11,089	\$30,911	\$114,447	0.270	971	590	1 STY	69
41-29-102-003	312 BUCKINGHAM AVE	10/28/21	WD	\$50,000	\$34,000	68.00	\$67,995	\$17,033	\$32,967	\$119,911	0.275	940	590	1 STY	64
41-29-204-046	626 LETA AVE	08/29/23	WD	\$80,000	\$53,200	66.50	\$106,493	\$26,354	\$53,646	\$188,562	0.285	1,142	590	1 STY	69
41-29-101-015	313 BUCKINGHAM AVE	02/24/23	WD	\$50,000	\$33,400	66.80	\$66,839	\$13,382	\$36,618	\$125,781	0.291	1,219	590	1 STY	64
41-29-201-020	3813 CIRCLE DR	06/21/22	WD	\$55,300	\$33,500	60.58	\$67,017	\$12,350	\$42,950	\$128,628	0.334	1,180	590	1 STY	62
41-29-202-043	3908 OGEMA AVE	02/18/22	WD	\$75,000	\$43,900	58.53	\$87,853	\$12,415	\$62,585	\$177,501	0.353	1,425	590	1 STY	69
41-29-102-018	3917 RED ARROW RD	07/19/23	SD	\$44,779	\$25,100	56.05	\$50,249	\$14,886	\$29,893	\$83,207	0.359	832	590	1 STY	64
41-29-251-016	621 LOCHHEAD AVE	01/27/23	WD	\$47,000	\$26,700	56.81	\$53,499	\$11,250	\$35,750	\$99,409	0.360	680	590	1 STY	69
41-29-127-023	3902 CIRCLE DR	11/23/21	WD	\$67,500	\$36,700	54.37	\$73,339	\$16,600	\$50,900	\$133,504	0.381	1,008	590	1 STY	64
41-29-202-043	3908 OGEMA AVE	02/21/22	LC	\$84,500	\$43,900	51.95	\$87,853	\$12,415	\$72,085	\$177,501	0.406	1,425	590	1 STY	69
41-29-203-021	626 BURROUGHS AVE	08/22/22	WD	\$57,000	\$29,300	51.40	\$58,626	\$12,500	\$44,500	\$108,532	0.410	802	590	1 STY	69
41-29-128-003	410 BURROUGHS AVE	09/16/22	WD	\$69,900	\$34,900	49.93	\$69,700	\$13,333	\$56,567	\$132,628	0.427	1,194	590	1 STY	69
41-29-128-018	419 LETA AVE	06/22/21	WD	\$75,000	\$37,000	49.33	\$73,966	\$12,500	\$62,500	\$144,626	0.432	1,176	590	1 STY	69
41-29-178-047	4306 CIRCLE DR	09/19/23	WD	\$60,000	\$29,400	49.00	\$58,812	\$12,546	\$47,454	\$108,861	0.436	768	590	1 STY	69
41-29-177-002	4117 CUSTER AVE	11/30/21	WD	\$50,000	\$24,400	48.80	\$48,851	\$12,137	\$37,863	\$86,386	0.438	670	590	1 STY	64
41-29-257-040	617 MACDONALD AVE	09/16/22	WD	\$75,000	\$36,300	48.40	\$72,534	\$14,853	\$60,147	\$135,720	0.443	1,248	590	1 STY	69
41-29-203-017	610 BURROUGHS AVE	03/31/22	WD	\$81,000	\$36,300	44.81	\$72,646	\$12,500	\$68,500	\$141,520	0.484	1,289	590	1 STY	64
41-29-178-006	4139 MENTON AVE	11/12/21	WD	\$70,000	\$31,300	44.71	\$62,696	\$11,003	\$58,997	\$121,631	0.485	936	590	1 STY	69
41-29-178-016	4225 MENTON AVE	06/26/23	WD	\$67,000	\$29,300	43.73	\$58,665	\$11,003	\$55,997	\$112,146	0.499	777	590	1 STY	69
41-29-201-021	3817 CIRCLE DR	08/05/22	WD	\$80,000	\$34,900	43.63	\$69,743	\$17,876	\$62,124	\$122,040	0.509	912	590	1 STY	64
41-29-177-041	4140 MENTON AVE	07/02/21	WD	\$74,500	\$31,600	42.42	\$63,199	\$14,853	\$59,647	\$113,755	0.524	816	590	1 STY	69
41-29-101-024	353 BUCKINGHAM AVE	05/16/23	WD	\$80,000	\$28,400	35.50	\$56,899	\$12,819	\$67,181	\$103,718	0.648	832	590	1 STY	64
41-29-177-002	4117 CUSTER AVE	07/31/23	WD	\$68,900	\$24,400	35.41	\$48,851	\$12,137	\$56,763	\$86,386	0.657	670	590	1 STY	64
41-29-203-020	622 BURROUGHS AVE	06/26/23	WD	\$89,000	\$30,500	34.27	\$60,964	\$12,500	\$76,500	\$114,033	0.671	1,027	590	1 STY	69
41-29-104-020	4010 RED ARROW RD	08/07/23	WD	\$121,000	\$41,600	34.38	\$83,188	\$22,585	\$98,415	\$142,595	0.690	1,320	590	1 STY	64
41-29-177-050	4302 MENTON AVE	06/07/23	WD	\$80,000	\$26,800	33.50	\$53,652	\$11,877	\$68,123	\$98,294	0.693	704	590	1 STY	69
41-29-179-047	601 MC KEIGHAN AVE	04/29/22	WD	\$48,000	\$16,400	34.17	\$32,707	\$11,250	\$36,750	\$50,487	0.728	616	590	1 STY	64
41-29-104-020	4010 RED ARROW RD	05/27/22	WD	\$117,000	\$36,600	31.28	\$73,155	\$12,552	\$104,448	\$142,595	0.732	1,320	590	1 STY	64
41-29-176-030	322 LETA AVE	08/02/22	WD	\$95,000	\$29,900	31.47	\$59,729	\$11,089	\$83,911	\$114,447	0.733	971	590	1 STY	69
	Avg										0.466				

ECF Area 590

41-29-104-026	4030 RED ARROW RD	10/15/21	WD	\$50,000	\$30,600	61.20	\$61,283	\$12,499	\$37,501	\$114,786	0.327	816	590	1 STY	74
41-29-178-048	4310 CIRCLE DR	03/02/23	WD	\$72,000	\$32,400	45.00	\$64,758	\$12,799	\$59,201	\$122,256	0.484	768	590	1 STY	79
41-29-102-030	341 BURROUGHS AVE	02/02/23	WD	\$65,000	\$25,800	39.69	\$51,682	\$12,225	\$52,775	\$98,643	0.535	926	590	1.25 STY	60
41-29-102-017	368 BUCKINGHAM AVE	05/04/23	WD	\$81,600	\$37,200	45.59	\$74,382	\$18,750	\$62,850	\$139,080	0.452	1,135	590	1.25 STY	64
41-29-102-028	337 BURROUGHS AVE	04/14/22	WD	\$61,500	\$28,000	45.53	\$56,058	\$12,225	\$49,275	\$109,583	0.450	926	590	1.25 STY	64
41-29-104-062	4434 RED ARROW RD	08/25/23	WD	\$99,000	\$25,100	25.35	\$50,102	\$11,420	\$87,580	\$96,705	0.906	732	590	1.25 STY	64
41-29-127-001	402 BUCKINGHAM AVE	05/27/21	WD	\$70,000	\$37,500	53.57	\$75,066	\$18,750	\$51,250	\$140,790	0.364	1,026	590	1.25 STY	64
41-29-203-004	4017 CIRCLE DR	09/30/22	WD	\$111,500	\$42,800	38.39	\$85,610	\$19,864	\$91,636	\$164,365	0.558	1,624	590	1.25 STY	64
41-29-206-006	714 BUCKINGHAM AVE	08/12/22	WD	\$82,900	\$31,500	38.00	\$62,909	\$12,363	\$70,537	\$126,365	0.558	1,096	590	1.25 STY	69
41-29-254-002	4307 OGEMA AVE	06/15/22	WD	\$62,000	\$28,400	45.81	\$56,713	\$12,662	\$49,338	\$110,128	0.448	926	590	1.25 STY	69
41-29-254-006	710 LOCHHEAD AVE	01/12/23	WD	\$76,900	\$28,400	36.93	\$56,868	\$12,500	\$64,400	\$110,920	0.581	954	590	1.25 STY	69
41-29-254-028	711 DELL AVE	06/23/23	WD	\$140,500	\$33,600	23.91	\$67,269	\$12,500	\$128,000	\$136,923	0.935	1,406	590	1.25 STY	69
41-29-257-006	526 MC KEIGHAN AVE	11/30/21	WD	\$42,500	\$27,900	65.65	\$55,747	\$11,003	\$31,497	\$111,860	0.282	926	590	1.25 STY	69
41-29-258-004	530 MACDONALD AVE	04/10/23	WD	\$79,900	\$28,300	35.42	\$56,545	\$11,492	\$68,408	\$112,633	0.607	870	590	1.25 STY	69
	Avg										0.558				
41-29-104-014	3918 RED ARROW RD	03/13/23	WD	\$80,000	\$37,100	46.38	\$74,292	\$12,616	\$67,384	\$154,190	0.437	1,294	590	1.25 STY	70
41-29-103-017	329 LETA AVE	01/20/23	WD	\$106,000	\$44,500	41.98	\$88,911	\$19,443	\$86,557	\$173,670	0.498	1,391	590	1.25 STY	74
41-29-126-030	438 E ATHERTON RD	02/11/22	WD	\$111,000	\$59,600	53.69	\$119,185	\$27,237	\$83,763	\$229,870	0.364	2,290	590	2 STORY	55

ECF Area 590

41-29-177-004	4127 CUSTER AVE	12/15/21	WD	\$74,000	\$43,100	58.24	\$86,211	\$10,933	\$63,067	\$188,195	0.335	1,824	590	2 STORY	69
41-29-127-008	432 BUCKINGHAM AVE	06/16/23	WD	\$72,000	\$40,900	56.81	\$81,876	\$13,250	\$58,750	\$171,565	0.342	1,556	590	2 STORY	64
41-29-254-004	4319 OGEMA AVE	01/30/23	WD	\$130,000	\$43,200	33.23	\$86,426	\$17,055	\$112,945	\$173,428	0.651	1,474	590	2 STORY	69
41-29-202-023	630 BUCKINGHAM AVE	06/20/23	WD	\$87,500	\$25,900	29.60	\$51,734	\$12,500	\$75,000	\$98,085	0.765	936	590	2 STORY	64

Avg

0.523

41-29-251-015	617 LOCHHEAD AVE	08/18/21	WD	\$92,500	\$54,200	58.59	\$108,451	\$22,500	\$70,000	\$202,238	0.346	2,019	590	2 STORY	74
41-29-127-020	437 BURROUGHS AVE	08/25/22	WD	\$115,000	\$57,600	50.09	\$115,142	\$12,225	\$102,775	\$242,158	0.424	1,904	590	2 STORY	74
41-29-102-031	345 BURROUGHS AVE	10/25/22	WD	\$126,800	\$42,500	33.52	\$85,047	\$12,225	\$114,575	\$171,346	0.669	1,401	590	2 STORY	74
41-29-128-021	431 LETA AVE	10/28/22	WD	\$60,000	\$28,600	47.67	\$57,258	\$13,305	\$46,695	\$109,883	0.425	1,090	590	TWO UNIT	64

**Totals: \$4,392,479 \$1,973,600 \$3,947,324 \$3,569,900 \$7,514,510**

Outlier

41-29-179-006	430 DELL AVE	09/01/23	WD	\$115,000	\$25,000	21.74	\$49,982	\$11,250	\$103,750	\$96,830	1.071	1,232	590	2 STORY	69
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Around 69500

ECF .450

ECF Area 595

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-29-256-036	913 MC KEIGHAN AVE	08/31/22	WD	\$45,000	\$26,100	58.00	\$52,273	\$12,363	\$32,637	\$84,021	0.388	887	595	1 STY	52
41-29-252-024	719 LOCHHEAD AVE	06/11/21	WD	\$65,000	\$31,200	48.00	\$62,498	\$12,669	\$52,331	\$104,903	0.499	992	595	1 STY	60
41-29-252-018	918 MC KINLEY AVE	05/19/23	WD	\$97,000	\$30,900	31.86	\$61,772	\$13,198	\$83,802	\$102,261	0.819	989	595	1 STY	60
Avg											0.569				
41-29-256-015	902 DELL AVE	10/13/21	WD	\$42,000	\$30,200	71.90	\$60,380	\$12,858	\$29,142	\$100,046	0.291	884	595	1 STY	63
41-29-228-001	916 BUCKINGHAM AVE	11/18/21	WD	\$58,000	\$37,000	63.79	\$73,917	\$19,352	\$38,648	\$114,874	0.336	1,023	595	1 STY	63
41-29-256-017	910 DELL AVE	04/23/21	WD	\$50,000	\$30,200	60.40	\$60,360	\$12,858	\$37,142	\$100,004	0.371	884	595	1 STY	63
41-29-276-039	1118 LOCHHEAD AVE	02/23/23	WD	\$65,000	\$38,400	59.08	\$76,854	\$20,534	\$44,466	\$118,568	0.375	1,052	595	1 STY	63
41-29-276-080	1005 MACDONALD AVE	12/10/21	WD	\$60,000	\$31,900	53.17	\$63,715	\$11,880	\$48,120	\$109,126	0.441	941	595	1 STY	63
41-29-278-048	1005 E HEMPHILL RD	04/13/21	WD	\$60,000	\$28,700	47.83	\$57,427	\$12,500	\$47,500	\$94,583	0.502	1,037	595	1 STY	63
41-29-276-051	4428 CHEYENNE AVE	10/15/21	WD	\$52,500	\$24,800	47.24	\$49,646	\$11,656	\$40,844	\$79,979	0.511	868	595	1 STY	63
41-29-256-039	1005 MC KEIGHAN AVE	10/05/21	WD	\$66,000	\$29,800	45.15	\$59,584	\$12,945	\$53,055	\$98,187	0.540	887	595	1 STY	63
41-29-278-012	814 MACDONALD AVE	02/25/22	WD	\$80,000	\$34,900	43.63	\$69,769	\$12,541	\$67,459	\$120,480	0.560	1,044	595	1 STY	63
41-29-254-012	810 LOCHHEAD AVE	01/10/23	WD	\$75,000	\$32,600	43.47	\$65,159	\$12,363	\$62,637	\$111,149	0.564	986	595	1 STY	63
41-29-254-033	805 DELL AVE	07/15/22	WD	\$85,000	\$35,600	41.88	\$71,288	\$12,858	\$72,142	\$123,011	0.586	986	595	1 STY	63
41-29-256-013	818 DELL AVE	11/22/21	WD	\$85,000	\$35,400	41.65	\$70,723	\$18,760	\$66,240	\$109,396	0.606	887	595	1 STY	63
41-29-254-031	723 DELL AVE	11/05/21	WD	\$80,000	\$32,500	40.63	\$64,937	\$12,858	\$67,142	\$109,640	0.612	986	595	1 STY	63
41-29-278-015	902 MACDONALD AVE	11/17/22	WD	\$90,000	\$36,200	40.22	\$72,410	\$12,512	\$77,488	\$126,101	0.614	1,269	595	1 STY	63
41-29-256-041	1015 MC KEIGHAN AVE	09/23/22	WD	\$87,600	\$35,300	40.30	\$70,579	\$13,416	\$74,184	\$120,343	0.616	932	595	1 STY	69
41-29-276-034	4307 SHAWNEE AVE	02/10/22	WD	\$81,500	\$33,200	40.74	\$66,382	\$17,010	\$64,490	\$103,941	0.620	1,045	595	1 STY	63
41-29-278-049	1009 E HEMPHILL RD	06/01/23	WD	\$84,000	\$30,900	36.79	\$61,887	\$13,000	\$71,000	\$102,920	0.690	1,039	595	1 STY	63
41-29-256-038	1001 MC KEIGHAN AVE	06/13/23	WD	\$88,000	\$31,900	36.25	\$63,749	\$13,142	\$74,858	\$106,541	0.703	887	595	1 STY	63
41-29-278-009	802 MACDONALD AVE	08/25/22	WD	\$90,000	\$31,400	34.89	\$62,816	\$12,585	\$77,415	\$105,749	0.732	1,043	595	1 STY	63
41-29-256-007	718 DELL AVE	03/17/22	WD	\$76,000	\$26,800	35.26	\$53,643	\$12,858	\$63,142	\$85,863	0.735	887	595	1 STY	64
41-29-256-008	722 DELL AVE	01/13/23	WD	\$75,000	\$26,100	34.80	\$52,145	\$13,738	\$61,262	\$80,857	0.758	887	595	1 STY	63
41-29-226-016	1005 SOUTHLAWN AVE	07/13/22	WD	\$95,000	\$29,800	31.37	\$59,626	\$11,656	\$83,344	\$100,989	0.825	923	595	1 STY	69
41-29-276-051	4428 CHEYENNE AVE	04/11/22	WD	\$80,000	\$24,800	31.00	\$49,646	\$11,656	\$68,344	\$79,979	0.855	868	595	1 STY	63
Avg											0.585				
41-29-256-032	817 MC KEIGHAN AVE	04/27/22	WD	\$70,000	\$35,300	50.43	\$70,683	\$12,831	\$57,169	\$115,704	0.494	887	595	1 STY	74
41-29-228-025	3905 CHEYENNE AVE	09/07/22	WD	\$69,900	\$32,300	46.21	\$64,593	\$12,750	\$57,150	\$103,686	0.551	908	595	1 STY	74
41-29-277-022	4419 CHEYENNE AVE	10/13/22	WD	\$75,000	\$33,600	44.80	\$67,104	\$14,817	\$60,183	\$104,574	0.576	884	595	1 STY	74
41-29-278-022	1010 MACDONALD AVE	06/24/22	WD	\$115,500	\$40,100	34.72	\$80,267	\$12,409	\$103,091	\$135,716	0.760	1,043	595	1 STY	74
Avg											0.595				



ECF Area 595

41-29-252-022	711 LOCHHEAD AVE	02/07/22	WD	\$50,000	\$30,500	61.00	\$60,980	\$12,472	\$37,528	\$97,016	0.387	1,134	595	1.25 STY	60
41-29-252-023	715 LOCHHEAD AVE	08/14/23	WD	\$116,500	\$34,500	29.61	\$68,920	\$11,216	\$105,284	\$115,408	0.912	1,263	595	1.25 STY	60
41-29-205-020	721 BUCKINGHAM AVE	09/29/22	WD	\$75,000	\$35,200	46.93	\$70,378	\$12,716	\$62,284	\$121,394	0.513	1,284	595	2 STORY	60
41-29-252-012	818 MC KINLEY AVE	06/03/22	WD	\$95,500	\$43,800	45.86	\$87,518	\$13,823	\$81,677	\$147,390	0.554	1,729	595	TRI-LEVEL	60
41-29-252-005	710 MC KINLEY AVE	07/08/22	WD	\$70,000	\$28,200	40.29	\$56,405	\$13,750	\$56,250	\$121,871	0.462	1,560	595	TWO UNIT	60
<b>Totals:</b>				<b>\$2,650,000</b>	<b>\$1,130,100</b>		<b>\$2,260,033</b>		<b>\$2,179,450</b>	<b>\$3,756,273</b>					

Around \$70,000

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.000	0.000	0.000	0.000	0.000	0.000
1 STY	0.550	0.550	0.550	0.550	0.550	0.550
2 STORY	0.500	0.500	0.500	0.500	0.500	0.500
1.5 STY	0.000	0.000	0.000	0.000	0.000	0.000
1.25 STY	0.500	0.500	0.500	0.500	0.500	0.500
BI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.500	0.500	0.500	0.500	0.500	0.500
ESTATE HOME	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT	0.425	0.425	0.425	0.425	0.425	0.425
THREE UNIT	0.425	0.425	0.425	0.425	0.425	0.425
FOUR UNIT	0.425	0.425	0.425	0.425	0.425	0.425

Close

**ECF Area 600**

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Style	Depr.
41-18-226-031	915 E COURT ST	05/05/22	WD	\$50,000	\$32,900	65.80	\$65,898	\$13,000	\$37,000	\$132,245	0.280	1,199	600	1 STY	75
41-18-226-040	915 E COURT ST	10/01/21	WD	\$60,000	\$31,900	53.17	\$63,876	\$13,000	\$47,000	\$127,190	0.370	1,142	600	1 STY	75
41-18-226-034	915 E COURT ST	08/12/21	WD	\$66,000	\$33,100	50.15	\$66,287	\$13,000	\$53,000	\$133,218	0.398	1,210	600	1 STY	75
41-18-226-051	915 E COURT ST	01/04/22	WD	\$70,000	\$34,100	48.71	\$68,222	\$13,000	\$57,000	\$138,055	0.413	1,265	600	1 STY	75
41-18-226-043	915 E COURT ST	02/27/23	WD	\$72,500	\$32,700	45.10	\$65,402	\$13,000	\$59,500	\$131,005	0.454	1,185	600	1 STY	75
41-18-226-043	915 E COURT ST	06/13/23	WD	\$79,900	\$32,700	40.93	\$65,402	\$13,000	\$66,900	\$131,005	0.511	1,185	600	1 STY	75
41-18-226-040	915 E COURT ST	06/17/22	WD	\$79,900	\$31,900	39.92	\$63,876	\$13,000	\$66,900	\$127,190	0.526	1,142	600	1 STY	75
41-18-226-040	915 E COURT ST	06/20/23	WD	\$85,000	\$31,900	37.53	\$63,876	\$13,000	\$72,000	\$127,190	0.566	1,142	600	1 STY	75
<b>Totals:</b>				<b>\$563,300</b>	<b>\$261,200</b>		<b>\$522,839</b>		<b>\$459,300</b>	<b>\$1,047,098</b>					

Values around \$70,000

ECF .425