

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Building Depr.	ECF Area	Floor Area	\$/Sq.Ft.			
46-26-176-068	1610 BARBARA DR	12/02/24	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$15,100	40.81	\$39,797	\$9,914	\$27,086	\$99,610	0.272	1 STY	57	100	975	\$27.78			
46-26-178-024	1605 BARBARA DR	06/23/23	\$36,500	WD	03-ARM'S LENGTH	\$36,500	\$12,400	33.97	\$37,063	\$7,691	\$28,809	\$97,907	0.294	1 STY	60	100	923	\$31.21			
													Avg	0.283							
46-26-151-034	2106 JANICE DR	02/28/25	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$13,500	36.49	\$35,268	\$8,550	\$28,450	\$89,060	0.319	1 STY	64	100	907	\$31.37			
46-26-154-020	6413 OXLEY DR	10/04/24	\$39,157	WD	03-ARM'S LENGTH	\$39,157	\$13,800	35.24	\$35,976	\$7,500	\$31,657	\$94,920	0.334	1 STY	64	100	925	\$34.22			
46-26-153-004	6506 VALORIE LN	01/03/24	\$48,000	LC	03-ARM'S LENGTH	\$48,000	\$14,300	29.79	\$41,457	\$9,519	\$38,481	\$106,460	0.361	1 STY	64	100	894	\$43.04			
46-26-177-013	6210 BELLTREE LN	09/25/23	\$50,500	WD	03-ARM'S LENGTH	\$50,500	\$13,900	27.52	\$41,619	\$8,012	\$42,488	\$112,023	0.379	1 STY	69	100	864	\$49.18			
46-26-176-055	1810 BARBARA DR	09/23/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$14,800	29.60	\$39,509	\$7,685	\$42,315	\$106,080	0.399	1 STY	64	100	938	\$45.11			
46-26-153-008	6414 VALORIE LN	11/01/23	\$52,500	MLC	03-ARM'S LENGTH	\$52,500	\$10,100	19.24	\$36,669	\$7,500	\$45,000	\$97,230	0.463	1 STY	61	100	864	\$52.08			
													Avg	0.376							
46-26-127-034	6701 DANA LN	06/28/24	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$15,100	54.91	\$40,904	\$9,873	\$17,627	\$103,437	0.170	1 STY	71	100	996	\$17.70			
46-26-101-037	2329 W CARPENTER RD	09/20/24	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$22,900	34.18	\$57,666	\$18,371	\$48,629	\$130,983	0.371	1.25 STY	69	100	1,028	\$47.30			
46-26-177-007	6402 BELLTREE LN	07/03/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$18,800	26.86	\$49,607	\$9,370	\$60,630	\$134,123	0.452	1.25 STY	62	100	1,512	\$40.10			
46-26-176-041	6621 FLEMING RD	02/24/25	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$12,000	13.19	\$44,697	\$9,060	\$81,940	\$118,790	0.690	2 STORY	70	100	1,469	\$55.78			
<b>Totals:</b>			<b>\$606,157</b>			<b>\$606,157</b>	<b>\$176,700</b>		<b>\$500,232</b>		<b>\$493,112</b>	<b>\$1,290,623</b>						<b>\$39.57</b>			
								<b>Sale. Ratio =&gt;</b>	<b>29.15</b>												
								<b>Std. Dev. =&gt;</b>	<b>10.51</b>												

Outlier

46-26-153-006	6418 VALORIE LN	10/10/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$15,900	63.60	\$34,991	\$8,850	\$16,150	\$87,137	0.185	1 STY	55	100	1,224	\$13.19
46-26-127-013	1810 RUSSET PL	06/27/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$10,400	12.24	\$41,262	\$10,306	\$74,694	\$103,187	0.724	1 STY	67	100	1,008	\$74.10
46-26-153-005	6502 VALORIE LN	11/22/24	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$18,700	25.62	\$49,637	\$9,382	\$63,618	\$134,183	0.474	1 STY	60	100	1,056	\$60.24

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	0.350	0.350	0.350	0.350	0.275	0.275
1 STY	0.350	0.350	0.350	0.350	0.275	0.275
2 STORY	0.350	0.350	0.350	0.350	0.275	0.275
1.5 STY	0.350	0.350	0.350	0.350	0.275	0.275
1.25 STY	0.350	0.350	0.350	0.350	0.275	0.275
BI-LEVEL	0.350	0.350	0.350	0.350	0.275	0.275
TRI-LEVEL	0.350	0.350	0.350	0.350	0.275	0.275
ESTATE HOME	0.350	0.350	0.350	0.350	0.275	0.275
DUPLEX	0.350	0.350	0.350	0.350	0.275	0.275
TWO UNIT	0.350	0.350	0.350	0.350	0.275	0.275
THREE UNIT	0.350	0.350	0.350	0.350	0.275	0.275
FOUR UNIT	0.350	0.350	0.350	0.350	0.275	0.275



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
46-26-203-040	6627 ORANGE LN	04/17/24	WD	\$23,000	\$13,800	60.00	\$36,305	\$10,560	\$12,440	\$114,422	0.109	105	1 STY	60	1,007	\$12.35
46-26-254-012	1321 BARBARA DR	05/06/24	QC	\$28,000	\$12,600	45.00	\$32,823	\$8,580	\$19,420	\$107,747	0.180	105	1 STY	60	1,087	\$17.87
46-26-230-010	823 W ALMA AVE	03/18/25	WD	\$28,000	\$10,700	38.21	\$32,052	\$8,912	\$19,088	\$102,844	0.186	105	1 STY	60	946	\$20.18
46-26-229-005	6705 DARYLL DR	09/25/23	LC	\$30,000	\$7,600	25.33	\$27,931	\$8,580	\$21,420	\$86,004	0.249	105	1 STY	55	942	\$22.74
46-26-276-006	817 CHATHAM DR	08/03/23	WD	\$35,000	\$9,000	25.71	\$32,333	\$9,778	\$25,222	\$100,244	0.252	105	1 STY	60	936	\$26.95
46-26-230-045	6527 CRANWOOD DR	02/26/25	MLC	\$40,000	\$11,400	28.50	\$33,837	\$8,745	\$31,255	\$111,520	0.280	105	1 STY	60	1,012	\$30.88
46-26-227-003	7018 DARYLL DR	11/12/24	WD	\$50,000	\$9,900	19.80	\$30,304	\$9,622	\$40,378	\$91,920	0.439	105	1 STY	60	948	\$42.59
46-26-253-027	1201 LILLIAN DR	03/28/25	WD	\$76,000	\$15,800	20.79	\$42,170	\$13,805	\$62,195	\$126,067	0.493	105	1 STY	60	1,048	\$59.35
46-26-201-011	1410 BANBURY PL	07/05/23	WD	\$75,000	\$12,300	16.40	\$38,532	\$10,740	\$64,260	\$123,520	0.520	105	1 STY	55	1,416	\$45.38
Avg											0.301					

46-26-231-052	6529 DUPONT ST	03/07/24	WD	\$46,000	\$9,600	20.87	\$33,480	\$8,415	\$37,585	\$111,400	0.337	105	1 STY	63	1,012	\$37.14
46-26-231-040	6801 DUPONT ST	04/07/23	WD	\$52,000	\$10,600	20.38	\$36,757	\$9,247	\$42,753	\$122,267	0.350	105	1 STY	63	1,012	\$42.25
46-26-230-013	811 W ALMA AVE	02/12/24	WD	\$54,075	\$10,500	19.42	\$36,105	\$8,885	\$45,190	\$120,978	0.374	105	1 STY	63	948	\$47.67

Avg											0.354					
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46-26-203-037	6713 ORANGE LN	05/01/23	WD	\$62,000	\$11,400	18.39	\$31,878	\$10,230	\$51,770	\$96,213	0.538	105	2 STORY	62	1,141	\$45.37
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46-26-252-013	6212 FLEMING RD	10/30/24	CD	\$45,500	\$14,900	32.75	\$37,655	\$9,160	\$36,340	\$126,644	0.287	105	BI-LEVEL	60	1,562	\$23.27
46-26-252-044	1410 LILLIAN DR	11/18/24	WD	\$70,000	\$18,200	26.00	\$46,984	\$12,398	\$57,602	\$153,716	0.375	105	TRI-LEVEL	60	1,746	\$32.99

<b>Totals:</b>				<b>\$714,575</b>	<b>\$178,300</b>		<b>\$529,146</b>		<b>\$566,918</b>	<b>\$1,695,507</b>						<b>\$33.80</b>
					<b>Sale. Ratio =&gt;</b>	<b>24.95</b>				<b>E.C.F. =&gt;</b>	<b>0.331</b>					
					<b>Std. Dev. =&gt;</b>	<b>11.91</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.331</b>					

46-26-231-056	6511 DUPONT ST	02/14/25	QC	\$18,000	\$11,900	66.11	\$34,867	\$8,415	\$9,585	\$117,564	0.082	105	1 STY	63	1,012	\$9.47
46-26-253-022	1302 BARBARA DR	12/13/24	WD	\$74,000	\$16,500	22.30	\$41,293	\$9,401	\$64,599	\$141,742	0.456	105	1 STY	68	1,060	\$60.94

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	0.325	0.325	0.325	0.325	0.300	0.300
1 STY	0.325	0.325	0.325	0.325	0.300	0.300
2 STORY	0.325	0.325	0.325	0.325	0.300	0.300
1.5 STY	0.325	0.325	0.325	0.325	0.300	0.300
1.25 STY	0.325	0.325	0.325	0.325	0.300	0.300
BI-LEVEL	0.325	0.325	0.325	0.325	0.300	0.300
TRI-LEVEL	0.325	0.325	0.325	0.325	0.300	0.300
ESTATE HOME	0.325	0.325	0.325	0.325	0.300	0.300
DUPLEX	0.325	0.325	0.325	0.325	0.300	0.300
TWO UNIT	0.325	0.325	0.325	0.325	0.300	0.300
THREE UNIT	0.325	0.325	0.325	0.325	0.300	0.300
FOUR UNIT	0.325	0.325	0.325	0.325	0.300	0.300

Close





Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.	
46-25-429-012	601 E HOME AVE	04/12/24	WD	\$23,000	\$6,300	27.39	\$15,765	\$3,484	\$19,516	\$70,177	0.278	1 STY	49	790	\$24.70	
46-25-332-008	126 E GRACELAWN AVE	04/01/24	WD	\$25,000	\$5,800	23.20	\$15,085	\$3,484	\$21,516	\$66,291	0.325	1 STY	49	965	\$22.30	
46-25-231-032	406 E HOLBROOK AVE	09/30/24	WD	\$26,000	\$6,400	24.62	\$17,298	\$7,164	\$18,836	\$57,909	0.325	1 STY	45	798	\$23.60	
46-25-433-005	614 E HOBSON AVE	12/11/24	WD	\$27,000	\$5,500	20.37	\$13,942	\$3,484	\$23,516	\$59,760	0.394	1 STY	47	616	\$38.18	
AVG											0.330					
46-25-453-009	330 E LYNDON AVE	02/12/25	WD	\$11,000	\$5,600	50.91	\$15,939	\$3,818	\$7,182	\$60,605	0.119	1 STY	54	672	\$10.69	
46-25-278-004	414 E LORADO AVE	02/21/25	WD	\$12,700	\$5,900	46.46	\$16,973	\$3,467	\$9,233	\$67,530	0.137	1 STY	57	668	\$13.82	
46-25-201-036	202 E CARPENTER RD	04/02/24	LC	\$27,000	\$11,400	42.22	\$32,367	\$9,737	\$17,263	\$113,150	0.153	1 STY	59	1,132	\$15.25	
46-25-433-004	610 E HOBSON AVE	02/05/25	WD	\$18,000	\$6,000	33.33	\$17,146	\$3,484	\$14,516	\$68,310	0.213	1 STY	57	668	\$21.73	
46-25-226-063	420 E CARPENTER RD	03/17/25	WD	\$65,000	\$24,200	37.23	\$48,079	\$15,186	\$49,814	\$164,465	0.303	1 STY	60	781	\$63.78	
46-25-202-019	335 ROBBIE LN	07/07/23	WD	\$40,000	\$8,700	21.75	\$26,303	\$5,536	\$34,464	\$103,835	0.332	1 STY	60	969	\$35.57	
46-25-203-018	223 E ALMA AVE	11/13/24	QC	\$42,000	\$8,700	20.71	\$24,375	\$4,334	\$37,666	\$100,205	0.376	1 STY	60	937	\$40.20	
Avg											0.233					
46-25-129-026	145 E ALMA AVE	07/07/23	WD	\$76,000	\$12,800	16.84	\$56,451	\$8,531	\$67,469	\$214,042	0.315	1 STY	69	1,836	\$36.75	
46-25-252-031	349 E LORADO AVE	09/08/23	WD	\$20,000	\$9,800	49.00	\$29,006	\$3,467	\$16,533	\$127,695	0.129	1 STY	77	912	\$18.13	
46-25-228-007	620 E YORK AVE	09/11/23	WD	\$25,000	\$5,300	21.20	\$27,497	\$5,302	\$19,698	\$110,975	0.177	1 STY	74	918	\$21.46	
46-25-228-007	620 E YORK AVE	12/20/23	WD	\$25,000	\$9,100	36.40	\$27,128	\$3,467	\$21,533	\$118,305	0.182	1 STY	74	918	\$23.46	
Avg											0.163					
46-25-208-026	341 E FOSS AVE	01/17/24	LC	\$28,000	\$8,900	31.79	\$27,244	\$3,582	\$24,418	\$118,310	0.206	1.25 STY	60	1,251	\$19.52	
46-25-202-008	342 E CARPENTER RD	08/27/24	LC	\$28,000	\$9,200	32.86	\$26,054	\$5,951	\$22,049	\$100,515	0.219	1.25 STY	57	981	\$22.48	
46-25-251-029	245 E LORADO AVE	11/30/23	WD	\$35,000	\$3,700	10.57	\$24,413	\$3,467	\$31,533	\$104,730	0.301	1.25 STY	73	900	\$35.04	
46-25-276-035	426 E FOSS AVE	08/11/23	MLC	\$41,000	\$10,100	24.63	\$29,851	\$3,467	\$37,533	\$131,920	0.285	2 STORY	74	1,214	\$30.92	
46-25-483-009	630 E RIDGEWAY AVE	06/14/24	LC	\$29,200	\$14,300	48.97	\$35,232	\$6,827	\$22,373	\$132,934	0.168	TWO UNIT	47	1,835	\$12.19	
<b>Totals:</b>				<b>\$623,900</b>	<b>\$177,700</b>		<b>\$526,148</b>		<b>\$516,661</b>	<b>\$2,091,663</b>						
					<b>Sale. Ratio =&gt;</b>	<b>28.48</b>					<b>E.C.F. =&gt;</b>	<b>0.247</b>				
					<b>Std. Dev. =&gt;</b>	<b>11.83</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.246</b>				
Outlier																
46-25-227-021	417 E ALMA AVE	01/09/25	WD	\$13,061	\$9,700	74.27	\$27,523	\$6,935	\$6,126	\$102,940	0.060	1.25 STY	57	975	\$6.28	



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
47-30-101-035	745 E BUNDY AVE	03/08/24	WD	\$16,000	\$6,500	40.63	\$17,844	\$4,980	\$11,020	\$51,456	0.214	135	1 STY	60	527	\$20.91
47-30-101-040	761 E BUNDY AVE	04/12/24	WD	\$25,000	\$11,900	47.60	\$27,787	\$4,980	\$20,020	\$91,228	0.219	135	1 STY	60	822	\$24.36
47-30-155-047	758 E AUSTIN AVE	09/27/24	LC	\$25,000	\$10,800	43.20	\$26,303	\$8,352	\$16,648	\$71,804	0.232	135	1 STY	60	720	\$23.12
47-30-452-025	1122 E MOTT AVE	03/25/25	WD	\$25,000	\$10,100	40.40	\$24,359	\$5,436	\$19,564	\$75,692	0.258	135	1 STY	60	812	\$24.09
47-30-102-009	742 E BUNDY AVE	06/10/24	WD	\$26,000	\$10,000	38.46	\$23,438	\$4,561	\$21,439	\$75,508	0.284	135	1 STY	60	846	\$25.34
47-30-452-016	1133 OSCEOLA AVE	03/08/24	LC	\$24,400	\$7,400	30.33	\$19,776	\$4,025	\$20,375	\$63,004	0.323	135	1 STY	56	696	\$29.27

0.255

47-30-404-026	1221 E HOME AVE	09/24/24	QC	\$25,000	\$12,100	48.40	\$28,529	\$10,234	\$14,766	\$73,180	0.202	135	1 STY	62	743	\$19.87
47-30-104-040	722 E ALMA AVE	07/12/24	QC	\$35,000	\$15,500	44.29	\$36,183	\$8,158	\$26,842	\$112,100	0.239	135	1 STY	62	1,140	\$23.55
47-30-406-041	1167 E HOBSON AVE	09/24/24	QC	\$25,000	\$10,700	42.80	\$25,164	\$8,057	\$16,943	\$68,428	0.248	135	1 STY	62	696	\$24.34

0.230

47-30-177-031	1041 E LORADO AVE	07/21/23	WD	\$35,000	\$8,500	24.29	\$28,833	\$4,079	\$30,921	\$99,016	0.312	135	2 STORY	62	1,230	\$25.14
<b>Totals:</b>				<b>\$261,400</b>	<b>\$103,500</b>		<b>\$258,216</b>		<b>\$198,538</b>	<b>\$781,416</b>						<b>\$24.00</b>
					<b>Sale. Ratio =&gt;</b>	<b>39.59</b>					<b>E.C.F. =&gt;</b>	<b>0.254</b>				
					<b>Std. Dev. =&gt;</b>	<b>7.51</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.251</b>				

Outlier

47-30-133-009	1028 E ALMA AVE	03/11/25	QC	\$38,000	\$10,000	26.32	\$23,987	\$4,079	\$33,921	\$79,632	0.426	135	1 STY	60	864	\$39.26
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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	0.250	0.250	0.250	0.250
1 STY	0.400	0.400	0.250	0.250	0.250	0.250
2 STORY	0.400	0.400	0.250	0.250	0.250	0.250
1.5 STY	0.400	0.400	0.250	0.250	0.250	0.250
1.25 STY	0.400	0.400	0.250	0.250	0.250	0.250
BI-LEVEL	0.400	0.400	0.250	0.250	0.250	0.250
TRI-LEVEL	0.400	0.400	0.250	0.250	0.250	0.250
ESTATE HOME	0.400	0.400	0.250	0.250	0.250	0.250
DUPLEX	0.400	0.400	0.250	0.250	0.250	0.250
TWO UNIT	0.400	0.400	0.250	0.250	0.250	0.250
THREE UNIT	0.400	0.400	0.250	0.250	0.250	0.250
FOUR UNIT	0.400	0.400	0.250	0.250	0.250	0.250

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
47-29-126-034	6701 CECIL DR	06/28/24	LC	\$26,600	\$9,100	34.21	\$22,821	\$5,323	\$21,277	\$87,490	0.243	145	1 STY	55	870	\$24.46
47-29-179-008	6301 HATHAWAY DR	02/05/24	WD	\$29,000	\$7,100	24.48	\$21,287	\$5,862	\$23,138	\$77,125	0.300	145	1 STY	55	924	\$25.04
47-29-126-013	6913 CECIL DR	04/26/23	WD	\$33,500	\$7,800	23.28	\$21,056	\$6,595	\$26,905	\$72,305	0.372	145	1 STY	60	929	\$28.96
47-29-201-033	6807 ROSEANNA DR	05/03/24	LC	\$28,000	\$11,200	40.00	\$28,419	\$7,771	\$20,229	\$103,240	0.196	145	1 STY	62	976	\$20.73
<b>Totals:</b>				<b>\$117,100</b>	<b>\$35,200</b>		<b>\$93,583</b>		<b>\$91,549</b>	<b>\$340,160</b>						<b>\$24.80</b>
					<b>Sale. Ratio =&gt;</b>	<b>30.06</b>				<b>E.C.F. =&gt;</b>	<b>0.269</b>					
					<b>Std. Dev. =&gt;</b>	<b>8.01</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.278</b>					

Outliers

47-29-127-040	6809 DANIEL DR	09/08/23	WD	\$15,000	\$6,700	44.67	\$17,358	\$4,750	\$10,250	\$63,040	0.163	145	1 STY	55	742	\$13.81
47-29-201-029	6901 ROSEANNA DR	10/24/23	WD	\$16,000	\$10,100	63.13	\$26,732	\$7,771	\$8,229	\$94,805	0.087	145	1 STY	62	1,020	\$8.07

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	0.250	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	0.250	0.250	0.250	0.250	0.250	0.250
TRI-LEVEL	0.250	0.250	0.250	0.250	0.250	0.250
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

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
47-28-355-052	2921 E PIERSON RD	10/12/24	LC	\$74,000	\$23,300	31.49	\$63,843	\$17,568	\$56,432	\$108,882	0.518	155	1 STY	60	1,225	\$46.07
47-33-101-032	5007 BRANCH RD	05/24/24	WD	\$61,500	\$19,300	31.38	\$52,014	\$12,049	\$49,451	\$94,035	0.526	155	1 STY	60	1,018	\$48.58
47-28-303-028	5802 WESTERN RD	12/04/23	WD	\$70,000	\$16,000	22.86	\$52,483	\$13,500	\$56,500	\$91,725	0.616	155	1 STY	60	1,007	\$56.11
47-28-355-079	2733 E PIERSON RD	12/10/24	WD	\$90,000	\$33,600	37.33	\$131,519	\$28,125	\$61,875	\$248,322	0.249	155	1 STY	61	2,853	\$21.69
47-33-101-026	5031 BRANCH RD	01/23/25	WD	\$38,000	\$21,100	55.53	\$55,064	\$11,841	\$26,159	\$101,701	0.257	155	1 STY	63	864	\$30.28
47-33-103-037	2909 EPSILON TR	08/18/23	WD	\$40,000	\$17,300	43.25	\$54,776	\$12,064	\$27,936	\$100,499	0.278	155	1 STY	63	1,018	\$27.44
47-33-103-014	2902 GAMMA LN	10/25/24	WD	\$45,000	\$21,600	48.00	\$56,664	\$12,064	\$32,936	\$104,941	0.314	155	1 STY	63	1,022	\$32.23
47-33-104-023	2930 EPSILON TR	11/13/23	WD	\$55,000	\$21,400	38.91	\$67,223	\$16,991	\$38,009	\$118,193	0.322	155	1 STY	63	1,010	\$37.63
47-33-103-024	2731 EPSILON TR	02/01/24	WD	\$53,500	\$19,800	37.01	\$61,864	\$14,524	\$38,976	\$111,388	0.350	155	1 STY	68	1,029	\$37.88
47-33-104-058	2929 PLAINFIELD AVE	07/08/24	WD	\$55,000	\$22,800	41.45	\$59,305	\$12,381	\$42,619	\$110,409	0.386	155	1 STY	63	941	\$45.29
47-33-103-043	4907 DELTA DR	09/27/23	WD	\$44,000	\$14,500	32.95	\$45,829	\$11,250	\$32,750	\$81,362	0.403	155	1 STY	63	1,008	\$32.49
47-33-103-012	2826 GAMMA LN	08/23/24	WD	\$60,000	\$22,900	38.17	\$60,706	\$12,064	\$47,936	\$114,452	0.419	155	1 STY	68	1,024	\$46.81
47-32-235-006	2718 PLAINFIELD AVE	11/29/23	WD	\$54,500	\$17,200	31.56	\$54,903	\$13,759	\$40,741	\$96,809	0.421	155	1 STY	68	941	\$43.30
47-32-229-012	2508 BETA LN	09/09/24	WD	\$53,000	\$21,000	39.62	\$53,289	\$11,250	\$41,750	\$98,915	0.422	155	1 STY	63	936	\$44.60
47-29-477-013	2712 TIPTREE PATH	08/23/23	WD	\$53,000	\$16,100	30.38	\$51,358	\$13,780	\$39,220	\$88,419	0.444	155	1 STY	63	983	\$39.90
47-32-234-016	2432 PLAINFIELD AVE	01/06/24	WD	\$63,000	\$19,100	30.32	\$59,851	\$13,500	\$49,500	\$109,061	0.454	155	1 STY	68	963	\$51.40
47-32-229-026	2420 BETA LN	05/18/23	WD	\$77,000	\$22,800	29.61	\$71,086	\$22,500	\$54,500	\$114,320	0.477	155	1 STY	68	936	\$58.23
47-33-102-008	2814 ALPHA WAY	03/14/25	WD	\$62,000	\$20,600	33.23	\$54,946	\$12,324	\$49,676	\$100,287	0.495	155	1 STY	68	934	\$53.19
47-28-356-016	5213 BRANCH RD	04/10/23	MLC	\$56,500	\$15,600	27.61	\$49,818	\$12,324	\$44,176	\$88,221	0.501	155	1 STY	63	924	\$47.81
47-33-103-041	2928 GAMMA LN	02/02/24	WD	\$75,000	\$19,600	26.13	\$65,566	\$14,625	\$60,375	\$119,861	0.504	155	1 STY	63	1,102	\$54.79
47-33-101-018	2937 ALPHA WAY	09/18/24	WD	\$85,000	\$26,400	31.06	\$68,707	\$18,320	\$66,680	\$118,558	0.562	155	1 STY	63	1,008	\$66.15
47-28-351-004	2802 WILTON PL	09/16/24	WD	\$90,000	\$24,600	27.33	\$70,782	\$15,936	\$74,064	\$129,049	0.574	155	1 STY	69	975	\$75.96
47-29-477-013	2712 TIPTREE PATH	06/18/24	WD	\$66,000	\$19,100	28.94	\$51,358	\$13,780	\$52,220	\$88,419	0.591	155	1 STY	63	983	\$53.12
47-32-226-002	4907 ALPHA WAY	06/10/24	WD	\$87,000	\$25,800	29.66	\$66,426	\$18,693	\$68,307	\$112,313	0.608	155	1 STY	68	1,089	\$62.72
47-28-302-001	5801 WESTERN RD	08/26/24	WD	\$74,900	\$19,900	26.57	\$53,275	\$15,496	\$59,404	\$88,892	0.668	155	1 STY	63	937	\$63.40
										Avg	0.441					
										Med	0.433					
47-33-102-019	2918 ALPHA WAY	02/02/24	WD	\$82,500	\$18,000	21.82	\$66,124	\$12,324	\$70,176	\$126,588	0.554	155	1 STY	74	1,021	\$68.73
47-28-303-026	2802 MARGATE CIR	02/21/25	WD	\$101,000	\$24,700	24.46	\$77,923	\$13,900	\$87,100	\$150,642	0.578	155	1 STY	75	1,029	\$84.65
47-33-105-008	2810 PLAINFIELD AVE	05/23/24	CD	\$90,000	\$23,300	25.89	\$62,249	\$12,578	\$77,422	\$116,873	0.662	155	1 STY	79	941	\$82.28



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Dev. by Mean (%)	Building Style	Building Depr.	Floor Area	\$/Sq. Ft.	
46-36-178-031	422 W ELDRIDGE AVE	07/18/23	WD	\$16,400	\$6,600	40.24	\$30,999	\$5,264	\$11,136	\$73,529	0.151	160	5.6997	1 STY	55	724	\$15.38	
46-35-128-030	1906 CHERRYLAWN DR	10/18/23	WD	\$20,000	\$9,500	47.50	\$33,874	\$7,872	\$12,128	\$74,291	0.163	160	4.9688	1 STY	55	878	\$13.81	
46-35-103-006	4819 CANTERBURY LN	11/27/23	WD	\$25,000	\$11,100	44.40	\$38,790	\$8,684	\$16,316	\$86,017	0.190	160	18.9683	1 STY	55	878	\$18.58	
46-35-177-051	1914 CASTLE LN	09/10/24	CD	\$32,000	\$16,900	52.81	\$49,477	\$8,250	\$23,750	\$117,791	0.202	160	20.1628	1 STY	60	990	\$23.99	
46-35-255-017	1313 BENT DR	08/15/24	WD	\$24,000	\$12,000	50.00	\$35,246	\$8,404	\$15,596	\$76,691	0.203	160	23.9962	1 STY	55	905	\$17.23	
46-35-128-028	1914 CHERRYLAWN DR	03/20/24	WD	\$25,000	\$10,500	42.00	\$36,603	\$7,942	\$17,058	\$81,889	0.208	160	20.8307	1 STY	55	878	\$19.43	
46-35-152-016	4507 WISNER ST	09/04/24	WD	\$22,500	\$11,700	52.00	\$33,541	\$6,241	\$16,259	\$78,000	0.208	160	19.4839	1 STY	55	878	\$18.52	
46-35-104-029	4807 BIRCHCREST DR	02/10/25	WD	\$28,000	\$12,800	45.71	\$38,655	\$8,096	\$19,904	\$87,311	0.228	160	22.7966	1 STY	55	878	\$22.67	
46-35-155-008	2319 SANTA BARBARA DR	12/08/23	WD	\$27,000	\$10,500	38.89	\$36,305	\$8,713	\$18,287	\$78,834	0.232	160	23.1968	1 STY	55	953	\$19.19	
46-35-279-012	4520 EDWARDS AVE	10/25/23	WD	\$26,000	\$7,100	27.31	\$33,448	\$4,615	\$21,385	\$82,380	0.260	160	4.3170	1 STY	55	872	\$24.52	
46-35-126-001	5106 CLOVERLAWN DR	04/12/23	WD	\$32,000	\$10,700	33.44	\$42,506	\$7,483	\$24,517	\$87,558	0.280	160	28.0010	1 STY	55	878	\$27.92	
46-35-127-043	1710 ROSELAWN DR	04/12/24	WD	\$30,000	\$10,800	36.00	\$33,244	\$7,500	\$22,500	\$73,554	0.306	160	30.5897	1 STY	55	878	\$25.63	
46-35-130-011	1905 CHERRYLAWN DR	06/29/23	WD	\$40,000	\$10,200	25.50	\$35,343	\$8,043	\$31,957	\$78,000	0.410	160	40.9705	1 STY	55	878	\$36.40	
46-35-129-010	4902 GREENLAWN DR	04/12/24	WD	\$55,000	\$16,200	29.45	\$45,310	\$7,911	\$47,089	\$106,854	0.441	160	44.0684	1 STY	55	1,130	\$41.67	
46-35-126-040	4914 MIAMI LN	11/27/23	WD	\$52,000	\$12,600	24.23	\$43,081	\$9,631	\$42,369	\$95,571	0.443	160	44.3323	1 STY	55	878	\$48.26	
46-35-126-006	1906 SHAMROCK LN	02/14/25	WD	\$65,000	\$17,200	26.46	\$47,330	\$6,119	\$58,881	\$117,746	0.500	160	50.0069	1 STY	55	1,340	\$43.94	
46-35-127-006	1905 SHAMROCK LN	11/03/23	WD	\$60,000	\$12,300	20.50	\$43,884	\$7,500	\$52,500	\$103,954	0.505	160	50.5030	1 STY	55	1,070	\$49.07	
46-35-176-028	4607 WARRINGTON DR	02/12/24	WD	\$49,000	\$10,000	20.41	\$35,495	\$7,578	\$41,422	\$79,763	0.519	160	51.9314	1 STY	55	976	\$42.44	
												0.303						
												0.246						
46-35-155-054	1926 W STEWART AVE	03/19/24	WD	\$63,000	\$11,100	17.62	\$53,880	\$8,216	\$54,784	\$114,160	0.480	160	47.9888	1 STY	70	980	\$55.90	
46-35-129-029	4905 MIAMI LN	08/15/24	WD	\$70,000	\$13,900	19.86	\$50,158	\$7,500	\$62,500	\$106,645	0.586	160	58.6057	1 STY	69	878	\$71.18	
46-35-253-012	1418 BENT DR	04/05/24	WD	\$65,000	\$12,200	18.77	\$45,443	\$7,685	\$57,315	\$94,395	0.607	160	27.1509	1 STY	65	905	\$63.33	
46-35-177-031	4515 WARRINGTON DR	08/21/23	WD	\$90,000	\$14,200	15.78	\$60,914	\$11,287	\$78,713	\$124,068	0.634	160	63.4437	1 STY	65	1,026	\$76.72	
46-36-177-014	313 W BISHOP AVE	07/19/24	MLC	\$20,000	\$8,600	43.00	\$36,155	\$4,800	\$15,200	\$89,586	0.170	160	16.9670	1.25 STY	60	1,003	\$15.15	
46-36-154-025	638 W STEWART AVE	07/12/24	WD	\$24,000	\$8,200	34.17	\$40,867	\$4,800	\$19,200	\$90,168	0.213	160	12.2736	1.25 STY	64	900	\$21.33	
46-35-158-002	2207 W STEWART AVE	07/18/24	WD	\$65,000	\$15,900	24.46	\$92,323	\$8,984	\$56,016	\$138,898	0.403	160	40.3288	1.25 STY	74	1,150	\$48.71	
46-35-233-023	906 W BALTIMORE BLVD	08/01/23	QC	\$30,000	\$7,300	24.33	\$33,285	\$6,440	\$23,560	\$76,700	0.307	160	30.7171	1.75 STY	55	1,001	\$23.54	
<b>Totals:</b>				<b>\$1,055,900</b>	<b>\$300,100</b>		<b>\$1,106,156</b>		<b>\$860,342</b>	<b>\$2,414,354</b>			<b>2.0671</b>					<b>\$34.02</b>
						<b>Sale. Ratio =&gt;</b>	<b>28.42</b>				<b>E.C.F. =&gt;</b>	<b>0.356</b>						
						<b>Std. Dev. =&gt;</b>	<b>11.69</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.336</b>						

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	0.475	0.475	0.400	0.400	0.325	0.325
1 STY	0.475	0.475	0.400	0.400	0.325	0.325
2 STORY	0.475	0.475	0.400	0.400	0.325	0.325
1.5 STY	0.475	0.475	0.400	0.400	0.325	0.325
1.25 STY	0.475	0.475	0.400	0.400	0.325	0.325
BI-LEVEL	0.475	0.475	0.400	0.400	0.325	0.325
TRI-LEVEL	0.475	0.475	0.400	0.400	0.325	0.325
ESTATE HOME	0.475	0.475	0.400	0.400	0.325	0.325
DUPLEX	0.475	0.475	0.400	0.400	0.325	0.325
TWO UNIT	0.475	0.475	0.400	0.400	0.325	0.325
THREE UNIT	0.475	0.475	0.400	0.400	0.325	0.325
FOUR UNIT	0.475	0.475	0.400	0.400	0.325	0.325

Close



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Use Code	Floor Area	\$/Sq.Ft.
46-36-280-040	368 E ELDRIDGE AVE	06/05/23	WD	\$30,000	\$9,700	32.33	\$35,546	\$15,093	\$14,907	\$90,902	0.164	175	1 STY	63	RENTAL PER BUILDING	783	\$19.04
46-36-227-007	406 E PULASKI ST	08/22/23	WD	\$30,000	\$8,200	27.33	\$23,789	\$6,000	\$24,000	\$79,062	0.304	175	1.25 STY	60	RENTAL PER BUILDING	894	\$26.85
46-36-228-022	614 E MARENGO AVE	10/17/24	WD	\$30,000	\$11,000	36.67	\$30,987	\$6,000	\$24,000	\$111,053	0.216	175	1.75 STY	63	RENTAL PER BUILDING	1,250	\$19.20
46-36-230-011	414 E BALTIMORE BLVD	08/04/23	WD	\$40,000	\$11,800	29.50	\$39,643	\$6,887	\$33,113	\$145,582	0.227	175	2 STORY	63	RENTAL PER BUILDING	1,638	\$20.22
46-36-230-008	406 E BALTIMORE BLVD	01/05/24	WD	\$58,000	\$14,400	24.83	\$48,317	\$6,939	\$51,061	\$183,902	0.278	175	THREE UNIT	63	RENTAL PER BUILDING	2,176	\$23.47
<b>Totals:</b>				<b>\$188,000</b>	<b>\$55,100</b>		<b>\$178,282</b>		<b>\$147,081</b>	<b>\$610,502</b>							<b>\$21.75</b>
					<b>Sale. Ratio =&gt;</b>	<b>29.31</b>					<b>E.C.F. =&gt;</b>	<b>0.241</b>					
					<b>Std. Dev. =&gt;</b>	<b>4.58</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.238</b>					

Outlier																	
46-36-205-003	114 E BALTIMORE BLVD	03/07/24	WD	\$38,500	\$6,300	16.36	\$22,731	\$5,433	\$33,067	\$76,880	0.430	175	1 STY	60		828	\$39.94

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	0.225
1 STY	0.250	0.250	0.250	0.250	0.250	0.225
2 STORY	0.250	0.250	0.250	0.250	0.250	0.225
1.5 STY	0.250	0.250	0.250	0.250	0.250	0.225
1.25 STY	0.250	0.250	0.250	0.250	0.250	0.225
BI-LEVEL	0.250	0.250	0.250	0.250	0.250	0.225
TRI-LEVEL	0.250	0.250	0.250	0.250	0.250	0.225
ESTATE HOME	0.250	0.250	0.250	0.250	0.250	0.225
DUPLEX	0.250	0.250	0.250	0.250	0.250	0.225
TWO UNIT	0.250	0.250	0.250	0.250	0.250	0.225
THREE UNIT	0.250	0.250	0.250	0.250	0.250	0.225
FOUR UNIT	0.250	0.250	0.250	0.250	0.250	0.225

Close



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
46-35-380-001	3918 TRUMBULL AVE	07/26/24	WD	\$20,000	\$12,200	61.00	\$29,480	\$10,234	\$9,766	\$76,984	0.127	183	1 STY	50	887	\$11.01
46-35-355-019	3905 WINONA ST	10/31/24	WD	\$20,606	\$14,700	71.34	\$34,173	\$7,250	\$13,356	\$107,692	0.124	183	1 STY	60	1,056	\$12.65
46-35-353-030	3701 SENECA ST	11/14/24	QC	\$19,163	\$13,200	68.88	\$30,488	\$6,250	\$12,913	\$96,952	0.133	183	1 STY	60	910	\$14.19
46-35-354-029	3717 KELLAR AVE	10/11/24	WD	\$22,500	\$14,900	66.22	\$34,792	\$6,250	\$16,250	\$114,168	0.142	183	1 STY	60	1,019	\$15.95
46-35-382-003	3614 BROWNELL BLVD	09/11/24	WD	\$18,000	\$10,900	60.56	\$25,784	\$6,057	\$11,943	\$78,908	0.151	183	1 STY	60	693	\$17.23
46-35-329-026	4133 LE ERDA AVE	06/09/23	WD	\$26,500	\$12,200	46.04	\$37,192	\$6,384	\$20,116	\$123,232	0.163	183	1 STY	60	1,046	\$19.23
46-35-384-023	3513 TRUMBULL AVE	06/29/23	WD	\$19,000	\$7,700	40.53	\$23,638	\$5,000	\$14,000	\$74,552	0.188	183	1 STY	60	742	\$18.87
46-35-355-019	3905 WINONA ST	10/31/24	WD	\$27,500	\$14,700	53.45	\$34,173	\$7,250	\$20,250	\$107,692	0.188	183	1 STY	60	1,056	\$19.18
46-35-381-002	3622 WINONA ST	02/14/25	WD	\$20,000	\$9,200	46.00	\$21,888	\$5,002	\$14,998	\$67,544	0.222	183	1 STY	60	697	\$21.52
46-35-354-004	3910 SENECA ST	07/05/23	WD	\$41,000	\$9,800	23.90	\$30,302	\$6,250	\$34,750	\$96,208	0.361	183	1 STY	60	1,022	\$34.00
46-35-355-018	3909 WINONA ST	06/13/23	WD	\$54,900	\$11,600	21.13	\$35,370	\$7,250	\$47,650	\$112,480	0.424	183	1 STY	60	1,040	\$45.82
Avg											0.210					
46-35-353-008	3818 WISNER ST	04/06/23	WD	\$31,000	\$10,100	32.58	\$35,321	\$6,250	\$24,750	\$96,903	0.255	183	1 STY	62	979	\$25.28
46-35-353-008	3818 WISNER ST	08/08/24	WD	\$33,000	\$14,200	43.03	\$35,321	\$6,250	\$26,750	\$96,903	0.276	183	1 STY	62	979	\$27.32
46-35-379-027	3721 TRUMBULL AVE	03/21/25	WD	\$25,000	\$13,100	52.40	\$31,657	\$5,000	\$20,000	\$88,857	0.225	183	1 STY	62	742	\$26.95
46-35-333-020	4113 FLEMING RD	11/15/24	WD	\$46,500	\$14,900	32.04	\$39,990	\$4,873	\$41,627	\$108,052	0.385	183	1 STY	73	966	\$43.09
46-35-378-008	3808 COMSTOCK AVE	10/11/24	WD	\$29,999	\$16,200	54.00	\$37,770	\$6,523	\$23,476	\$124,988	0.188	183	1.25 STY	60	1,154	\$20.34
46-35-376-024	3721 BROWNELL BLVD	03/12/25	WD	\$23,384	\$13,500	57.73	\$33,528	\$5,723	\$17,661	\$92,683	0.191	183	1.25 STY	56	1,263	\$13.98
46-35-353-028	3713 SENECA ST	08/21/23	WD	\$27,000	\$9,600	35.56	\$29,789	\$6,250	\$20,750	\$94,156	0.220	183	1.25 STY	60	1,130	\$18.36
46-35-360-010	3510 KELLAR AVE	03/20/25	WD	\$30,000	\$12,400	41.33	\$29,232	\$7,500	\$22,500	\$86,928	0.259	183	1.25 STY	60	884	\$25.45
46-35-378-019	3901 LE ERDA AVE	06/23/23	WD	\$30,000	\$8,900	29.67	\$27,227	\$6,496	\$23,504	\$82,924	0.283	183	1.25 STY	60	866	\$27.14
46-35-353-028	3713 SENECA ST	03/11/24	WD	\$35,000	\$9,600	27.43	\$29,789	\$6,250	\$28,750	\$94,156	0.305	183	1.25 STY	60	1,130	\$25.44

46-35-328-049	4105 COMSTOCK AVE	04/04/23	WD	\$57,000	\$16,800	29.47	\$58,126	\$8,654	\$48,346	\$164,907	0.293	183	1.25 STY	62	1,430	\$33.81
46-35-353-025	3805 SENECA ST	11/22/24	WD	\$61,500	\$16,300	26.50	\$39,720	\$6,250	\$55,250	\$111,567	0.495	183	1.25 STY	62	1,125	\$49.11
46-35-303-003	4218 WISNER ST	03/28/25	WD	\$34,000	\$14,900	43.82	\$34,114	\$5,000	\$29,000	\$116,456	0.249	183	2 STORY	60	1,298	\$22.34
46-35-183-004	4230 LE ERDA AVE	07/02/24	WD	\$95,000	\$22,000	23.16	\$77,091	\$6,250	\$88,750	\$217,972	0.407	183	2 STORY	74	1,798	\$49.36
46-35-183-004	4230 LE ERDA AVE	03/21/25	WD	\$74,000	\$22,000	29.73	\$77,091	\$6,250	\$67,750	\$217,972	0.311	183	2 STORY	74	1,798	\$37.68
<b>Totals:</b>				<b>\$921,552</b>	<b>\$345,600</b>		<b>\$953,046</b>		<b>\$754,856</b>	<b>\$2,851,837</b>						<b>\$25.97</b>
					<b>Sale. Ratio =&gt;</b>	<b>37.50</b>					<b>E.C.F. =&gt;</b>	<b>0.265</b>				
					<b>Std. Dev. =&gt;</b>	<b>15.21</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.251</b>				

Outlier

46-35-353-028	3713 SENECA ST	04/12/24	WD	\$62,500	\$12,500	20.00	\$29,789	\$6,250	\$56,250	\$94,156	0.597	183	1.25 STY	60	1,130	\$49.78
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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	0.325	0.325	0.325	0.300	0.250	0.250
1 STY	0.325	0.325	0.325	0.300	0.250	0.250
2 STORY	0.325	0.325	0.325	0.300	0.250	0.250
1.5 STY	0.325	0.325	0.325	0.300	0.250	0.250
1.25 STY	0.325	0.325	0.325	0.300	0.250	0.250
BI-LEVEL	0.325	0.325	0.325	0.300	0.250	0.250
TRI-LEVEL	0.325	0.325	0.325	0.300	0.250	0.250
ESTATE HOME	0.325	0.325	0.325	0.300	0.250	0.250
DUPLEX	0.325	0.325	0.325	0.300	0.250	0.250
TWO UNIT	0.325	0.325	0.325	0.300	0.250	0.250
THREE UNIT	0.325	0.325	0.325	0.300	0.250	0.250
FOUR UNIT	0.325	0.325	0.325	0.300	0.250	0.250

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Land Value	Floor Area	\$/Sq.Ft.
46-35-458-039	3420 FOREST HILL AVE	09/16/24	LC	\$26,000	\$9,900	38.08	\$21,746	\$6,000	\$20,000	\$69,982	0.286	185	1 STY	60	\$6,000	734	\$27.25
46-35-480-016	3921 DUPONT ST	02/06/24	QC	\$30,000	\$11,200	37.33	\$30,849	\$6,000	\$24,000	\$110,440	0.217	185	1 STY	60	\$6,000	1,153	\$20.82
46-35-426-014	810 W MOORE ST	06/30/23	QC	\$25,000	\$8,900	35.60	\$18,495	\$5,017	\$19,983	\$59,902	0.334	185	1 STY	62	\$5,017	910	\$21.96
46-35-404-021	1504 W MYRTLE AVE	10/12/23	WD	\$22,000	\$9,000	40.91	\$24,409	\$5,879	\$16,121	\$82,356	0.196	185	1 STY	62	\$5,879	880	\$18.32
46-35-476-025	3717 MILBOURNE AVE	09/06/24	WD	\$25,000	\$8,400	33.60	\$18,261	\$5,227	\$19,773	\$57,929	0.341	185	1.25 STY	50	\$5,227	1,011	\$19.56
46-35-476-025	3717 MILBOURNE AVE	03/05/25	WD	\$30,000	\$8,400	28.00	\$18,261	\$5,227	\$24,773	\$57,929	0.428	185	1.25 STY	50	\$5,227	1,011	\$24.50
46-35-481-024	3501 MILBOURNE AVE	11/06/24	WD	\$24,000	\$9,200	38.33	\$20,231	\$5,138	\$18,862	\$67,080	0.281	185	1.25 STY	55	\$5,138	752	\$25.08
46-35-407-028	4105 LAWNSDALE AVE	11/13/24	WD	\$49,900	\$10,500	21.04	\$22,964	\$5,352	\$44,548	\$78,276	0.569	185	1.25 STY	60	\$5,352	924	\$48.21
46-35-408-006	4118 LAWNSDALE AVE	10/11/24	WD	\$22,500	\$13,600	60.44	\$29,082	\$5,336	\$17,164	\$105,538	0.163	185	1.25 STY	60	\$5,336	1,262	\$13.60
46-35-408-010	4102 LAWNSDALE AVE	05/16/24	WD	\$30,000	\$11,000	36.67	\$24,045	\$5,299	\$24,701	\$83,316	0.296	185	1.25 STY	60	\$5,299	924	\$26.73
46-35-429-011	4102 MILBOURNE AVE	09/22/23	QC	\$25,000	\$11,500	46.00	\$31,714	\$5,000	\$20,000	\$118,729	0.168	185	1.25 STY	60	\$5,000	1,346	\$14.86
46-35-477-004	3910 MILBOURNE AVE	05/30/24	WD	\$24,900	\$12,100	48.59	\$25,806	\$5,000	\$19,900	\$92,471	0.215	185	1.25 STY	60	\$5,000	953	\$20.88
46-35-478-003	3910 DONNELLY ST	04/30/24	WD	\$26,650	\$18,800	70.54	\$39,634	\$5,000	\$21,650	\$153,929	0.141	185	1.25 STY	60	\$5,000	1,275	\$16.98
46-35-482-005	3518 MILBOURNE AVE	08/25/23	WD	\$25,000	\$8,000	32.00	\$24,982	\$5,000	\$20,000	\$88,809	0.225	185	1.25 STY	64	\$5,000	752	\$26.60
46-35-454-001	1215 W MYRTLE AVE	10/11/24	WD	\$30,500	\$12,300	40.33	\$26,717	\$6,293	\$24,207	\$90,773	0.267	185	2 STORY	39	\$6,293	1,759	\$13.76
46-35-477-024	3809 DONNELLY ST	05/18/23	WD	\$31,000	\$9,700	31.29	\$26,427	\$5,000	\$26,000	\$95,231	0.273	185	2 STORY	60	\$5,000	1,107	\$23.49
<b>Totals:</b>				<b>\$447,450</b>	<b>\$172,500</b>		<b>\$403,623</b>		<b>\$361,682</b>	<b>\$1,412,689</b>							
					<b>Sale. Ratio =&gt;</b>	<b>38.55</b>				<b>E.C.F. =&gt;</b>	<b>0.256</b>						
					<b>Std. Dev. =&gt;</b>	<b>12.08</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.275</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	0.325	0.325	0.300	0.250	0.250	0.250
1 STY	0.325	0.325	0.300	0.250	0.250	0.250
2 STORY	0.325	0.325	0.300	0.250	0.250	0.250
1.5 STY	0.325	0.325	0.300	0.250	0.250	0.250
1.25 STY	0.325	0.325	0.300	0.250	0.250	0.250
BI-LEVEL	0.325	0.325	0.300	0.250	0.250	0.250
TRI-LEVEL	0.325	0.325	0.300	0.250	0.250	0.250
ESTATE HOME	0.325	0.325	0.300	0.250	0.250	0.250
DUPLEX	0.325	0.325	0.300	0.250	0.250	0.250
TWO UNIT	0.325	0.325	0.300	0.250	0.250	0.250
THREE UNIT	0.325	0.325	0.300	0.250	0.250	0.250
FOUR UNIT	0.325	0.325	0.300	0.250	0.250	0.250

Close







Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.	
40-02-155-010	2618 KELLAR AVE	07/22/24	MLC	\$16,000	\$11,400	71.25	\$26,725	\$5,500	\$10,500	\$77,182	0.136	210	1 STY	55	1,008	\$10.42	
40-02-105-001	2017 W PASADENA AVE	02/05/24	QC	\$20,000	\$9,400	47.00	\$30,040	\$5,731	\$14,269	\$88,396	0.161	210	1 STY	60	966	\$14.77	
40-02-154-003	2720 SENECA ST	02/05/24	LC	\$34,000	\$10,300	30.29	\$34,112	\$11,000	\$23,000	\$84,044	0.274	210	1 STY	60	768	\$29.95	
40-02-155-017	2101 W DARTMOUTH ST	01/23/25	WD	\$26,000	\$10,600	40.77	\$29,830	\$6,387	\$19,613	\$85,247	0.230	210	1 STY	70	724	\$27.09	
											avg	0.200					
40-02-127-002	1811 PARKFRONT DR	01/04/24	MLC	\$26,000	\$11,200	43.08	\$33,870	\$6,741	\$19,259	\$98,651	0.195	210	1.25 STY	55	972	\$19.81	
40-02-126-009	1813 W PASADENA AVE	02/20/24	WD	\$42,000	\$10,900	25.95	\$36,069	\$7,557	\$34,443	\$103,680	0.332	210	1.25 STY	59	978	\$35.22	
40-02-126-026	3218 BROWNELL BLVD	03/04/24	WD	\$29,000	\$11,700	40.34	\$38,204	\$5,780	\$23,220	\$117,905	0.197	210	1.25 STY	60	1,001	\$23.20	
40-02-126-088	3101 FLEMING RD	07/01/24	WD	\$26,000	\$15,200	58.46	\$35,716	\$5,500	\$20,500	\$109,876	0.187	210	1.25 STY	60	972	\$21.09	
40-02-126-048	1910 W MC CLELLAN ST	10/31/24	WD	\$20,606	\$14,000	67.94	\$32,576	\$5,500	\$15,106	\$98,458	0.153	210	1.25 STY	64	972	\$15.54	
40-02-126-048	1910 W MC CLELLAN ST	10/31/24	WD	\$27,500	\$14,000	50.91	\$32,576	\$5,500	\$22,000	\$98,458	0.223	210	1.25 STY	64	972	\$22.63	
40-02-152-031	2613 WISNER ST	10/09/24	WD	\$30,000	\$9,500	31.67	\$24,553	\$5,500	\$24,500	\$69,284	0.354	210	1.25 STY	64	715	\$34.27	
40-02-126-083	3115 FLEMING RD	08/21/23	LC	\$36,000	\$9,600	26.67	\$36,194	\$5,500	\$30,500	\$111,615	0.273	210	1.25 STY	67	972	\$31.38	
											0.239						
40-02-205-014	1318 W GENESEE ST	02/09/24	LC	\$38,000	\$13,000	34.21	\$36,654	\$5,346	\$32,654	\$113,847	0.287	210	1.5 STY	64	1,121	\$29.13	
40-02-204-006	3222 LAWDALE AVE	07/01/24	WD	\$24,000	\$15,800	65.83	\$36,476	\$4,950	\$19,050	\$114,640	0.166	210	2 STORY	64	1,274	\$14.95	
40-02-130-025	1402 W GENESEE ST	03/19/25	WD	\$43,000	\$24,300	56.51	\$56,216	\$9,923	\$33,077	\$168,338	0.196	210	TRI-LEVEL	55	1,988	\$16.64	
<b>Totals:</b>				<b>\$438,106</b>	<b>\$190,900</b>		<b>\$519,811</b>		<b>\$341,691</b>	<b>\$1,539,622</b>						<b>\$23.07</b>	
						<b>Sale. Ratio =&gt;</b>	<b>43.57</b>			<b>E.C.F. =&gt;</b>	<b>0.222</b>						
						<b>Std. Dev. =&gt;</b>	<b>15.21</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.224</b>						

Outlier

40-02-104-020	3201 WINONA ST	02/03/25	WD	\$61,900	\$14,300	23.10	\$40,457	\$9,462	\$52,438	\$112,709	0.465	210	1 STY	74	1,008	\$52.02
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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	0.225	0.225	0.225	0.225	0.225	0.225
1 STY	0.225	0.225	0.225	0.225	0.225	0.225
2 STORY	0.225	0.225	0.225	0.225	0.225	0.225
1.5 STY	0.225	0.225	0.225	0.225	0.225	0.225
1.25 STY	0.225	0.225	0.225	0.225	0.225	0.225
BI-LEVEL	0.225	0.225	0.225	0.225	0.225	0.225
TRI-LEVEL	0.225	0.225	0.225	0.225	0.225	0.225
ESTATE HOME	0.225	0.225	0.225	0.225	0.225	0.225
DUPLEX	0.225	0.225	0.225	0.225	0.225	0.225
TWO UNIT	0.225	0.225	0.225	0.225	0.225	0.225
THREE UNIT	0.225	0.225	0.225	0.225	0.225	0.225
FOUR UNIT	0.225	0.225	0.225	0.225	0.225	0.225

Close









Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
41-05-276-030	2513 LEITH ST	08/23/24	WD	\$20,000	\$7,800	39.00	\$18,366	\$4,007	\$15,993	\$63,818	0.251	240	1 STY	55	648	\$24.68
41-05-254-024	2317 OKLAHOMA AVE	02/04/25	WD	\$16,500	\$10,100	61.21	\$22,673	\$3,484	\$13,016	\$85,284	0.153	240	1 STY	57	816	\$15.95
41-05-226-018	2431 THOM ST	02/13/24	WD	\$25,000	\$8,100	32.40	\$20,217	\$5,939	\$19,061	\$63,458	0.300	240	1 STY	60	600	\$31.77
41-05-286-013	2616 MARYLAND AVE	11/15/24	WD	\$50,500	\$18,400	36.44	\$38,541	\$5,879	\$44,621	\$145,164	0.307	240	1 STY	73	1,184	\$37.69
				<b>Totals:</b>	<b>\$155,500</b>	<b>\$54,300</b>	<b>\$123,367</b>		<b>\$132,707</b>	<b>\$446,996</b>						<b>\$30.16</b>
						<b>Sale. Ratio =&gt;</b>	<b>34.92</b>			<b>E.C.F. =&gt;</b>	<b>0.297</b>					
						<b>Std. Dev. =&gt;</b>	<b>14.19</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.292</b>					

Outlier

41-05-276-035	2436 THOM ST	03/14/25	WD	\$15,000	\$10,500	70.00	\$24,485	\$8,013	\$6,987	\$73,209	0.095	240	1.25 STY	47	723	\$9.66
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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	0.250	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	0.250	0.250	0.250	0.250	0.250	0.250
TRI-LEVEL	0.250	0.250	0.250	0.250	0.250	0.250
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

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.	
41-04-103-034	2921 COLORADO AVE	10/08/24	WD	\$34,900	\$15,400	44.13	\$39,350	\$10,285	\$24,615	\$58,130	0.423	245	1 STY	59	720	\$34.19	
41-04-102-031	2937 WYOMING AVE	05/01/24	MLC	\$48,000	\$21,400	44.58	\$52,864	\$10,750	\$37,250	\$84,228	0.442	245	1 STY	59	936	\$39.80	
41-04-130-042	3145 THOM ST	12/04/24	WD	\$61,000	\$22,400	36.72	\$55,807	\$9,675	\$51,325	\$92,264	0.556	245	1 STY	59	877	\$58.52	
41-04-104-031	2921 MONTANA AVE	01/02/24	WD	\$57,000	\$12,000	21.05	\$36,719	\$9,675	\$47,325	\$54,088	0.875	245	1 STY	54	740	\$63.95	
47-33-377-012	3813 TWILIGHT DR	02/12/24	WD	\$118,000	\$22,300	18.90	\$66,539	\$11,610	\$106,390	\$109,858	0.968	245	1 STY	59	1,014	\$104.92	
											Avg	0.653					
41-04-128-010	3134 WYOMING AVE	12/19/24	WD	\$40,000	\$21,200	53.00	\$52,178	\$10,910	\$29,090	\$82,536	0.352	245	1 STY	61	936	\$31.08	
41-04-102-032	3001 WYOMING AVE	06/26/24	WD	\$40,000	\$21,000	52.50	\$51,410	\$10,750	\$29,250	\$81,320	0.360	245	1 STY	61	936	\$31.25	
41-04-104-010	2902 COLORADO AVE	10/16/23	WD	\$37,000	\$13,400	36.22	\$39,846	\$9,675	\$27,325	\$60,342	0.453	245	1 STY	61	720	\$37.95	
41-04-129-051	3221 MONTANA AVE	01/29/25	WD	\$47,000	\$20,100	42.77	\$50,560	\$9,675	\$37,325	\$81,770	0.456	245	1 STY	61	870	\$42.90	
41-04-126-040	3145 ARIZONA AVE	03/21/24	WD	\$65,000	\$21,200	32.62	\$61,784	\$10,750	\$54,250	\$102,068	0.532	245	1 STY	61	962	\$56.39	
41-04-126-030	3109 ARIZONA AVE	08/30/24	WD	\$76,000	\$24,300	31.97	\$60,762	\$10,750	\$65,250	\$100,024	0.652	245	1 STY	61	961	\$67.90	
											Avg	0.468					
47-33-376-086	3221 MC CLURE AVE	09/26/23	WD	\$50,000	\$26,700	53.40	\$78,060	\$12,483	\$37,517	\$131,154	0.286	245	1 STY	66	914	\$41.05	
41-04-129-016	3156 COLORADO AVE	10/08/24	WD	\$43,500	\$23,300	53.56	\$57,826	\$17,200	\$26,300	\$81,252	0.324	245	1 STY	69	720	\$36.53	
41-04-128-021	3222 WYOMING AVE	09/22/23	WD	\$61,500	\$22,500	36.59	\$64,936	\$10,910	\$50,590	\$108,052	0.468	245	1 STY	69	936	\$54.05	
41-04-130-017	3210 MONTANA AVE	11/01/24	WD	\$69,000	\$24,400	35.36	\$60,942	\$10,750	\$58,250	\$100,384	0.580	245	1 STY	68	864	\$67.42	
41-04-130-017	3210 MONTANA AVE	03/18/25	WD	\$73,000	\$24,400	33.42	\$60,942	\$10,750	\$62,250	\$100,384	0.620	245	1 STY	68	864	\$72.05	
47-33-376-084	3213 MC CLURE AVE	10/11/24	WD	\$107,000	\$34,800	32.52	\$85,483	\$12,483	\$94,517	\$146,000	0.647	245	1 STY	66	1,271	\$74.36	
											Avg	0.488					
41-04-101-001	2902 MC CLURE AVE	09/14/23	WD	\$69,000	\$24,600	35.65	\$59,219	\$9,615	\$59,385	\$99,208	0.599	245	1 STY	73	756	\$78.55	
41-04-101-016	2901 ARIZONA AVE	01/19/24	WD	\$74,000	\$25,500	34.46	\$74,680	\$15,441	\$58,559	\$118,478	0.494	245	1 STY	73	1,147	\$51.05	
41-04-129-038	3129 MONTANA AVE	06/27/24	WD	\$97,000	\$18,600	19.18	\$47,440	\$9,675	\$87,325	\$75,530	1.156	245	1.25 STY	59	876	\$99.69	
41-04-102-015	3010 ARIZONA AVE	01/25/24	WD	\$37,500	\$19,200	51.20	\$55,924	\$10,750	\$26,750	\$90,348	0.296	245	1.25 STY	61	886	\$30.19	
41-04-127-002	3106 ARIZONA AVE	01/31/25	WD	\$52,300	\$23,700	45.32	\$58,372	\$10,750	\$41,550	\$95,244	0.436	245	1.25 STY	61	886	\$46.90	
41-04-127-021	3226 ARIZONA AVE	11/27/24	WD	\$53,000	\$22,400	42.26	\$54,947	\$11,537	\$41,463	\$86,820	0.478	245	1.25 STY	61	886	\$46.80	
41-04-127-018	3214 ARIZONA AVE	10/10/24	WD	\$70,850	\$22,600	31.90	\$61,167	\$10,750	\$60,100	\$100,834	0.596	245	1.25 STY	61	886	\$67.83	
41-04-102-009	2930 ARIZONA AVE	04/25/23	WD	\$86,000	\$19,300	22.44	\$56,439	\$10,750	\$75,250	\$91,378	0.824	245	1.25 STY	61	886	\$84.93	
41-04-127-007	3122 ARIZONA AVE	03/18/25	WD	\$80,000	\$19,300	24.13	\$52,522	\$10,750	\$69,250	\$83,544	0.829	245	1.25 STY	67	886	\$78.16	
41-04-102-015	3010 ARIZONA AVE	07/18/24	WD	\$86,520	\$22,800	26.35	\$55,924	\$10,750	\$75,770	\$90,348	0.839	245	1.25 STY	61	886	\$85.52	
47-33-376-044	3825 SUNRIDGE DR	02/14/25	WD	\$107,000	\$25,800	24.11	\$65,328	\$16,267	\$90,733	\$98,122	0.925	245	1.25 STY	61	1,236	\$73.41	
41-04-101-035	3029 ARIZONA AVE	12/20/23	WD	\$95,000	\$18,800	19.79	\$55,375	\$13,051	\$81,949	\$84,648	0.968	245	1.25 STY	61	886	\$92.49	
<b>Totals:</b>				<b>\$1,936,070</b>	<b>\$633,400</b>		<b>\$1,673,345</b>		<b>\$1,606,903</b>	<b>\$2,688,356</b>						<b>\$60.34</b>	
					<b>Sale. Ratio =&gt;</b>	<b>32.72</b>				<b>Avg ECF</b>	<b>0.688</b>						
					<b>Std. Dev. =&gt;</b>	<b>11.02</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.595</b>						

Outlier																
41-04-103-030	2909 COLORADO AVE	01/08/25	WD	\$30,000	\$18,400	61.33	\$45,032	\$10,285	\$19,715	\$69,494	0.284	245	1 STY	61	720	\$27.38





Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
41-04-205-014	3614 WYOMING AVE	06/16/23	WD	\$57,500	\$19,200	33.39	\$59,232	\$18,000	\$39,500	\$63,434	0.623	255	1 STY	55	778	\$50.77
41-04-227-003	3622 CRAIG DR	08/31/23	WD	\$125,000	\$32,900	26.32	\$99,545	\$22,655	\$102,345	\$118,292	0.865	255	1 STY	60	1,014	\$100.93
47-33-476-048	3710 DARCEY LN	02/28/25	WD	\$87,500	\$27,900	31.89	\$71,956	\$15,314	\$72,186	\$87,142	0.828	255	1 STY	60	910	\$79.33
41-04-205-020	3611 CRAIG DR	08/29/23	WD	\$123,000	\$26,200	21.30	\$95,190	\$18,000	\$105,000	\$118,754	0.884	255	1 STY	74	940	\$111.70
47-33-476-020	3717 ALDON LN	06/20/24	WD	\$115,000	\$32,800	28.52	\$104,379	\$15,300	\$99,700	\$137,045	0.728	255	1 STY	74	919	\$108.49
47-33-476-080	3609 N CENTER RD	07/12/24	WD	\$150,000	\$36,600	24.40	\$170,660	\$81,016	\$68,984	\$137,914	0.500	255	1.25 STY	64	1,330	\$51.87
47-33-478-012	3606 SHERRY DR	07/11/23	WD	\$112,000	\$37,000	33.04	\$105,746	\$19,503	\$92,497	\$132,682	0.697	255	BI-LEVEL	77	1,246	\$74.24
41-04-203-008	3408 HUGGINS ST	06/06/23	WD	\$98,500	\$34,800	35.33	\$107,340	\$29,993	\$68,507	\$118,995	0.576	255	TRI-LEVEL	60	1,344	\$50.97
<b>Totals:</b>				<b>\$868,500</b>	<b>\$247,400</b>		<b>\$814,048</b>		<b>\$648,719</b>	<b>\$914,257</b>						<b>\$78.54</b>
					<b>Sale. Ratio =&gt;</b>	<b>28.49</b>				<b>E.C.F. =&gt;</b>	<b>0.710</b>					
					<b>Std. Dev. =&gt;</b>	<b>4.95</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.713</b>					

Outlier																
41-04-205-020	3611 CRAIG DR	04/06/23	WD	\$57,000	\$26,200	45.96	\$95,190	\$18,000	\$39,000	\$118,754	0.328	255	1 STY	74	940	\$41.49

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	0.675	0.675	0.675	0.675	0.675	0.675
1 STY	0.675	0.675	0.675	0.675	0.675	0.675
2 STORY	0.675	0.675	0.675	0.675	0.675	0.675
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	0.675	0.675	0.675	0.675	0.675	0.675
TRI-LEVEL	0.675	0.675	0.675	0.675	0.675	0.675
ESTATE HOME	0.675	0.675	0.675	0.675	0.675	0.675
DUPLEX	0.675	0.675	0.675	0.675	0.675	0.675
TWO UNIT	0.675	0.675	0.675	0.675	0.675	0.675
THREE UNIT	0.675	0.675	0.675	0.675	0.675	0.675
FOUR UNIT	0.675	0.675	0.675	0.675	0.675	0.675

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
40-02-378-015	1802 COPEMAN BLVD	10/18/24	WD	\$33,000	\$13,400	40.61	\$31,412	\$6,250	\$26,750	\$100,648	0.266	260	1 STY	59	882	\$30.33
40-02-451-018	1406 W PATERSON ST	09/19/24	WD	\$24,000	\$15,100	62.92	\$35,398	\$6,847	\$17,153	\$114,204	0.150	260	1 STY	59	893	\$19.21
40-02-180-005	2632 LONDON ST	02/03/25	WD	\$18,500	\$13,600	73.51	\$31,545	\$6,250	\$12,250	\$101,180	0.121	260	1 STY	66	740	\$16.55
40-02-160-034	2625 BROWNELL BLVD	06/25/24	WD	\$20,000	\$12,200	61.00	\$30,298	\$6,447	\$13,553	\$95,404	0.142	260	1 STY	69	729	\$18.59
40-02-179-025	2613 LONDON ST	12/20/23	WD	\$25,000	\$12,800	51.20	\$33,695	\$6,250	\$18,750	\$109,780	0.171	260	1 STY	66	853	\$21.98
40-02-179-014	2524 WALTER ST	10/16/23	WD	\$31,700	\$12,800	40.38	\$33,914	\$6,608	\$25,092	\$109,224	0.230	260	1 STY	66	785	\$31.96
40-02-179-014	2524 WALTER ST	07/28/23	WD	\$32,000	\$12,800	40.00	\$33,914	\$6,608	\$25,392	\$109,224	0.232	260	1 STY	66	785	\$32.35
40-02-306-018	2352 COPEMAN BLVD	06/30/23	WD	\$35,000	\$13,400	38.29	\$35,447	\$8,154	\$26,846	\$109,172	0.246	260	1 STY	66	918	\$29.24
40-02-309-036	2102 WELCH BLVD	09/29/23	WD	\$139,000	\$44,700	32.16	\$110,511	\$17,777	\$121,223	\$370,936	0.327	260	1 STY	66	2,477	\$48.94
40-02-327-048	1902 WELCH BLVD	03/29/24	WD	\$132,000	\$42,600	32.27	\$110,016	\$14,978	\$117,022	\$345,593	0.339	260	1 STY	71	1,882	\$62.18
40-02-178-009	2626 BROWNELL BLVD	07/03/24	WD	\$44,500	\$13,900	31.24	\$34,880	\$6,605	\$37,895	\$102,818	0.369	260	1 STY	72	731	\$51.84
40-02-131-023	1814 W DARTMOUTH ST	07/21/23	MLC	\$34,900	\$13,100	37.54	\$28,148	\$7,081	\$27,819	\$84,268	0.330	260	1.25 STY	55	918	\$30.30
40-02-377-014	1526 W PATERSON ST	07/19/23	WD	\$45,500	\$13,700	30.11	\$36,161	\$7,824	\$37,676	\$113,348	0.332	260	1.25 STY	59	1,094	\$34.44
40-02-306-006	2419 WELCH BLVD	06/28/24	WD	\$27,000	\$15,900	58.89	\$36,803	\$7,069	\$19,931	\$118,936	0.168	260	1.25 STY	61	1,118	\$17.83
40-02-309-030	2313 WINONA ST	11/07/23	WD	\$29,000	\$12,900	44.48	\$33,850	\$6,480	\$22,520	\$109,480	0.206	260	1.25 STY	64	917	\$24.56
40-02-306-038	2307 COPEMAN BLVD	12/22/23	WD	\$53,000	\$12,600	23.77	\$33,589	\$6,593	\$46,407	\$107,984	0.430	260	1.25 STY	66	919	\$50.50
40-02-310-021	2208 COPEMAN BLVD	07/07/23	WD	\$76,000	\$18,700	24.61	\$56,451	\$8,531	\$67,469	\$214,042	0.315	260	1.25 STY	69	1,836	\$36.75
40-02-176-005	1901 W DARTMOUTH ST	05/21/24	WD	\$75,000	\$14,900	19.87	\$43,623	\$6,250	\$68,750	\$135,902	0.506	260	1.25 STY	74	946	\$72.67
40-02-379-006	2007 COPEMAN BLVD	07/01/23	WD	\$30,000	\$16,800	56.00	\$50,094	\$6,158	\$23,842	\$175,744	0.136	260	2 STORY	59	1,668	\$14.29
40-02-376-003	2013 WELCH BLVD	11/22/24	WD	\$35,000	\$18,000	51.43	\$41,643	\$8,733	\$26,267	\$131,640	0.200	260	2 STORY	61	1,184	\$22.18
40-02-327-046	2117 BROWNELL BLVD	09/20/24	WD	\$85,000	\$30,600	36.00	\$93,568	\$9,280	\$75,720	\$306,502	0.247	260	2 STORY	79	1,722	\$43.97
<b>Totals:</b>				<b>\$1,025,100</b>	<b>\$374,500</b>		<b>\$974,960</b>		<b>\$858,327</b>	<b>\$3,166,029</b>						<b>\$33.84</b>
					<b>Sale. Ratio =&gt;</b>	<b>36.53</b>				<b>E.C.F. =&gt;</b>	<b>0.271</b>					
					<b>Std. Dev. =&gt;</b>	<b>14.32</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.260</b>					

House is in poor condition

40-02-451-015	1502 W PATERSON ST	02/27/25	WD	\$23,500	\$14,300	60.85	\$20,681	\$6,847	\$16,653	\$55,336	0.301	260	1.25 STY	33	1,108	\$15.03
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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	0.300	0.300	0.250	0.225	0.225	0.225
1 STY	0.300	0.300	0.250	0.225	0.225	0.225
2 STORY	0.300	0.300	0.250	0.225	0.225	0.225
1.5 STY	0.300	0.300	0.250	0.225	0.225	0.225
1.25 STY	0.300	0.300	0.250	0.225	0.225	0.225
BI-LEVEL	0.300	0.300	0.250	0.225	0.225	0.225
TRI-LEVEL	0.300	0.300	0.250	0.225	0.225	0.225
ESTATE HOME	0.300	0.300	0.250	0.225	0.225	0.225
DUPLEX	0.300	0.300	0.250	0.225	0.225	0.225
TWO UNIT	0.300	0.300	0.250	0.225	0.225	0.225
THREE UNIT	0.300	0.300	0.250	0.225	0.225	0.225
FOUR UNIT	0.300	0.300	0.250	0.225	0.225	0.225

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
40-02-207-024	1210 W DARTMOUTH ST	01/31/25	WD	\$15,000	\$7,300	48.67	\$16,319	\$4,200	\$10,800	\$53,862	0.201	265
40-02-281-023	1009 W RANKIN ST	03/18/25	LC	\$25,000	\$12,300	49.20	\$28,014	\$10,500	\$14,500	\$77,840	0.186	265
40-02-479-004	709 W HAMILTON AVE	08/22/24	WD	\$33,000	\$18,700	56.67	\$38,840	\$7,716	\$25,284	\$138,329	0.183	265
40-02-253-023	2642 FOREST HILL AVE	07/26/24	WD	\$16,000	\$9,000	56.25	\$20,292	\$4,990	\$11,010	\$68,009	0.162	265
40-02-259-004	1105 W RANKIN ST	05/03/24	LC	\$25,000	\$10,600	42.40	\$23,627	\$5,250	\$19,750	\$81,676	0.242	265
40-02-429-032	2217 DUPONT ST	10/07/24	WD	\$15,000	\$11,300	75.33	\$25,047	\$6,557	\$8,443	\$82,178	0.103	265
40-02-479-009	2118 MT ELLIOTT AVE	01/18/24	WD	\$30,000	\$10,900	36.33	\$31,474	\$6,557	\$23,443	\$110,742	0.212	265
40-02-182-008	1601 W RANKIN ST	11/21/23	WD	\$28,000	\$11,000	39.29	\$28,802	\$5,986	\$22,014	\$101,404	0.217	265
40-02-284-004	717 W RANKIN ST	06/04/24	WD	\$57,577	\$17,500	30.39	\$36,992	\$5,250	\$52,327	\$141,076	0.371	265
<b>Totals:</b>				<b>\$244,577</b>	<b>\$108,600</b>		<b>\$249,407</b>		<b>\$187,571</b>	<b>\$855,116</b>		
						<b>Sale. Ratio =&gt;</b>	<b>44.40</b>			<b>E.C.F. =&gt;</b>	<b>0.219</b>	
						<b>Std. Dev. =&gt;</b>	<b>13.44</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.208</b>	

Outlier

40-02-404-017	2306 FOREST HILL AVE	07/24/24	MLC	\$45,000	\$12,200	27.11	\$26,863	\$6,515	\$38,485	\$90,436	0.426	265
40-02-283-014	2514 N CHEVROLET AVE	12/05/23	WD	\$51,000	\$9,800	19.22	\$25,791	\$6,557	\$44,443	\$85,484	0.520	265

## 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	0.225	0.225	0.225	0.225	0.225	0.225
1 STY	0.225	0.225	0.225	0.225	0.225	0.225
2 STORY	0.225	0.225	0.225	0.225	0.225	0.225
1.5 STY	0.225	0.225	0.225	0.225	0.225	0.225
1.25 STY	0.225	0.225	0.225	0.225	0.225	0.225
BI-LEVEL	0.225	0.225	0.225	0.225	0.225	0.225
TRI-LEVEL	0.225	0.225	0.225	0.225	0.225	0.225
ESTATE HOME	0.225	0.225	0.225	0.225	0.225	0.225
DUPLEX	0.225	0.225	0.225	0.225	0.225	0.225
TWO UNIT	0.225	0.225	0.225	0.225	0.225	0.225
THREE UNIT	0.225	0.225	0.225	0.225	0.225	0.225
FOUR UNIT	0.225	0.225	0.225	0.225	0.225	0.225

[Close](#)

Building Style	Building Depr.	Floor Area	\$/Sq.Ft.	Use Code
1.5 STY	44	730	\$14.79	
1.5 STY	59	657	\$22.07	
1.5 STY	59	1,620	\$15.61	
1.75 STY	49	939	\$11.73	RENTAL PER BUILDING
1.75 STY	59	873	\$22.62	
1.75 STY	59	766	\$11.02	RENTAL PER BUILDING
1.75 STY	66	1,119	\$20.95	
2 STORY	59	1,166	\$18.88	
2 STORY	61	1,327	\$39.43	RENTAL PER BUILDING

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1.75 STY	59	927	\$41.52	HISTORICAL
1 STY	49	1,150	\$38.65	





Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
41-04-453-005	2102 N AVERILL AVE	04/12/24	WD	\$40,000	\$27,300	68.25	\$61,883	\$11,254	\$28,746	\$101,258	0.284	285	1 STY	49	767	\$37.48
41-04-177-013	3144 LEITH ST	12/04/23	WD	\$58,000	\$13,300	22.93	\$40,375	\$13,646	\$44,354	\$53,458	0.830	285	1 STY	50	645	\$68.77
41-04-332-025	3133 WOODROW AVE	05/23/24	WD	\$27,000	\$9,800	36.30	\$35,497	\$14,350	\$12,650	\$42,294	0.299	285	1 STY	50	480	\$26.35
41-04-382-002	3208 HOLLY AVE	01/29/24	WD	\$25,000	\$9,600	38.40	\$29,412	\$7,425	\$17,575	\$43,974	0.400	285	1 STY	50	656	\$26.79
											0.453					
41-04-330-029	3147 RISEBORPH AVE	09/06/24	WD	\$28,000	\$16,100	57.50	\$38,276	\$7,893	\$20,107	\$60,766	0.331	285	1 STY	60	720	\$27.93
41-04-376-019	3123 BENNETT AVE	05/23/24	WD	\$30,000	\$15,100	50.33	\$35,997	\$7,425	\$22,575	\$57,144	0.395	285	1 STY	60	735	\$30.71
41-04-176-037	3137 LEITH ST	11/29/23	WD	\$40,000	\$14,500	36.25	\$44,653	\$10,271	\$29,729	\$68,764	0.432	285	1 STY	60	660	\$45.04
41-04-455-028	2052 N AVERILL AVE	04/18/23	WD	\$65,000	\$24,000	36.92	\$72,047	\$9,805	\$55,195	\$124,484	0.443	285	1 STY	60	1,008	\$54.76
41-04-380-014	3213 HOLLY AVE	04/02/24	WD	\$38,000	\$15,200	40.00	\$36,317	\$7,425	\$30,575	\$57,784	0.529	285	1 STY	55	799	\$38.27
41-04-381-009	3128 HOLLY AVE	01/13/25	LC	\$35,000	\$13,700	39.14	\$32,980	\$9,075	\$25,925	\$47,810	0.542	285	1 STY	55	660	\$39.28
41-04-328-015	3152 DELAWARE AVE	04/14/23	WD	\$46,000	\$14,000	30.43	\$42,018	\$7,893	\$38,107	\$68,250	0.558	285	1 STY	55	763	\$49.94
41-04-177-040	3213 DAKOTA AVE	04/04/23	WD	\$49,000	\$14,000	28.57	\$43,797	\$13,646	\$35,354	\$60,302	0.586	285	1 STY	60	704	\$50.22
41-04-179-003	3112 MARYLAND AVE	04/07/23	WD	\$43,000	\$12,200	28.37	\$37,145	\$8,484	\$34,516	\$57,322	0.602	285	1 STY	60	720	\$47.94
41-04-158-016	2909 BRANCH RD	01/19/24	WD	\$64,000	\$17,700	27.66	\$53,829	\$8,606	\$55,394	\$90,446	0.612	285	1 STY	60	900	\$61.55
41-04-384-009	3236 DALE AVE	06/18/24	WD	\$55,000	\$19,500	35.45	\$45,139	\$7,425	\$47,575	\$75,428	0.631	285	1 STY	60	840	\$56.64
41-04-157-017	2929 DAKOTA AVE	06/23/23	WD	\$58,000	\$14,700	25.34	\$44,735	\$8,454	\$49,546	\$72,562	0.683	285	1 STY	60	903	\$54.87
41-04-176-020	3213 LEITH ST	11/12/24	WD	\$62,000	\$19,800	31.94	\$46,260	\$9,814	\$52,186	\$72,892	0.716	285	1 STY	60	684	\$76.30
41-04-178-017	3232 DAKOTA AVE	08/18/23	MLC	\$70,000	\$17,000	24.29	\$50,894	\$13,825	\$56,175	\$74,138	0.758	285	1 STY	60	754	\$74.50
											0.559					
41-04-380-001	2112 CURRY ST	12/05/24	WD	\$47,000	\$29,400	62.55	\$66,578	\$12,237	\$34,763	\$108,682	0.320	285	1 STY	67	1,049	\$33.14
41-04-335-020	2311 N AVERILL AVE	02/14/25	WD	\$64,000	\$29,300	45.78	\$72,158	\$20,350	\$43,650	\$103,616	0.421	285	1 STY	63	873	\$50.00
41-04-459-025	3413 DAVISON RD	05/17/24	WD	\$49,900	\$14,100	28.26	\$54,545	\$20,250	\$29,650	\$68,590	0.432	285	1 STY	62	480	\$61.77
41-04-151-037	2941 LEITH ST	08/05/24	WD	\$71,000	\$28,400	40.00	\$62,082	\$7,475	\$63,525	\$109,214	0.582	285	1 STY	67	924	\$68.75
41-04-328-001	2620 BRANCH RD	07/14/23	WD	\$74,000	\$20,300	27.43	\$59,362	\$10,579	\$63,421	\$97,566	0.650	285	1 STY	68	912	\$69.54
41-04-178-043	3213 MARYLAND AVE	08/16/23	WD	\$61,000	\$15,200	24.92	\$45,101	\$8,599	\$52,401	\$73,004	0.718	285	1 STY	65	720	\$72.78
41-04-177-010	3126 LEITH ST	07/18/24	WD	\$79,370	\$27,000	34.02	\$55,824	\$13,646	\$65,724	\$84,356	0.779	285	1 STY	68	672	\$97.80
											0.557					
41-04-332-015	3152 RISEBORPH AVE	07/23/24	MLC	\$39,500	\$18,100	45.82	\$42,984	\$7,893	\$31,607	\$70,182	0.450	285	1.25 STY	60	940	\$33.62
41-04-332-027	3147 WOODROW AVE	01/05/24	WD	\$57,000	\$16,600	29.12	\$48,964	\$7,893	\$49,107	\$82,142	0.598	285	1.25 STY	60	924	\$53.15
<b>Totals:</b>				<b>\$1,500,770</b>	<b>\$506,900</b>		<b>\$1,361,753</b>		<b>\$1,200,282</b>	<b>\$2,122,530</b>						<b>\$54.55</b>
						<b>Sale. Ratio =&gt;</b>	<b>33.78</b>			<b>E.C.F. =&gt;</b>	<b>0.565</b>					
						<b>Std. Dev. =&gt;</b>	<b>12.14</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.562</b>					

Outliers

41-04-177-031	3131 DAKOTA AVE	11/22/24	WD	\$28,000	\$20,000	71.43	\$46,970	\$14,744	\$13,256	\$64,452	0.206	285	1 STY	60	639	\$20.74
41-04-380-019	3229 HOLLY AVE	03/19/24	WD	\$125,000	\$21,000	16.80	\$62,901	\$14,850	\$110,150	\$96,102	1.146	285	1.75 STY	60	922	\$119.47

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	0.550	0.550	0.550	0.550	0.550	0.500
1 STY	0.550	0.550	0.550	0.550	0.550	0.500
2 STORY	0.550	0.550	0.550	0.550	0.550	0.500
1.5 STY	0.550	0.550	0.550	0.550	0.550	0.500
1.25 STY	0.550	0.550	0.550	0.550	0.550	0.500
BI-LEVEL	0.550	0.550	0.550	0.550	0.550	0.500
TRI-LEVEL	0.550	0.550	0.550	0.550	0.550	0.500
ESTATE HOME	0.550	0.550	0.550	0.550	0.550	0.500
DUPLEX	0.550	0.550	0.550	0.550	0.550	0.500
TWO UNIT	0.550	0.550	0.550	0.550	0.550	0.500
THREE UNIT	0.550	0.550	0.550	0.550	0.550	0.500
FOUR UNIT	0.550	0.550	0.550	0.550	0.550	0.500

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
41-04-426-017	3805 DELAWARE AVE	02/28/25	WD	\$64,650	\$36,500	56.46	\$100,242	\$21,909	\$42,741	\$120,512	0.355	290	1 STY	63	967	\$44.20
41-04-429-015	3701 RISEDORPH AVE	01/17/24	WD	\$70,700	\$28,000	39.60	\$99,337	\$23,168	\$47,532	\$117,183	0.406	290	1 STY	63	954	\$49.82
41-04-278-004	3716 DAKOTA AVE	07/31/24	WD	\$85,000	\$42,500	50.00	\$115,409	\$29,699	\$55,301	\$131,862	0.419	290	1 STY	63	1,036	\$53.38
41-04-427-014	3701 BEECHWOOD AVE	07/17/24	WD	\$78,000	\$37,000	47.44	\$101,865	\$22,540	\$55,460	\$122,038	0.454	290	1 STY	63	954	\$58.13
41-04-476-058	3717 HOLLY AVE	01/31/24	WD	\$115,000	\$37,600	32.70	\$134,960	\$36,508	\$78,492	\$151,465	0.518	290	1 STY	63	1,028	\$76.35
41-04-428-009	3830 DELAWARE AVE	05/02/24	WD	\$90,000	\$38,700	43.00	\$104,912	\$20,808	\$69,192	\$129,391	0.535	290	1 STY	63	962	\$71.93
41-04-478-006	3818 HOLLY AVE	04/12/24	WD	\$92,000	\$35,500	38.59	\$97,405	\$20,011	\$71,989	\$119,068	0.605	290	1 STY	63	906	\$79.46
41-04-428-001	3802 DELAWARE AVE	11/13/23	WD	\$107,400	\$30,300	28.21	\$113,643	\$22,400	\$85,000	\$140,374	0.606	290	1 STY	68	965	\$88.08
41-04-430-005	3818 BEECHWOOD AVE	05/01/24	WD	\$94,850	\$35,800	37.74	\$98,212	\$20,000	\$74,850	\$120,326	0.622	290	1 STY	63	954	\$78.46
41-04-427-026	3745 BEECHWOOD AVE	04/26/24	WD	\$96,000	\$35,600	37.08	\$98,078	\$22,400	\$73,600	\$116,428	0.632	290	1 STY	63	954	\$77.15
41-04-478-005	3814 HOLLY AVE	09/25/24	WD	\$97,500	\$35,300	36.21	\$96,844	\$19,880	\$77,620	\$118,406	0.656	290	1 STY	63	906	\$85.67
41-04-433-017	3709 WHITTIER ST	08/08/24	WD	\$98,000	\$33,000	33.67	\$91,904	\$20,000	\$78,000	\$110,622	0.705	290	1 STY	63	954	\$81.76
41-04-476-012	3742 WHITTIER ST	06/14/24	WD	\$106,000	\$32,800	30.94	\$98,198	\$20,000	\$86,000	\$120,305	0.715	290	1 STY	69	954	\$90.15
41-04-430-012	3801 RISEDORPH AVE	08/25/23	WD	\$127,000	\$30,400	23.94	\$115,038	\$22,400	\$104,600	\$142,520	0.734	290	1 STY	69	954	\$109.64
41-04-430-008	3830 BEECHWOOD AVE	02/26/25	WD	\$103,000	\$32,700	31.75	\$91,721	\$20,000	\$83,000	\$110,340	0.752	290	1 STY	63	954	\$87.00
41-04-427-025	3741 BEECHWOOD AVE	02/09/24	WD	\$117,000	\$29,500	25.21	\$103,545	\$20,000	\$97,000	\$128,531	0.755	290	1 STY	63	954	\$101.68
41-04-430-004	3814 BEECHWOOD AVE	03/08/24	WD	\$130,000	\$29,100	22.38	\$113,046	\$20,000	\$110,000	\$143,148	0.768	290	1 STY	69	954	\$115.30
41-04-476-077	3817 HOLLY AVE	09/30/24	WD	\$117,000	\$36,400	31.11	\$99,629	\$21,024	\$95,976	\$120,931	0.794	290	1 STY	63	908	\$105.70
41-04-476-078	3821 HOLLY AVE	09/24/24	WD	\$108,120	\$33,300	30.80	\$91,474	\$20,570	\$87,550	\$109,083	0.803	290	1 STY	63	906	\$96.63
41-04-476-042	3708 BENNETT AVE	10/03/23	WD	\$136,000	\$32,400	23.82	\$113,786	\$23,867	\$112,133	\$138,337	0.811	290	1 STY	63	1,017	\$110.26
41-04-478-006	3818 HOLLY AVE	10/22/24	WD	\$122,000	\$35,500	29.10	\$97,405	\$20,011	\$101,989	\$119,068	0.857	290	1 STY	63	906	\$112.57
41-04-427-020	3721 BEECHWOOD AVE	09/08/23	WD	\$128,900	\$28,200	21.88	\$98,284	\$20,808	\$108,092	\$119,194	0.907	290	1 STY	63	954	\$113.30
41-04-430-019	3825 RISEDORPH AVE	12/13/24	WD	\$130,000	\$36,000	27.69	\$98,472	\$21,294	\$108,706	\$118,735	0.916	290	1 STY	63	954	\$113.95
41-04-277-074	3715 DAKOTA AVE	03/14/24	WD	\$149,900	\$30,700	20.48	\$109,778	\$25,582	\$124,318	\$129,532	0.960	290	1 STY	63	1,036	\$120.00
41-04-432-024	3837 WOODROW AVE	04/24/24	WD	\$149,900	\$38,800	25.88	\$104,512	\$25,380	\$124,520	\$121,742	1.023	290	1 STY	63	954	\$130.52
										Avg	0.692					
41-04-431-010	3734 RISEDORPH AVE	04/13/23	WD	\$88,000	\$28,700	32.61	\$102,558	\$20,000	\$68,000	\$127,012	0.535	290	1 STY	73	954	\$71.28
41-04-476-094	3746 BENNETT AVE	01/08/24	CD	\$136,000	\$33,600	24.71	\$148,555	\$43,095	\$92,905	\$162,246	0.573	290	1 STY	79	1,021	\$90.99
41-04-433-015	3701 WHITTIER ST	11/16/23	WD	\$135,000	\$33,300	24.67	\$137,039	\$27,152	\$107,848	\$169,057	0.638	290	1 STY	79	1,136	\$94.94
41-04-426-030	3829 DELAWARE AVE	06/14/23	WD	\$136,000	\$34,600	25.44	\$123,231	\$29,597	\$106,403	\$144,052	0.739	290	1 STY	74	956	\$111.30
41-04-433-010	3734 WOODROW AVE	05/11/23	WD	\$132,500	\$24,600	18.57	\$109,120	\$20,000	\$112,500	\$137,108	0.821	290	1 STY	74	954	\$117.92
										Avg	0.661					
41-04-454-003	3510 BENNETT AVE	11/02/23	LC	\$85,000	\$26,700	31.41	\$95,009	\$18,000	\$67,000	\$118,475	0.566	290	1.25 STY	63	1,072	\$62.50
41-04-456-012	3618 HOLLY AVE	10/18/24	WD	\$94,000	\$33,100	35.21	\$90,844	\$18,000	\$76,000	\$112,068	0.678	290	1.25 STY	63	975	\$77.95
41-04-451-026	2301 STARKWEATHER ST	04/20/23	WD	\$101,000	\$26,300	26.04	\$92,844	\$20,000	\$81,000	\$112,068	0.723	290	2 STORY	63	964	\$84.02
41-04-453-011	3406 BENNETT AVE	09/21/23	WD	\$108,000	\$26,300	24.35	\$90,777	\$21,618	\$86,382	\$106,398	0.812	290	2 STORY	63	964	\$89.61
41-04-476-072	3749 HOLLY AVE	03/25/24	WD	\$130,000	\$32,700	25.15	\$115,356	\$25,055	\$104,945	\$138,925	0.755	290	2 STORY	63	1,248	\$84.09



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
40-02-355-003	3130 CONCORD ST	12/20/24	WD	\$65,000	\$37,000	56.92	\$96,637	\$20,000	\$45,000	\$191,593	0.235	295	1 STY	63	1,881	\$23.92
40-03-485-013	3306 MACKIN RD	11/27/23	WD	\$50,000	\$21,500	43.00	\$63,683	\$16,389	\$33,611	\$118,235	0.284	295	1 STY	63	1,018	\$33.02
40-02-351-006	3109 HELBER ST	03/21/25	WD	\$60,000	\$30,000	50.00	\$77,649	\$10,469	\$49,531	\$167,950	0.295	295	1 STY	63	1,603	\$30.90
40-02-356-017	2944 CONCORD ST	06/30/23	WD	\$60,000	\$23,000	38.33	\$67,338	\$18,842	\$41,158	\$121,240	0.339	295	1 STY	63	952	\$43.23
40-02-358-009	1702 WINONA ST	07/29/24	WD	\$95,000	\$31,600	33.26	\$81,786	\$17,994	\$77,006	\$159,480	0.483	295	1 STY	63	1,249	\$61.65
40-03-484-007	3419 BARTH ST	12/15/23	WD	\$64,000	\$18,600	29.06	\$54,433	\$12,854	\$51,146	\$103,948	0.492	295	1 STY	63	978	\$52.30
40-02-355-014	3110 CONCORD ST	10/20/23	WD	\$154,999	\$39,700	25.61	\$116,720	\$24,231	\$130,768	\$231,223	0.566	295	1 STY	63	2,279	\$57.38
40-02-359-008	3029 CLEMENT ST	08/26/24	WD	\$89,000	\$25,300	28.43	\$65,328	\$15,424	\$73,576	\$124,760	0.590	295	1 STY	68	902	\$81.57
40-03-483-003	1608 WABASH AVE	03/19/24	CD	\$121,500	\$23,800	19.59	\$68,851	\$14,305	\$107,195	\$136,365	0.786	295	1 STY	63	1,125	\$95.28
											0.452					
40-03-482-008	3440 BARTH ST	12/22/23	WD	\$42,000	\$20,600	49.05	\$59,482	\$11,568	\$30,432	\$119,785	0.254	295	1.5 STY	63	1,108	\$27.47
40-02-354-005	2953 BEGOLE ST	09/11/24	WD	\$53,500	\$25,900	48.41	\$66,563	\$12,553	\$40,947	\$135,025	0.303	295	2 STORY	63	1,300	\$31.50
40-11-102-002	2955 CLEMENT ST	10/16/23	WD	\$73,000	\$24,400	33.42	\$71,182	\$15,424	\$57,576	\$139,395	0.413	295	2 STORY	63	1,181	\$48.75
40-02-357-018	3030 CLEMENT ST	01/16/24	WD	\$68,600	\$22,600	32.94	\$65,564	\$11,568	\$57,032	\$134,990	0.422	295	2 STORY	63	1,175	\$48.54
40-02-359-021	3026 BARTH ST	12/21/23	MLC	\$65,000	\$21,200	32.62	\$61,747	\$12,853	\$52,147	\$122,235	0.427	295	2 STORY	63	1,187	\$43.93
40-03-481-016	1719 SENECA ST	07/18/24	WD	\$75,000	\$24,400	32.53	\$62,762	\$12,875	\$62,125	\$124,718	0.498	295	2 STORY	68	1,018	\$61.03
<b>Totals:</b>				<b>\$1,403,099</b>	<b>\$455,600</b>		<b>\$1,267,444</b>		<b>\$1,132,603</b>	<b>\$2,492,370</b>						<b>\$50.73</b>
					<b>Sale. Ratio =&gt;</b>	<b>32.47</b>				<b>E.C.F. =&gt;</b>	<b>0.454</b>					
					<b>Std. Dev. =&gt;</b>	<b>12.69</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.450</b>					

Outliers

40-03-479-014	3216 CONCORD ST	07/07/23	WD	\$120,000	\$26,300	21.92	\$78,145	\$13,393	\$106,607	\$161,880	0.659	295	2 STORY	60	1,814	\$58.77
40-03-481-010	3310 CLEMENT ST	03/11/24	WD	\$118,500	\$22,200	18.73	\$64,747	\$17,671	\$100,829	\$117,690	0.857	295	1 STY	63	1,061	\$95.03
40-10-226-008	3101 BARTH ST	03/07/25	WD	\$28,000	\$17,500	62.50	\$44,827	\$12,083	\$15,917	\$81,860	0.194	295	1 STY	63	840	\$18.95

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	0.450	0.450	0.450	0.450	0.450	0.450
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	0.450	0.450	0.450	0.450	0.450	0.450
DUPLEX	0.450	0.450	0.450	0.450	0.450	0.450
TWO UNIT	0.450	0.450	0.450	0.450	0.450	0.450
THREE UNIT	0.450	0.450	0.450	0.450	0.450	0.450
FOUR UNIT	0.450	0.450	0.450	0.450	0.450	0.450

Close



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	\$/Sq.Ft.	ECF Area	Building Style	Building Depr.	E.C.F.	Floor Area
40-10-229-029	1355 SUTTON AVE	11/16/24	WD	\$41,000	\$10,600	25.85	\$34,749	\$10,000	\$31,000	\$70,711	\$36.73	305	1 STY	63	0.438	844
40-10-276-015	3128 RASKOB ST	09/30/24	WD	\$48,000	\$13,600	28.33	\$43,747	\$10,247	\$37,753	\$95,714	\$43.39	305	1 STY	63	0.394	870
40-10-276-024	3102 RASKOB ST	06/16/23	QC	\$50,400	\$10,500	20.83	\$43,285	\$11,250	\$39,150	\$91,529	\$42.19	305	1 STY	63	0.428	928
40-11-108-022	2932 WOLCOTT ST	04/21/23	WD	\$80,000	\$21,100	26.38	\$86,272	\$20,118	\$59,882	\$189,011	\$43.65	305	1 STY	63	0.317	1,372
40-10-280-004	3147 SLOAN ST	09/19/24	WD	\$65,400	\$13,800	21.10	\$44,581	\$10,000	\$55,400	\$98,803	\$51.97	305	2 STORY	60	0.561	1,066
40-10-277-016	3040 RASKOB ST	12/14/23	WD	\$54,000	\$15,500	28.70	\$42,682	\$10,247	\$43,753	\$92,671	\$35.78	305	BI-LEVEL	60	0.472	1,223
40-10-277-020	3024 RASKOB ST	12/28/23	WD	\$60,000	\$16,200	27.00	\$44,158	\$10,247	\$49,753	\$96,889	\$40.09	305	BI-LEVEL	60	0.514	1,241
40-10-280-032	3101 SLOAN ST	08/31/23	WD	\$58,000	\$18,100	31.21	\$48,898	\$11,250	\$46,750	\$107,566	\$37.73	305	BI-LEVEL	60	0.435	1,239
40-11-106-007	2910 PROSPECT ST	05/03/24	WD	\$46,000	\$16,400	35.65	\$42,302	\$10,000	\$36,000	\$92,291	\$29.01	305	BI-LEVEL	60	0.390	1,241
<b>Totals:</b>				<b>\$502,800</b>	<b>\$135,800</b>		<b>\$430,674</b>		<b>\$399,441</b>	<b>\$935,186</b>	<b>\$40.06</b>					
					<b>Sale. Ratio =&gt;</b>	<b>27.01</b>				<b>E.C.F. =&gt;</b>					<b>0.427</b>	
					<b>Std. Dev. =&gt;</b>	<b>4.63</b>				<b>Ave. E.C.F. =&gt;</b>					<b>0.439</b>	

Outlier

40-10-229-029	1355 SUTTON AVE	12/14/24	WD	\$67,500	\$10,600	15.70	\$34,749	\$10,000	\$57,500	\$70,711	\$68.13	305	1 STY	63	0.813	844
40-10-232-003	1310 SUTTON AVE	12/01/23	LC	\$17,033	\$7,700	45.21	\$32,353	\$10,000	\$7,033	\$63,866	\$10.40	305	1 STY	60	0.110	676
40-10-232-020	3001 WOLCOTT ST	09/05/24	CD	\$36,700	\$15,500	42.23	\$42,094	\$9,200	\$27,500	\$93,983	\$30.97	305	1 STY	63	0.293	888

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	0.425	0.425	0.425	0.425	0.425	0.425
2 STORY	0.425	0.425	0.425	0.425	0.425	0.425
1.5 STY	0.425	0.425	0.425	0.425	0.425	0.425
1.25 STY	0.425	0.425	0.425	0.425	0.425	0.425
BI-LEVEL	0.425	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	0.425	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

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
40-11-130-022	2630 CLEMENT ST	10/30/23	WD	\$22,000	\$10,300	46.82	\$35,095	\$10,980	\$11,020	\$68,900	0.160	310	1 STY	45	768	\$14.35
40-11-326-028	2616 SLOAN ST	05/26/23	WD	\$26,000	\$10,000	38.46	\$35,427	\$9,735	\$16,265	\$73,406	0.222	310	1 STY	55	720	\$22.59
40-11-134-023	2626 MACKIN RD	12/19/24	WD	\$21,000	\$13,700	65.24	\$35,538	\$9,605	\$11,395	\$74,094	0.154	310	1 STY	60	720	\$15.83
40-11-182-008	2743 BERKLEY ST	12/23/24	WD	\$31,000	\$20,100	64.84	\$52,428	\$8,761	\$22,239	\$116,445	0.191	310	1 STY	68	862	\$25.80
40-11-201-008	1109 COPEMAN BLVD	08/07/24	WD	\$27,000	\$15,800	58.52	\$39,900	\$9,500	\$17,500	\$86,857	0.201	310	1 STY	60	816	\$21.45
40-11-202-018	2522 MALLERY ST	09/25/23	WD	\$28,500	\$11,900	41.75	\$42,894	\$9,769	\$18,731	\$88,333	0.212	310	1 STY	63	732	\$25.59
40-11-184-023	2744 SLOAN ST	05/15/24	WD	\$25,000	\$12,100	48.40	\$32,462	\$9,735	\$15,265	\$60,605	0.252	310	1 STY	63	712	\$21.44
40-11-254-027	2502 PROSPECT ST	11/02/23	WD	\$31,000	\$10,600	34.19	\$37,130	\$9,500	\$21,500	\$78,943	0.272	310	1 STY	60	732	\$29.37
40-11-182-034	1207 FOREST HILL AVE	09/06/23	WD	\$36,000	\$12,200	33.89	\$42,327	\$9,975	\$26,025	\$92,434	0.282	310	1 STY	60	867	\$30.02
40-11-255-016	2421 PROSPECT ST	10/27/23	WD	\$32,000	\$10,700	33.44	\$38,795	\$8,217	\$23,783	\$81,541	0.292	310	1 STY	63	728	\$32.67
40-11-130-030	2602 CLEMENT ST	01/19/24	WD	\$69,000	\$22,000	31.88	\$77,192	\$15,734	\$53,266	\$175,594	0.303	310	1 STY	60	1,341	\$39.72
40-11-110-013	2807 PROSPECT ST	06/10/24	WD	\$69,000	\$24,400	35.36	\$64,500	\$13,055	\$55,945	\$137,187	0.408	310	1 STY	63	1,020	\$54.85
40-11-179-012	2517 WOLCOTT ST	11/29/23	WD	\$42,000	\$10,600	25.24	\$36,922	\$9,500	\$32,500	\$78,349	0.415	310	1 STY	60	720	\$45.14
40-11-158-011	2821 RASKOB ST	11/20/23	MLC	\$50,000	\$11,600	23.20	\$40,821	\$8,372	\$41,628	\$92,711	0.449	310	1 STY	60	955	\$43.59
											0.286					
40-02-380-023	2832 BEGOLE ST	07/24/23	WD	\$28,000	\$9,900	35.36	\$45,494	\$9,500	\$18,500	\$95,984	0.193	310	1.25 STY	60	932	\$19.85
40-11-251-012	2427 BARTH ST	04/27/23	WD	\$25,000	\$10,400	41.60	\$38,506	\$9,500	\$15,500	\$77,349	0.200	310	1.25 STY	60	1,000	\$15.50
40-11-177-017	2746 WOLCOTT ST	04/15/24	WD	\$55,000	\$21,700	39.45	\$57,283	\$10,144	\$44,856	\$125,704	0.357	310	1.25 STY	60	1,260	\$35.60
40-02-381-028	2812 MALLERY ST	11/30/23	WD	\$47,000	\$13,200	28.09	\$48,380	\$9,786	\$37,214	\$102,917	0.362	310	1.25 STY	60	922	\$40.36
40-11-178-024	2726 N STEVENSON ST	01/21/25	WD	\$44,500	\$16,600	37.30	\$44,262	\$8,550	\$35,950	\$95,232	0.377	310	1.25 STY	60	1,027	\$35.00
40-11-154-019	2836 BERKLEY ST	04/23/24	WD	\$64,000	\$23,800	37.19	\$65,700	\$7,788	\$56,212	\$144,780	0.388	310	1.25 STY	63	1,252	\$44.90
40-11-177-006	2717 PROSPECT ST	08/16/23	WD	\$54,000	\$18,800	34.81	\$51,804	\$8,550	\$45,450	\$108,135	0.420	310	1.25 STY	63	999	\$45.50
40-11-251-012	2427 BARTH ST	04/12/24	WD	\$45,000	\$14,200	31.56	\$38,506	\$9,500	\$35,500	\$77,349	0.459	310	1.25 STY	60	1,000	\$35.50
40-11-183-005	1202 FOREST HILL AVE	07/25/24	WD	\$66,000	\$20,800	31.52	\$56,619	\$9,975	\$56,025	\$116,610	0.480	310	1.25 STY	63	1,061	\$52.80
40-11-133-002	1410 N BALLENGER HWY	11/07/23	WD	\$74,900	\$14,700	19.63	\$63,989	\$11,571	\$63,329	\$131,045	0.483	310	1.25 STY	69	946	\$66.94
											0.372					
40-11-129-009	2831 CONCORD ST	06/26/23	WD	\$55,000	\$14,500	26.36	\$69,038	\$9,769	\$45,231	\$131,709	0.343	310	1.25 STY	74	930	\$48.64
40-11-133-004	2847 BARTH ST	05/09/24	WD	\$45,000	\$21,700	48.22	\$60,550	\$9,553	\$35,447	\$127,493	0.278	310	2 STORY	63	1,289	\$27.50
40-11-180-016	2715 N STEVENSON ST	03/25/24	WD	\$77,900	\$16,500	21.18	\$63,227	\$8,761	\$69,139	\$136,165	0.508	310	2 STORY	63	1,196	\$57.81
40-11-203-002	1510 FOREST HILL AVE	07/09/24	WD	\$105,470	\$29,800	28.25	\$110,954	\$11,400	\$94,070	\$221,231	0.425	310	2 STORY	74	1,901	\$49.48
40-11-203-002	1510 FOREST HILL AVE	10/02/24	WD	\$101,196	\$29,800	29.45	\$110,954	\$11,400	\$89,796	\$221,231	0.406	310	2 STORY	74	1,901	\$47.24
<b>Totals:</b>				<b>\$1,397,466</b>	<b>\$472,400</b>		<b>\$1,536,697</b>		<b>\$1,109,281</b>	<b>\$3,218,335</b>						<b>\$36.04</b>
				<b>Sale. Ratio =&gt;</b>		<b>33.80</b>			<b>E.C.F. =&gt;</b>		<b>0.345</b>					
				<b>Std. Dev. =&gt;</b>		<b>11.61</b>			<b>Ave. E.C.F. =&gt;</b>		<b>0.327</b>					

Outliers

40-11-183-024	2640 RASKOB ST	07/17/23	WD	\$72,000	\$12,000	16.67	\$49,452	\$9,735	\$62,265	\$105,912	0.588	310	1 STY	69	933	\$66.74
40-11-154-011	2821 N STEVENSON ST	09/20/23	WD	\$78,500	\$13,500	17.20	\$51,190	\$7,788	\$70,712	\$108,505	0.652	310	1.25 STY	63	989	\$71.50
40-11-179-032	2508 N STEVENSON ST	03/04/25	QC	\$18,000	\$14,600	81.11	\$37,515	\$9,500	\$8,500	\$80,043	0.106	310	1 STY	60	745	\$11.41
40-11-153-019	2824 N STEVENSON ST	10/22/24	WD	\$66,000	\$19,300	29.24	\$53,007	\$7,600	\$58,400	\$113,518	0.514	310	1.25 STY	63	942	\$62.00

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	0.375	0.350	0.350
1 STY	0.375	0.375	0.375	0.375	0.350	0.350
2 STORY	0.375	0.375	0.375	0.375	0.350	0.350
1.5 STY	0.375	0.375	0.375	0.375	0.350	0.350
1.25 STY	0.375	0.375	0.375	0.375	0.350	0.350
BI-LEVEL	0.375	0.375	0.375	0.375	0.350	0.350
TRI-LEVEL	0.375	0.375	0.375	0.375	0.350	0.350
ESTATE HOME	0.375	0.375	0.375	0.375	0.350	0.350
DUPLEX	0.375	0.375	0.375	0.375	0.350	0.350
TWO UNIT	0.375	0.375	0.375	0.375	0.350	0.350
THREE UNIT	0.375	0.375	0.375	0.375	0.350	0.350
FOUR UNIT	0.375	0.375	0.375	0.375	0.350	0.350

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
40-11-427-017	1832 WOLCOTT ST	08/30/24	LC	\$18,000	\$0	0.00	\$17,346	\$7,200	\$10,800	\$50,730	0.213	315	1 STY	36	768	\$14.06
40-11-404-009	2201 N STEVENSON ST	06/30/23	QC	\$16,000	\$9,500	59.38	\$25,450	\$6,000	\$10,000	\$97,250	0.103	315	1 STY	60	768	\$13.02
40-11-404-035	2202 BERKLEY ST	01/25/25	WD	\$17,500	\$10,800	61.71	\$23,856	\$6,000	\$11,500	\$89,280	0.129	315	1 STY	60	672	\$17.11
40-11-231-005	2313 BEGOLE ST	03/25/24	CD	\$25,000	\$12,000	48.00	\$31,701	\$6,000	\$19,000	\$128,505	0.148	315	1 STY	60	1,080	\$17.59
40-11-404-007	2209 N STEVENSON ST	01/28/25	LC	\$27,900	\$11,600	41.58	\$25,578	\$6,000	\$21,900	\$97,890	0.224	315	1 STY	60	768	\$28.52
40-11-404-035	2202 BERKLEY ST	03/14/25	WD	\$27,500	\$10,800	39.27	\$23,856	\$6,000	\$21,500	\$89,280	0.241	315	1 STY	60	672	\$31.99
											0.169					
40-11-402-018	2401 RASKOB ST	10/31/24	WD	\$25,000	\$16,000	64.00	\$35,585	\$10,144	\$14,856	\$127,205	0.117	315	1 STY	63	1,192	\$12.46
40-11-429-012	1713 N STEVENSON ST	07/08/24	WD	\$17,000	\$11,300	66.47	\$24,831	\$6,000	\$11,000	\$94,155	0.117	315	1 STY	63	720	\$15.28
40-11-429-003	1905 N STEVENSON ST	07/22/24	MLC	\$17,500	\$11,600	66.29	\$25,282	\$6,000	\$11,500	\$96,410	0.119	315	1 STY	68	672	\$17.11
40-11-402-003	2501 RASKOB ST	05/24/23	WD	\$20,000	\$9,000	45.00	\$24,174	\$6,600	\$13,400	\$87,870	0.152	315	1 STY	63	711	\$18.85
40-11-429-011	1717 N STEVENSON ST	02/23/24	WD	\$22,000	\$10,200	46.36	\$26,484	\$6,000	\$16,000	\$102,420	0.156	315	1 STY	63	768	\$20.83
40-11-278-016	1921 CLEMENT ST	12/22/23	WD	\$25,000	\$10,200	40.80	\$26,703	\$6,000	\$19,000	\$103,515	0.184	315	1 STY	68	768	\$24.74
40-11-234-023	2218 CLEMENT ST	06/21/24	WD	\$24,000	\$10,800	45.00	\$23,906	\$6,000	\$18,000	\$89,530	0.201	315	1 STY	68	704	\$25.57
40-11-405-037	2202 RASKOB ST	10/19/24	WD	\$29,000	\$12,800	44.14	\$27,792	\$6,000	\$23,000	\$108,960	0.211	315	1 STY	68	720	\$31.94
40-11-405-009	2305 BERKLEY ST	02/25/25	WD	\$28,000	\$12,100	43.21	\$26,083	\$6,000	\$22,000	\$100,415	0.219	315	1 STY	63	720	\$30.56
40-11-230-031	1601 DUPONT ST	07/07/23	WD	\$73,600	\$20,100	27.31	\$50,952	\$7,646	\$65,954	\$216,530	0.305	315	1 STY	63	1,440	\$45.80
40-11-402-007	2423 RASKOB ST	12/14/23	WD	\$32,000	\$8,200	25.63	\$22,038	\$6,000	\$26,000	\$80,190	0.324	315	1 STY	63	672	\$38.69
40-11-401-006	2505 BERKLEY ST	12/27/23	WD	\$40,500	\$10,400	25.68	\$26,989	\$6,000	\$34,500	\$104,945	0.329	315	1 STY	68	720	\$47.92
40-11-402-018	2401 RASKOB ST	10/29/24	WD	\$53,000	\$16,000	30.19	\$35,585	\$10,144	\$42,856	\$127,205	0.337	315	1 STY	63	1,192	\$35.95
											0.213					
40-11-428-014	1717 WOLCOTT ST	08/07/24	WD	\$49,000	\$10,000	20.41	\$27,396	\$6,000	\$43,000	\$106,980	0.402	315	1 STY	74	672	\$63.99
40-11-407-046	2130 FLUSHING RD	02/19/24	LC	\$34,000	\$17,200	50.59	\$45,414	\$6,665	\$27,335	\$193,745	0.141	315	1.25 STY	60	2,058	\$13.28
40-11-407-049	2118 FLUSHING RD	07/24/24	WD	\$51,000	\$14,700	28.82	\$32,674	\$6,521	\$44,479	\$130,765	0.340	315	1.25 STY	60	1,430	\$31.10
40-11-430-017	2026 RASKOB ST	08/02/24	WD	\$78,000	\$17,700	22.69	\$46,000	\$8,565	\$69,435	\$187,175	0.371	315	1.5 STY	74	1,490	\$46.60
40-11-430-017	2026 RASKOB ST	11/14/24	WD	\$66,000	\$17,700	26.82	\$46,000	\$8,565	\$57,435	\$187,175	0.307	315	1.5 STY	74	1,490	\$38.55
40-11-228-021	714 COPEMAN BLVD	10/11/24	WD	\$22,500	\$16,800	74.67	\$36,056	\$6,491	\$16,009	\$147,825	0.108	315	2 STORY	63	1,450	\$11.04
<b>Totals:</b>				<b>\$839,000</b>	<b>\$307,500</b>		<b>\$757,731</b>		<b>\$670,459</b>	<b>\$2,945,950</b>						<b>\$27.70</b>
				<b>Sale. Ratio =&gt;</b>		<b>36.65</b>				<b>E.C.F. =&gt;</b>	<b>0.228</b>					
				<b>Std. Dev. =&gt;</b>		<b>17.66</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.218</b>					



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
40-12-128-023	1518 MASON ST	05/10/24	WD	\$35,000	\$10,500	30.00	\$28,466	\$7,364	\$27,636	\$76,735	0.360	325	1 STY	60	704	\$39.26
40-12-301-030	1229 VINCENT AVE	11/11/24	WD	\$35,000	\$10,700	30.57	\$27,625	\$6,835	\$28,165	\$75,600	0.373	325	1 STY	60	763	\$36.91
40-12-163-016	1230 CALDWELL AVE	04/06/23	WD	\$80,000	\$30,200	37.75	\$81,339	\$22,386	\$57,614	\$196,510	0.293	325	1 STY	62	1,581	\$36.44
40-12-177-005	1518 N GRAND TRAVERSE	03/20/24	WD	\$38,000	\$15,900	41.84	\$41,856	\$6,260	\$31,740	\$118,653	0.268	325	1 STY	64	953	\$33.31
40-12-155-014	1412 KIRK AVE	01/24/24	WD	\$57,000	\$12,300	21.58	\$32,899	\$6,699	\$50,301	\$87,333	0.576	325	1.25 STY	64	921	\$54.62
40-12-402-028	308 SEVENTH AVE	08/18/23	WD	\$42,000	\$11,100	26.43	\$30,006	\$9,749	\$32,251	\$73,662	0.438	325	2 STORY	52	1,001	\$32.22
40-12-128-002	317 WELCH BLVD	04/19/24	WD	\$95,000	\$24,900	26.21	\$58,639	\$9,981	\$85,019	\$176,938	0.481	325	2 STORY	57	1,907	\$44.58
40-12-104-007	1634 PONTIAC ST	10/13/23	WD	\$32,500	\$14,400	44.31	\$51,270	\$7,685	\$24,815	\$158,491	0.157	325	2 STORY	60	1,620	\$15.32
40-12-105-009	1632 SEMINOLE ST	01/17/24	LC	\$33,200	\$10,200	30.72	\$39,518	\$7,685	\$25,515	\$115,756	0.220	325	2 STORY	60	1,152	\$22.15
40-12-126-022	302 WELCH BLVD	04/30/24	WD	\$94,000	\$23,300	24.79	\$57,518	\$10,397	\$83,603	\$171,349	0.488	325	2 STORY	60	1,889	\$44.26
											0.336					
40-12-105-017	546 COPEMAN BLVD	12/14/23	WD	\$35,000	\$8,900	25.43	\$41,302	\$7,500	\$27,500	\$112,673	0.244	325	2 STORY	65	1,176	\$23.38
40-12-106-020	1659 N GRAND TRAVERSE	05/31/23	WD	\$109,900	\$15,200	13.83	\$62,343	\$9,202	\$100,698	\$177,137	0.568	325	2 STORY	74	1,630	\$61.78
<b>Totals:</b>				<b>\$686,600</b>	<b>\$187,600</b>		<b>\$552,781</b>		<b>\$574,857</b>	<b>\$1,540,838</b>						<b>\$37.02</b>
					<b>Sale. Ratio =&gt;</b>	<b>27.32</b>				<b>E.C.F. =&gt;</b>	<b>0.373</b>					
					<b>Std. Dev. =&gt;</b>	<b>8.58</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.369</b>					

Outlier

40-12-106-006	1656 EUCLID AVE	08/08/24	QC	\$20,000	\$23,500	117.50	\$58,836	\$8,647	\$11,353	\$182,505	0.062	325	2 STORY	55	1,954	\$5.81
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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	0.325	0.325	0.325
1 STY	0.450	0.450	0.450	0.325	0.325	0.325
2 STORY	0.450	0.450	0.450	0.325	0.325	0.325
1.5 STY	0.450	0.450	0.450	0.325	0.325	0.325
1.25 STY	0.450	0.450	0.450	0.325	0.325	0.325
BI-LEVEL	0.450	0.450	0.450	0.325	0.325	0.325
TRI-LEVEL	0.450	0.450	0.450	0.325	0.325	0.325
ESTATE HOME	0.450	0.450	0.450	0.325	0.325	0.325
DUPLEX	0.450	0.450	0.450	0.325	0.325	0.325
TWO UNIT	0.450	0.450	0.450	0.325	0.325	0.325
THREE UNIT	0.450	0.450	0.450	0.325	0.325	0.325
FOUR UNIT	0.450	0.450	0.450	0.325	0.325	0.325

Close



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.	Land Value
41-08-152-014	1106 DECKER ST	01/05/24	WD	\$25,000	\$7,500	30.00	\$22,950	\$3,772	\$21,228	\$76,712	0.277	345	1.75 STY	53	1,056	\$20.10	\$3,772
41-08-152-014	1106 DECKER ST	07/01/24	WD	\$30,000	\$7,500	25.00	\$23,232	\$4,850	\$25,150	\$73,528	0.342	345	1.75 STY	53	1,056	\$23.82	\$4,850
41-07-280-002	1302 CLEVELAND AVE	05/23/24	QC	\$35,000	\$10,900	31.14	\$32,375	\$6,087	\$28,913	\$105,152	0.275	345	2 STORY	53	1,416	\$20.42	\$6,087
41-07-282-052	1233 POPLAR ST	03/29/24	WD	\$55,000	\$15,500	28.18	\$56,508	\$12,700	\$42,300	\$175,232	0.241	345	2 STORY	65	2,110	\$20.05	\$12,079

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<b>Totals:</b>	<b>\$227,000</b>	<b>\$52,900</b>		<b>\$174,379</b>		<b>\$192,591</b>	<b>\$559,880</b>										<b>\$29.29</b>
		<b>Sale. Ratio =&gt;</b>		<b>23.30</b>			<b>E.C.F. =&gt;</b>		<b>0.344</b>								
		<b>Std. Dev. =&gt;</b>		<b>6.91</b>			<b>Ave. E.C.F. =&gt;</b>		<b>0.343</b>								

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Outlier

41-08-153-017	1415 POPLAR ST	02/09/24	WD	\$82,000	\$11,500	14.02	\$39,314	\$7,000	\$75,000	\$129,256	0.580	345	2 STORY	78	1,208	\$62.09	\$7,000
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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	0.300	0.300	0.300	0.275	0.275	0.275
1 STY	0.300	0.300	0.300	0.275	0.275	0.275
2 STORY	0.300	0.300	0.300	0.275	0.275	0.275
1.5 STY	0.300	0.300	0.300	0.275	0.275	0.275
1.25 STY	0.300	0.300	0.300	0.275	0.275	0.275
BI-LEVEL	0.300	0.300	0.300	0.275	0.275	0.275
TRI-LEVEL	0.300	0.300	0.300	0.275	0.275	0.275
ESTATE HOME	0.300	0.300	0.300	0.275	0.275	0.275
DUPLEX	0.300	0.300	0.300	0.275	0.275	0.275
TWO UNIT	0.300	0.300	0.300	0.275	0.275	0.275
THREE UNIT	0.300	0.300	0.300	0.275	0.275	0.275
FOUR UNIT	0.300	0.300	0.300	0.275	0.275	0.275

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
41-08-185-010	1738 KANSAS AVE	06/09/23	LC	\$15,000	\$8,200	54.67	\$23,324	\$5,621	\$9,379	\$68,088	0.138	350	1 STY	45	864	\$10.86
41-08-106-001	1502 ILLINOIS AVE	10/13/23	WD	\$15,900	\$7,900	49.69	\$22,469	\$4,279	\$11,621	\$69,962	0.166	350	1 STY	46	792	\$14.67
41-08-183-033	1809 KANSAS AVE	06/14/24	LC	\$29,200	\$14,400	49.32	\$35,232	\$6,827	\$22,373	\$132,934	0.168	350	1 STY	47	1,835	\$12.19
41-08-104-013	1542 INDIANA AVE	03/18/24	WD	\$17,000	\$7,400	43.53	\$20,730	\$5,000	\$12,000	\$60,500	0.198	350	1 STY	41	704	\$17.05
41-08-134-003	1710 WISCONSIN AVE	07/21/23	WD	\$29,000	\$11,800	40.69	\$32,806	\$7,500	\$21,500	\$97,331	0.221	350	1 STY	48	816	\$26.35
41-08-128-016	1654 INDIANA AVE	12/01/23	WD	\$26,500	\$9,200	34.72	\$26,082	\$5,000	\$21,500	\$81,085	0.265	350	1 STY	45	983	\$21.87
41-08-134-011	1705 OHIO AVE	01/22/24	LC	\$26,000	\$8,900	34.23	\$25,167	\$5,000	\$21,000	\$77,565	0.271	350	1 STY	45	810	\$25.93
41-08-104-025	1533 ILLINOIS AVE	07/07/23	WD	\$30,000	\$9,000	30.00	\$24,995	\$5,000	\$25,000	\$76,904	0.325	350	1 STY	45	830	\$30.12
41-08-134-003	1710 WISCONSIN AVE	02/26/24	WD	\$52,000	\$11,800	22.69	\$32,806	\$7,500	\$44,500	\$97,331	0.457	350	1 STY	48	816	\$54.53
											0.246					
41-08-137-028	1413 CRONK AVE	04/16/24	QC	\$17,000	\$9,400	55.29	\$24,011	\$7,544	\$9,456	\$63,335	0.149	350	1 STY	56	660	\$14.33
41-08-133-006	1620 WISCONSIN AVE	01/22/24	LC	\$28,000	\$10,800	38.57	\$30,126	\$5,000	\$23,000	\$96,638	0.238	350	1 STY	65	872	\$26.38
41-08-131-004	1606 IOWA AVE	03/15/24	WD	\$20,000	\$8,900	44.50	\$25,346	\$5,455	\$14,545	\$76,504	0.190	350	1.25 STY	46	1,011	\$14.39
41-08-102-030	1555 INDIANA AVE	01/05/24	WD	\$25,000	\$10,100	40.40	\$27,387	\$7,500	\$17,500	\$76,488	0.229	350	1.25 STY	45	688	\$25.44
41-08-137-013	1701 PENNSYLVANIA AVE	07/30/24	WD	\$20,000	\$8,700	43.50	\$19,510	\$4,082	\$15,918	\$59,338	0.268	350	1.25 STY	45	792	\$20.10
41-08-133-024	1629 OHIO AVE	12/16/24	WD	\$20,000	\$8,600	43.00	\$19,372	\$5,000	\$15,000	\$55,277	0.271	350	1.25 STY	45	792	\$18.94
41-08-102-025	1533 INDIANA AVE	06/20/24	WD	\$50,000	\$14,800	29.60	\$32,505	\$5,000	\$45,000	\$105,788	0.425	350	1.25 STY	48	1,287	\$34.97
											0.277					
41-08-105-012	1421 KEARSLEY PARK BLVD	04/24/24	LC	\$29,400	\$13,800	46.94	\$31,048	\$7,312	\$22,088	\$91,292	0.242	350	1.25 STY	56	948	\$23.30
41-08-102-026	1537 INDIANA AVE	10/16/23	WD	\$52,000	\$14,800	28.46	\$40,313	\$5,000	\$47,000	\$135,819	0.346	350	1.25 STY	62	1,064	\$44.17
41-08-105-011	1417 KEARSLEY PARK BLVD	07/25/24	WD	\$44,000	\$15,100	34.32	\$33,908	\$7,312	\$36,688	\$102,292	0.359	350	2 STORY	45	1,456	\$25.20
41-08-134-018	1729 OHIO AVE	12/03/24	WD	\$25,000	\$12,200	48.80	\$27,575	\$5,000	\$20,000	\$86,827	0.230	350	2 STORY	45	1,056	\$18.94
41-08-136-004	1613 KEARSLEY PARK BLVD	07/29/24	WD	\$125,500	\$24,200	19.28	\$79,127	\$5,612	\$119,888	\$282,750	0.424	350	2 STORY	69	1,842	\$65.09
41-08-105-018	1445 KEARSLEY PARK BLVD	04/11/23	WD	\$50,000	\$12,400	24.80	\$35,352	\$5,035	\$44,965	\$116,604	0.386	350	TWO UNIT	55	1,267	\$35.49
41-08-105-018	1445 KEARSLEY PARK BLVD	01/15/25	WD	\$46,000	\$15,900	34.57	\$35,352	\$5,035	\$40,965	\$116,604	0.351	350	TWO UNIT	55	1,267	\$32.33
<b>Totals:</b>				<b>\$792,500</b>	<b>\$268,300</b>		<b>\$704,543</b>		<b>\$660,886</b>	<b>\$2,227,257</b>						<b>\$26.64</b>
					<b>Sale. Ratio =&gt;</b>	<b>33.85</b>				<b>E.C.F. =&gt;</b>	<b>0.297</b>					
					<b>Std. Dev. =&gt;</b>	<b>10.00</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.274</b>					
41-08-183-029	1737 KANSAS AVE	08/07/24	WD	\$43,000	\$8,700	20.23	\$19,507	\$4,070	\$38,930	\$59,373	0.656	350	1 STY	48	640	\$60.83

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	0.275	0.275	0.275	0.275	0.275	0.275
1 STY	0.275	0.275	0.275	0.275	0.275	0.275
2 STORY	0.275	0.275	0.275	0.275	0.275	0.275
1.5 STY	0.275	0.275	0.275	0.275	0.275	0.275
1.25 STY	0.275	0.275	0.275	0.275	0.275	0.275
BI-LEVEL	0.275	0.275	0.275	0.275	0.275	0.275
TRI-LEVEL	0.275	0.275	0.275	0.275	0.275	0.275
ESTATE HOME	0.275	0.275	0.275	0.275	0.275	0.275
DUPLEX	0.275	0.275	0.275	0.275	0.275	0.275
TWO UNIT	0.300	0.300	0.300	0.300	0.300	0.300
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

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
41-08-253-007	2002 KENTUCKY AVE	03/04/25	WD	\$18,500	\$11,100	60.00	\$27,154	\$6,000	\$12,500	\$76,924	0.162	355	1 STY	60	680	\$18.38
41-08-211-020	1401 MAPLEWOOD AVE	02/21/25	WD	\$24,500	\$13,300	54.29	\$31,368	\$7,354	\$17,146	\$87,324	0.196	355	1 STY	60	724	\$23.68
41-08-211-020	1401 MAPLEWOOD AVE	03/26/24	WD	\$25,000	\$11,200	44.80	\$31,368	\$7,354	\$17,646	\$87,324	0.202	355	1 STY	60	724	\$24.37
41-08-253-007	2002 KENTUCKY AVE	11/20/24	WD	\$23,000	\$11,100	48.26	\$27,154	\$6,000	\$17,000	\$76,924	0.221	355	1 STY	60	680	\$25.00
41-08-203-033	2123 COLLADAY CT	07/10/24	WD	\$27,000	\$11,100	41.11	\$28,217	\$10,638	\$16,362	\$63,924	0.256	355	1 STY	55	624	\$26.22
41-08-226-020	1713 LEVERN ST	03/14/24	WD	\$38,000	\$12,300	32.37	\$35,577	\$9,065	\$28,935	\$96,407	0.300	355	1 STY	60	856	\$33.80
41-08-237-010	2407 MISSOURI AVE	08/23/24	WD	\$34,999	\$12,100	34.57	\$29,191	\$7,500	\$27,499	\$78,876	0.349	355	1 STY	60	720	\$38.19
41-08-235-016	2419 PENNSYLVANIA AVE	02/10/25	WD	\$34,000	\$9,900	29.12	\$24,322	\$6,150	\$27,850	\$66,080	0.421	355	1 STY	60	624	\$44.63
41-08-226-025	1721 LEVERN ST	10/13/23	WD	\$25,000	\$11,000	44.00	\$29,519	\$9,621	\$15,379	\$72,356	0.213	355	1 STY	68	777	\$19.79
41-08-205-022	2309 ILLINOIS AVE	05/14/24	WD	\$32,000	\$12,100	37.81	\$28,973	\$6,420	\$25,580	\$82,011	0.312	355	1 STY	63	804	\$31.82
41-08-215-005	2218 PENNSYLVANIA AVE	09/18/24	WD	\$35,000	\$11,000	31.43	\$28,378	\$6,255	\$28,745	\$80,447	0.357	355	1 STY	64	946	\$30.39
41-08-238-001	2502 PENNSYLVANIA AVE	10/19/23	WD	\$55,000	\$13,500	24.55	\$33,672	\$6,000	\$49,000	\$100,625	0.487	355	1 STY	63	816	\$60.05
											0.290					
41-08-279-011	2501 NEBRASKA AVE	03/21/24	QC	\$28,000	\$9,800	35.00	\$28,706	\$7,500	\$20,500	\$77,113	0.266	355	1.25 STY	60	900	\$22.78
41-08-237-004	2422 PENNSYLVANIA AVE	11/30/23	WD	\$39,900	\$9,600	24.06	\$27,726	\$6,150	\$33,750	\$78,458	0.430	355	1.25 STY	60	704	\$47.94
41-08-238-008	2610 PENNSYLVANIA AVE	02/02/24	WD	\$47,000	\$10,500	22.34	\$37,170	\$8,000	\$39,000	\$106,073	0.368	355	1.25 STY	60	1,289	\$30.26
41-08-277-005	2602 MISSOURI AVE	03/15/24	WD	\$68,750	\$14,200	20.65	\$35,808	\$6,011	\$62,739	\$108,353	0.579	355	1.25 STY	63	975	\$64.35
41-08-227-018	1701 N CUMBERLAND ST	10/01/24	WD	\$72,000	\$14,200	19.72	\$34,296	\$6,334	\$65,666	\$101,680	0.646	355	1.25 STY	60	1,188	\$55.27
41-08-279-015	2605 NEBRASKA AVE	10/13/23	WD	\$75,000	\$16,200	21.60	\$40,294	\$6,750	\$68,250	\$121,978	0.560	355	1.25 STY	63	1,125	\$60.67
41-08-230-003	2406 ILLINOIS AVE	01/10/25	WD	\$22,250	\$13,100	58.88	\$32,186	\$8,537	\$13,713	\$85,996	0.159	355	1.5 STY	60	956	\$14.34
41-08-278-010	2438 KENTUCKY AVE	04/24/24	WD	\$57,000	\$18,700	32.81	\$43,942	\$11,197	\$45,803	\$119,073	0.385	355	1.5 STY	63	1,080	\$42.41
41-08-211-021	1317 MAPLEWOOD AVE	10/15/24	WD	\$50,000	\$15,800	31.60	\$49,321	\$13,773	\$36,227	\$129,265	0.280	355	1.5 STY	68	1,248	\$29.03
41-08-235-001	1418 N LYNCH AVE	04/12/24	WD	\$45,500	\$12,000	26.37	\$29,174	\$6,650	\$38,850	\$81,905	0.474	355	2 STORY	55	1,120	\$34.69
											0.415					
41-08-235-002	1414 N LYNCH AVE	07/29/24	WD	\$37,200	\$18,000	48.39	\$43,046	\$6,623	\$30,577	\$132,447	0.231	355	TWO UNIT	60	1,792	\$17.06
<b>Totals:</b>				<b>\$914,599</b>	<b>\$291,800</b>		<b>\$756,562</b>		<b>\$738,717</b>	<b>\$2,111,564</b>						<b>\$34.57</b>
				<b>Sale. Ratio =&gt;</b>		<b>31.90</b>				<b>E.C.F. =&gt;</b>	<b>0.350</b>					
				<b>Std. Dev. =&gt;</b>		<b>12.21</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.342</b>					
41-08-278-008	2430 KENTUCKY AVE	07/11/23	WD	\$70,000	\$12,100	17.29	\$33,598	\$6,150	\$63,850	\$99,811	0.640	355	1 STY	60	759	\$84.12

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	0.300	0.300	0.300	0.300	0.300	0.300
2 STORY	0.400	0.400	0.400	0.400	0.400	0.400
1.5 STY	0.400	0.400	0.400	0.400	0.400	0.400
1.25 STY	0.400	0.400	0.400	0.400	0.400	0.400
BI-LEVEL	0.400	0.400	0.400	0.400	0.400	0.400
TRI-LEVEL	0.400	0.400	0.400	0.400	0.400	0.400
ESTATE HOME	0.400	0.400	0.400	0.400	0.400	0.400
DUPLEX	0.400	0.400	0.400	0.400	0.400	0.400
TWO UNIT	0.275	0.275	0.275	0.275	0.275	0.275
THREE UNIT	0.275	0.275	0.275	0.275	0.275	0.275
FOUR UNIT	0.275	0.275	0.275	0.275	0.275	0.275

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.	
41-09-226-015	3739 MARMION AVE	03/12/24	WD	\$18,000	\$11,100	61.67	\$29,083	\$6,750	\$11,250	\$55,833	0.201	360	1 STY	60	672	\$16.74	
41-09-208-002	3406 PITKIN AVE	07/31/23	WD	\$25,000	\$15,500	62.00	\$39,026	\$6,750	\$18,250	\$80,690	0.226	360	1 STY	60	858	\$21.27	
41-09-202-024	3601 MARMION AVE	05/30/23	QC	\$26,000	\$14,800	56.92	\$37,759	\$7,500	\$18,500	\$75,648	0.245	360	1 STY	60	652	\$28.37	
41-09-206-006	1702 NEWCOMBE ST	12/23/23	MLC	\$35,000	\$16,800	48.00	\$45,005	\$15,000	\$20,000	\$75,013	0.267	360	1 STY	60	763	\$26.21	
41-09-228-001	3702 MARMION AVE	09/10/24	MLC	\$30,000	\$18,200	60.67	\$40,993	\$7,830	\$22,170	\$82,908	0.267	360	1 STY	60	896	\$24.74	
41-09-477-001	3702 RALPH ST	08/29/24	WD	\$41,750	\$22,800	54.61	\$52,220	\$18,460	\$23,290	\$84,400	0.276	360	1 STY	60	864	\$26.96	
41-09-229-023	3837 IVANHOE AVE	03/15/24	WD	\$23,000	\$11,700	50.87	\$30,568	\$6,000	\$17,000	\$61,420	0.277	360	1 STY	60	735	\$23.13	
41-09-233-008	3826 PITKIN AVE	08/11/23	WD	\$25,000	\$11,500	46.00	\$29,892	\$6,000	\$19,000	\$59,730	0.318	360	1 STY	60	735	\$25.85	
41-09-227-014	3821 MARMION AVE	07/05/23	LC	\$35,000	\$13,300	38.00	\$33,446	\$6,000	\$29,000	\$68,615	0.423	360	1 STY	60	672	\$43.15	
41-09-230-018	3713 PITKIN AVE	04/26/24	WD	\$30,000	\$12,000	40.00	\$27,488	\$8,723	\$21,277	\$46,913	0.454	360	1 STY	60	517	\$41.15	
											avg	0.295					
41-09-228-013	3709 IVANHOE AVE	12/09/24	WD	\$23,500	\$14,000	59.57	\$31,850	\$6,750	\$16,750	\$62,750	0.267	360	1 STY	63	735	\$22.79	
41-09-232-005	3714 PITKIN AVE	11/30/23	WD	\$26,000	\$12,800	49.23	\$32,016	\$6,750	\$19,250	\$63,165	0.305	360	1 STY	63	672	\$28.65	
41-09-206-007	1620 NEWCOMBE ST	08/08/23	QC	\$28,000	\$13,300	47.50	\$33,900	\$7,553	\$20,447	\$65,868	0.310	360	1 STY	63	735	\$27.82	
41-09-209-008	1517 EARLMOOR BLVD	12/21/23	WD	\$42,000	\$17,000	40.48	\$43,311	\$10,695	\$31,305	\$81,540	0.384	360	1 STY	63	737	\$42.48	
41-09-204-014	1711 DOROTHY DR	03/25/25	WD	\$62,000	\$22,600	36.45	\$52,770	\$18,958	\$43,042	\$84,530	0.509	360	1 STY	63	757	\$56.86	
41-09-231-007	3826 IVANHOE AVE	02/27/25	WD	\$64,900	\$18,000	27.73	\$39,215	\$6,000	\$58,900	\$83,038	0.709	360	1 STY	63	735	\$80.14	
41-09-231-012	1602 N VIRGINIA ST	08/15/24	WD	\$77,000	\$20,800	27.01	\$47,313	\$13,500	\$63,500	\$84,533	0.751	360	1 STY	63	676	\$93.93	
											avg	0.462					
41-09-234-002	3706 LORRAINE AVE	03/06/25	WD	\$43,000	\$15,800	36.74	\$37,954	\$6,750	\$36,250	\$78,010	0.465	360	1 STY	70	735	\$49.32	
41-09-230-028	3743 PITKIN AVE	06/20/24	WD	\$69,000	\$19,800	28.70	\$45,060	\$10,125	\$58,875	\$87,338	0.674	360	1 STY	73	840	\$70.09	
41-09-230-004	3720 IVANHOE AVE	01/05/24	WD	\$65,000	\$17,900	27.54	\$45,160	\$6,750	\$58,250	\$96,025	0.607	360	1 STY	78	827	\$70.44	
41-09-234-015	1402 N DEXTER ST	09/27/24	WD	\$86,000	\$22,900	26.63	\$54,518	\$8,108	\$77,892	\$116,025	0.671	360	TWO UNIT	63	1,456	\$53.50	
<b>Totals:</b>				<b>\$875,150</b>	<b>\$342,600</b>		<b>\$828,547</b>		<b>\$684,198</b>	<b>\$1,593,988</b>							
					<b>Sale. Ratio =&gt;</b>		<b>39.15</b>			<b>E.C.F. =&gt;</b>		<b>0.429</b>					
					<b>Std. Dev. =&gt;</b>		<b>12.40</b>			<b>Ave. E.C.F. =&gt;</b>		<b>0.407</b>					
<b>Outliers</b>																	
41-09-211-002	3406 BRENT AVE	07/23/24	WD	\$20,000	\$14,900	74.50	\$33,466	\$6,962	\$13,038	\$66,260	0.197	360	1 STY	60	735	\$17.74	
41-09-208-015	3421 BREWSTER AVE	09/14/23	WD	\$52,500	\$13,700	26.10	\$34,769	\$6,795	\$45,705	\$69,935	0.654	360	1 STY	60	735	\$62.18	
41-09-210-024	1414 EARLMOOR BLVD	10/25/24	WD	\$85,000	\$23,000	27.06	\$54,200	\$23,815	\$61,185	\$75,963	0.805	360	1 STY	63	896	\$68.29	
41-09-226-015	3739 MARMION AVE	01/28/25	WD	\$39,000	\$12,600	32.31	\$29,083	\$6,750	\$32,250	\$55,833	0.578	360	1 STY	60	672	\$47.99	

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	0.300	0.300
1 STY	0.450	0.450	0.450	0.450	0.300	0.300
2 STORY	0.450	0.450	0.450	0.450	0.300	0.300
1.5 STY	0.450	0.450	0.450	0.450	0.300	0.300
1.25 STY	0.450	0.450	0.450	0.450	0.300	0.300
BI-LEVEL	0.450	0.450	0.450	0.450	0.300	0.300
TRI-LEVEL	0.450	0.450	0.450	0.450	0.300	0.300
ESTATE HOME	0.450	0.450	0.450	0.450	0.300	0.300
DUPLEX	0.450	0.450	0.450	0.450	0.300	0.300
TWO UNIT	0.450	0.450	0.450	0.450	0.300	0.300
THREE UNIT	0.450	0.450	0.450	0.450	0.300	0.300
FOUR UNIT	0.450	0.450	0.450	0.450	0.300	0.300

Close



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
40-14-253-048	725 DICKINSON ST	04/10/24	OTH	\$35,000	\$19,300	55.14	\$46,349	\$13,750	\$21,250	\$59,271	0.359	370	1 STY	41	720	\$29.51
40-14-228-030	1926 MONTEITH ST	05/02/23	WD	\$29,500	\$17,500	59.32	\$49,186	\$14,461	\$15,039	\$63,136	0.238	370	1 STY	45	768	\$19.58
											0.298					
40-14-253-052	709 DICKINSON ST	08/12/24	WD	\$39,000	\$22,000	56.41	\$52,616	\$13,750	\$25,250	\$70,665	0.357	370	1 STY	55	720	\$35.07
40-11-376-014	2525 TIFFIN ST	08/06/24	WD	\$46,000	\$26,600	57.83	\$63,176	\$13,750	\$32,250	\$89,865	0.359	370	1 STY	55	860	\$37.50
40-14-229-048	1908 CARTIER ST	11/16/23	MLC	\$55,000	\$27,300	49.64	\$80,908	\$14,581	\$40,419	\$110,545	0.366	370	1.25 STY	60	1,105	\$36.58
40-14-252-044	817 FRANK ST	02/16/24	WD	\$50,000	\$24,100	48.20	\$71,840	\$15,148	\$34,852	\$94,487	0.369	370	1.75 STY	55	1,176	\$29.64
40-14-253-051	713 DICKINSON ST	04/02/24	WD	\$50,000	\$26,800	53.60	\$63,253	\$13,750	\$36,250	\$90,005	0.403	370	1 STY	60	780	\$46.47
40-11-353-030	2524 THOMAS ST	06/23/23	WD	\$80,000	\$37,900	47.38	\$111,963	\$13,475	\$66,525	\$164,147	0.405	370	1.75 STY	60	1,598	\$41.63
40-11-382-008	2453 NORBERT ST	06/02/23	WD	\$82,475	\$42,400	51.41	\$113,737	\$13,750	\$68,725	\$166,645	0.412	370	2 STORY	60	1,802	\$38.14
40-11-377-015	2531 PADUCAH ST	05/31/23	WD	\$46,350	\$20,600	44.44	\$57,143	\$13,750	\$32,600	\$78,896	0.413	370	1 STY	55	720	\$45.28
40-14-229-024	1809 MONTEITH ST	02/16/24	WD	\$63,000	\$26,800	42.54	\$73,768	\$14,223	\$48,777	\$108,264	0.451	370	1 STY	60	994	\$49.07
40-14-201-022	2205 CARTIER ST	07/18/24	WD	\$60,000	\$29,100	48.50	\$69,594	\$15,406	\$44,594	\$98,524	0.453	370	1 STY	60	790	\$56.45
40-11-377-014	2535 PADUCAH ST	10/28/24	WD	\$60,000	\$31,500	52.50	\$74,943	\$13,750	\$46,250	\$101,988	0.453	370	1.25 STY	60	1,261	\$36.68
40-14-228-042	701 DUPONT ST	08/22/24	WD	\$70,000	\$38,500	55.00	\$85,004	\$16,260	\$53,740	\$114,573	0.469	370	2 STORY	60	1,266	\$42.45
40-14-276-022	2019 CARTIER ST	08/08/23	WD	\$57,500	\$25,600	44.52	\$64,278	\$13,562	\$43,938	\$92,211	0.476	370	1 STY	60	785	\$55.97
40-14-229-007	2013 MONTEITH ST	01/29/25	WD	\$54,500	\$24,900	45.69	\$59,139	\$14,421	\$40,079	\$81,305	0.493	370	1 STY	60	730	\$54.90
40-14-228-024	2034 MONTEITH ST	07/18/23	WD	\$64,000	\$24,000	37.50	\$66,108	\$15,412	\$48,588	\$92,175	0.527	370	1 STY	60	768	\$63.27
40-11-378-033	2508 ALTOONA ST	05/23/24	WD	\$81,900	\$44,100	53.85	\$88,724	\$14,658	\$67,242	\$123,443	0.545	370	1.75 STY	60	1,260	\$53.37
40-11-329-006	2609 FLUSHING RD	03/27/24	WD	\$60,000	\$21,300	35.50	\$59,269	\$16,557	\$43,443	\$77,658	0.559	370	1 STY	55	726	\$59.84
40-14-253-011	814 FRANK ST	12/05/23	WD	\$70,000	\$23,100	33.00	\$64,170	\$14,006	\$55,994	\$91,207	0.614	370	1 STY	55	955	\$58.63
40-14-229-015	1909 MONTEITH ST	10/18/23	MLC	\$64,000	\$20,700	32.34	\$57,573	\$13,939	\$50,061	\$79,335	0.631	370	1 STY	60	720	\$69.53
40-14-126-001	318 MARQUETTE ST	06/04/24	WD	\$85,000	\$31,900	37.53	\$76,010	\$18,538	\$66,462	\$95,787	0.694	370	1.5 STY	60	1,044	\$63.66
40-14-229-027	2066 CARTIER ST	07/20/23	WD	\$103,000	\$29,700	28.83	\$88,155	\$14,421	\$88,579	\$122,890	0.721	370	1.75 STY	60	1,447	\$61.22
40-11-378-036	2502 ALTOONA ST	07/25/23	WD	\$111,000	\$36,700	33.06	\$93,609	\$24,215	\$86,785	\$115,657	0.750	370	2 STORY	55	1,272	\$68.23
40-11-353-032	2516 THOMAS ST	07/25/23	WD	\$111,000	\$31,300	28.20	\$84,901	\$13,475	\$97,525	\$119,043	0.819	370	1.75 STY	54	1,408	\$69.26
40-11-351-081	309 MARQUETTE ST	01/19/24	WD	\$114,900	\$29,000	25.24	\$86,240	\$15,313	\$99,587	\$118,212	0.842	370	1.75 STY	60	1,297	\$76.78
											0.524					
40-14-253-036	833 DICKINSON ST	11/18/24	WD	\$50,000	\$30,800	61.60	\$71,567	\$14,837	\$35,163	\$103,145	0.341	370	1 STY	62	860	\$40.89
40-14-201-010	424 DOUGHERTY PL	10/26/23	WD	\$70,000	\$39,800	56.86	\$106,908	\$18,868	\$51,132	\$146,733	0.348	370	2 STORY	67	1,131	\$45.21
40-11-353-033	2512 THOMAS ST	11/07/24	WD	\$80,000	\$40,300	50.38	\$88,276	\$13,475	\$66,525	\$124,668	0.534	370	2 STORY	62	1,227	\$54.22
40-11-353-035	413 MARQUETTE ST	12/08/23	WD	\$110,000	\$44,700	40.64	\$116,988	\$19,615	\$90,385	\$162,288	0.557	370	2 STORY	62	1,678	\$53.86
40-14-276-042	603 ST CLAIR ST	11/19/24	WD	\$75,478	\$31,400	41.60	\$73,160	\$14,434	\$61,044	\$106,775	0.572	370	1 STY	62	1,094	\$55.80
40-14-252-029	919 FRANK ST	07/15/24	WD	\$85,000	\$37,200	43.76	\$85,411	\$14,360	\$70,640	\$118,418	0.597	370	2 STORY	68	1,070	\$66.02
40-11-377-035	713 MARQUETTE ST	09/27/24	WD	\$86,500	\$38,000	43.93	\$85,538	\$21,897	\$64,603	\$106,068	0.609	370	2 STORY	62	1,152	\$56.08
40-14-253-056	627 DICKINSON ST	03/22/24	WD	\$80,000	\$25,700	32.13	\$72,263	\$13,750	\$66,250	\$106,387	0.623	370	1 STY	62	882	\$75.11
40-14-228-028	2008 MONTEITH ST	11/18/24	WD	\$100,000	\$43,600	43.60	\$95,875	\$14,421	\$85,579	\$135,757	0.630	370	2 STORY	62	1,557	\$54.96
40-14-202-013	2110 CARTIER ST	02/29/24	WD	\$111,000	\$34,200	30.81	\$104,113	\$16,038	\$94,962	\$146,792	0.647	370	1.25 STY	62	1,488	\$63.82
											0.546					

40-14-252-034	849 FRANK ST	07/24/24	WD	\$109,900	\$41,200	37.49	\$122,369	\$15,037	\$94,863	\$178,887	0.530	370	2 STORY	74	1,500	\$63.24
40-14-252-054	713 FRANK ST	02/25/25	WD	\$80,000	\$34,300	42.88	\$79,808	\$14,421	\$65,579	\$118,885	0.552	370	1 STY	73	930	\$70.52
40-14-201-016	906 FRANK ST	07/10/24	WD	\$89,000	\$27,500	30.90	\$78,574	\$18,485	\$70,515	\$109,253	0.645	370	1 STY	74	863	\$81.71
40-11-377-011	2543 PADUCAH ST	09/16/24	QC	\$75,500	\$28,200	37.35	\$66,138	\$13,750	\$61,750	\$95,251	0.648	370	1 STY	73	728	\$84.82
40-14-201-018	501 PERRY ST	05/21/24	WD	\$147,000	\$41,500	28.23	\$117,509	\$15,961	\$131,039	\$169,247	0.774	370	1.5 STY	74	1,465	\$89.45
40-14-252-035	845 FRANK ST	05/05/23	WD	\$95,900	\$26,100	27.22	\$90,865	\$15,069	\$80,831	\$137,811	0.587	370	1 STY	79	955	\$84.64
<b>Totals:</b>				<b>\$3,188,403</b>	<b>\$1,297,200</b>		<b>\$3,357,018</b>		<b>\$504,577</b>	<b>\$809,333</b>						<b>\$55.69</b>
					<b>Sale. Ratio =&gt;</b>	<b>40.68</b>					<b>E.C.F. =&gt;</b>	<b>0.623</b>				
					<b>Std. Dev. =&gt;</b>	<b>10.11</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.623</b>				

40-14-276-031	701 ST CLAIR ST	12/22/23	WD	\$73,000	\$20,300	27.81	\$55,709	\$13,781	\$59,219	\$76,233	0.777	370	1 STY	50	720	\$82.25
40-11-458-018	2308 MONTEITH ST	04/29/24	WD	\$103,000	\$30,600	29.71	\$71,743	\$14,710	\$88,290	\$95,055	0.929	370	1.25 STY	55	1,072	\$82.36
40-14-229-048	1908 CARTIER ST	03/14/25	WD	\$120,000	\$34,700	28.92	\$80,908	\$14,581	\$105,419	\$110,545	0.954	370	1.25 STY	60	1,105	\$95.40
40-14-229-031	2050 CARTIER ST	07/02/24	WD	\$80,000	\$27,800	34.75	\$65,598	\$14,421	\$65,579	\$93,049	0.705	370	1 STY	60	872	\$75.21
40-14-276-016	624 DICKINSON ST	05/08/24	WD	\$80,000	\$27,500	34.38	\$64,965	\$13,750	\$66,250	\$93,118	0.711	370	1 STY	60	785	\$84.39
40-11-379-011	601 WELLER ST	10/08/24	WD	\$155,000	\$44,400	28.65	\$128,333	\$29,996	\$125,004	\$163,895	0.763	370	2 STORY	60	1,518	\$82.35
40-11-380-019	618 DOUGHERTY PL	03/07/24	WD	\$131,000	\$39,000	29.77	\$104,038	\$23,328	\$107,672	\$134,517	0.800	370	2 STORY	68	1,273	\$84.58

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	0.600	0.600	0.600	0.550	0.525	0.300
1 STY	0.600	0.600	0.600	0.550	0.525	0.300
2 STORY	0.600	0.600	0.600	0.550	0.525	0.300
1.5 STY	0.600	0.600	0.600	0.550	0.525	0.300
1.25 STY	0.600	0.600	0.600	0.550	0.525	0.300
BI-LEVEL	0.600	0.600	0.600	0.550	0.525	0.300
TRI-LEVEL	0.600	0.600	0.600	0.550	0.525	0.300
ESTATE HOME	0.600	0.600	0.600	0.550	0.525	0.300
DUPLEX	0.600	0.600	0.600	0.550	0.525	0.300
TWO UNIT	0.600	0.600	0.600	0.550	0.525	0.300
THREE UNIT	0.600	0.600	0.600	0.550	0.525	0.300
FOUR UNIT	0.600	0.600	0.600	0.550	0.525	0.300

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
40-11-329-018	2511 FLUSHING RD	02/15/24	WD	\$67,000	\$18,700	27.91	\$62,632	\$11,068	\$55,932	\$114,587	0.488	375	1.75 STY	70	1,057	\$52.92
40-11-478-007	1004 PERRY ST	02/24/25	WD	\$35,000	\$25,700	73.43	\$61,141	\$10,421	\$24,579	\$112,711	0.218	375	2 STORY	60	1,092	\$22.51
40-11-480-014	1909 BAGLEY ST	04/21/23	WD	\$38,000	\$16,400	43.16	\$52,995	\$10,366	\$27,634	\$94,731	0.292	375	2 STORY	60	1,020	\$27.09
40-14-227-029	2000 JOLIET ST	02/16/24	WD	\$40,000	\$17,900	44.75	\$54,386	\$11,078	\$28,922	\$96,240	0.301	375	2 STORY	60	1,072	\$26.98
40-11-477-003	2005 FLUSHING RD	03/01/24	WD	\$53,000	\$25,600	48.30	\$73,557	\$11,078	\$41,922	\$138,842	0.302	375	2 STORY	60	1,423	\$29.46
40-11-451-020	2301 FLUSHING RD	04/12/24	WD	\$45,000	\$24,000	53.33	\$60,441	\$11,386	\$33,614	\$109,011	0.308	375	2 STORY	60	1,070	\$31.41
40-11-477-034	1914 BAGLEY ST	06/23/23	WD	\$48,000	\$19,600	40.83	\$61,596	\$12,605	\$35,395	\$108,869	0.325	375	2 STORY	60	994	\$35.61
40-14-226-025	768 N CHEVROLET AVE	11/01/23	WD	\$54,500	\$22,800	41.83	\$68,418	\$13,848	\$40,652	\$121,267	0.335	375	2 STORY	60	1,280	\$31.76
40-14-226-022	800 N CHEVROLET AVE	03/22/24	WD	\$51,000	\$19,700	38.63	\$62,770	\$13,848	\$37,152	\$108,716	0.342	375	2 STORY	60	1,058	\$35.12
40-11-479-032	1029 GLADWYN ST	12/05/23	WD	\$70,000	\$29,700	42.43	\$84,462	\$12,525	\$57,475	\$159,860	0.360	375	2 STORY	60	1,465	\$39.23
40-14-227-002	825 N CHEVROLET AVE	03/28/25	WD	\$126,000	\$51,800	41.11	\$138,353	\$30,333	\$95,667	\$257,445	0.372	375	2 STORY	58	2,781	\$34.40
40-11-451-019	2305 FLUSHING RD	10/18/24	WD	\$59,900	\$29,300	48.91	\$69,767	\$11,386	\$48,514	\$129,736	0.374	375	2 STORY	60	1,328	\$36.53
40-11-481-002	970 PERRY ST	03/27/25	WD	\$74,500	\$38,900	52.21	\$85,105	\$14,967	\$59,533	\$155,862	0.382	375	2 STORY	60	1,462	\$40.72
40-11-481-024	1812 CADILLAC ST	04/11/23	WD	\$57,000	\$19,200	33.68	\$60,669	\$10,352	\$46,648	\$111,816	0.417	375	2 STORY	60	1,045	\$44.64
40-14-230-002	814 DUPONT ST	11/10/23	WD	\$77,000	\$27,500	35.71	\$80,732	\$12,453	\$64,547	\$151,731	0.425	375	2 STORY	60	1,483	\$43.52
40-14-230-018	638 N CHEVROLET AVE	05/05/23	MLC	\$91,000	\$32,300	35.49	\$92,611	\$15,055	\$75,945	\$172,347	0.441	375	2 STORY	60	1,656	\$45.86
40-14-203-012	2209 JOLIET ST	08/08/23	WD	\$69,900	\$22,800	32.62	\$69,253	\$11,078	\$58,822	\$129,278	0.455	375	2 STORY	60	1,306	\$45.04
40-14-227-039	1806 JOLIET ST	04/06/23	WD	\$75,000	\$25,300	33.73	\$74,046	\$11,500	\$63,500	\$138,991	0.457	375	2 STORY	60	1,542	\$41.18
40-14-226-032	807 DUPONT ST	08/29/24	WD	\$62,000	\$23,600	38.06	\$60,101	\$12,099	\$49,901	\$106,671	0.468	375	2 STORY	60	1,026	\$48.64
40-14-226-025	768 N CHEVROLET AVE	09/23/24	WD	\$74,000	\$28,700	38.78	\$68,418	\$13,848	\$60,152	\$121,267	0.496	375	2 STORY	60	1,280	\$46.99
40-14-227-020	848 PERRY ST	12/28/23	WD	\$100,000	\$31,400	31.40	\$89,049	\$17,179	\$82,821	\$159,711	0.519	375	2 STORY	60	1,423	\$58.20
40-11-451-006	1050 N CHEVROLET AVE	08/20/24	WD	\$100,000	\$35,300	35.30	\$82,350	\$13,959	\$86,041	\$151,980	0.566	375	2 STORY	60	1,512	\$56.91
40-14-230-019	632 N CHEVROLET AVE	07/31/23	WD	\$80,000	\$24,500	30.63	\$66,410	\$15,061	\$64,939	\$114,109	0.569	375	2 STORY	60	1,152	\$56.37
40-14-230-018	638 N CHEVROLET AVE	11/28/23	WD	\$117,000	\$32,300	27.61	\$92,611	\$15,055	\$101,945	\$172,347	0.592	375	2 STORY	60	1,656	\$61.56
40-11-479-033	1025 GLADWYN ST	12/10/24	WD	\$85,000	\$30,600	36.00	\$65,820	\$12,749	\$72,251	\$117,936	0.613	375	2 STORY	60	1,152	\$62.72
40-14-205-015	865 N CHEVROLET AVE	07/18/23	WD	\$100,000	\$24,500	24.50	\$74,900	\$12,993	\$87,007	\$137,571	0.632	375	2 STORY	60	1,460	\$59.59
40-14-230-013	710 N CHEVROLET AVE	01/05/24	WD	\$104,000	\$26,800	25.77	\$77,037	\$15,028	\$88,972	\$137,798	0.646	375	2 STORY	60	1,456	\$61.11
40-14-230-016	650 N CHEVROLET AVE	08/29/23	WD	\$119,000	\$29,400	24.71	\$84,189	\$15,044	\$103,956	\$153,656	0.677	375	2 STORY	60	1,516	\$68.57
											0.440					
40-11-480-011	1917 BAGLEY ST	01/06/25	WD	\$35,000	\$24,700	70.57	\$63,016	\$10,508	\$24,492	\$116,684	0.210	375	2 STORY	69	994	\$24.64
40-11-478-010	1810 BAGLEY ST	01/30/25	WD	\$36,000	\$22,600	62.78	\$59,500	\$11,383	\$24,617	\$106,927	0.230	375	2 STORY	63	1,026	\$23.99
40-11-479-028	1501 FLUSHING RD	09/05/24	WD	\$83,000	\$49,400	59.52	\$124,471	\$34,949	\$48,051	\$198,938	0.242	375	2 STORY	69	1,657	\$29.00
40-14-227-022	2024 JOLIET ST	02/23/24	WD	\$35,000	\$14,300	40.86	\$53,289	\$11,072	\$23,928	\$93,816	0.255	375	2 STORY	63	1,026	\$23.32
40-14-203-001	2249 JOLIET ST	09/13/23	WD	\$48,500	\$19,900	41.03	\$65,324	\$15,233	\$33,267	\$111,313	0.299	375	2 STORY	63	1,085	\$30.66
40-11-457-019	2202 JOLIET ST	10/14/24	WD	\$77,147	\$39,900	51.72	\$93,649	\$23,910	\$53,237	\$154,976	0.344	375	2 STORY	63	1,485	\$35.85
40-11-479-030	1037 GLADWYN ST	01/11/24	WD	\$49,900	\$19,500	39.08	\$59,392	\$12,062	\$37,838	\$105,178	0.360	375	2 STORY	63	984	\$38.45
40-11-456-004	908 BLAIR ST	09/29/23	WD	\$60,000	\$22,400	37.33	\$68,941	\$11,716	\$48,284	\$127,167	0.380	375	2 STORY	63	1,144	\$42.21
40-14-228-001	722 PERRY ST	09/20/24	WD	\$80,900	\$36,900	45.61	\$89,961	\$14,986	\$65,914	\$166,611	0.396	375	2 STORY	65	1,495	\$44.09
40-11-479-030	1037 GLADWYN ST	07/29/24	WD	\$58,000	\$24,500	42.24	\$59,392	\$12,062	\$45,938	\$105,178	0.437	375	2 STORY	63	984	\$46.68
40-14-230-009	722 N CHEVROLET AVE	03/07/25	WD	\$106,164	\$39,000	36.74	\$94,769	\$15,434	\$90,730	\$176,300	0.515	375	2 STORY	66	1,566	\$57.94

40-14-228-012	2001 JOLIET ST	06/27/24	WD	\$93,000	\$28,500	30.65	\$81,291	\$19,643	\$73,357	\$136,996	0.535	375	2 STORY	69	1,119	\$65.56
40-14-226-011	1819 CADILLAC ST	02/26/25	MLC	\$79,900	\$23,500	29.41	\$65,120	\$11,078	\$68,822	\$120,093	0.573	375	2 STORY	67	1,068	\$64.44
40-14-227-040	763 DUPONT ST	07/11/23	WD	\$75,000	\$21,000	28.00	\$60,114	\$12,747	\$62,253	\$105,260	0.591	375	2 STORY	65	1,085	\$57.38
<b>Totals:</b>				<b>\$2,990,311</b>	<b>\$1,140,400</b>		<b>\$3,112,048</b>		<b>\$700,728</b>	<b>\$1,825,436</b>						
				<b>Sale. Ratio =&gt;</b>		<b>38.14</b>			<b>E.C.F. =&gt;</b>		<b>0.384</b>					
				<b>Std. Dev. =&gt;</b>		<b>11.43</b>			<b>Ave. E.C.F. =&gt;</b>		<b>0.383</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	0.450	0.450	0.450	0.425	0.425	0.400
1 STY	0.450	0.450	0.450	0.425	0.425	0.400
2 STORY	0.450	0.450	0.450	0.425	0.425	0.400
1.5 STY	0.450	0.450	0.450	0.425	0.425	0.400
1.25 STY	0.450	0.450	0.450	0.425	0.425	0.400
BI-LEVEL	0.450	0.450	0.450	0.425	0.425	0.400
TRI-LEVEL	0.450	0.450	0.450	0.425	0.425	0.400
ESTATE HOME	0.450	0.450	0.450	0.425	0.425	0.400
DUPLEX	0.450	0.450	0.450	0.425	0.425	0.400
TWO UNIT	0.450	0.450	0.450	0.425	0.425	0.400
THREE UNIT	0.450	0.450	0.450	0.425	0.425	0.400
FOUR UNIT	0.450	0.450	0.450	0.425	0.425	0.400

Close





Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
41-08-429-020	320 COMMONWEALTH AVE	09/06/24	WD	\$93,000	\$37,500	40.32	\$95,680	\$27,000	\$66,000	\$105,662	0.625	400	1 STY	57	1,409	\$46.84
41-08-429-035	206 COMMONWEALTH AVE	05/24/23	WD	\$85,000	\$32,100	37.76	\$98,975	\$28,588	\$56,412	\$108,288	0.521	400	1 STY	57	1,034	\$54.56
41-08-401-019	2017 TUSCOLA AVE	11/10/23	QC	\$62,500	\$23,600	37.76	\$86,796	\$22,500	\$40,000	\$98,917	0.404	400	1 STY	60	844	\$47.39
41-17-226-008	2302 E COURT ST	01/11/24	WD	\$116,900	\$55,200	47.22	\$144,595	\$32,179	\$84,721	\$172,948	0.490	400	1 STY	60	1,554	\$54.52
41-08-426-010	2427 TUSCOLA AVE	12/06/23	WD	\$104,450	\$38,900	37.24	\$114,308	\$21,480	\$82,970	\$142,812	0.581	400	1 STY	60	1,115	\$74.41
41-08-479-004	502 S MEADE ST	04/06/23	WD	\$126,900	\$48,100	37.90	\$128,269	\$31,916	\$94,984	\$148,235	0.641	400	1 STY	60	1,402	\$67.75
41-08-481-012	2402 WINDEMERE AVE	08/11/23	WD	\$95,000	\$29,200	30.74	\$87,093	\$21,453	\$73,547	\$100,985	0.728	400	1 STY	60	836	\$87.97
41-08-432-002	2602 MACOMBER ST	05/14/24	WD	\$99,900	\$33,600	33.63	\$79,526	\$24,315	\$75,585	\$84,940	0.890	400	1 STY	60	789	\$95.80
41-08-482-018	2601 MOUNTAIN AVE	11/20/24	WD	\$115,000	\$35,500	30.87	\$84,089	\$22,311	\$92,689	\$95,043	0.975	400	1 STY	60	865	\$107.15
											0.673					
41-17-227-002	2508 E COURT ST	03/18/25	QC	\$52,000	\$37,100	71.35	\$86,942	\$21,453	\$30,547	\$100,752	0.303	400	1 STY	62	853	\$35.81
41-17-231-018	2407 BROOKSIDE DR	05/02/24	WD	\$95,000	\$50,900	53.58	\$116,916	\$36,723	\$58,277	\$123,374	0.472	400	1 STY	62	1,164	\$50.07
41-17-228-006	2224 PIERCE ST	07/18/24	WD	\$135,000	\$39,100	28.96	\$102,515	\$21,453	\$113,547	\$189,266	0.600	400	1 STY	65	986	\$115.16
41-08-481-027	2313 MOUNTAIN AVE	02/06/24	WD	\$110,000	\$45,800	41.64	\$114,608	\$21,453	\$88,547	\$143,315	0.618	400	1 STY	62	1,174	\$75.42
41-17-226-021	2219 PIERCE ST	12/07/23	WD	\$97,000	\$34,300	35.36	\$94,112	\$21,453	\$75,547	\$111,783	0.676	400	1 STY	62	932	\$81.06
41-17-226-015	2414 E COURT ST	11/17/23	WD	\$99,900	\$34,000	34.03	\$94,930	\$25,743	\$74,157	\$106,442	0.697	400	1 STY	62	883	\$83.98
41-08-432-022	2501 E SECOND ST	11/29/23	WD	\$110,000	\$35,800	32.55	\$101,069	\$28,201	\$81,799	\$112,105	0.730	400	1 STY	62	900	\$90.89
41-17-228-023	2301 HILLS ST	03/15/24	WD	\$120,000	\$34,200	28.50	\$94,462	\$21,453	\$98,547	\$112,322	0.877	400	1 STY	62	965	\$102.12
41-17-226-013	2406 E COURT ST	04/19/24	WD	\$145,000	\$46,100	31.79	\$111,177	\$21,453	\$123,547	\$138,037	0.895	400	1 STY	65	1,266	\$97.59
											0.652					
41-17-228-033	2413 HILLS ST	07/26/24	WD	\$107,000	\$46,100	43.08	\$105,982	\$25,743	\$81,257	\$123,445	0.658	400	1 STY	78	752	\$108.05
41-17-228-002	2208 PIERCE ST	03/26/25	WD	\$110,500	\$31,600	28.60	\$74,883	\$21,453	\$89,047	\$182,664	0.487	400	1 STY	70	919	\$96.90
41-08-403-011	2015 GOLD AVE	06/29/23	WD	\$120,000	\$32,100	26.75	\$96,241	\$21,983	\$98,017	\$114,243	0.858	400	1.25 STY	52	1,177	\$83.28
41-08-455-027	2201 WINDEMERE AVE	02/28/24	WD	\$65,000	\$35,900	55.23	\$96,265	\$25,743	\$39,257	\$108,495	0.362	400	1.25 STY	55	1,205	\$32.58
41-08-404-009	2024 GOLD AVE	09/30/24	WD	\$125,000	\$38,100	30.48	\$94,276	\$21,983	\$103,017	\$111,220	0.926	400	1.25 STY	57	1,186	\$86.86
41-08-406-010	212 CHANDLER AVE	12/07/23	WD	\$121,000	\$34,700	28.68	\$103,390	\$21,960	\$99,040	\$125,277	0.791	400	1.25 STY	57	1,388	\$71.35
41-08-409-005	426 S VERNON AVE	09/11/23	WD	\$103,000	\$36,000	34.95	\$94,892	\$23,127	\$79,873	\$110,408	0.723	400	1.25 STY	60	1,010	\$79.08
41-08-410-012	424 CHANDLER AVE	12/18/23	WD	\$109,000	\$31,700	29.08	\$88,426	\$20,250	\$88,750	\$104,886	0.846	400	1.25 STY	60	960	\$92.45
41-08-432-012	421 GREENFIELD AVE	10/27/23	WD	\$89,500	\$31,600	35.31	\$89,525	\$22,500	\$67,000	\$103,115	0.650	400	1.25 STY	60	990	\$67.68
41-08-454-007	629 ROOME CT	03/21/25	WD	\$128,500	\$43,800	34.09	\$93,314	\$21,983	\$106,517	\$109,740	0.971	400	1.25 STY	60	1,091	\$97.63
41-08-454-018	2127 WINDEMERE AVE	11/27/23	WD	\$110,000	\$38,200	34.73	\$99,524	\$21,354	\$88,646	\$120,262	0.737	400	1.25 STY	60	1,185	\$74.81
41-08-484-008	2526 MOUNTAIN AVE	06/11/24	WD	\$131,000	\$34,900	26.64	\$81,124	\$17,162	\$113,838	\$98,403	1.157	400	1.25 STY	60	941	\$120.98
41-08-484-011	2610 MOUNTAIN AVE	03/13/25	WD	\$50,500	\$33,300	65.94	\$77,557	\$17,162	\$33,338	\$92,915	0.359	400	1.25 STY	60	939	\$35.50

41-17-130-011	1013 S FRANKLIN AVE	01/12/24	WD	\$150,000	\$49,500	33.00	\$127,571	\$23,304	\$126,696	\$160,411	0.790	400	1.25 STY	60	1,591	\$79.63
41-08-458-008	2128 WINDEMERE AVE	12/05/24	WD	\$97,575	\$55,400	56.78	\$116,811	\$25,743	\$71,832	\$140,105	0.513	400	1.25 STY	62	1,257	\$57.15
41-08-476-011	613 CHANDLER AVE	04/27/23	WD	\$80,000	\$33,000	41.25	\$91,059	\$21,453	\$58,547	\$107,086	0.547	400	1.25 STY	62	896	\$65.34
41-08-483-026	2313 E COURT ST	03/28/25	WD	\$65,000	\$57,900	89.08	\$120,235	\$21,453	\$43,547	\$151,972	0.287	400	1.25 STY	62	1,488	\$29.27
41-17-129-024	928 S FRANKLIN AVE	04/26/23	WD	\$135,200	\$45,800	33.88	\$116,604	\$26,274	\$108,926	\$138,969	0.784	400	1.25 STY	62	1,352	\$80.57
41-17-201-013	1060 LAFAYETTE ST	01/17/25	WD	\$139,900	\$63,400	45.32	\$135,024	\$36,470	\$103,430	\$151,622	0.682	400	1.25 STY	62	1,283	\$80.62
41-17-203-015	2126 PIERCE ST	04/10/23	WD	\$106,360	\$45,700	42.97	\$116,961	\$25,743	\$80,617	\$140,335	0.574	400	1.25 STY	62	1,490	\$54.11
41-17-204-008	2038 HILLS ST	01/02/24	WD	\$65,000	\$44,900	69.08	\$113,070	\$21,571	\$43,429	\$140,768	0.309	400	1.25 STY	62	1,146	\$37.90
41-17-204-008	2038 HILLS ST	05/16/24	MLC	\$95,000	\$54,100	56.95	\$113,070	\$21,571	\$73,429	\$140,768	0.522	400	1.25 STY	62	1,146	\$64.07
41-08-476-006	523 CHANDLER AVE	06/24/24	WD	\$150,000	\$66,400	44.27	\$137,219	\$21,453	\$128,547	\$178,102	0.722	400	1.25 STY	67	1,300	\$98.88
41-17-135-007	1125 S FRANKLIN AVE	03/27/25	WD	\$147,000	\$47,300	32.18	\$102,903	\$23,304	\$123,696	\$122,460	1.010	400	1.25 STY	68	1,048	\$118.03
41-08-454-011	606 S VERNON AVE	07/22/24	WD	\$155,000	\$49,100	31.68	\$121,896	\$21,983	\$133,017	\$153,712	0.865	400	1.25 STY	69	1,186	\$112.16
41-17-203-001	2002 PIERCE ST	04/28/23	WD	\$154,900	\$47,300	30.54	\$135,584	\$25,743	\$129,157	\$168,986	0.764	400	1.25 STY	69	1,338	\$96.53
41-08-429-010	2414 GOLD AVE	11/07/23	WD	\$89,000	\$33,600	37.75	\$97,392	\$21,192	\$67,808	\$117,231	0.578	400	1.25 STY	72	985	\$68.84
41-08-478-010	535 GREENFIELD AVE	07/24/24	WD	\$143,900	\$50,300	34.95	\$107,603	\$27,000	\$116,900	\$124,005	0.943	400	1.5 STY	62	1,308	\$89.37
41-08-483-031	2405 E COURT ST	10/24/23	WD	\$137,000	\$45,300	33.07	\$114,340	\$22,207	\$114,793	\$141,743	0.810	400	1.5 STY	62	1,474	\$77.88
41-08-481-009	2308 WINDEMERE AVE	04/05/24	WD	\$100,700	\$66,200	65.74	\$145,050	\$42,906	\$57,794	\$157,145	0.368	400	1.75 STY	60	1,464	\$39.48
41-17-201-006	1006 LAFAYETTE ST	11/03/23	WD	\$117,500	\$54,600	46.47	\$134,905	\$21,453	\$96,047	\$174,542	0.550	400	1.75 STY	62	1,499	\$64.07
41-17-129-031	1018 S FRANKLIN AVE	06/14/24	WD	\$180,000	\$62,900	34.94	\$149,199	\$26,274	\$153,726	\$189,115	0.813	400	1.75 STY	69	1,465	\$104.93
41-17-204-004	2020 HILLS ST	05/30/24	WD	\$164,285	\$58,500	35.61	\$140,721	\$21,571	\$142,714	\$183,308	0.779	400	1.75 STY	74	1,476	\$96.69
41-08-428-003	213 CHANDLER AVE	05/02/24	WD	\$70,000	\$28,500	40.71	\$73,606	\$22,524	\$47,476	\$78,588	0.604	400	2 STORY	47	1,196	\$39.70
41-08-429-009	2410 GOLD AVE	03/12/25	WD	\$68,000	\$34,400	50.59	\$84,426	\$19,733	\$48,267	\$99,528	0.485	400	2 STORY	52	1,196	\$40.36
41-08-432-010	413 GREENFIELD AVE	08/25/23	WD	\$102,000	\$41,700	40.88	\$106,729	\$19,472	\$82,528	\$134,242	0.615	400	2 STORY	60	1,444	\$57.15
41-08-453-001	601 COMMONWEALTH AVE	05/10/24	WD	\$190,000	\$78,300	41.21	\$172,852	\$39,986	\$150,014	\$204,409	0.734	400	2 STORY	60	1,898	\$79.04
41-08-459-032	2101 E COURT ST	02/23/24	WD	\$168,000	\$51,600	30.71	\$130,663	\$21,453	\$146,547	\$168,015	0.872	400	2 STORY	60	1,507	\$97.24
41-08-483-028	2317 E COURT ST	11/19/24	WD	\$70,000	\$46,300	66.14	\$100,821	\$21,453	\$48,547	\$122,105	0.398	400	2 STORY	60	1,211	\$40.09
41-17-129-027	1006 S FRANKLIN AVE	01/10/25	WD	\$179,900	\$71,100	39.52	\$154,127	\$26,274	\$153,626	\$196,697	0.781	400	2 STORY	60	2,015	\$76.24
41-17-134-023	1118 S FRANKLIN AVE	10/23/24	WD	\$163,000	\$52,100	31.96	\$114,729	\$26,274	\$136,726	\$136,085	1.005	400	2 STORY	60	1,394	\$98.08
41-17-230-010	2410 HILLS ST	03/07/24	WD	\$125,000	\$55,000	44.00	\$147,601	\$39,906	\$85,094	\$165,685	0.514	400	2 STORY	60	1,588	\$53.59

41-08-430-012	2307 E SECOND ST	07/21/23	WD	\$114,900	\$42,700	37.16	\$108,299	\$21,150	\$93,750	\$134,075	0.699	400	2 STORY	62	1,513	\$61.96
41-17-202-020	2021 PIERCE ST	06/30/23	WD	\$121,000	\$52,200	43.14	\$130,323	\$21,453	\$99,547	\$167,492	0.594	400	2 STORY	62	1,437	\$69.27
41-17-206-018	1114 W VERNON DR	04/16/24	WD	\$195,000	\$67,800	34.77	\$144,719	\$27,056	\$167,944	\$181,020	0.928	400	2 STORY	62	1,800	\$93.30
41-08-331-018	426 LAFAYETTE ST	08/28/24	WD	\$160,000	\$60,700	37.94	\$142,262	\$22,500	\$137,500	\$184,249	0.746	400	2 STORY	66	1,698	\$80.98
41-08-431-015	2409 E SECOND ST	08/23/24	WD	\$173,000	\$46,300	26.76	\$116,764	\$23,500	\$149,500	\$143,483	1.042	400	2 STORY	74	1,361	\$109.85
41-08-455-028	2207 WINDEMERE AVE	06/10/24	WD	\$155,000	\$51,300	33.10	\$132,831	\$21,453	\$133,547	\$171,351	0.779	400	2 STORY	74	1,404	\$95.12
41-08-459-027	2009 E COURT ST	09/20/23	WD	\$120,000	\$53,600	44.67	\$169,348	\$21,453	\$98,547	\$227,531	0.433	400	2 STORY	74	1,904	\$51.76
41-08-459-024	1917 E COURT ST	06/19/23	WD	\$155,000	\$62,600	40.39	\$156,918	\$29,371	\$125,629	\$196,226	0.640	400	2 STORY	77	1,536	\$81.79
41-08-406-018	358 COMMONWEALTH AVE	03/20/24	WD	\$115,000	\$42,400	36.87	\$124,995	\$23,500	\$91,500	\$156,146	0.586	400	TWO UNIT	52	1,865	\$49.06
41-17-226-004	2220 E COURT ST	06/22/23	WD	\$209,000	\$101,900	48.76	\$246,486	\$21,453	\$187,547	\$346,205	0.542	400	TWO UNIT	62	2,869	\$65.37
41-17-201-002	912 LAFAYETTE ST	12/22/23	WD	\$110,000	\$67,100	61.00	\$191,528	\$21,453	\$88,547	\$261,654	0.338	400	TWO UNIT	74	2,275	\$38.92
<b>Totals:</b>				<b>\$8,469,670</b>	<b>\$3,297,800</b>		<b>\$8,218,705</b>		<b>\$6,746,055</b>	<b>\$10,157,465</b>						<b>\$74.79</b>
					<b>Sale. Ratio =&gt;</b>	<b>38.94</b>				<b>E.C.F. =&gt;</b>	<b>0.664</b>					
					<b>Std. Dev. =&gt;</b>	<b>12.25</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.673</b>					

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	0.670	0.670	0.670	0.670	0.670	0.670
1 STY	0.670	0.670	0.670	0.670	0.670	0.670
2 STORY	0.670	0.670	0.670	0.670	0.670	0.670
1.5 STY	0.670	0.670	0.670	0.670	0.670	0.670
1.25 STY	0.670	0.670	0.670	0.670	0.670	0.670
BI-LEVEL	0.670	0.670	0.670	0.670	0.670	0.670
TRI-LEVEL	0.670	0.670	0.670	0.670	0.670	0.670
ESTATE HOME	0.670	0.670	0.670	0.670	0.670	0.670
DUPLEX	0.670	0.670	0.670	0.670	0.670	0.670
TWO UNIT	0.670	0.670	0.670	0.670	0.670	0.670
THREE UNIT	0.670	0.670	0.670	0.670	0.670	0.670
FOUR UNIT	0.670	0.670	0.670	0.670	0.670	0.670

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
40-14-160-014	3514 NORWOOD DR	12/29/23	MLC	\$65,000	\$27,700	42.62	\$77,396	\$13,500	\$51,500	\$127,792	0.403	405	1 STY	60	1,066	\$48.31
40-14-328-020	3116 NORWOOD DR	01/21/25	LC	\$56,500	\$36,200	64.07	\$84,275	\$13,513	\$42,987	\$141,524	0.304	405	1.25 STY	69	1,084	\$39.66
40-14-176-020	418 ALLENDALE PL	10/07/24	WD	\$70,000	\$36,700	52.43	\$95,059	\$22,219	\$47,781	\$145,680	0.328	405	1 STY	69	889	\$53.75
40-14-156-015	3611 NORWOOD DR	01/10/24	WD	\$58,500	\$25,900	44.27	\$80,290	\$16,440	\$42,060	\$127,700	0.329	405	1 STY	69	876	\$48.01
40-14-152-004	321 CLOVERDALE PL	02/27/24	WD	\$92,000	\$59,000	64.13	\$124,739	\$19,882	\$72,118	\$209,714	0.344	405	1 STY	66	1,398	\$51.59
40-11-351-088	2566 NOLEN DR	05/28/24	WD	\$180,000	\$75,900	42.17	\$196,783	\$40,500	\$139,500	\$312,566	0.446	405	1.5 STY	69	2,530	\$55.14
40-14-159-012	3321 SHERWOOD DR	01/19/24	WD	\$97,750	\$41,600	42.56	\$107,065	\$18,865	\$78,885	\$176,400	0.447	405	1.25 STY	64	1,344	\$58.69
40-14-159-025	3318 BRENTWOOD DR	06/20/23	WD	\$115,000	\$47,200	41.04	\$125,356	\$21,412	\$93,588	\$207,888	0.450	405	1.5 STY	69	1,852	\$50.53
40-14-160-019	3406 NORWOOD DR	07/09/24	WD	\$75,000	\$31,200	41.60	\$80,831	\$13,500	\$61,500	\$134,662	0.457	405	1 STY	69	1,007	\$61.07
40-14-176-019	410 ALLENDALE PL	04/10/23	WD	\$104,000	\$35,800	34.42	\$109,762	\$23,216	\$80,784	\$173,092	0.467	405	1 STY	69	1,393	\$57.99
40-14-330-008	2714 MANSFIELD AVE	11/08/24	WD	\$84,000	\$35,700	42.50	\$78,211	\$14,700	\$69,300	\$127,022	0.546	405	1.25 STY	64	1,070	\$64.77
40-14-154-008	3633 SHERWOOD DR	10/08/24	WD	\$110,900	\$43,500	39.22	\$100,375	\$15,099	\$95,801	\$170,552	0.562	405	2 STORY	69	1,299	\$73.75
40-14-331-004	609 BRADLEY AVE	12/19/23	WD	\$80,000	\$30,900	38.63	\$72,906	\$16,047	\$63,953	\$113,718	0.562	405	1.25 STY	69	975	\$65.59
40-14-159-015	3512 BRENTWOOD DR	09/22/23	WD	\$115,000	\$32,300	28.09	\$103,338	\$21,911	\$93,089	\$162,854	0.572	405	1 STY	69	1,152	\$80.81
40-14-176-003	3407 SUNSET DR	08/01/24	WD	\$126,000	\$44,800	35.56	\$110,280	\$15,726	\$110,274	\$189,108	0.583	405	1.75 STY	69	1,456	\$75.74
40-14-252-024	2214 NOLEN DR	11/08/24	WD	\$155,000	\$49,500	31.94	\$120,628	\$21,298	\$133,702	\$198,660	0.673	405	1.25 STY	69	1,395	\$95.84
											0.471					
40-14-153-005	314 WESTCOMBE AVE	07/31/24	WD	\$198,900	\$74,500	37.46	\$185,145	\$38,291	\$160,609	\$293,708	0.547	405	2 STORY	73	2,407	\$66.73
40-14-328-009	3201 BRENTWOOD DR	12/18/24	WD	\$118,000	\$53,700	45.51	\$124,961	\$20,391	\$97,609	\$209,140	0.467	405	1 STY	74	1,358	\$71.88
40-14-155-011	3701 BRENTWOOD DR	06/06/24	WD	\$117,000	\$37,100	31.71	\$92,434	\$15,750	\$101,250	\$153,368	0.660	405	1.25 STY	74	1,032	\$98.11
40-14-160-020	3402 NORWOOD DR	09/24/24	CD	\$104,000	\$28,400	27.31	\$81,503	\$13,500	\$90,500	\$136,006	0.665	405	1.75 STY	74	969	\$93.40
40-14-153-002	3511 SUNSET DR	05/01/23	WD	\$88,000	\$35,500	40.34	\$104,749	\$15,157	\$72,843	\$179,184	0.407	405	2 STORY	74	1,250	\$58.27
<b>Totals:</b>				<b>\$2,645,550</b>	<b>\$1,071,200</b>		<b>\$2,714,542</b>		<b>\$1,169,714</b>	<b>\$2,106,412</b>						<b>\$63.83</b>
					<b>Sale. Ratio =&gt;</b>	<b>40.49</b>				<b>E.C.F. =&gt;</b>	<b>0.549</b>					
					<b>Std. Dev. =&gt;</b>	<b>13.40</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.486</b>					

Outliers

40-11-351-084	2582 NOLEN DR	01/27/25	WD	\$168,500	\$48,800	28.96	\$129,951	\$34,065	\$134,435	\$191,772	0.701	405	1 STY	69	1,357	\$99.07
40-14-328-020	3116 NORWOOD DR	01/06/25	WD	\$45,000	\$36,200	80.44	\$84,275	\$13,513	\$31,487	\$141,524	0.222	405	1.25 STY	69	1,084	\$29.05
40-14-326-001	3213 SHERWOOD DR	10/20/23	WD	\$105,000	\$30,500	29.05	\$74,699	\$23,803	\$81,197	\$101,792	0.798	405	1.25 STY	69	817	\$99.38
40-14-160-001	3517 BRENTWOOD DR	09/30/24	WD	\$66,500	\$39,900	60.00	\$95,690	\$30,000	\$36,500	\$131,380	0.278	405	2 STORY	62	1,236	\$29.53
40-14-180-019	3202 SHERWOOD DR	09/11/24	MLC	\$50,000	\$32,700	65.40	\$73,841	\$18,015	\$31,985	\$111,652	0.286	405	1.25 STY	64	971	\$32.94

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	0.550	0.550	0.550	0.450	0.425	0.425
1 STY	0.550	0.550	0.550	0.450	0.425	0.425
2 STORY	0.550	0.550	0.550	0.450	0.425	0.425
1.5 STY	0.550	0.550	0.550	0.450	0.425	0.425
1.25 STY	0.550	0.550	0.550	0.450	0.425	0.425
BI-LEVEL	0.550	0.550	0.550	0.450	0.425	0.425
TRI-LEVEL	0.550	0.550	0.550	0.450	0.425	0.425
ESTATE HOME	0.550	0.550	0.550	0.450	0.425	0.425
DUPLEX	0.550	0.550	0.550	0.450	0.425	0.425
TWO UNIT	0.550	0.550	0.550	0.450	0.425	0.425
THREE UNIT	0.550	0.550	0.550	0.450	0.425	0.425
FOUR UNIT	0.550	0.550	0.550	0.450	0.425	0.425

Close



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
40-14-158-019	3710 VAN BUREN AVE	07/16/24	WD	\$37,000	\$18,400	49.73	\$46,597	\$13,109	\$23,891	\$74,418	0.321	410	1 STY	58	720	\$33.18
40-14-301-027	814 HUBBARD AVE	06/19/24	WD	\$43,500	\$19,200	44.14	\$49,074	\$11,250	\$32,250	\$84,053	0.384	410	1 STY	60	870	\$37.07
40-14-301-001	701 WESTCOMBE AVE	02/26/25	WD	\$50,500	\$20,600	40.79	\$50,083	\$10,834	\$39,666	\$87,220	0.455	410	1 STY	60	717	\$55.32
40-14-301-019	718 HUBBARD AVE	07/24/24	WD	\$38,000	\$23,700	62.37	\$59,408	\$10,125	\$27,875	\$103,754	0.269	410	1 STY	63	775	\$35.97
40-14-303-019	3406 GRATIOT AVE	03/26/24	WD	\$43,000	\$18,700	43.49	\$63,347	\$11,250	\$31,750	\$109,678	0.289	410	1 STY	63	772	\$41.13
40-14-327-027	3026 BEECHER RD	06/07/24	WD	\$59,900	\$21,000	35.06	\$54,225	\$9,675	\$50,225	\$93,789	0.536	410	1 STY	63	840	\$59.79
40-14-158-009	3621 GRATIOT AVE	09/20/24	WD	\$66,500	\$18,800	28.27	\$48,171	\$10,125	\$56,375	\$80,097	0.704	410	1 STY	63	836	\$67.43
40-14-156-019	3734 BEECHER RD	09/14/23	WD	\$102,500	\$21,100	20.59	\$71,744	\$13,500	\$89,000	\$122,619	0.726	410	1 STY	63	992	\$89.72
40-14-307-058	3117 BEECHER RD	08/28/24	WD	\$84,000	\$27,100	32.26	\$66,458	\$18,730	\$65,270	\$106,062	0.615	410	1 STY	70	871	\$74.94
40-14-157-009	3625 BEECHER RD	09/16/24	WD	\$50,000	\$24,300	48.60	\$62,787	\$15,188	\$34,812	\$100,208	0.347	410	1.25 STY	63	960	\$36.26
40-14-307-001	3227 BEECHER RD	02/28/25	WD	\$129,900	\$43,200	33.26	\$108,788	\$21,420	\$108,480	\$183,933	0.590	410	2 STORY	63	1,748	\$62.06
40-14-303-022	3306 GRATIOT AVE	12/11/23	WD	\$89,900	\$21,000	23.36	\$73,642	\$13,500	\$76,400	\$126,615	0.603	410	2 STORY	66	1,131	\$67.55
<b>Totals:</b>				<b>\$794,700</b>	<b>\$277,100</b>		<b>\$754,324</b>		<b>\$635,994</b>	<b>\$1,272,446</b>						<b>\$55.04</b>
					<b>Sale. Ratio =&gt;</b>	<b>34.87</b>				<b>E.C.F. =&gt;</b>	<b>0.500</b>					
					<b>Std. Dev. =&gt;</b>	<b>12.03</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.487</b>					

Outlier

40-14-307-006	3133 BEECHER RD	08/01/23	WD	\$55,000	\$27,300	49.64	\$92,989	\$29,202	\$25,798	\$134,288	0.192	410	1 STY	63	945	\$27.30
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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	0.500	0.500	0.500	0.475	0.400	0.375
1 STY	0.500	0.500	0.500	0.475	0.400	0.375
2 STORY	0.500	0.500	0.500	0.475	0.400	0.375
1.5 STY	0.500	0.500	0.500	0.475	0.400	0.375
1.25 STY	0.500	0.500	0.500	0.475	0.400	0.375
BI-LEVEL	0.500	0.500	0.500	0.475	0.400	0.375
TRI-LEVEL	0.500	0.500	0.500	0.475	0.400	0.375
ESTATE HOME	0.500	0.500	0.500	0.475	0.400	0.375
DUPLEX	0.500	0.500	0.500	0.475	0.400	0.375
TWO UNIT	0.500	0.500	0.500	0.475	0.400	0.375
THREE UNIT	0.500	0.500	0.500	0.475	0.400	0.375
FOUR UNIT	0.500	0.500	0.500	0.475	0.400	0.375

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.	Land Value
40-13-477-039	921 CEDAR ST	01/24/25	WD	\$45,000	\$21,900	48.67	\$50,925	\$10,380	\$34,620	\$108,120	0.320	415	1 STY	55	1,024	\$33.81	\$10,380
41-18-308-002	415 W SIXTH ST	11/21/23	WD	\$69,600	\$15,400	22.13	\$44,468	\$7,270	\$62,330	\$99,195	0.628	415	1 STY	60	1,177	\$52.96	\$7,270
41-18-308-014	1108 S GRAND TRAVERSE	05/31/23	WD	\$55,500	\$18,300	32.97	\$52,305	\$5,947	\$49,553	\$123,621	0.401	415	1.75 STY	77	1,056	\$46.93	\$5,947
41-18-326-016	1003 CHURCH ST	09/06/23	QC	\$88,000	\$62,900	71.48	\$118,628	\$15,696	\$72,304	\$274,485	0.263	415	2 STORY	69	2,240	\$32.28	\$12,860
40-13-330-024	620 THAYER ST	08/11/23	WD	\$106,000	\$27,100	25.57	\$97,969	\$12,956	\$93,044	\$226,701	0.410	415	2 STORY	70	2,244	\$41.46	\$12,956
41-18-151-003	321 W SECOND ST	08/19/24	WD	\$150,000	\$41,900	27.93	\$96,880	\$13,205	\$136,795	\$223,133	0.613	415	2 STORY	75	2,650	\$51.62	\$10,733
41-18-308-029	403 W SIXTH ST	06/09/23	WD	\$120,500	\$35,000	29.05	\$97,804	\$20,573	\$99,927	\$205,949	0.485	415	2 STORY	79	1,996	\$50.06	\$20,573
41-18-161-018	928 CHURCH ST	12/21/23	MLC	\$70,000	\$31,600	45.14	\$77,524	\$22,017	\$47,983	\$148,019	0.324	415	TWO UNIT	30	4,225	\$11.36	\$22,017
41-18-303-019	608 CARRILL CT	02/10/25	WD	\$50,000	\$16,600	33.20	\$42,383	\$5,624	\$44,376	\$98,024	0.453	415	TWO UNIT	50	1,380	\$32.16	\$5,624
41-18-359-021	1301 ANN ARBOR ST	01/28/25	MLC	\$39,500	\$27,700	70.13	\$66,499	\$20,629	\$18,871	\$122,320	0.154	415	TWO UNIT	50	1,703	\$11.08	\$20,629
40-13-402-040	607 THAYER ST	09/29/23	WD	\$72,250	\$24,700	34.19	\$69,658	\$10,467	\$61,783	\$157,843	0.391	415	TWO UNIT	60	1,869	\$33.06	\$10,467
<b>Totals:</b>				<b>\$866,350</b>	<b>\$323,100</b>		<b>\$815,043</b>		<b>\$721,586</b>	<b>\$1,787,411</b>						<b>\$36.07</b>	
					<b>Sale. Ratio =&gt;</b>	<b>37.29</b>				<b>E.C.F. =&gt;</b>	<b>0.404</b>						
					<b>Std. Dev. =&gt;</b>	<b>17.10</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.404</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	0.500	0.500	0.500	0.400	0.400	0.375
1 STY	0.500	0.500	0.500	0.400	0.400	0.375
2 STORY	0.500	0.500	0.500	0.400	0.400	0.375
1.5 STY	0.500	0.500	0.500	0.400	0.400	0.375
1.25 STY	0.500	0.500	0.500	0.400	0.400	0.375
BI-LEVEL	0.500	0.500	0.500	0.400	0.400	0.375
TRI-LEVEL	0.500	0.500	0.500	0.400	0.400	0.375
ESTATE HOME	0.500	0.500	0.500	0.400	0.400	0.375
DUPLEX	0.500	0.500	0.500	0.400	0.400	0.375
TWO UNIT	0.500	0.500	0.500	0.400	0.400	0.375
THREE UNIT	0.500	0.500	0.500	0.400	0.400	0.375
FOUR UNIT	0.500	0.500	0.500	0.400	0.400	0.375

Close





Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
41-17-179-006	1780 BROOKSIDE DR	01/05/24	WD	\$137,000	\$79,300	57.88	\$217,315	\$75,101	\$61,899	\$218,791	0.283	435	1 STY	67	2,038	\$30.37
41-17-180-030	1505 KENSINGTON AVE	03/05/25	WD	\$106,500	\$69,800	65.54	\$163,882	\$59,083	\$47,417	\$161,229	0.294	435	1 STY	62	1,688	\$28.09
41-17-180-015	1502 S FRANKLIN AVE	10/03/23	WD	\$89,000	\$40,400	45.39	\$110,494	\$33,217	\$55,783	\$118,888	0.469	435	1 STY	67	1,056	\$52.82
41-17-132-033	1617 LINWOOD AVE	01/19/24	WD	\$170,000	\$76,900	45.24	\$208,517	\$39,254	\$130,746	\$260,405	0.502	435	1 STY	67	1,840	\$71.06
41-17-133-018	1707 LINWOOD AVE	01/19/24	WD	\$125,000	\$51,300	41.04	\$139,723	\$31,165	\$93,835	\$167,012	0.562	435	1 STY	67	1,205	\$77.87
41-17-177-021	1771 BROOKSIDE DR	07/13/23	WD	\$232,500	\$80,500	34.62	\$219,210	\$53,295	\$179,205	\$255,254	0.702	435	1 STY	67	1,782	\$100.56
41-17-133-029	1202 KENSINGTON AVE	03/19/25	WD	\$199,900	\$77,400	38.72	\$181,198	\$62,289	\$137,611	\$182,937	0.752	435	1 STY	67	1,581	\$87.04
											0.509					
41-08-379-009	601 KENSINGTON AVE	10/22/24	WD	\$150,000	\$64,100	42.73	\$146,451	\$40,283	\$109,717	\$163,335	0.672	435	1.25 STY	62	1,556	\$70.51
41-17-177-014	1415 RIDGELAWN AVE	12/02/24	WD	\$137,000	\$56,900	41.53	\$128,972	\$30,619	\$106,381	\$151,312	0.703	435	1.25 STY	67	1,314	\$80.96
41-17-132-001	1602 CALUMET ST	11/22/24	WD	\$227,000	\$87,900	38.72	\$195,830	\$31,820	\$195,180	\$252,323	0.774	435	1.25 STY	67	2,285	\$85.42
41-17-101-007	1309 RIVERDALE RD	11/14/24	WD	\$215,000	\$103,800	48.28	\$248,853	\$83,246	\$131,754	\$236,581	0.557	435	1.25 STY	79	2,027	\$65.00
41-08-383-015	720 KENSINGTON AVE	07/12/23	WD	\$161,000	\$48,500	30.12	\$160,351	\$30,000	\$131,000	\$186,216	0.703	435	1.25 STY	74	1,446	\$90.59
41-17-131-016	1110 MAXINE ST	07/17/23	WD	\$259,000	\$84,400	32.59	\$256,063	\$46,381	\$212,619	\$299,546	0.710	435	1.25 STY	77	2,132	\$99.73
41-08-377-002	602 MAXINE ST	12/14/23	WD	\$204,000	\$93,400	45.78	\$261,009	\$60,658	\$143,342	\$308,232	0.465	435	2 STORY	60	2,842	\$50.44
41-17-129-002	1802 E COURT ST	02/07/25	WD	\$125,000	\$57,600	46.08	\$130,896	\$30,187	\$94,813	\$154,937	0.612	435	2 STORY	60	1,730	\$54.81
41-17-176-008	1616 LINWOOD AVE	09/12/23	WD	\$173,500	\$77,600	44.73	\$210,600	\$48,990	\$124,510	\$248,631	0.501	435	2 STORY	67	1,620	\$76.86
41-08-381-005	814 MAXINE ST	08/30/24	WD	\$204,900	\$93,900	45.83	\$248,307	\$38,445	\$166,455	\$322,865	0.516	435	2 STORY	69	2,082	\$79.95
41-17-104-008	1007 E FORK DR	10/21/24	WD	\$155,000	\$79,000	50.97	\$177,868	\$35,240	\$119,760	\$219,428	0.546	435	2 STORY	67	2,000	\$59.88
41-17-133-010	1301 BLANCHARD AVE	09/19/23	WD	\$175,000	\$71,600	40.91	\$194,472	\$45,000	\$130,000	\$229,957	0.565	435	2 STORY	67	1,716	\$75.76
41-17-104-015	926 BEARD ST	06/07/23	WD	\$200,000	\$76,100	38.05	\$211,734	\$41,079	\$158,921	\$262,546	0.605	435	2 STORY	67	2,002	\$79.38
41-17-131-020	1218 MAXINE ST	09/13/23	WD	\$155,579	\$58,500	37.60	\$160,522	\$42,729	\$112,850	\$181,220	0.623	435	2 STORY	67	1,606	\$70.27
41-17-106-023	1320 BEARD ST	10/17/24	WD	\$152,000	\$70,000	46.05	\$156,058	\$29,292	\$122,708	\$195,025	0.629	435	2 STORY	67	1,479	\$82.97
41-17-126-022	1002 MAXINE ST	06/26/24	WD	\$210,000	\$95,900	45.67	\$214,465	\$34,249	\$175,751	\$277,255	0.634	435	2 STORY	67	2,309	\$76.12
41-17-127-015	1021 MAXINE ST	03/22/24	WD	\$274,900	\$101,200	36.81	\$275,835	\$57,276	\$217,624	\$336,245	0.647	435	2 STORY	67	2,484	\$87.61
41-08-383-018	806 KENSINGTON AVE	05/01/24	WD	\$225,000	\$100,000	44.44	\$223,239	\$39,000	\$186,000	\$283,445	0.656	435	2 STORY	62	2,516	\$73.93
41-17-127-015	1021 MAXINE ST	10/07/24	WD	\$280,000	\$122,300	43.68	\$275,835	\$57,276	\$222,724	\$336,245	0.662	435	2 STORY	67	2,484	\$89.66
41-17-132-004	1113 MAXINE ST	07/14/23	WD	\$200,000	\$70,400	35.20	\$193,551	\$31,820	\$168,180	\$248,817	0.676	435	2 STORY	67	1,780	\$94.48
41-17-127-028	1026 BLANCHARD AVE	04/24/24	WD	\$210,000	\$87,800	41.81	\$194,702	\$31,820	\$178,180	\$250,588	0.711	435	2 STORY	67	1,972	\$90.35
41-17-129-017	1013 KENSINGTON AVE	01/25/24	WD	\$160,000	\$54,400	34.00	\$148,182	\$33,541	\$126,459	\$176,371	0.717	435	2 STORY	62	1,692	\$74.74
41-17-104-006	923 E FORK DR	03/27/25	WD	\$250,000	\$101,300	40.52	\$224,715	\$34,946	\$215,054	\$291,952	0.737	435	2 STORY	67	2,160	\$99.56
41-17-134-008	1125 KENSINGTON AVE	03/15/24	WD	\$200,000	\$49,200	24.60	\$168,657	\$33,541	\$166,459	\$207,871	0.801	435	2 STORY	69	1,877	\$88.68
41-17-128-027	1010 KENSINGTON AVE	10/25/24	WD	\$188,900	\$67,800	35.89	\$151,664	\$30,000	\$158,900	\$187,175	0.849	435	2 STORY	67	1,534	\$103.59

0.651

41-17-106-029	1407 WOODLAWN PARK DR	10/29/24	WD	\$335,000	\$150,600	44.96	\$339,552	\$41,659	\$293,341	\$425,561	0.689	435	2 STORY	73	2,991	\$98.07
41-17-178-029	1416 RIDGELAWN AVE	04/12/23	WD	\$225,000	\$68,400	30.40	\$239,667	\$43,425	\$181,575	\$280,346	0.648	435	2 STORY	73	2,355	\$77.10
41-17-127-026	1018 BLANCHARD AVE	02/19/25	WD	\$193,000	\$65,900	34.15	\$171,513	\$31,820	\$161,180	\$199,561	0.808	435	2 STORY	75	1,484	\$108.61

41-17-102-010	1017 WOODLAWN PARK DR	08/16/24	WD	\$365,000	\$201,000	55.07	\$457,460	\$65,638	\$299,362	\$653,037	0.458	435	ESTATE HOME	74	4,340	\$68.98
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41-08-384-029	1821 E COURT ST	05/19/23	WD	\$215,000	\$97,700	45.44	\$251,976	\$78,187	\$136,813	\$289,648	0.472	435	FOUR UNIT	62	3,220	\$42.49
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41-17-180-027	1626 S FRANKLIN AVE	02/05/25	WD	\$168,000	\$81,500	48.51	\$189,016	\$61,773	\$106,227	\$195,758	0.543	435	TRI-LEVEL	67	1,711	\$62.08
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<b>Totals:</b>				<b>\$7,453,679</b>	<b>\$3,114,300</b>		<b>\$7,848,354</b>		<b>\$5,760,335</b>	<b>\$9,416,544</b>						<b>\$76.48</b>
				<b>Sale. Ratio =&gt;</b>		<b>41.78</b>					<b>E.C.F. =&gt;</b>	<b>0.612</b>				
				<b>Std. Dev. =&gt;</b>		<b>7.87</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.615</b>				

Outliers

41-08-383-016	724 KENSINGTON AVE	10/12/23	WD	\$118,450	\$64,900	54.79	\$175,235	\$30,000	\$88,450	\$223,438	0.396	435	2 STORY	67	1,974	\$44.81
41-17-179-005	1776 BROOKSIDE DR	05/25/23	WD	\$225,000	\$110,800	49.24	\$325,390	\$76,137	\$148,863	\$383,466	0.388	435	1.25 STY	67	2,070	\$71.91

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	0.660	0.660	0.660	0.600	0.600	0.600
1 STY	0.660	0.660	0.660	0.600	0.600	0.600
2 STORY	0.660	0.660	0.660	0.600	0.600	0.600
1.5 STY	0.660	0.660	0.660	0.600	0.600	0.600
1.25 STY	0.660	0.660	0.660	0.600	0.600	0.600
BI-LEVEL	0.660	0.660	0.660	0.600	0.600	0.600
TRI-LEVEL	0.660	0.660	0.660	0.600	0.600	0.600
ESTATE HOME	0.660	0.660	0.660	0.600	0.600	0.600
DUPLEX	0.660	0.660	0.660	0.600	0.600	0.600
TWO UNIT	0.660	0.660	0.660	0.600	0.600	0.600
THREE UNIT	0.660	0.660	0.660	0.600	0.600	0.600
FOUR UNIT	0.660	0.660	0.660	0.600	0.600	0.600

Close



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
40-15-432-023	3902 JOYNER ST	01/30/25	WD	\$20,000	\$15,300	76.50	\$30,618	\$7,000	\$13,000	\$59,045	0.220	450	1 STY	54	720	\$18.06
40-15-454-021	4022 ORR ST	08/07/24	WD	\$27,000	\$20,600	76.30	\$41,113	\$9,177	\$17,823	\$79,840	0.223	450	1 STY	59	751	\$23.73
40-15-488-007	1023 WELLMAN ST	05/03/23	LC	\$25,000	\$17,700	70.80	\$35,405	\$9,391	\$15,609	\$65,035	0.240	450	1 STY	60	680	\$22.95
40-14-352-019	948 BARNEY AVE	12/21/23	MLC	\$35,000	\$23,600	67.43	\$47,141	\$10,237	\$24,763	\$92,260	0.268	450	1 STY	59	984	\$25.17
40-14-357-001	951 S BALLENGER HWY	03/07/25	WD	\$25,000	\$16,600	66.40	\$33,262	\$7,000	\$18,000	\$65,655	0.274	450	1 STY	60	691	\$26.05
40-15-483-015	3918 REYNOLDS ST	09/18/23	LC	\$25,000	\$15,000	60.00	\$30,014	\$8,156	\$16,844	\$54,645	0.308	450	1 STY	55	709	\$23.76
40-14-353-008	937 BARNEY AVE	02/28/25	WD	\$40,000	\$21,300	53.25	\$42,641	\$9,625	\$30,375	\$82,540	0.368	450	1 STY	54	770	\$39.45
40-15-486-011	952 JOHNSON AVE	05/13/24	WD	\$32,000	\$17,100	53.44	\$34,160	\$7,000	\$25,000	\$67,900	0.368	450	1 STY	59	708	\$35.31
40-14-352-008	945 HUBBARD AVE	03/28/25	WD	\$126,000	\$69,200	54.92	\$138,353	\$30,333	\$95,667	\$257,445	0.372	450	1 STY	58	2,781	\$34.40
40-14-351-019	932 HUBBARD AVE	02/06/25	WD	\$42,500	\$20,700	48.71	\$41,356	\$8,750	\$33,750	\$81,515	0.414	450	1 STY	59	747	\$45.18
40-15-485-002	1005 DARLING ST	11/29/23	WD	\$48,500	\$23,500	48.45	\$46,940	\$12,869	\$35,631	\$85,178	0.418	450	1 STY	59	720	\$49.49
40-15-432-005	3921 W KEARSLEY ST	04/19/24	WD	\$30,000	\$14,100	47.00	\$28,252	\$7,000	\$23,000	\$53,130	0.433	450	1 STY	59	630	\$36.51
40-14-358-001	951 HUBBARD AVE	02/06/25	WD	\$42,500	\$19,100	44.94	\$38,249	\$7,000	\$35,500	\$78,123	0.454	450	1 STY	59	690	\$51.45
40-15-485-004	1015 DARLING ST	07/20/23	WD	\$47,500	\$21,000	44.21	\$41,921	\$12,054	\$35,446	\$74,668	0.475	450	1 STY	59	845	\$41.95

0.345

40-15-432-043	3808 JOYNER ST	04/24/23	WD	\$40,000	\$31,300	78.25	\$62,687	\$17,301	\$22,699	\$113,465	0.200	450	1 STY	61	1,036	\$21.91
40-15-483-004	3927 BLACKINGTON AVE	04/08/24	WD	\$22,000	\$16,000	72.73	\$32,091	\$8,523	\$13,477	\$58,920	0.229	450	1 STY	61	709	\$19.01
40-15-481-003	3821 MANNHALL AVE	05/04/23	WD	\$35,000	\$25,400	72.57	\$50,742	\$8,750	\$26,250	\$104,980	0.250	450	1 STY	69	875	\$30.00
40-15-457-008	4021 BLACKINGTON AVE	04/26/24	WD	\$37,000	\$25,500	68.92	\$50,928	\$8,684	\$28,316	\$105,610	0.268	450	1 STY	61	980	\$28.89
40-15-434-003	3925 JOYNER ST	01/22/25	QC	\$31,250	\$20,800	66.56	\$41,571	\$7,000	\$24,250	\$86,428	0.281	450	1 STY	61	900	\$26.94
40-14-352-011	912 BARNEY AVE	11/13/24	WD	\$43,500	\$25,700	59.08	\$51,456	\$10,500	\$33,000	\$102,390	0.322	450	1 STY	61	947	\$34.85
40-15-487-018	988 S BALLENGER HWY	01/09/24	WD	\$39,900	\$18,600	46.62	\$37,129	\$10,243	\$29,657	\$67,215	0.441	450	1 STY	61	707	\$41.95
40-15-483-007	3915 BLACKINGTON AVE	11/01/23	WD	\$35,000	\$16,000	45.71	\$31,946	\$8,534	\$26,466	\$58,530	0.452	450	1 STY	61	709	\$37.33

0.305

40-15-481-008	3820 ORR ST	11/22/23	WD	\$71,000	\$27,100	38.17	\$54,150	\$10,090	\$60,910	\$110,150	0.553	450	1 STY	74	941	\$64.73
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40-14-360-002	951 BARNEY AVE	09/06/24	MLC	\$55,000	\$28,500	51.82	\$57,000	\$14,000	\$41,000	\$107,500	0.381	450	1.25 STY	59	1,099	\$37.31
40-15-486-003	959 SALISBURY AVE	01/25/25	WD	\$46,500	\$25,400	54.62	\$50,720	\$8,887	\$37,613	\$104,583	0.360	450	1.25 STY	59	1,193	\$31.53
40-15-485-017	986 SALISBURY AVE	12/12/24	WD	\$50,000	\$22,600	45.20	\$45,252	\$7,826	\$42,174	\$93,565	0.451	450	1.25 STY	60	888	\$47.49

40-15-454-006	4039 MANNHALL AVE	09/25/24	WD	\$87,900	\$28,800	32.76	\$57,670	\$13,298	\$74,602	\$110,930	0.673	450	1.25 STY	61	982	\$75.97
40-15-486-008	979 SALISBURY AVE	03/19/24	WD	\$37,000	\$25,200	68.11	\$50,429	\$8,400	\$28,600	\$105,073	0.272	450	1.25 STY	64	887	\$32.24

Totals:

\$1,354,050

\$700,500

\$1,400,786

\$909,422

\$2,526,315

\$37.99

Sale. Ratio =>

51.73

E.C.F. =>

0.360

Std. Dev. =>

13.97

Ave. E.C.F. =>

0.354

Outlier	4027 MANNHALL AVE	06/22/23	WD	\$90,000	\$25,600	28.44	\$51,106	\$8,259	\$81,741	\$107,118	0.763	450	1.25 STY	66	1,111	\$73.57
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40-15-452-016	4024 MANNHALL AVE	08/14/24	WD	\$67,000	\$23,200	34.63	\$46,484	\$9,177	\$57,823	\$93,268	0.620	450	1.25 STY	59	923	\$62.65
40-14-352-009	949 HUBBARD AVE	10/25/24	WD	\$95,000	\$26,800	28.21	\$53,628	\$10,084	\$84,916	\$108,860	0.780	450	1 STY	69	880	\$96.50
Multi parcel sale																
40-15-453-003	4009 W COURT ST	03/28/25	WD	\$126,000	\$69,200	54.92	\$138,353	\$30,333	\$95,667	\$257,445	0.372	450	1 STY	58	2,781	\$34.40

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	0.350	0.350	0.350	0.350	0.350	0.300
1 STY	0.350	0.350	0.350	0.350	0.350	0.300
2 STORY	0.350	0.350	0.350	0.350	0.350	0.300
1.5 STY	0.350	0.350	0.350	0.350	0.350	0.300
1.25 STY	0.350	0.350	0.350	0.350	0.350	0.300
BI-LEVEL	0.350	0.350	0.350	0.350	0.350	0.300
TRI-LEVEL	0.350	0.350	0.350	0.350	0.350	0.300
ESTATE HOME	0.350	0.350	0.350	0.350	0.350	0.300
DUPLEX	0.350	0.350	0.350	0.350	0.350	0.300
TWO UNIT	0.350	0.350	0.350	0.350	0.350	0.300
THREE UNIT	0.350	0.350	0.350	0.350	0.350	0.300
FOUR UNIT	0.350	0.350	0.350	0.350	0.350	0.300

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.	Land Value
40-14-382-012	2802 FIELDING ST	08/08/23	WD	\$42,000	\$19,400	46.19	\$32,870	\$5,989	\$36,011	\$120,078	0.300	455	1 STY	75	692	\$52.04	\$5,989
40-14-382-016	2714 FIELDING ST	12/04/23	WD	\$20,000	\$16,500	82.50	\$32,950	\$5,994	\$14,006	\$73,852	0.190	455	1 STY	54	720	\$19.45	\$5,994
40-14-354-013	935 MANN AVE	10/12/23	WD	\$21,250	\$16,200	76.24	\$32,418	\$6,000	\$15,250	\$72,378	0.211	455	1 STY	59	768	\$19.86	\$6,000
40-14-380-018	932 BRADLEY AVE	10/21/24	QC	\$23,000	\$17,100	74.35	\$34,175	\$7,044	\$15,956	\$74,332	0.215	455	1 STY	54	660	\$24.18	\$7,044
40-14-387-031	2818 REYNOLDS ST	08/08/24	WD	\$30,000	\$19,700	65.67	\$39,355	\$12,000	\$18,000	\$74,945	0.240	455	1 STY	59	660	\$27.27	\$12,000
40-14-361-008	956 STOCKER AVE	04/05/23	WD	\$22,000	\$14,400	65.45	\$28,837	\$6,000	\$16,000	\$62,567	0.256	455	1 STY	59	651	\$24.58	\$6,000
40-14-378-012	951 HUGHES AVE	09/28/23	WD	\$35,000	\$20,100	57.43	\$40,278	\$12,000	\$23,000	\$77,474	0.297	455	1 STY	59	844	\$27.25	\$12,000
40-14-376-011	931 HUGHES AVE	09/12/24	WD	\$29,900	\$17,600	58.86	\$35,150	\$5,766	\$24,134	\$80,504	0.300	455	1 STY	59	816	\$29.58	\$5,481
40-14-387-023	2718 REYNOLDS ST	12/12/24	WD	\$34,900	\$18,900	54.15	\$37,756	\$7,067	\$27,833	\$84,079	0.331	455	1 STY	54	1,080	\$25.77	\$7,067
40-14-371-008	1008 KNAPP AVE	04/08/23	WD	\$26,500	\$12,300	46.42	\$24,654	\$6,000	\$20,500	\$51,107	0.401	455	1 STY	59	620	\$33.06	\$6,000
40-14-384-018	972 BRADLEY AVE	11/02/23	WD	\$33,000	\$14,800	44.85	\$29,594	\$6,000	\$27,000	\$64,641	0.418	455	1 STY	59	576	\$46.88	\$6,000
40-14-388-004	2905 REYNOLDS ST	07/21/23	WD	\$36,000	\$15,500	43.06	\$31,040	\$6,000	\$30,000	\$68,603	0.437	455	1 STY	59	647	\$46.37	\$6,000
40-14-366-005	1025 BARNEY AVE	06/26/23	WD	\$48,000	\$17,800	37.08	\$35,618	\$6,000	\$42,000	\$81,145	0.518	455	1 STY	59	880	\$47.73	\$6,000
40-14-354-009	919 MANN AVE	07/26/24	WD	\$30,000	\$11,100	37.00	\$22,294	\$6,000	\$24,000	\$44,641	0.538	455	1 STY	59	484	\$49.59	\$6,000
40-14-361-008	956 STOCKER AVE	11/21/23	WD	\$60,000	\$14,400	24.00	\$28,837	\$6,000	\$54,000	\$62,567	0.863	455	1 STY	59	651	\$82.95	\$6,000
											0.372						
40-13-360-010	1105 CHRISTOPHER ST	06/26/24	WD	\$35,000	\$20,000	57.14	\$40,080	\$8,366	\$26,634	\$86,888	0.307	455	1 STY	61	876	\$30.40	\$7,696
40-14-355-003	917 STOCKER AVE	11/02/23	WD	\$28,500	\$15,200	53.33	\$30,484	\$6,000	\$22,500	\$67,079	0.335	455	1 STY	61	572	\$39.34	\$6,000
40-14-384-017	2701 FIELDING ST	04/26/24	WD	\$90,000	\$27,300	30.33	\$54,634	\$9,616	\$80,384	\$123,337	0.652	455	1 STY	66	960	\$83.73	\$9,616
40-14-383-003	980 KNIGHT AVE	08/21/23	WD	\$52,000	\$20,000	38.46	\$39,941	\$8,464	\$43,536	\$86,238	0.505	455	1.25 STY	59	858	\$50.74	\$8,464
40-14-367-001	3218 FIELDING ST	04/03/24	WD	\$28,000	\$16,900	60.36	\$33,741	\$7,105	\$20,895	\$72,975	0.286	455	1.75 STY	54	972	\$21.50	\$6,338
40-14-384-009	2814 GIBSON ST	02/27/24	WD	\$20,000	\$15,200	76.00	\$30,436	\$5,692	\$14,308	\$67,792	0.211	455	1.75 STY	54	1,026	\$13.95	\$5,692
40-13-360-007	1017 CHRISTOPHER ST	03/21/24	WD	\$32,150	\$26,100	81.18	\$52,163	\$7,696	\$24,454	\$121,827	0.201	455	2 STORY	59	1,492	\$16.39	\$7,696
40-13-360-007	1017 CHRISTOPHER ST	05/30/24	MLC	\$63,000	\$26,100	41.43	\$52,163	\$7,696	\$55,304	\$121,827	0.454	455	2 STORY	59	1,492	\$37.07	\$7,696
40-14-381-008	925 BRADLEY AVE	08/14/23	WD	\$65,000	\$29,800	45.85	\$59,655	\$9,000	\$56,000	\$138,781	0.404	455	2 STORY	61	1,510	\$37.09	\$9,000
40-14-427-028	2009 BECKWITH CT	08/29/24	WD	\$46,000	\$21,800	47.39	\$43,648	\$14,343	\$31,657	\$80,288	0.394	455	2 STORY	61	1,001	\$31.63	\$14,343
<b>Totals:</b>				<b>\$951,200</b>	<b>\$464,200</b>		<b>\$922,771</b>		<b>\$763,362</b>	<b>\$2,059,947</b>	<b>0.375</b>					<b>\$36.73</b>	
					<b>Sale. Ratio =&gt;</b>	<b>48.80</b>				<b>E.C.F. =&gt;</b>	<b>0.371</b>						
					<b>Std. Dev. =&gt;</b>	<b>16.02</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.371</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	0.375	0.375	0.375	0.375	0.375	0.375
1 STY	0.375	0.375	0.375	0.375	0.375	0.375
2 STORY	0.375	0.375	0.375	0.375	0.375	0.375
1.5 STY	0.375	0.375	0.375	0.375	0.375	0.375
1.25 STY	0.375	0.375	0.375	0.375	0.375	0.375
BI-LEVEL	0.375	0.375	0.375	0.375	0.375	0.375
TRI-LEVEL	0.375	0.375	0.375	0.375	0.375	0.375
ESTATE HOME	0.375	0.375	0.375	0.375	0.375	0.375
DUPLEX	0.375	0.375	0.375	0.375	0.375	0.375
TWO UNIT	0.375	0.375	0.375	0.375	0.375	0.375
THREE UNIT	0.375	0.375	0.375	0.375	0.375	0.375
FOUR UNIT	0.375	0.375	0.375	0.375	0.375	0.375

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
40-22-229-016	3708 BROWN ST	02/21/25	WD	\$42,000	\$33,700	80.24	\$67,491	\$18,690	\$23,310	\$102,739	0.227	460	1 STY	60	768	\$30.35
40-22-233-012	3601 WHITNEY AVE	11/17/23	WD	\$24,900	\$19,200	77.11	\$38,364	\$9,000	\$15,900	\$61,819	0.257	460	1 STY	60	592	\$26.86
40-22-276-018	3918 HERRICK ST	02/21/25	WD	\$29,500	\$21,600	73.22	\$43,137	\$9,000	\$20,500	\$71,867	0.285	460	1 STY	60	690	\$29.71
40-22-231-020	3622 WHITNEY AVE	09/07/23	WD	\$33,000	\$22,700	68.79	\$45,497	\$9,000	\$24,000	\$76,836	0.312	460	1 STY	60	966	\$24.84
40-22-277-012	1502 S BALLENGER HWY	10/26/23	WD	\$64,000	\$39,300	61.41	\$78,696	\$28,010	\$35,990	\$106,707	0.337	460	1 STY	60	872	\$41.27
40-22-277-006	3705 ARLENE AVE	11/13/24	WD	\$35,000	\$21,400	61.14	\$42,792	\$9,000	\$26,000	\$71,141	0.365	460	1 STY	60	651	\$39.94
40-22-230-004	3921 BROWN ST	05/22/23	WD	\$43,000	\$26,500	61.63	\$53,082	\$9,000	\$34,000	\$92,804	0.366	460	1 STY	60	978	\$34.76
40-22-231-014	3718 WHITNEY AVE	10/18/23	WD	\$41,500	\$24,400	58.80	\$48,795	\$9,000	\$32,500	\$83,779	0.388	460	1 STY	60	690	\$47.10
40-22-231-015	3714 WHITNEY AVE	02/21/25	WD	\$32,500	\$18,400	56.62	\$36,871	\$9,000	\$23,500	\$58,676	0.401	460	1 STY	60	572	\$41.08
40-22-280-011	3821 CLAIRMONT ST	04/08/24	WD	\$61,500	\$30,500	49.59	\$60,931	\$9,000	\$52,500	\$109,328	0.480	460	1 STY	60	996	\$52.71
40-22-228-011	3821 AUGUSTA ST	07/24/24	WD	\$36,500	\$18,100	49.59	\$36,183	\$9,000	\$27,500	\$57,227	0.481	460	1 STY	60	660	\$41.67
40-22-230-009	3905 BROWN ST	02/25/25	WD	\$50,000	\$23,300	46.60	\$46,516	\$9,000	\$41,000	\$78,981	0.519	460	1 STY	60	697	\$58.82
40-22-283-010	3605 LARCHMONT ST	10/09/23	WD	\$71,000	\$31,600	44.51	\$63,178	\$9,757	\$61,243	\$112,465	0.545	460	1 STY	60	916	\$66.86
40-22-228-035	3806 BROWN ST	09/26/24	WD	\$59,900	\$26,300	43.91	\$52,542	\$18,000	\$41,900	\$72,720	0.576	460	1 STY	60	703	\$59.60
40-22-233-002	3709 WHITNEY AVE	08/18/23	WD	\$65,000	\$28,500	43.85	\$56,951	\$20,592	\$44,408	\$76,545	0.580	460	1 STY	60	660	\$67.28
40-22-233-005	3701 WHITNEY AVE	06/20/24	WD	\$43,000	\$18,200	42.33	\$36,324	\$9,335	\$33,665	\$56,819	0.592	460	1 STY	60	690	\$48.79
40-22-281-024	3614 LARCHMONT ST	06/27/23	WD	\$54,900	\$21,800	39.71	\$43,622	\$9,000	\$45,900	\$72,888	0.630	460	1 STY	60	652	\$70.40
40-22-281-024	3614 LARCHMONT ST	01/19/24	WD	\$57,000	\$21,800	38.25	\$43,622	\$9,000	\$48,000	\$72,888	0.659	460	1 STY	60	652	\$73.62
40-22-276-031	3825 ARLENE AVE	08/28/24	WD	\$64,000	\$25,300	39.53	\$50,604	\$18,000	\$46,000	\$68,640	0.670	460	1 STY	60	784	\$58.67
40-22-276-031	3825 ARLENE AVE	10/09/23	WD	\$65,000	\$25,300	38.92	\$50,604	\$18,000	\$47,000	\$68,640	0.685	460	1 STY	60	784	\$59.95
40-22-280-006	3913 CLAIRMONT ST	06/16/23	WD	\$60,000	\$46,100	76.83	\$92,193	\$18,000	\$42,000	\$156,196	0.269	460	1 STY	65	1,289	\$32.58
40-22-279-010	3613 HERRICK ST	12/27/24	WD	\$25,500	\$19,400	76.08	\$38,774	\$0	\$25,500	\$81,629	0.312	460	1 STY	63	769	\$33.16
40-22-282-019	3930 HOGARTH AVE	05/17/24	MLC	\$68,000	\$35,000	51.47	\$69,996	\$11,250	\$56,750	\$123,676	0.459	460	1 STY	65	910	\$62.36
40-22-232-012	3809 WHITNEY AVE	07/25/24	WD	\$54,000	\$25,300	46.85	\$50,660	\$9,000	\$45,000	\$87,705	0.513	460	1 STY	62	640	\$70.31
40-22-277-001	1501 WALTON AVE	02/01/24	WD	\$55,000	\$25,700	46.73	\$51,321	\$9,000	\$46,000	\$89,097	0.516	460	1 STY	63	720	\$63.89
40-22-226-012	3914 AUGUSTA ST	02/12/25	MLC	\$49,000	\$21,400	43.67	\$42,755	\$9,000	\$40,000	\$71,063	0.563	460	1 STY	63	743	\$53.84
40-22-277-016	3702 HERRICK ST	12/06/24	WD	\$85,000	\$34,800	40.94	\$69,545	\$14,644	\$70,356	\$115,581	0.609	460	1 STY	63	1,148	\$61.29
40-22-228-023	3902 BROWN ST	04/08/24	WD	\$55,000	\$28,400	51.64	\$56,870	\$9,000	\$46,000	\$95,740	0.480	460	1.25 STY	60	903	\$50.94
40-22-228-025	3822 BROWN ST	12/06/23	WD	\$67,000	\$30,500	45.52	\$60,920	\$9,000	\$58,000	\$103,840	0.559	460	1.25 STY	60	909	\$63.81
40-22-230-011	3825 BROWN ST	10/11/24	WD	\$41,000	\$26,100	63.66	\$52,205	\$9,000	\$32,000	\$86,410	0.370	460	1.25 STY	60	867	\$36.91
40-22-278-002	3929 HERRICK ST	06/06/23	WD	\$85,000	\$30,900	36.35	\$61,701	\$9,000	\$76,000	\$105,402	0.721	460	1.25 STY	60	1,321	\$57.53
40-22-278-004	3921 HERRICK ST	09/05/24	WD	\$70,000	\$32,300	46.14	\$64,592	\$9,000	\$61,000	\$111,184	0.549	460	1.25 STY	60	858	\$71.10
40-22-280-009	3901 CLAIRMONT ST	05/08/23	WD	\$42,000	\$24,900	59.29	\$49,850	\$9,000	\$33,000	\$81,700	0.404	460	1.25 STY	63	862	\$38.28
40-22-276-012	3801 ARLENE AVE	02/20/24	WD	\$75,000	\$29,800	39.73	\$59,521	\$9,000	\$66,000	\$101,042	0.653	460	1.25 STY	67	930	\$70.97

<b>Totals:</b>	<b>\$1,804,700</b>	<b>\$908,500</b>	<b>\$1,816,705</b>	<b>\$1,422,422</b>	<b>\$2,983,777</b>	<b>\$51.21</b>
		<b>Sale. Ratio =&gt; 50.34</b>			<b>E.C.F. =&gt; 0.477</b>	
		<b>Std. Dev. =&gt; 12.97</b>			<b>Ave. E.C.F. =&gt; 0.480</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	0.465	0.465	0.465	0.465	0.465	0.300
1 STY	0.465	0.465	0.465	0.465	0.465	0.300
2 STORY	0.465	0.465	0.465	0.465	0.465	0.300
1.5 STY	0.465	0.465	0.465	0.465	0.465	0.300
1.25 STY	0.465	0.465	0.465	0.465	0.465	0.300
BI-LEVEL	0.465	0.465	0.465	0.465	0.465	0.300
TRI-LEVEL	0.465	0.465	0.465	0.465	0.465	0.300
ESTATE HOME	0.465	0.465	0.465	0.465	0.465	0.300
DUPLEX	0.465	0.465	0.465	0.465	0.465	0.300
TWO UNIT	0.465	0.465	0.465	0.465	0.465	0.300
THREE UNIT	0.465	0.465	0.465	0.465	0.465	0.300
FOUR UNIT	0.465	0.465	0.465	0.465	0.465	0.300

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
40-23-134-012	2741 BROWN ST	11/26/24	WD	\$36,500	\$14,700	40.27	\$29,424	\$8,654	\$27,846	\$59,343	0.469	470	1 STY	49	720	\$38.68
40-14-463-011	2501 CORUNNA RD	05/17/23	WD	\$25,000	\$18,600	74.40	\$37,111	\$7,258	\$17,742	\$85,294	0.208	470	1 STY	54	824	\$21.53
40-23-204-026	2502 BROWN ST	04/29/24	WD	\$30,000	\$18,900	63.00	\$37,837	\$8,079	\$21,921	\$85,023	0.258	470	1 STY	54	912	\$24.04
40-23-134-016	2729 BROWN ST	10/12/23	MLC	\$35,000	\$18,900	54.00	\$43,931	\$8,592	\$26,408	\$100,969	0.262	470	1 STY	62	936	\$28.21
40-23-201-015	2622 SWAYZE ST	07/06/23	WD	\$21,500	\$13,000	60.47	\$25,958	\$7,000	\$14,500	\$54,166	0.268	470	1 STY	54	598	\$24.25
40-14-459-003	2445 REID ST	07/15/24	WD	\$27,000	\$16,400	60.74	\$32,734	\$6,732	\$20,268	\$74,291	0.273	470	1 STY	59	740	\$27.39
40-14-480-030	919 VOSBURG ST	04/05/23	WD	\$38,000	\$20,000	52.63	\$39,962	\$7,131	\$30,869	\$93,803	0.329	470	1 STY	59	946	\$32.63
40-23-133-031	1330 CLANCY AVE	05/07/24	WD	\$42,500	\$20,300	47.76	\$40,538	\$7,000	\$35,500	\$95,823	0.370	470	1 STY	54	883	\$40.20
40-14-454-028	978 GAINNEY AVE	08/25/23	WD	\$35,000	\$15,800	45.14	\$31,694	\$8,429	\$26,571	\$66,471	0.400	470	1 STY	59	700	\$37.96
40-14-454-028	978 GAINNEY AVE	02/07/25	WD	\$35,000	\$15,800	45.14	\$31,694	\$8,429	\$26,571	\$66,471	0.400	470	1 STY	59	700	\$37.96
40-14-390-011	1014 HAMMOND ST	02/13/24	WD	\$31,000	\$13,800	44.52	\$27,519	\$7,000	\$24,000	\$58,626	0.409	470	1 STY	54	650	\$36.92
40-23-226-018	2406 CUMINGS AVE	06/08/23	WD	\$37,500	\$15,800	42.13	\$31,661	\$7,497	\$30,003	\$69,040	0.435	470	1 STY	59	714	\$42.02
40-14-455-002	955 GAINNEY AVE	07/13/23	WD	\$35,000	\$14,000	40.00	\$28,066	\$7,981	\$27,019	\$57,386	0.471	470	1 STY	59	503	\$53.72
40-23-206-020	2534 CUMINGS AVE	05/04/23	WD	\$50,000	\$19,000	38.00	\$37,964	\$8,010	\$41,990	\$85,583	0.491	470	1 STY	59	796	\$52.75
40-14-462-006	2457 GIBSON ST	09/12/23	MLC	\$60,000	\$22,600	37.67	\$45,148	\$11,942	\$48,058	\$94,874	0.507	470	1 STY	59	914	\$52.58
40-23-134-012	2741 BROWN ST	01/07/25	LC	\$65,000	\$17,000	26.15	\$34,088	\$8,654	\$56,346	\$72,669	0.775	470	1 STY	60	720	\$78.26
40-23-203-005	2629 SWAYZE ST	10/20/23	MLC	\$60,000	\$19,800	33.00	\$39,528	\$7,000	\$53,000	\$92,937	0.570	470	1 STY	69	691	\$76.70
40-14-485-010	2013 BECKER ST	07/17/23	WD	\$105,000	\$30,900	29.43	\$61,812	\$8,416	\$96,584	\$152,560	0.633	470	1 STY	74	1,099	\$87.88
40-14-458-030	2446 REID ST	05/02/23	MLC	\$40,000	\$23,000	57.50	\$45,910	\$6,732	\$33,268	\$111,937	0.297	470	1.25 STY	55	1,118	\$29.76
40-13-357-019	1118 BOSTON AVE	01/04/24	QC	\$65,000	\$22,300	34.31	\$44,674	\$6,635	\$58,365	\$108,683	0.537	470	1.5 STY	54	1,424	\$40.99
40-13-356-008	1120 IDA AVE	12/19/23	WD	\$39,000	\$19,400	49.74	\$38,727	\$6,924	\$32,076	\$90,866	0.353	470	1.5 STY	59	920	\$34.87
40-23-227-026	2118 CUMINGS AVE	09/03/23	LC	\$46,000	\$24,100	52.39	\$48,204	\$9,347	\$36,653	\$111,020	0.330	470	1.5 STY	59	1,308	\$28.02
40-14-477-023	2222 REID ST	08/07/23	WD	\$53,000	\$22,900	43.21	\$45,810	\$6,732	\$46,268	\$111,651	0.414	470	1.5 STY	69	1,074	\$43.08
40-23-226-019	2402 CUMINGS AVE	11/12/24	WD	\$48,000	\$19,700	41.04	\$39,366	\$7,494	\$40,506	\$91,063	0.445	470	1.75 STY	54	1,070	\$37.86
40-23-227-019	2218 CUMINGS AVE	02/02/24	WD	\$60,000	\$25,700	42.83	\$51,442	\$10,127	\$49,873	\$118,043	0.422	470	1.75 STY	59	1,230	\$40.55
40-13-358-003	1101 BOSTON AVE	07/26/24	WD	\$90,000	\$29,300	32.56	\$58,564	\$9,383	\$80,617	\$140,517	0.574	470	1.75 STY	69	1,325	\$60.84



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
41-18-435-025	1720 PARK ST	02/28/25	WD	\$20,000	\$11,800	59.00	\$23,522	\$5,120	\$14,880	\$61,340	0.243	485	1.25 STY	49	859	\$17.32
41-17-308-019	1814 JASMINE AVE	11/09/23	MLC	\$75,000	\$23,700	31.60	\$47,417	\$6,556	\$68,444	\$136,203	0.503	485	1.75 STY	54	1,666	\$41.08
41-17-377-022	2030 AITKEN AVE	01/23/24	WD	\$23,000	\$14,700	63.91	\$30,732	\$5,892	\$17,108	\$82,800	0.207	485	1.25 STY	58	885	\$19.33
41-17-377-022	2030 AITKEN AVE	04/09/24	WD	\$24,200	\$14,700	60.74	\$30,732	\$5,892	\$18,308	\$82,800	0.221	485	1.25 STY	58	885	\$20.69
41-17-356-032	2054 DWIGHT AVE	12/12/24	WD	\$40,000	\$14,500	36.25	\$29,089	\$4,742	\$35,258	\$81,157	0.434	485	1 STY	59	864	\$40.81
41-17-451-006	1512 KENT ST	07/02/24	WD	\$37,000	\$14,000	37.84	\$27,977	\$5,123	\$31,877	\$76,180	0.418	485	1 STY	60	780	\$40.87
											0.357					
41-17-380-029	1305 LIPPINCOTT BLVD	11/29/23	WD	\$26,000	\$15,100	58.08	\$30,107	\$4,963	\$21,037	\$83,813	0.251	485	1 STY	61	704	\$29.88
41-17-378-002	1110 PINGREE AVE	03/18/24	WD	\$35,000	\$17,600	50.29	\$35,121	\$7,214	\$27,786	\$93,023	0.299	485	1 STY	61	971	\$28.62
41-17-377-015	2000 AITKEN AVE	07/11/23	WD	\$23,000	\$15,100	65.65	\$30,191	\$5,892	\$17,108	\$80,997	0.211	485	1.25 STY	61	930	\$18.40
41-17-357-020	2006 STANFORD AVE	08/29/23	WD	\$52,000	\$18,800	36.15	\$37,506	\$5,892	\$46,108	\$105,380	0.438	485	1.5 STY	61	975	\$47.29
41-18-436-020	535 E TWELFTH ST	08/05/24	WD	\$24,000	\$14,600	60.83	\$29,164	\$3,331	\$20,669	\$86,110	0.240	485	2 STORY	61	940	\$21.99
41-20-129-006	2221 AITKEN AVE	10/31/24	WD	\$27,500	\$17,500	63.64	\$34,972	\$5,892	\$21,608	\$96,933	0.223	485	1 STY	66	969	\$22.30
41-17-381-036	2025 MAYBURY AVE	02/07/24	WD	\$50,000	\$21,700	43.40	\$43,426	\$11,784	\$38,216	\$105,473	0.362	485	1 STY	66	1,056	\$36.19
											0.289					
41-18-436-031	1607 BROAD CT	05/02/24	LC	\$95,000	\$34,400	36.21	\$68,778	\$7,899	\$87,101	\$202,930	0.429	485	2 STORY	71	1,811	\$48.10
41-17-378-023	2022 WINANS AVE	08/29/24	WD	\$45,000	\$15,800	35.11	\$31,561	\$5,892	\$39,108	\$85,563	0.457	485	1 STY	73	868	\$45.06
41-17-452-005	1941 BURR BLVD	06/20/23	WD	\$80,000	\$29,900	37.38	\$59,809	\$5,066	\$74,934	\$182,477	0.411	485	1.75 STY	74	1,842	\$40.68
41-20-130-039	2306 BLADES AVE	06/23/23	WD	\$37,000	\$16,000	43.24	\$44,658	\$5,892	\$38,766	\$129,220	0.300	485	1 STY	75	960	\$40.38
											0.399					
<b>Totals:</b>				<b>\$713,700</b>	<b>\$309,900</b>		<b>\$634,762</b>		<b>\$618,316</b>	<b>\$1,772,400</b>						<b>\$32.88</b>
					<b>Sale. Ratio =&gt;</b>	<b>43.42</b>					<b>E.C.F. =&gt;</b>	<b>0.349</b>				
					<b>Std. Dev. =&gt;</b>	<b>12.44</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.335</b>				
41-20-129-006	2221 AITKEN AVE	10/31/24	WD	\$20,606	\$17,500	84.93	\$34,972	\$5,892	\$14,714	\$96,933	0.152	485	1 STY	66	969	\$15.18
41-18-436-041	1608 BROAD CT	12/18/24	MLC	\$92,000	\$27,300	29.67	\$54,665	\$8,298	\$83,702	\$154,557	0.542	485	1 STY	66	1,130	\$74.07
41-17-455-035	2048 MC AVOY ST	12/05/23	WD	\$59,365	\$17,300	29.14	\$34,582	\$12,061	\$47,304	\$75,070	0.630	485	2 STORY	59	792	\$59.73

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	0.400	0.400	0.400	0.300	0.300	0.250
1 STY	0.400	0.400	0.400	0.300	0.300	0.250
2 STORY	0.400	0.400	0.400	0.300	0.300	0.250
1.5 STY	0.400	0.400	0.400	0.300	0.300	0.250
1.25 STY	0.400	0.400	0.400	0.300	0.300	0.250
BI-LEVEL	0.400	0.400	0.400	0.300	0.300	0.250
TRI-LEVEL	0.400	0.400	0.400	0.300	0.300	0.250
ESTATE HOME	0.400	0.400	0.400	0.300	0.300	0.250
DUPLEX	0.400	0.400	0.400	0.300	0.300	0.250
TWO UNIT	0.400	0.400	0.400	0.300	0.300	0.250
THREE UNIT	0.400	0.400	0.400	0.300	0.300	0.250
FOUR UNIT	0.400	0.400	0.400	0.300	0.300	0.250

Close





Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
40-23-161-007	3217 CHICAGO BLVD	03/21/25	WD	\$45,000	\$37,600	83.56	\$75,229	\$17,500	\$27,500	\$115,458	0.238	505	1 STY	60	1,202	\$22.88
40-23-161-011	3201 CHICAGO BLVD	09/26/24	WD	\$39,500	\$24,600	62.28	\$49,227	\$17,500	\$22,000	\$63,454	0.347	505	1 STY	60	652	\$33.74
40-24-101-020	1410 IDA AVE	03/25/25	WD	\$76,900	\$40,100	52.15	\$80,262	\$20,909	\$55,991	\$118,706	0.472	505	1 STY	60	878	\$63.77
40-23-231-004	1413 LINCOLN DR	03/28/24	WD	\$60,000	\$30,700	51.17	\$61,460	\$16,154	\$43,846	\$90,612	0.484	505	1 STY	55	970	\$45.20
40-23-161-020	3314 BRANDON ST	03/28/25	WD	\$88,000	\$30,300	34.43	\$60,500	\$17,500	\$70,500	\$86,000	0.820	505	1 STY	60	812	\$86.82
											0.472					
40-23-210-004	1419 GAINNEY AVE	06/28/24	WD	\$35,000	\$26,600	76.00	\$53,124	\$13,537	\$21,463	\$79,174	0.271	505	1 STY	63	736	\$29.16
40-23-180-015	2844 BRANDON ST	06/20/24	WD	\$33,000	\$22,900	69.39	\$45,709	\$17,500	\$15,500	\$56,418	0.275	505	1 STY	63	519	\$29.87
40-23-228-008	1427 IRENE AVE	09/30/24	WD	\$36,500	\$26,700	73.15	\$53,398	\$14,683	\$21,817	\$77,430	0.282	505	1 STY	68	674	\$32.37
40-23-305-029	3101 MILLER RD	11/13/23	WD	\$48,123	\$35,100	72.94	\$70,215	\$19,597	\$28,526	\$101,236	0.282	505	1 STY	63	934	\$30.54
40-23-305-034	3001 MILLER RD	03/10/25	LC	\$66,837	\$47,000	70.32	\$94,029	\$23,837	\$43,000	\$140,384	0.306	505	1 STY	63	1,399	\$30.74
40-23-305-009	3517 MILLER RD	06/01/23	WD	\$71,500	\$43,600	60.98	\$87,253	\$27,664	\$43,836	\$119,178	0.368	505	1 STY	63	1,241	\$35.32
40-23-162-023	3310 YALE ST	11/16/23	WD	\$56,000	\$31,100	55.54	\$62,298	\$17,500	\$38,500	\$89,596	0.430	505	1 STY	63	759	\$50.72
40-23-305-016	3401 MILLER RD	07/13/23	WD	\$87,000	\$46,600	53.56	\$93,193	\$22,504	\$64,496	\$141,378	0.456	505	1 STY	63	1,230	\$52.44
40-23-305-005	3609 MILLER RD	03/29/24	WD	\$111,000	\$57,700	51.98	\$115,398	\$20,897	\$90,103	\$189,002	0.477	505	1 STY	63	1,489	\$60.51
40-23-179-014	3022 BRANDON ST	07/14/23	WD	\$71,000	\$35,800	50.42	\$71,562	\$17,500	\$53,500	\$108,124	0.495	505	1 STY	63	1,081	\$49.49
40-23-161-017	3322 BRANDON ST	01/05/24	WD	\$58,000	\$28,300	48.79	\$56,631	\$17,500	\$40,500	\$78,262	0.517	505	1 STY	68	660	\$61.36
40-23-304-026	3232 MILLER RD	10/02/24	WD	\$75,000	\$36,300	48.40	\$72,679	\$13,600	\$61,400	\$118,158	0.520	505	1 STY	63	1,040	\$59.04
40-24-103-001	1225 BOSTON AVE	05/26/23	WD	\$75,000	\$35,700	47.60	\$71,321	\$19,953	\$55,047	\$102,736	0.536	505	1 STY	63	850	\$64.76
40-23-162-009	3217 BRANDON ST	08/31/23	WD	\$84,000	\$39,600	47.14	\$79,147	\$17,500	\$66,500	\$123,294	0.539	505	1 STY	68	914	\$72.76
40-23-179-017	3010 BRANDON ST	07/31/23	WD	\$99,000	\$46,200	46.67	\$92,378	\$17,500	\$81,500	\$149,756	0.544	505	1 STY	68	1,102	\$73.96
40-23-182-014	2842 YALE ST	02/20/24	WD	\$90,000	\$40,700	45.22	\$81,425	\$17,500	\$72,500	\$127,850	0.567	505	1 STY	63	949	\$76.40
40-23-305-007	3601 MILLER RD	02/29/24	WD	\$100,000	\$45,000	45.00	\$89,950	\$20,897	\$79,103	\$138,106	0.573	505	1 STY	63	1,240	\$63.79
40-23-305-009	3517 MILLER RD	09/15/23	WD	\$110,000	\$43,600	39.64	\$87,253	\$27,664	\$82,336	\$119,178	0.691	505	1 STY	63	1,241	\$66.35
40-23-181-022	2918 YALE ST	02/07/25	WD	\$90,000	\$34,500	38.33	\$69,093	\$17,500	\$72,500	\$103,186	0.703	505	1 STY	63	874	\$82.95
40-23-254-018	1556 MONTERAY AVE	12/20/24	WD	\$95,000	\$35,400	37.26	\$70,827	\$23,860	\$71,140	\$93,934	0.757	505	1 STY	63	782	\$90.97
40-23-302-012	3501 BRANDON ST	10/28/24	WD	\$95,000	\$31,900	33.58	\$63,777	\$17,500	\$77,500	\$92,554	0.837	505	1 STY	63	774	\$100.13
40-23-305-029	3101 MILLER RD	11/15/24	WD	\$115,000	\$35,100	30.52	\$70,215	\$19,597	\$95,403	\$101,236	0.942	505	1 STY	63	934	\$102.14
											0.517					
40-23-180-001	2845 CHICAGO BLVD	07/18/24	WD	\$89,000	\$38,600	43.37	\$77,134	\$17,500	\$71,500	\$119,268	0.599	505	1 STY	73	1,000	\$71.50
40-23-207-011	1414 BRADLEY AVE	09/30/24	WD	\$118,000	\$42,000	35.59	\$83,917	\$17,023	\$100,977	\$133,788	0.755	505	1 STY	74	1,015	\$99.48
40-23-228-019	1430 BRABYN AVE	02/16/24	QC	\$54,000	\$41,800	77.41	\$83,584	\$29,367	\$24,633	\$108,434	0.227	505	1.25 STY	60	1,082	\$22.77
40-23-230-020	1502 LINCOLN DR	08/30/24	WD	\$66,000	\$39,300	59.55	\$78,593	\$22,764	\$43,236	\$111,658	0.387	505	1.25 STY	55	1,135	\$38.09
40-23-252-031	2714 YALE ST	05/30/23	WD	\$86,000	\$29,900	34.77	\$59,731	\$14,000	\$72,000	\$91,462	0.787	505	1.25 STY	60	934	\$77.09

40-23-212-011	2609 CHICAGO BLVD	02/29/24	WD	\$83,700	\$57,600	68.82	\$124,129	\$22,833	\$60,867	\$202,592	0.300	505	1.25 STY	66	2,078	\$29.29
40-23-252-020	2766 YALE ST	11/07/24	WD	\$55,000	\$32,100	58.36	\$64,264	\$14,000	\$41,000	\$100,528	0.408	505	1.25 STY	68	931	\$44.04
40-23-208-003	1411 BRADLEY AVE	08/12/24	WD	\$59,020	\$33,700	57.10	\$67,330	\$14,274	\$44,746	\$106,112	0.422	505	1.25 STY	68	916	\$48.85
40-23-252-001	2769 BRANDON ST	05/22/23	WD	\$72,000	\$39,800	55.28	\$79,655	\$14,000	\$58,000	\$131,310	0.442	505	1.25 STY	63	1,230	\$47.15
40-23-161-024	3226 BRANDON ST	12/29/23	MLC	\$65,000	\$34,700	53.38	\$69,320	\$17,500	\$47,500	\$103,640	0.458	505	1.25 STY	68	923	\$51.46
40-23-183-016	3006 MILLER RD	01/19/24	WD	\$100,000	\$50,300	50.30	\$100,559	\$20,400	\$79,600	\$160,318	0.497	505	1.25 STY	63	1,593	\$49.97
40-23-212-021	2624 MILLER RD	12/21/23	WD	\$68,000	\$33,600	49.41	\$67,169	\$15,448	\$52,552	\$103,442	0.508	505	1.25 STY	68	921	\$57.06
40-24-102-011	1968 MILLER RD	09/27/24	WD	\$145,000	\$64,300	44.34	\$128,514	\$31,621	\$113,379	\$193,786	0.585	505	1.25 STY	63	1,696	\$66.85
40-23-181-019	3002 YALE ST	08/28/23	WD	\$85,000	\$37,500	44.12	\$75,086	\$17,500	\$67,500	\$115,172	0.586	505	1.25 STY	68	1,090	\$61.93
40-23-162-007	3221 BRANDON ST	04/19/24	WD	\$90,000	\$39,300	43.67	\$78,563	\$17,500	\$72,500	\$122,126	0.594	505	1.25 STY	63	1,341	\$54.06
40-23-302-017	3401 BRANDON ST	06/02/23	WD	\$85,000	\$37,100	43.65	\$74,254	\$17,500	\$67,500	\$113,508	0.595	505	1.25 STY	68	910	\$74.18
40-23-184-006	2825 YALE ST	07/26/24	WD	\$97,000	\$38,500	39.69	\$77,066	\$17,500	\$79,500	\$119,132	0.667	505	1.25 STY	68	1,080	\$73.61
40-23-253-027	2701 YALE ST	04/28/23	WD	\$84,000	\$30,400	36.19	\$60,710	\$14,000	\$70,000	\$93,420	0.749	505	1.25 STY	68	941	\$74.39
40-23-302-014	3413 BRANDON ST	08/24/23	WD	\$90,000	\$32,400	36.00	\$64,836	\$17,500	\$72,500	\$94,672	0.766	505	1.25 STY	63	873	\$83.05
40-23-251-023	2722 BRANDON ST	10/27/23	WD	\$87,000	\$30,700	35.29	\$61,357	\$14,000	\$73,000	\$94,714	0.771	505	1.25 STY	63	895	\$81.56
40-23-251-016	2750 BRANDON ST	04/19/24	WD	\$90,000	\$29,600	32.89	\$59,216	\$14,000	\$76,000	\$90,432	0.840	505	1.25 STY	68	895	\$84.92
40-23-302-014	3413 BRANDON ST	11/22/24	WD	\$103,000	\$32,400	31.46	\$64,836	\$17,500	\$85,500	\$94,672	0.903	505	1.25 STY	63	873	\$97.94
											0.594					
40-23-233-023	1411 WOODCROFT AVE	10/17/23	WD	\$105,000	\$53,900	51.33	\$107,862	\$20,348	\$84,652	\$175,028	0.484	505	1.25 STY	74	1,528	\$55.40
40-23-182-003	2841 BRANDON ST	03/29/24	WD	\$110,000	\$54,600	49.64	\$109,188	\$17,500	\$92,500	\$183,376	0.504	505	1.25 STY	73	1,283	\$72.10
40-23-304-014	3117 YALE ST	02/21/25	WD	\$104,000	\$40,900	39.33	\$81,882	\$17,500	\$86,500	\$128,764	0.672	505	1.25 STY	70	1,121	\$77.16
40-23-161-025	3222 BRANDON ST	12/01/23	CD	\$110,000	\$42,600	38.73	\$85,238	\$17,500	\$92,500	\$135,476	0.683	505	1.25 STY	73	1,030	\$89.81
											0.586					
40-23-229-005	1413 BRABYN AVE	12/18/23	WD	\$52,000	\$34,300	65.96	\$68,588	\$15,336	\$36,664	\$106,504	0.344	505	1.5 STY	63	1,193	\$30.73
40-23-212-015	1520 GAINNEY AVE	03/24/25	WD	\$118,000	\$38,700	32.80	\$77,359	\$19,469	\$98,531	\$115,780	0.851	505	1.5 STY	63	1,202	\$81.97
40-13-364-005	1731 CRESCENT DR	02/28/25	WD	\$69,000	\$36,700	53.19	\$73,465	\$19,733	\$49,267	\$107,464	0.458	505	1.75 STY	55	1,286	\$38.31
40-23-211-001	2645 CHICAGO BLVD	06/26/23	WD	\$95,000	\$43,500	45.79	\$87,014	\$29,500	\$65,500	\$115,028	0.569	505	1.75 STY	60	1,276	\$51.33
40-23-254-007	1522 MONTERAY AVE	04/22/24	WD	\$65,000	\$41,800	64.31	\$83,511	\$22,025	\$42,975	\$122,972	0.349	505	1.75 STY	60	1,174	\$36.61
40-13-361-001	1301 IDA AVE	07/08/24	WD	\$66,000	\$43,300	65.61	\$86,527	\$23,262	\$42,738	\$126,530	0.338	505	2 STORY	60	1,414	\$30.22
40-23-233-009	1402 DURAND ST	08/22/24	WD	\$88,000	\$47,100	53.52	\$94,209	\$22,977	\$65,023	\$142,464	0.456	505	2 STORY	60	1,579	\$41.18
40-24-101-021	1412 IDA AVE	12/29/23	WD	\$116,200	\$52,900	45.52	\$105,825	\$20,637	\$95,563	\$170,376	0.561	505	2 STORY	60	1,776	\$53.81
40-24-101-018	1324 IDA AVE	01/21/25	WD	\$98,000	\$85,800	87.55	\$171,689	\$18,458	\$79,542	\$306,462	0.260	505	2 STORY	68	2,478	\$32.10
40-24-101-018	1324 IDA AVE	04/28/23	WD	\$127,000	\$85,800	67.56	\$171,689	\$18,458	\$108,542	\$306,462	0.354	505	2 STORY	68	2,478	\$43.80
40-23-231-015	1408 DOWNEY ST	03/12/24	WD	\$85,000	\$50,300	59.18	\$100,581	\$19,170	\$65,830	\$162,822	0.404	505	2 STORY	63	1,540	\$42.75



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
40-23-402-008	2702 WESTWOOD PKWY	11/17/23	WD	\$425,000	\$221,200	52.05	\$442,307	\$86,589	\$338,411	\$748,880	0.452	510	1 STY	64	4,834	\$70.01
40-23-305-025	3202 HAWTHORNE DR	05/02/23	WD	\$222,000	\$113,600	51.17	\$227,136	\$76,323	\$145,677	\$317,501	0.459	510	1 STY	69	1,702	\$85.59
40-23-328-015	2001 OXFORD LN	05/03/24	WD	\$230,000	\$110,500	48.04	\$220,927	\$65,127	\$164,873	\$328,000	0.503	510	1 STY	69	1,897	\$86.91
40-23-305-044	3420 HAWTHORNE DR	02/23/24	WD	\$210,000	\$90,200	42.95	\$180,349	\$37,816	\$172,184	\$300,069	0.574	510	1 STY	74	2,095	\$82.19
40-23-305-048	3312 HAWTHORNE DR	05/24/23	WD	\$190,000	\$122,100	64.26	\$244,294	\$41,388	\$148,612	\$427,171	0.348	510	1 STY	74	2,167	\$68.58
40-23-404-008	2020 HAMPDEN RD	10/31/23	WD	\$240,000	\$118,700	49.46	\$237,378	\$40,063	\$199,937	\$415,400	0.481	510	1 STY	74	2,293	\$87.19
40-23-306-002	3441 HAWTHORNE DR	06/28/23	WD	\$215,000	\$107,600	50.05	\$215,232	\$36,459	\$178,541	\$376,364	0.474	510	1 STY	79	1,899	\$94.02
40-23-351-004	3545 HAWTHORNE DR	07/16/24	WD	\$477,000	\$220,600	46.25	\$441,293	\$83,434	\$393,566	\$753,387	0.522	510	1.25 STY	79	3,727	\$105.60
40-23-401-016	1840 HAMPDEN RD	08/02/24	WD	\$259,900	\$130,400	50.17	\$260,853	\$67,800	\$192,100	\$406,427	0.473	510	1.5 STY	74	2,871	\$66.91
40-23-327-013	3130 WESTWOOD PKWY	07/05/23	WD	\$252,000	\$141,500	56.15	\$283,057	\$48,809	\$203,191	\$493,154	0.412	510	2 STORY	69	2,618	\$77.61
40-13-364-013	1110 SOUTH DR	11/04/24	WD	\$412,000	\$195,300	47.40	\$390,530	\$42,142	\$369,858	\$696,776	0.531	475	2 STORY	74	3,481	\$106.25
40-23-327-018	3020 WESTWOOD PKWY	12/18/24	WD	\$206,500	\$116,900	56.61	\$233,884	\$41,545	\$164,955	\$404,924	0.407	510	2 STORY	74	2,440	\$67.60
40-23-404-007	2801 WESTWOOD PKWY	03/28/25	WD	\$389,500	\$181,300	46.55	\$362,615	\$44,681	\$344,819	\$669,335	0.515	510	2 STORY	79	3,354	\$102.81
<b>Totals:</b>				<b>\$3,728,900</b>	<b>\$1,869,900</b>		<b>\$3,739,855</b>		<b>\$3,016,724</b>	<b>\$6,337,389</b>						<b>\$84.71</b>
					<b>Sale. Ratio =&gt;</b>	<b>50.15</b>					<b>E.C.F. =&gt;</b>	<b>0.476</b>				
					<b>Std. Dev. =&gt;</b>	<b>5.53</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.473</b>				
40-23-351-020	3330 PARKSIDE DR	11/22/23	WD	\$250,000	\$161,100	64.44	\$322,124	\$97,795	\$152,205	\$472,272	0.322	510	1 STY	60	3,476	\$43.79
40-23-351-017	3410 PARKSIDE DR	05/16/23	WD	\$335,000	\$224,800	67.10	\$449,681	\$84,356	\$250,644	\$769,105	0.326	510	2 STORY	79	3,956	\$63.36

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	0.450	0.450	0.450	0.450	0.450	0.450
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	0.450	0.450	0.450	0.450	0.450	0.450
DUPLEX	0.450	0.450	0.450	0.450	0.450	0.450
TWO UNIT	0.450	0.450	0.450	0.450	0.450	0.450
THREE UNIT	0.450	0.450	0.450	0.450	0.450	0.450
FOUR UNIT	0.450	0.450	0.450	0.450	0.450	0.450

Close



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
41-19-278-006	112 E LINSEY BLVD	12/21/23	WD	\$15,000	\$7,800	52.00	\$15,590	\$4,382	\$10,618	\$44,832	0.237	525	1 STY	50	496	\$21.41
41-19-434-012	136 MADISON AVE	07/25/24	WD	\$20,000	\$11,800	59.00	\$23,589	\$4,000	\$16,000	\$78,356	0.204	525	1 STY	50	794	\$20.15
41-19-432-032	3218 COLLINGWOOD PKWY	08/28/23	WD	\$22,000	\$15,400	70.00	\$30,798	\$7,197	\$14,803	\$94,404	0.157	525	1 STY	60	836	\$17.71
41-19-103-011	2005 JARVIS ST	03/20/24	WD	\$23,000	\$16,100	70.00	\$32,246	\$6,400	\$16,600	\$103,384	0.161	525	1 STY	55	864	\$19.21
41-19-131-022	644 PARTRIDGE ST	03/26/24	WD	\$20,000	\$12,900	64.50	\$25,874	\$9,000	\$11,000	\$67,496	0.163	525	1 STY	55	520	\$21.15
41-19-434-019	123 E LAKEVIEW AVE	12/01/23	WD	\$15,000	\$10,000	66.67	\$19,969	\$4,200	\$10,800	\$63,076	0.171	525	1 STY	60	597	\$18.09
41-19-132-012	628 MONROE ST	10/18/24	MLC	\$22,900	\$14,500	63.32	\$28,959	\$5,307	\$17,593	\$94,608	0.186	525	1 STY	60	1,007	\$17.47
41-19-133-003	647 MONROE ST	09/05/23	LC	\$20,000	\$9,600	48.00	\$19,240	\$4,500	\$15,500	\$58,960	0.263	525	1 STY	60	590	\$26.27
41-19-429-024	239 E BELVIDERE AVE	01/31/25	WD	\$39,000	\$11,700	30.00	\$23,439	\$4,000	\$35,000	\$77,756	0.450	525	1 STY	60	768	\$45.57
41-19-437-034	135 E LIVINGSTON DR	11/20/24	MLC	\$45,000	\$13,200	29.33	\$26,312	\$4,697	\$40,303	\$86,460	0.466	525	1 STY	60	937	\$43.01
41-19-132-023	2202 S GRAND TRAVERSE	11/21/23	WD	\$20,000	\$13,600	68.00	\$27,285	\$9,000	\$11,000	\$73,140	0.150	525	1 STY	63	560	\$19.64
41-19-132-023	2202 S GRAND TRAVERSE	04/11/24	WD	\$24,000	\$13,600	56.67	\$27,285	\$9,000	\$15,000	\$73,140	0.205	525	1 STY	63	560	\$26.79
41-19-133-006	639 MONROE ST	09/05/23	LC	\$20,000	\$8,800	44.00	\$17,550	\$4,512	\$15,488	\$52,152	0.297	525	1 STY	63	568	\$27.27
41-19-205-020	2038 CHURCH ST	01/24/24	QC	\$20,000	\$11,200	56.00	\$22,359	\$4,331	\$15,669	\$72,112	0.217	525	1.25 STY	60	732	\$21.41
41-19-276-011	132 BRUCE ST	05/24/24	LC	\$28,000	\$18,100	64.64	\$36,172	\$4,235	\$23,765	\$127,748	0.186	525	1.75 STY	60	1,484	\$16.01
41-19-432-031	234 E BELVIDERE AVE	02/07/25	WD	\$26,000	\$14,800	56.92	\$29,672	\$8,000	\$18,000	\$86,688	0.208	525	1.75 STY	60	1,058	\$17.01
41-19-254-031	112 W LINSEY BLVD	06/25/24	WD	\$20,000	\$17,000	85.00	\$33,921	\$8,828	\$11,172	\$91,247	0.122	525	2 STORY	60	1,160	\$9.63
41-19-437-007	128 E LAKEVIEW AVE	01/11/24	WD	\$58,000	\$21,900	37.76	\$43,779	\$4,360	\$53,640	\$143,342	0.374	525	2 STORY	62	1,828	\$29.34
41-18-451-054	218 W TWELFTH ST	06/20/24	WD	\$50,000	\$22,400	44.80	\$44,800	\$6,680	\$43,320	\$138,618	0.313	525	2 STORY	63	1,424	\$30.42
41-19-128-009	1712 TACOMA ST	11/02/23	WD	\$39,900	\$18,200	45.61	\$36,498	\$4,600	\$35,300	\$115,993	0.304	525	2 STORY	63	1,232	\$28.65
41-18-379-033	426 RASCH CT	05/16/24	WD	\$50,000	\$20,500	41.00	\$41,041	\$5,521	\$44,479	\$129,164	0.344	525	2 STORY	68	1,144	\$38.88
41-19-207-044	2103 CHURCH ST	03/31/25	MLC	\$25,000	\$19,000	76.00	\$38,037	\$8,000	\$17,000	\$120,148	0.141	525	TWO UNIT	62	1,246	\$13.64
41-19-433-010	3302 S SAGINAW ST	10/31/23	WD	\$28,000	\$16,900	60.36	\$35,194	\$4,664	\$23,336	\$122,120	0.191	525	TWO UNIT	62	1,189	\$19.63



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
40-24-377-033	3122 BRIARWOOD DR	02/23/24	WD	\$74,000	\$47,800	64.59	\$95,575	\$26,132	\$47,868	\$126,260	0.379	530	1 STY	64	1,029	\$46.52
40-24-376-179	1747 CARMANBROOK PKWY	07/07/23	WD	\$104,000	\$57,300	55.10	\$114,526	\$35,365	\$68,635	\$143,929	0.477	530	1 STY	64	1,441	\$47.63
40-24-377-032	3112 BRIARWOOD DR	05/19/23	WD	\$92,900	\$51,000	54.90	\$102,089	\$23,255	\$69,645	\$143,335	0.486	530	1 STY	64	1,281	\$54.37
40-24-378-043	3624 BRIARWOOD DR	07/13/23	WD	\$94,900	\$47,900	50.47	\$95,749	\$29,455	\$65,445	\$120,535	0.543	530	1 STY	64	1,152	\$56.81
40-24-377-021	1813 BRIARWOOD DR	10/19/23	WD	\$125,000	\$50,800	40.64	\$106,300	\$30,915	\$94,085	\$137,064	0.686	530	1 STY	69	1,203	\$78.21
40-24-376-061	3201 BRIARWOOD DR	06/12/24	WD	\$112,000	\$45,100	40.27	\$90,173	\$21,422	\$90,578	\$125,002	0.725	530	1 STY	64	1,189	\$76.18
40-24-377-003	1926 BAYBERRY LN	08/22/23	WD	\$109,000	\$44,200	40.55	\$88,411	\$30,135	\$78,865	\$105,956	0.744	530	1 STY	64	1,103	\$71.50
40-24-376-063	3301 BRIARWOOD DR	10/08/24	WD	\$116,500	\$41,400	35.54	\$82,706	\$21,668	\$94,832	\$110,978	0.855	530	1 STY	64	1,104	\$85.90
											0.612					
40-24-376-077	3619 BRIARWOOD DR	09/13/23	WD	\$62,500	\$48,400	77.44	\$96,829	\$22,748	\$39,752	\$128,837	0.309	530	1 STY	74	1,124	\$35.37
40-24-377-020	1718 BAYBERRY LN	06/06/24	WD	\$90,000	\$58,700	65.22	\$117,476	\$23,590	\$66,410	\$163,280	0.407	530	1 STY	74	1,189	\$55.85
40-24-376-077	3619 BRIARWOOD DR	06/18/24	WD	\$98,000	\$48,400	49.39	\$96,829	\$22,748	\$75,252	\$128,837	0.584	530	1 STY	74	1,124	\$66.95
40-24-376-035	1914 BRIARWOOD DR	05/23/24	WD	\$89,900	\$44,400	49.39	\$88,755	\$16,785	\$73,115	\$125,165	0.584	530	1 STY	72	1,102	\$66.35
40-24-376-065	3401 BRIARWOOD DR	06/18/24	WD	\$125,000	\$58,200	46.56	\$116,459	\$23,841	\$101,159	\$161,075	0.628	530	1 STY	77	1,362	\$74.27
40-24-378-012	1818 CARMANBROOK PKWY	04/21/23	WD	\$109,000	\$50,700	46.51	\$101,496	\$22,762	\$86,238	\$136,929	0.630	530	1 STY	74	1,182	\$72.96
<b>Totals:</b>				<b>\$1,402,700</b>	<b>\$694,300</b>		<b>\$1,393,373</b>		<b>\$1,051,879</b>	<b>\$1,857,180</b>	<b>0.524</b>					<b>\$63.49</b>
						<b>Sale. Ratio =&gt;</b>	<b>49.50</b>					<b>E.C.F. =&gt;</b>	<b>0.566</b>			
						<b>Std. Dev. =&gt;</b>	<b>11.55</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.577</b>			

40-24-378-003	1911 BRIARWOOD DR	10/06/23	WD	\$125,000	\$41,200	32.96	\$82,312	\$22,578	\$102,422	\$108,607	0.943	530	1 STY	64	1,148	\$89.22
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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	0.550	0.550	0.550	0.550	0.550	0.550
1 STY	0.550	0.550	0.550	0.550	0.550	0.550
2 STORY	0.550	0.550	0.550	0.550	0.550	0.550
1.5 STY	0.550	0.550	0.550	0.550	0.550	0.550
1.25 STY	0.550	0.550	0.550	0.550	0.550	0.550
BI-LEVEL	0.550	0.550	0.550	0.550	0.550	0.550
TRI-LEVEL	0.550	0.550	0.550	0.550	0.550	0.550
ESTATE HOME	0.550	0.550	0.550	0.550	0.550	0.550
DUPLEX	0.550	0.550	0.550	0.550	0.550	0.550
TWO UNIT	0.550	0.550	0.550	0.550	0.550	0.550
THREE UNIT	0.550	0.550	0.550	0.550	0.550	0.550
FOUR UNIT	0.550	0.550	0.550	0.550	0.550	0.550

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
40-24-476-027	1218 VERMILYA AVE	05/10/23	WD	\$19,000	\$12,400	65.26	\$24,785	\$7,000	\$12,000	\$50,814	0.236	535	1 STY	49	764	\$15.71
40-24-278-029	1032 OSSINGTON AVE	02/15/24	WD	\$27,000	\$18,100	67.04	\$36,180	\$6,751	\$20,249	\$84,083	0.241	535	1 STY	59	804	\$25.19
40-24-454-024	1417 PETTIBONE AVE	08/30/24	WD	\$32,500	\$19,600	60.31	\$39,172	\$7,000	\$25,500	\$91,920	0.277	535	1 STY	59	878	\$29.04
40-24-430-014	1019 VICTORIA AVE	10/13/23	WD	\$28,000	\$16,400	58.57	\$32,837	\$6,125	\$21,875	\$76,320	0.287	535	1 STY	60	660	\$33.14
40-24-427-036	1010 BARRIE AVE	02/13/25	WD	\$33,500	\$18,500	55.22	\$37,026	\$6,859	\$26,641	\$86,191	0.309	535	1 STY	55	800	\$33.30
40-24-430-003	1141 VICTORIA AVE	12/19/24	WD	\$42,500	\$20,900	49.18	\$41,895	\$7,000	\$35,500	\$99,700	0.356	535	1 STY	59	924	\$38.42
40-24-451-017	1418 VERMILYA AVE	10/03/24	WD	\$26,000	\$12,600	48.46	\$25,190	\$7,000	\$19,000	\$51,971	0.366	535	1 STY	60	600	\$31.67
40-24-427-024	1124 BARRIE AVE	08/19/24	WD	\$34,500	\$15,600	45.22	\$31,287	\$6,859	\$27,641	\$69,794	0.396	535	1 STY	54	660	\$41.88
40-24-454-027	1409 PETTIBONE AVE	07/09/24	WD	\$46,000	\$20,100	43.70	\$40,258	\$7,000	\$39,000	\$95,023	0.410	535	1 STY	59	962	\$40.54
40-24-484-006	1309 WALDMAN AVE	04/14/23	WD	\$35,000	\$15,100	43.14	\$30,179	\$7,000	\$28,000	\$66,226	0.423	535	1 STY	59	740	\$37.84
40-24-453-074	1519 LINCOLN AVE	07/23/24	WD	\$44,000	\$18,600	42.27	\$37,274	\$8,696	\$35,304	\$81,651	0.432	535	1 STY	59	743	\$47.52
40-24-476-031	1202 VERMILYA AVE	03/28/24	WD	\$35,000	\$13,100	37.43	\$26,165	\$7,000	\$28,000	\$54,757	0.511	535	1 STY	59	667	\$41.98
40-24-484-004	1317 WALDMAN AVE	03/24/24	WD	\$37,000	\$13,600	36.76	\$27,207	\$7,000	\$30,000	\$57,734	0.520	535	1 STY	59	746	\$40.21
40-24-428-029	1038 SIMCOE AVE	10/31/24	WD	\$42,700	\$15,100	35.36	\$30,254	\$7,589	\$35,111	\$64,757	0.542	535	1 STY	55	669	\$52.48
40-24-454-024	1417 PETTIBONE AVE	11/04/24	WD	\$57,800	\$19,600	33.91	\$39,172	\$7,000	\$50,800	\$91,920	0.553	535	1 STY	59	878	\$57.86
40-24-481-004	1129 LINCOLN AVE	10/16/23	WD	\$55,000	\$17,100	31.09	\$34,176	\$7,000	\$48,000	\$77,646	0.618	535	1 STY	59	720	\$66.67
40-24-485-015	1138 W ATHERTON RD	09/05/24	WD	\$43,000	\$13,500	31.40	\$27,043	\$7,000	\$36,000	\$57,266	0.629	535	1 STY	54	737	\$48.85
											0.429					
40-24-428-015	1027 BARRIE AVE	03/07/25	WD	\$22,500	\$19,500	86.67	\$38,951	\$6,641	\$15,859	\$92,314	0.172	535	1 STY	66	777	\$20.41
40-24-476-001	1329 NEUBERT AVE	10/11/24	WD	\$25,000	\$20,800	83.20	\$41,503	\$6,931	\$18,069	\$98,777	0.183	535	1 STY	66	887	\$20.37
40-24-428-015	1027 BARRIE AVE	07/31/23	WD	\$27,000	\$19,500	72.22	\$38,951	\$6,641	\$20,359	\$92,314	0.221	535	1 STY	66	777	\$26.20
40-24-485-013	1027 WALDMAN AVE	10/22/24	WD	\$31,500	\$17,600	55.87	\$35,129	\$7,000	\$24,500	\$80,369	0.305	535	1 STY	63	660	\$37.12
40-24-480-032	1202 PETTIBONE AVE	08/28/23	WD	\$27,500	\$14,800	53.82	\$29,687	\$7,000	\$20,500	\$64,820	0.316	535	1 STY	61	768	\$26.69
40-24-428-003	1129 BARRIE AVE	06/12/23	WD	\$35,000	\$18,800	53.71	\$37,652	\$6,641	\$28,359	\$88,603	0.320	535	1 STY	66	662	\$42.84
40-24-485-004	1129 WALDMAN AVE	11/14/24	QC	\$38,000	\$17,400	45.79	\$34,763	\$7,000	\$31,000	\$79,323	0.391	535	1 STY	66	686	\$45.19
40-24-485-004	1129 WALDMAN AVE	10/23/24	WD	\$38,000	\$17,400	45.79	\$34,763	\$7,000	\$31,000	\$79,323	0.391	535	1 STY	66	686	\$45.19
40-24-428-011	1105 BARRIE AVE	02/10/25	WD	\$42,000	\$18,000	42.86	\$35,902	\$7,052	\$34,948	\$82,429	0.424	535	1 STY	66	704	\$49.64
40-24-455-024	1401 WALDMAN AVE	09/27/24	WD	\$45,000	\$19,200	42.67	\$38,336	\$7,000	\$38,000	\$89,531	0.424	535	1 STY	63	822	\$46.23
40-24-454-048	1506 WALDMAN AVE	02/23/24	WD	\$66,000	\$26,700	40.45	\$53,284	\$9,375	\$56,625	\$130,280	0.435	535	1 STY	63	1,384	\$40.91
40-24-454-016	1525 PETTIBONE AVE	10/18/23	WD	\$63,600	\$23,200	36.48	\$46,481	\$11,025	\$52,575	\$101,303	0.519	535	1 STY	63	920	\$57.15
40-24-480-034	1317 LINCOLN AVE	08/01/23	LC	\$65,000	\$22,700	34.92	\$45,301	\$14,000	\$51,000	\$89,431	0.570	535	1 STY	61	641	\$79.56
											0.359					
40-24-480-021	1314 PETTIBONE AVE	01/08/24	WD	\$25,000	\$18,100	72.40	\$36,172	\$7,000	\$18,000	\$83,349	0.216	535	1.25 STY	59	1,041	\$17.29
40-24-454-033	1634 WALDMAN AVE	04/28/23	WD	\$35,000	\$21,300	60.86	\$42,579	\$7,875	\$27,125	\$99,154	0.274	535	1.25 STY	59	1,069	\$25.37

40-24-482-019	1322 WALDMAN AVE	04/13/23	WD	\$42,000	\$23,300	55.48	\$46,664	\$14,000	\$28,000	\$93,326	0.300	535	1.25 STY	59	968	\$28.93
40-24-454-047	1510 WALDMAN AVE	06/16/23	WD	\$39,000	\$19,900	51.03	\$39,830	\$7,000	\$32,000	\$93,800	0.341	535	1.25 STY	59	904	\$35.40
40-24-452-022	1406 LINCOLN AVE	04/13/23	WD	\$47,000	\$21,000	44.68	\$41,962	\$10,000	\$37,000	\$91,320	0.405	535	1.25 STY	59	1,106	\$33.45
40-24-452-005	1501 VERMILYA AVE	12/30/24	WD	\$25,000	\$18,900	75.60	\$37,711	\$7,000	\$18,000	\$87,746	0.205	535	1.25 STY	66	954	\$18.87
40-24-279-001	1133 OSSINGTON AVE	12/12/24	WD	\$35,000	\$17,400	49.71	\$34,883	\$6,752	\$28,248	\$80,374	0.351	535	1.25 STY	61	908	\$31.11
40-24-478-001	1329 VERMILYA AVE	10/31/24	WD	\$65,000	\$18,200	28.00	\$36,327	\$7,000	\$58,000	\$83,791	0.692	535	1.25 STY	66	887	\$65.39
40-24-485-018	1130 WATHERTON RD	06/21/24	MLC	\$67,000	\$18,600	27.76	\$37,207	\$7,000	\$60,000	\$86,306	0.695	535	1.25 STY	61	1,086	\$55.25
40-24-454-062	1638 WALDMAN AVE	07/28/23	WD	\$58,000	\$26,200	45.17	\$52,370	\$12,817	\$45,183	\$113,009	0.400	535	1.25 STY	74	886	\$51.00
40-24-477-034	1012 VERMILYA AVE	11/04/23	WD	\$25,000	\$17,700	70.80	\$35,308	\$7,000	\$18,000	\$80,880	0.223	535	1.75 STY	55	1,064	\$16.92
40-24-455-035	1610 WATHERTON RD	05/10/24	LC	\$59,000	\$33,400	56.61	\$66,802	\$18,778	\$40,222	\$137,211	0.293	535	2 STORY	59	1,472	\$27.32
40-24-431-013	1027 EDITH AVE	03/14/25	WD	\$106,000	\$26,300	24.81	\$52,549	\$6,376	\$99,624	\$131,923	0.755	535	2 STORY	74	1,144	\$87.08
40-24-477-024	1106 VERMILYA AVE	06/20/23	WD	\$50,000	\$34,200	68.40	\$68,307	\$7,000	\$43,000	\$175,163	0.245	535	THREE UNIT	59	2,400	\$17.92
40-24-453-030	1405 LINCOLN AVE	04/09/24	WD	\$32,000	\$20,400	63.75	\$40,776	\$7,000	\$25,000	\$96,503	0.259	535	TWO UNIT	59	1,232	\$20.29
40-24-453-026	1425 LINCOLN AVE	07/03/24	WD	\$57,500	\$20,400	35.48	\$41,931	\$10,000	\$47,500	\$91,231	0.521	535	TWO UNIT	60	1,080	\$43.98

<b>Totals:</b>	<b>\$1,932,100</b>	<b>\$890,800</b>		<b>\$1,782,181</b>	<b>\$1,566,317</b>	<b>\$4,051,677</b>		<b>\$39.03</b>
		<b>Sale. Ratio =&gt;</b>	<b>46.11</b>		<b>E.C.F. =&gt;</b>	<b>0.387</b>		
		<b>Std. Dev. =&gt;</b>	<b>15.09</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.390</b>		

Outliers

40-24-430-045	1121 VICTORIA AVE	10/30/24	WD	\$20,000	\$17,800	89.00	\$35,609	\$11,958	\$8,042	\$67,574	0.119	535	1 STY	59	616	\$13.06
40-24-477-039	1028 VERMILYA AVE	07/25/24	LC	\$56,101	\$15,800	28.16	\$31,695	\$10,500	\$45,601	\$60,557	0.753	535	1 STY	55	686	\$66.47
40-24-485-004	1129 WALDMAN AVE	12/15/24	WD	\$74,000	\$17,400	23.51	\$34,763	\$7,000	\$67,000	\$79,323	0.845	535	1 STY	66	686	\$97.67

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	0.350	0.350	0.350	0.350	0.350	0.250
1 STY	0.350	0.350	0.350	0.350	0.350	0.250
2 STORY	0.350	0.350	0.350	0.350	0.350	0.250
1.5 STY	0.350	0.350	0.350	0.350	0.350	0.250
1.25 STY	0.350	0.350	0.350	0.350	0.350	0.250
BI-LEVEL	0.350	0.350	0.350	0.350	0.350	0.250
TRI-LEVEL	0.350	0.350	0.350	0.350	0.350	0.250
ESTATE HOME	0.350	0.350	0.350	0.350	0.350	0.250
DUPLEX	0.350	0.350	0.350	0.350	0.350	0.250
TWO UNIT	0.350	0.350	0.350	0.350	0.350	0.250
THREE UNIT	0.350	0.350	0.350	0.350	0.350	0.250
FOUR UNIT	0.350	0.350	0.350	0.350	0.350	0.250

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
41-19-303-009	925 BLOOR AVE	01/17/25	WD	\$25,900	\$17,100	66.02	\$34,121	\$7,666	\$18,234	\$81,400	0.224	540	1 STY	60	748	\$24.38
41-19-309-009	863 VICTORIA AVE	10/20/23	WD	\$30,000	\$18,200	60.67	\$36,314	\$7,727	\$22,273	\$87,960	0.253	540	1 STY	60	880	\$25.31
41-19-331-002	657 BARRIE AVE	12/02/24	WD	\$22,500	\$13,600	60.44	\$27,109	\$5,600	\$16,900	\$66,182	0.255	540	1 STY	55	924	\$18.29
41-19-335-023	630 FREEMAN AVE	09/18/24	WD	\$32,000	\$19,200	60.00	\$38,332	\$5,600	\$26,400	\$100,714	0.262	540	1 STY	60	1,088	\$24.26
41-19-162-005	847 OSSINGTON AVE	03/03/25	WD	\$28,500	\$16,000	56.14	\$32,060	\$5,640	\$22,860	\$81,292	0.281	540	1 STY	60	669	\$34.17
41-19-303-020	926 BARRIE AVE	09/08/23	LC	\$26,000	\$14,300	55.00	\$28,622	\$7,200	\$18,800	\$65,914	0.285	540	1 STY	60	710	\$26.48
41-19-335-005	643 VICTORIA AVE	11/06/23	WD	\$31,000	\$14,600	47.10	\$29,271	\$5,600	\$25,400	\$72,834	0.349	540	1 STY	55	720	\$35.28
41-19-331-026	620 SIMCOE AVE	02/11/25	WD	\$42,000	\$16,600	39.52	\$33,232	\$5,600	\$36,400	\$85,022	0.428	540	1 STY	60	953	\$38.20
41-19-335-005	643 VICTORIA AVE	12/09/24	QC	\$38,000	\$14,600	38.42	\$29,271	\$5,600	\$32,400	\$72,834	0.445	540	1 STY	55	720	\$45.00

0.309

41-19-157-037	923 PADDINGTON AVE	10/09/24	WD	\$22,000	\$19,500	88.64	\$38,996	\$11,311	\$10,689	\$85,185	0.125	540	1 STY	63	660	\$16.20
41-19-309-011	855 VICTORIA AVE	01/07/24	LC	\$20,000	\$18,100	90.50	\$36,231	\$6,301	\$13,699	\$92,092	0.149	540	1 STY	67	640	\$21.40
41-19-306-027	802 SIMCOE AVE	07/17/23	WD	\$20,500	\$17,600	85.85	\$35,102	\$8,000	\$12,500	\$83,391	0.150	540	1 STY	62	871	\$14.35
41-19-302-006	836 BLOOR AVE	10/31/24	WD	\$20,606	\$17,000	82.50	\$34,060	\$6,924	\$13,682	\$83,495	0.164	540	1 STY	68	660	\$20.73
41-19-355-031	912 PETTIBONE AVE	10/04/24	WD	\$18,750	\$14,900	79.47	\$29,875	\$5,600	\$13,150	\$74,692	0.176	540	1 STY	62	660	\$19.92
41-19-155-009	931 LEXINGTON AVE	03/05/25	QC	\$25,000	\$18,600	74.40	\$37,185	\$5,627	\$19,373	\$97,102	0.200	540	1 STY	63	768	\$25.23
41-19-379-015	644 LINCOLN AVE	10/31/24	WD	\$29,000	\$20,300	70.00	\$40,563	\$7,200	\$21,800	\$102,655	0.212	540	1 STY	67	872	\$25.00
41-19-377-010	615 NEUBERT AVE	10/23/23	WD	\$25,000	\$16,500	66.00	\$32,921	\$6,303	\$18,697	\$81,902	0.228	540	1 STY	62	682	\$27.41
41-19-305-014	905 BARRIE AVE	06/03/24	WD	\$29,000	\$19,000	65.52	\$38,044	\$7,589	\$21,411	\$93,708	0.228	540	1 STY	62	918	\$23.32
41-19-379-014	648 LINCOLN AVE	09/20/23	WD	\$27,000	\$17,300	64.07	\$34,649	\$7,880	\$19,120	\$82,366	0.232	540	1 STY	67	704	\$27.16
41-19-305-009	925 BARRIE AVE	05/28/24	WD	\$29,000	\$18,200	62.76	\$36,400	\$6,831	\$22,169	\$90,982	0.244	540	1 STY	62	742	\$29.88
41-19-302-006	836 BLOOR AVE	10/31/24	WD	\$27,500	\$17,000	61.82	\$34,060	\$6,924	\$20,576	\$83,495	0.246	540	1 STY	68	660	\$31.18
41-19-360-009	839 WALDMAN AVE	01/29/25	WD	\$29,400	\$18,100	61.56	\$36,190	\$7,520	\$21,880	\$88,215	0.248	540	1 STY	62	780	\$28.05
41-19-308-003	839 SIMCOE AVE	03/13/24	WD	\$33,000	\$19,200	58.18	\$38,426	\$9,510	\$23,490	\$88,972	0.264	540	1 STY	62	779	\$30.15
41-19-329-026	618 BARRIE AVE	08/05/24	WD	\$35,000	\$18,700	53.43	\$37,380	\$11,264	\$23,736	\$80,357	0.295	540	1 STY	67	647	\$36.69
41-19-357-012	915 PETTIBONE AVE	12/23/24	QC	\$42,000	\$21,800	51.90	\$43,641	\$11,200	\$30,800	\$99,818	0.309	540	1 STY	67	918	\$33.55
41-19-357-012	915 PETTIBONE AVE	01/03/25	QC	\$42,000	\$21,800	51.90	\$43,641	\$11,200	\$30,800	\$99,818	0.309	540	1 STY	67	918	\$33.55
41-19-337-023	628 NEUBERT AVE	03/17/25	MLC	\$26,000	\$12,500	48.08	\$25,004	\$5,667	\$20,333	\$59,498	0.342	540	1 STY	67	616	\$33.01
41-19-306-011	852 SIMCOE AVE	10/22/24	WD	\$35,500	\$16,900	47.61	\$33,752	\$7,488	\$28,012	\$80,812	0.347	540	1 STY	62	957	\$29.27
41-19-360-024	820 W ATHERTON RD	05/31/24	WD	\$37,000	\$17,600	47.57	\$35,250	\$11,620	\$25,380	\$72,708	0.349	540	1 STY	67	780	\$32.54
41-19-379-024	616 LINCOLN AVE	08/12/24	MLC	\$32,000	\$15,100	47.19	\$30,274	\$7,200	\$24,800	\$70,997	0.349	540	1 STY	62	704	\$35.23
41-19-328-034	748 BARRIE AVE	03/15/24	WD	\$30,000	\$14,100	47.00	\$28,106	\$8,000	\$22,000	\$61,865	0.356	540	1 STY	62	729	\$30.18
41-19-306-018	824 SIMCOE AVE	03/28/25	WD	\$37,000	\$16,300	44.05	\$32,509	\$6,698	\$30,302	\$79,418	0.382	540	1 STY	62	816	\$37.13
41-19-157-032	2510 BRUNSWICK AVE	10/30/24	WD	\$75,000	\$29,200	38.93	\$58,303	\$10,880	\$64,120	\$145,917	0.439	540	1 STY	63	1,097	\$58.45
41-19-352-012	828 VERMILYA AVE	10/16/24	WD	\$38,000	\$14,100	37.11	\$28,290	\$6,840	\$31,160	\$66,000	0.472	540	1 STY	62	704	\$44.26

0.273

41-19-336-004	745 FREEMAN AVE	10/20/23	WD	\$30,000	\$16,200	54.00	\$32,434	\$5,600	\$24,400	\$82,566	0.296	540	1 STY	73	656	\$37.20
41-19-336-004	745 FREEMAN AVE	11/07/23	QC	\$30,000	\$16,200	54.00	\$32,434	\$5,600	\$24,400	\$82,566	0.296	540	1 STY	73	656	\$37.20

41-19-353-019	928 LINCOLN AVE	06/15/23	WD	\$51,000	\$18,300	35.88	\$36,659	\$7,200	\$43,800	\$90,643	0.483	540	1.25 STY	60	975	\$44.92
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41-19-332-019	724 VICTORIA AVE	07/31/23	WD	\$55,000	\$21,100	38.36	\$42,242	\$8,400	\$46,600	\$104,129	0.448	540	1.25 STY	67	977	\$47.70
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Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
41-20-302-003	3412 LAKEWOOD DR	06/16/23	WD	\$162,000	\$106,700	65.86	\$213,365	\$46,473	\$115,527	\$317,890	0.363	545	1 STY	60	2,377	\$48.60
41-20-252-006	2602 HILLCREST AVE	12/17/24	WD	\$141,500	\$81,600	57.67	\$163,292	\$37,865	\$103,635	\$238,909	0.434	545	1 STY	69	1,560	\$66.43
41-20-254-019	2626 PINETREE DR	12/22/23	WD	\$145,000	\$79,300	54.69	\$158,523	\$39,276	\$105,724	\$227,137	0.465	545	1 STY	69	1,642	\$64.39
41-20-251-003	1515 WOODSLEA DR	06/26/24	WD	\$150,000	\$69,800	46.53	\$139,509	\$27,889	\$122,111	\$212,610	0.574	545	1 STY	69	1,834	\$66.58
41-20-254-006	2627 HILLCREST AVE	01/05/24	WD	\$127,500	\$55,900	43.84	\$111,818	\$29,905	\$97,595	\$156,025	0.626	545	1 STY	69	1,328	\$73.49
41-20-403-003	3009 CIRCLE DR	05/21/24	WD	\$131,000	\$55,000	41.98	\$109,996	\$35,111	\$95,889	\$142,638	0.672	545	1 STY	69	1,301	\$73.70
41-20-252-005	1522 WOODSLEA DR	10/01/24	WD	\$148,900	\$59,700	40.09	\$119,459	\$38,631	\$110,269	\$153,958	0.716	545	1 STY	69	1,262	\$87.38
41-20-277-034	1823 TERRACE CT	01/08/24	WD	\$182,000	\$76,500	42.03	\$152,917	\$28,469	\$153,531	\$237,044	0.648	545	1 STY	82	1,390	\$110.45
41-20-376-004	3726 CIRCLE DR	11/15/23	WD	\$114,000	\$57,400	50.35	\$114,820	\$29,160	\$84,840	\$163,162	0.520	545	1.25 STY	69	1,165	\$72.82
41-20-401-012	3224 CIRCLE DR	09/18/24	WD	\$185,400	\$86,000	46.39	\$171,993	\$23,100	\$162,300	\$283,606	0.572	545	1.25 STY	69	2,507	\$64.74
41-20-254-027	2666 PINETREE DR	09/28/23	WD	\$205,000	\$91,600	44.68	\$183,116	\$38,005	\$166,995	\$276,402	0.604	545	2 STORY	74	2,170	\$76.96
41-20-254-027	2666 PINETREE DR	07/17/24	WD	\$220,000	\$91,600	41.64	\$183,116	\$38,005	\$181,995	\$276,402	0.658	545	2 STORY	74	2,170	\$83.87
41-20-178-012	2751 LAKEWOOD DR	05/05/23	WD	\$250,000	\$105,500	42.20	\$210,939	\$37,452	\$212,548	\$330,451	0.643	545	2 STORY	77	2,541	\$83.65
<b>Totals:</b>				<b>\$2,162,300</b>	<b>\$1,016,600</b>		<b>\$2,032,863</b>		<b>\$1,712,959</b>	<b>\$3,016,232</b>						<b>\$74.85</b>
				<b>Sale. Ratio =&gt;</b>		<b>47.01</b>			<b>E.C.F. =&gt;</b>		<b>0.568</b>					
				<b>Std. Dev. =&gt;</b>		<b>7.65</b>			<b>Ave. E.C.F. =&gt;</b>		<b>0.577</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	0.600	0.600	0.600	0.550	0.550	0.550
1 STY	0.600	0.600	0.600	0.550	0.550	0.550
2 STORY	0.600	0.600	0.600	0.550	0.550	0.550
1.5 STY	0.600	0.600	0.600	0.550	0.550	0.550
1.25 STY	0.600	0.600	0.600	0.550	0.550	0.550
BI-LEVEL	0.600	0.600	0.600	0.550	0.550	0.550
TRI-LEVEL	0.600	0.600	0.600	0.550	0.550	0.550
ESTATE HOME	0.475	0.475	0.475	0.475	0.475	0.475
DUPLEX	0.600	0.600	0.600	0.550	0.550	0.550
TWO UNIT	0.600	0.600	0.600	0.550	0.550	0.550
THREE UNIT	0.600	0.600	0.600	0.550	0.550	0.550
FOUR UNIT	0.600	0.600	0.600	0.550	0.550	0.550

Close



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
41-20-457-002	3305 COMANCHE AVE	05/19/23	WD	\$40,000	\$29,300	73.25	\$58,649	\$10,502	\$29,498	\$91,709	0.322	555	1 STY	55	946	\$31.18
41-20-476-009	3413 CHEROKEE AVE	04/16/24	WD	\$45,000	\$29,800	66.22	\$59,622	\$10,967	\$34,033	\$92,676	0.367	555	1 STY	60	1,092	\$31.17
41-20-476-012	3505 CHEROKEE AVE	03/12/25	WD	\$45,000	\$28,900	64.22	\$57,820	\$10,667	\$34,333	\$89,815	0.382	555	1 STY	55	1,092	\$31.44
41-20-428-035	3118 CHEYENNE AVE	12/08/23	WD	\$45,000	\$28,200	62.67	\$56,451	\$10,657	\$34,343	\$87,227	0.394	555	1 STY	60	1,092	\$31.45
41-20-476-003	3305 CHEROKEE AVE	08/21/23	WD	\$46,000	\$27,900	60.65	\$55,890	\$11,079	\$34,921	\$85,354	0.409	555	1 STY	60	1,092	\$31.98
41-20-476-013	3509 CHEROKEE AVE	05/23/23	WD	\$51,000	\$31,200	61.18	\$62,388	\$10,400	\$40,600	\$99,025	0.410	555	1 STY	60	1,092	\$37.18
41-20-428-025	3006 CHEYENNE AVE	06/01/24	LC	\$58,000	\$35,000	60.34	\$69,928	\$10,657	\$47,343	\$112,897	0.419	555	1 STY	60	1,352	\$35.02
41-20-476-024	3705 CHEROKEE AVE	09/12/23	WD	\$52,000	\$28,200	54.23	\$56,379	\$10,200	\$41,800	\$87,960	0.475	555	1 STY	60	1,092	\$38.28
41-20-476-003	3305 CHEROKEE AVE	04/05/23	WD	\$53,000	\$27,900	52.64	\$55,890	\$11,079	\$41,921	\$85,354	0.491	555	1 STY	60	1,092	\$38.39
41-20-476-019	3605 CHEROKEE AVE	03/07/25	WD	\$69,900	\$27,900	39.91	\$55,794	\$10,983	\$58,917	\$85,354	0.690	555	1 STY	60	1,092	\$53.95
41-20-428-029	3018 CHEYENNE AVE	05/24/24	WD	\$83,500	\$31,100	37.25	\$62,197	\$10,657	\$72,843	\$98,171	0.742	555	1 STY	60	1,092	\$66.71
41-20-428-034	3114 CHEYENNE AVE	12/08/23	WD	\$45,000	\$32,100	71.33	\$64,140	\$10,657	\$34,343	\$101,872	0.337	555	1 STY	63	1,092	\$31.45
41-20-428-012	3109 SHAWNEE AVE	10/21/24	WD	\$48,000	\$30,200	62.92	\$60,330	\$12,071	\$35,929	\$91,922	0.391	555	1 STY	63	1,092	\$32.90
41-20-476-016	3517 CHEROKEE AVE	12/20/24	WD	\$55,500	\$33,900	61.08	\$67,812	\$14,600	\$40,900	\$101,356	0.404	555	1 STY	63	1,092	\$37.45
41-20-457-048	3602 CHEROKEE AVE	10/12/23	WD	\$78,000	\$39,500	50.64	\$79,083	\$18,295	\$59,705	\$115,787	0.516	555	1 STY	63	1,092	\$54.67
41-20-428-018	3209 SHAWNEE AVE	05/03/24	WD	\$92,000	\$43,500	47.28	\$86,960	\$10,657	\$81,343	\$145,339	0.560	555	1 STY	63	1,850	\$43.97
41-20-427-002	2909 CHEROKEE AVE	08/21/24	WD	\$72,500	\$28,900	39.86	\$57,810	\$10,758	\$61,742	\$89,623	0.689	555	1 STY	63	1,092	\$56.54
41-20-428-024	3002 CHEYENNE AVE	03/19/24	WD	\$65,000	\$36,700	56.46	\$73,334	\$10,657	\$54,343	\$119,385	0.455	555	1 STY	74	1,092	\$49.76
41-20-455-015	3626 DEARBORN ST	09/05/23	WD	\$52,000	\$28,200	54.23	\$56,307	\$11,374	\$40,626	\$85,587	0.475	555	1.25 STY	57	954	\$42.58
41-20-457-012	3505 COMANCHE AVE	09/28/23	WD	\$113,300	\$40,200	35.48	\$80,343	\$10,502	\$102,798	\$133,030	0.773	555	1.25 STY	69	1,175	\$87.49
41-20-457-001	3301 COMANCHE AVE	12/18/23	WD	\$82,000	\$37,100	45.24	\$74,135	\$13,542	\$68,458	\$115,415	0.593	555	1.25 STY	72	1,007	\$67.98
41-20-457-014	3509 COMANCHE AVE	05/25/24	WD	\$85,000	\$35,600	41.88	\$71,261	\$10,502	\$74,498	\$115,731	0.644	555	2 STORY	63	991	\$75.17
41-20-456-004	3619 DEARBORN ST	10/30/24	WD	\$130,000	\$70,300	54.08	\$140,617	\$24,625	\$105,375	\$220,937	0.477	555	FOUR UNIT	55	2,880	\$36.59
<b>Totals:</b>				<b>\$1,506,700</b>	<b>\$781,600</b>		<b>\$1,563,140</b>		<b>\$1,230,612</b>	<b>\$2,451,528</b>						<b>\$45.36</b>
				<b>Sale. Ratio =&gt;</b>		<b>51.87</b>			<b>E.C.F. =&gt;</b>	<b>0.502</b>						<b>Std. Deviation=&gt;</b>
				<b>Std. Dev. =&gt;</b>		<b>10.81</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.496</b>						<b>Ave. Variance=&gt;</b>

Outlier

41-20-456-018	3702 COMANCHE AVE	03/01/24	WD	\$92,000	\$27,700	30.11	\$55,456	\$10,097	\$81,903	\$86,398	0.948	555	1.25 STY	55	991	\$82.65
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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	0.500	0.500	0.500	0.500	0.500	0.500
1 STY	0.500	0.500	0.500	0.500	0.500	0.500
2 STORY	0.500	0.500	0.500	0.500	0.500	0.500
1.5 STY	0.500	0.500	0.500	0.500	0.500	0.500
1.25 STY	0.500	0.500	0.500	0.500	0.500	0.500
BI-LEVEL	0.500	0.500	0.500	0.500	0.500	0.500
TRI-LEVEL	0.500	0.500	0.500	0.500	0.500	0.500
ESTATE HOME	0.500	0.500	0.500	0.500	0.500	0.500
DUPLEX	0.500	0.500	0.500	0.500	0.500	0.500
TWO UNIT	0.500	0.500	0.500	0.500	0.500	0.500
THREE UNIT	0.500	0.500	0.500	0.500	0.500	0.500
FOUR UNIT	0.500	0.500	0.500	0.500	0.500	0.500

Close





Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
40-25-151-034	1842 LYNBROOK DR	10/27/23	WD	\$146,000	\$93,600	64.11	\$187,285	\$32,063	\$113,937	\$214,099	0.532	565	1 STY	60	1,860	\$61.26
40-25-176-036	4314 GREENBROOK LN	02/10/25	WD	\$90,000	\$47,500	52.78	\$95,013	\$28,791	\$61,209	\$91,341	0.670	565	1 STY	54	1,120	\$54.65
40-25-151-046	1802 LYNBROOK DR	02/07/25	WD	\$149,900	\$79,200	52.84	\$158,389	\$31,877	\$118,023	\$174,499	0.676	565	1 STY	58	1,792	\$65.86
40-25-106-007	1917 GREENBRIAR LN	10/13/23	WD	\$110,000	\$57,100	51.91	\$114,295	\$26,000	\$84,000	\$121,786	0.690	565	1 STY	59	1,366	\$61.49
40-25-104-024	1802 WINDSOR LN	10/13/23	WD	\$128,000	\$59,300	46.33	\$118,607	\$30,264	\$97,736	\$121,852	0.802	565	1 STY	57	1,424	\$68.63
40-25-106-022	1930 ROCKCREEK LN	09/16/24	WD	\$136,050	\$62,600	46.01	\$125,156	\$26,400	\$109,650	\$136,215	0.805	565	1 STY	57	1,426	\$76.89
40-25-106-046	1925 GREENBRIAR LN	08/09/24	WD	\$140,000	\$63,700	45.50	\$127,437	\$26,708	\$113,292	\$138,937	0.815	565	1 STY	59	1,263	\$89.70
40-25-102-012	1824 PARK FOREST DR	01/29/24	WD	\$118,500	\$52,600	44.39	\$105,282	\$27,980	\$90,520	\$106,623	0.849	565	1 STY	57	1,220	\$74.20
40-25-104-029	1910 WINDSOR LN	05/09/24	WD	\$125,000	\$52,100	41.68	\$104,160	\$31,868	\$93,132	\$99,713	0.934	565	1 STY	57	1,321	\$70.50
40-25-103-001	1925 PARK FOREST DR	06/02/23	WD	\$95,000	\$60,700	63.89	\$121,359	\$35,952	\$59,048	\$117,803	0.501	565	1 STY	61	1,448	\$40.78
40-25-105-012	1833 WINDSOR LN	02/06/24	WD	\$106,000	\$60,900	57.45	\$121,819	\$29,110	\$76,890	\$127,874	0.601	565	1 STY	61	1,652	\$46.54
40-25-151-017	1813 ROCKCREEK LN	09/06/23	WD	\$125,000	\$66,200	52.96	\$132,387	\$28,800	\$96,200	\$142,879	0.673	565	1 STY	61	1,600	\$60.13
40-25-104-023	1821 PENBROOK LN	06/16/23	WD	\$106,500	\$49,300	46.29	\$98,585	\$24,062	\$82,438	\$102,790	0.802	565	1 STY	61	1,265	\$65.17
40-25-151-043	4210 GREENBROOK LN	10/31/23	WD	\$125,000	\$57,500	46.00	\$115,096	\$33,843	\$91,157	\$112,073	0.813	565	1 STY	61	1,245	\$73.22
40-25-102-015	1812 PARK FOREST DR	02/29/24	WD	\$149,900	\$60,400	40.29	\$134,623	\$27,267	\$122,633	\$148,077	0.828	565	1 STY	67	1,678	\$73.08
40-25-105-021	1801 WINDSOR LN	01/15/25	WD	\$174,900	\$58,800	33.62	\$121,403	\$32,046	\$142,854	\$123,251	1.159	565	1 STY	64	1,418	\$100.74
40-25-103-020	1830 PENBROOK LN	01/10/25	WD	\$145,000	\$79,700	54.97	\$159,334	\$24,800	\$120,200	\$185,564	0.648	565	1 STY	79	1,862	\$64.55
40-25-103-005	1905 PARK FOREST DR	06/15/23	WD	\$135,000	\$72,800	53.93	\$145,557	\$24,800	\$110,200	\$166,561	0.662	565	1 STY	74	1,811	\$60.85
40-25-127-004	4309 GREENBROOK LN	05/24/24	WD	\$192,000	\$93,100	48.49	\$186,186	\$33,405	\$158,595	\$210,732	0.753	565	1 STY	74	2,016	\$78.67
											0.748					
40-25-104-009	4007 PARK FOREST DR	05/03/24	WD	\$88,000	\$69,900	79.43	\$139,839	\$30,128	\$57,872	\$151,326	0.382	565	2 STORY	59	1,719	\$33.67
40-25-106-036	1814 ROCKCREEK LN	05/25/23	WD	\$155,000	\$86,300	55.68	\$172,535	\$31,921	\$123,079	\$193,950	0.635	565	2 STORY	60	2,348	\$52.42
40-25-152-014	1817 LYNBROOK DR	10/17/24	WD	\$191,000	\$98,900	51.78	\$197,809	\$38,550	\$152,450	\$219,668	0.694	565	2 STORY	59	2,281	\$66.83
40-25-104-009	4007 PARK FOREST DR	10/25/24	WD	\$166,000	\$69,900	42.11	\$139,839	\$30,128	\$135,872	\$151,326	0.898	565	2 STORY	59	1,719	\$79.04
40-25-126-015	4101 GREENBROOK LN	10/21/24	WD	\$200,000	\$104,500	52.25	\$208,904	\$32,033	\$167,967	\$243,960	0.689	565	2 STORY	61	2,612	\$64.31
40-25-177-009	1717 LYNBROOK DR	11/17/23	WD	\$170,000	\$101,700	59.82	\$203,491	\$38,485	\$131,515	\$227,594	0.578	565	2 STORY	61	2,228	\$59.03
40-25-177-009	1717 LYNBROOK DR	11/17/23	MLC	\$175,000	\$101,700	58.11	\$203,491	\$38,485	\$136,515	\$227,594	0.600	565	2 STORY	61	2,228	\$61.27
40-25-152-053	1840 LAUREL OAK DR	08/29/24	WD	\$177,000	\$100,400	56.72	\$200,788	\$32,927	\$144,073	\$231,532	0.622	565	2 STORY	72	1,839	\$78.34
40-25-152-012	1829 LYNBROOK DR	02/10/25	WD	\$224,500	\$146,900	65.43	\$293,762	\$37,372	\$187,128	\$353,641	0.529	565	2 STORY	77	2,399	\$78.00
											0.625					
40-25-126-017	4107 GREENBROOK LN	04/16/24	WD	\$215,000	\$96,700	44.98	\$193,329	\$28,451	\$186,549	\$227,418	0.820	565	BI-LEVEL	79	2,039	\$91.49
40-25-151-016	1817 ROCKCREEK LN	09/22/23	WD	\$155,000	\$78,000	50.32	\$156,027	\$37,555	\$117,445	\$163,410	0.719	565	TRI-LEVEL	61	1,778	\$66.05
<b>Totals:</b>				<b>\$4,414,250</b>	<b>\$2,282,000</b>		<b>\$4,581,787</b>		<b>\$3,482,179</b>	<b>\$5,034,091</b>						<b>\$67.25</b>
				<b>Sale. Ratio =&gt;</b>		<b>51.70</b>			<b>E.C.F. =&gt;</b>		<b>0.692</b>					
				<b>Std. Dev. =&gt;</b>		<b>9.06</b>			<b>Ave. E.C.F. =&gt;</b>		<b>0.711</b>					

Resold for less

40-25-127-004	4309 GREENBROOK LN	04/05/23	WD	\$228,750	\$93,100	40.70	\$186,186	\$33,405	\$195,345	\$210,732	0.927	565	1 STY	74	2,016	\$96.90
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Outlier  
 40-25-103-025 1810 PENBROOK LN 08/24/23 WD \$160,000 \$50,200 31.38 \$100,335 \$24,000 \$136,000 \$105,290 1.292 565 1 STY 54 1,351 \$100.67

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	0.700	0.700
1 STY	0.725	0.725	0.725	0.725	0.725	0.725
2 STORY	0.625	0.625	0.625	0.625	0.625	0.625
1.5 STY	0.700	0.700	0.700	0.700	0.700	0.700
1.25 STY	0.700	0.700	0.700	0.700	0.700	0.700
BI-LEVEL	0.700	0.700	0.700	0.700	0.700	0.700
TRI-LEVEL	0.700	0.700	0.700	0.700	0.700	0.700
ESTATE HOME	0.700	0.700	0.700	0.700	0.700	0.700
DUPLEX	0.700	0.700	0.700	0.700	0.700	0.700
TWO UNIT	0.700	0.700	0.700	0.700	0.700	0.700
THREE UNIT	0.700	0.700	0.700	0.700	0.700	0.700
FOUR UNIT	0.700	0.700	0.700	0.700	0.700	0.700

Close



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.	Land Value
40-25-276-009	1221 ALVORD AVE	12/24/24	WD	\$16,300	\$14,100	86.50	\$28,181	\$7,692	\$8,608	\$58,540	0.147	575	1 STY	50	624	\$13.79	\$7,692
41-30-151-022	928 HURON ST	11/27/23	WD	\$23,500	\$16,500	70.21	\$32,903	\$5,250	\$18,250	\$79,009	0.231	575	1 STY	60	858	\$21.27	\$5,250
40-25-280-025	1238 PINEHURST AVE	06/01/23	WD	\$24,000	\$16,300	67.92	\$32,696	\$5,100	\$18,900	\$78,846	0.240	575	1 STY	60	824	\$22.94	\$5,100
40-25-278-004	1305 HURON ST	05/07/24	MLC	\$33,000	\$18,200	55.15	\$36,404	\$7,650	\$25,350	\$82,154	0.309	575	1 STY	60	788	\$32.17	\$7,650
41-30-105-025	4006 BRUNSWICK AVE	07/03/23	WD	\$35,000	\$17,600	50.29	\$35,171	\$6,000	\$29,000	\$83,346	0.348	575	1 STY	60	800	\$36.25	\$6,000
40-25-276-038	1238 HURON ST	11/12/24	WD	\$52,500	\$19,000	36.19	\$37,921	\$10,786	\$41,714	\$77,529	0.538	575	1 STY	58	905	\$46.09	\$10,256
41-30-101-007	949 W ATHERTON RD	10/09/24	WD	\$18,000	\$14,700	81.67	\$29,469	\$5,533	\$12,467	\$68,389	0.182	575	1 STY	63	724	\$17.22	\$5,533
40-25-230-021	1228 CRAWFORD ST	05/20/24	WD	\$18,500	\$12,100	65.41	\$24,127	\$7,473	\$11,027	\$47,583	0.232	575	1 STY	63	591	\$18.66	\$7,473
40-25-232-026	4110 TUXEDO AVE	10/18/24	WD	\$30,500	\$19,500	63.93	\$38,996	\$6,148	\$24,352	\$93,851	0.259	575	1 STY	63	948	\$25.69	\$6,148
40-25-278-019	1306 INGLESIDE AVE	01/29/25	WD	\$25,000	\$14,200	56.80	\$28,410	\$6,800	\$18,200	\$61,743	0.295	575	1 STY	63	699	\$26.04	\$6,800
41-30-157-016	952 MARKHAM ST	05/03/24	WD	\$31,400	\$17,800	56.69	\$35,608	\$5,292	\$26,108	\$86,617	0.301	575	1 STY	63	704	\$37.09	\$5,292
40-25-281-005	1115 INGLESIDE AVE	11/22/24	LC	\$44,900	\$25,100	55.90	\$50,163	\$9,000	\$35,900	\$117,609	0.305	575	1 STY	63	735	\$48.84	\$9,000
41-30-155-033	935 INGLESIDE AVE	08/16/24	WD	\$64,000	\$35,600	55.63	\$71,248	\$11,060	\$52,940	\$171,966	0.308	575	1 STY	61	2,259	\$23.44	\$11,060
41-30-109-032	944 CLINTON ST	10/28/24	WD	\$35,000	\$17,800	50.86	\$35,677	\$7,875	\$27,125	\$79,434	0.341	575	1 STY	63	768	\$35.32	\$7,875
41-30-104-017	805 CAMPBELL ST	03/17/25	WD	\$28,750	\$13,900	48.35	\$27,732	\$5,380	\$23,370	\$63,863	0.366	575	1 STY	63	738	\$31.67	\$5,380
40-25-282-033	1206 MARKHAM ST	12/11/23	WD	\$42,900	\$19,000	44.29	\$38,025	\$10,200	\$32,700	\$79,500	0.411	575	1 STY	63	965	\$33.89	\$10,200
40-25-231-013	1027 LELAND ST	12/22/23	WD	\$36,000	\$15,500	43.06	\$30,992	\$5,506	\$30,494	\$72,817	0.419	575	1 STY	63	560	\$54.45	\$5,506
41-30-101-007	949 W ATHERTON RD	12/07/23	WD	\$36,000	\$14,700	40.83	\$29,469	\$5,533	\$30,467	\$68,389	0.445	575	1 STY	63	724	\$42.08	\$5,533
41-30-102-001	3801 BRUNSWICK AVE	05/17/24	WD	\$57,000	\$22,200	38.95	\$44,409	\$8,154	\$48,846	\$103,586	0.472	575	1 STY	63	1,003	\$48.70	\$8,154
40-25-226-005	1239 W ATHERTON RD	06/26/23	WD	\$46,500	\$17,300	37.20	\$34,664	\$7,538	\$38,962	\$77,503	0.503	575	1 STY	63	780	\$49.95	\$7,538
40-25-228-007	1227 CAMPBELL ST	08/09/24	MLC	\$40,000	\$14,000	35.00	\$27,914	\$5,506	\$34,494	\$64,023	0.539	575	1 STY	63	756	\$45.63	\$5,506
41-30-155-032	939 INGLESIDE AVE	08/16/24	WD	\$64,000	\$19,600	30.63	\$39,293	\$8,595	\$55,405	\$87,709	0.632	575	1 STY	63	1,120	\$49.47	\$8,595
41-30-103-026	3902 BRUNSWICK AVE	06/15/23	WD	\$99,000	\$24,400	24.65	\$48,770	\$6,750	\$92,250	\$120,057	0.768	575	1 STY	74	1,128	\$81.78	\$6,750
41-30-101-015	940 CAMPBELL ST	06/20/23	WD	\$40,000	\$21,400	53.50	\$42,896	\$8,069	\$31,931	\$99,506	0.321	575	1.25 STY	60	924	\$34.56	\$8,069
40-25-231-036	1114 CRAWFORD ST	03/28/25	WD	\$40,000	\$21,600	54.00	\$43,241	\$5,729	\$34,271	\$107,177	0.320	575	2 STORY	63	1,000	\$34.27	\$5,729
41-30-106-022	842 CRAWFORD ST	09/30/24	WD	\$92,000	\$24,400	26.52	\$48,703	\$8,069	\$83,931	\$116,097	0.723	575	2 STORY	63	1,176	\$71.37	\$8,069
41-30-151-027	912 HURON ST	05/30/24	WD	\$94,000	\$37,100	39.47	\$74,198	\$5,250	\$88,750	\$196,994	0.451	575	2 STORY	73	1,739	\$51.04	\$5,250
<b>Totals:</b>				<b>\$1,167,750</b>	<b>\$523,600</b>		<b>\$1,047,280</b>		<b>\$975,812</b>	<b>\$2,443,834</b>						<b>\$38.28</b>	
					<b>Sale. Ratio =&gt;</b>	<b>44.84</b>					<b>E.C.F. =&gt;</b>	<b>0.399</b>					
					<b>Std. Dev. =&gt;</b>	<b>15.50</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.385</b>					
Had a deduction for a fire																	
40-25-278-009	1229 HURON ST	08/12/24	LC	\$20,000	\$12,100	60.50	\$24,275	\$6,000	\$14,000	\$52,214	0.268	575	1 STY	48	641	\$21.84	\$6,000
Outlier																	
40-25-280-024	1240 PINEHURST AVE	03/02/25	MLC	\$69,500	\$14,800	21.29	\$29,627	\$5,100	\$64,400	\$70,077	0.919	575	1 STY	60	705	\$91.35	\$5,100

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	0.400	0.400	0.400	0.400	0.400	0.400
1.5 STY	0.400	0.400	0.400	0.400	0.400	0.400
1.25 STY	0.400	0.400	0.400	0.400	0.400	0.400
BI-LEVEL	0.400	0.400	0.400	0.400	0.400	0.400
TRI-LEVEL	0.400	0.400	0.400	0.400	0.400	0.400
ESTATE HOME	0.400	0.400	0.400	0.400	0.400	0.400
DUPLEX	0.400	0.400	0.400	0.400	0.400	0.400
TWO UNIT	0.400	0.400	0.400	0.400	0.400	0.400
THREE UNIT	0.400	0.400	0.400	0.400	0.400	0.400
FOUR UNIT	0.400	0.400	0.400	0.400	0.400	0.400

Close



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style	Building Depr.	Floor Area	\$/Sq.Ft.
41-29-101-024	353 BUCKINGHAM AVE	05/16/23	WD	\$80,000	\$34,900	43.63	\$69,755	\$16,569	\$63,431	\$106,372	0.596	590	1 STY	63	832	\$76.24
41-29-102-016	364 BUCKINGHAM AVE	03/03/25	WD	\$93,000	\$53,300	57.31	\$106,539	\$16,250	\$76,750	\$180,578	0.425	590	1 STY	63	1,660	\$46.23
41-29-104-020	4010 RED ARROW RD	08/07/23	WD	\$121,000	\$48,600	40.17	\$97,244	\$27,603	\$93,397	\$139,282	0.671	590	1 STY	63	1,320	\$70.76
41-29-104-029	4110 RED ARROW RD	11/04/24	WD	\$62,000	\$40,500	65.32	\$80,928	\$16,219	\$45,781	\$129,418	0.354	590	1 STY	63	892	\$51.32
41-29-176-060	4235 RED ARROW RD	07/16/24	WD	\$135,500	\$44,800	33.06	\$89,559	\$21,938	\$113,562	\$135,242	0.840	590	1 STY	63	1,227	\$92.55
41-29-177-002	4117 CUSTER AVE	07/31/23	WD	\$68,900	\$30,200	43.83	\$60,367	\$15,779	\$53,121	\$89,176	0.596	590	1 STY	63	670	\$79.29
41-29-177-007	4133 CUSTER AVE	11/14/24	WD	\$94,900	\$31,100	32.77	\$62,115	\$14,304	\$80,596	\$95,622	0.843	590	1 STY	63	755	\$106.75
41-29-201-027	537 BUCKINGHAM AVE	07/08/24	MLC	\$83,000	\$44,300	53.37	\$88,646	\$16,250	\$66,750	\$144,792	0.461	590	1 STY	63	1,188	\$56.19
41-29-202-012	544 BUCKINGHAM AVE	09/13/24	WD	\$72,000	\$39,100	54.31	\$78,269	\$16,250	\$55,750	\$124,038	0.449	590	1 STY	63	1,113	\$50.09
41-29-202-031	545 BURROUGHS AVE	05/31/24	WD	\$69,900	\$36,000	51.50	\$71,971	\$15,893	\$54,007	\$112,156	0.482	590	1 STY	63	816	\$66.19
41-29-202-039	621 BURROUGHS AVE	03/15/24	WD	\$75,000	\$34,000	45.33	\$68,037	\$15,893	\$59,107	\$104,288	0.567	590	1 STY	63	722	\$81.87
41-29-202-041	629 BURROUGHS AVE	11/20/23	WD	\$50,000	\$34,900	69.80	\$69,807	\$15,893	\$34,107	\$107,828	0.316	590	1 STY	63	822	\$41.49
41-29-101-006	348 E ATHERTON RD	03/21/25	WD	\$136,379	\$61,600	45.17	\$123,263	\$22,424	\$113,955	\$201,678	0.565	590	1 STY	68	1,205	\$94.57
41-29-126-023	435 BUCKINGHAM AVE	12/05/23	WD	\$80,000	\$53,200	66.50	\$106,492	\$16,250	\$63,750	\$180,484	0.353	590	1 STY	68	1,638	\$38.92
41-29-128-018	419 LETA AVE	05/14/24	WD	\$112,000	\$44,700	39.91	\$89,412	\$16,250	\$95,750	\$146,324	0.654	590	1 STY	68	1,176	\$81.42
41-29-177-010	4209 CUSTER AVE	10/26/23	MLC	\$84,900	\$39,600	46.64	\$79,267	\$14,304	\$70,596	\$129,926	0.543	590	1 STY	68	1,028	\$68.67
41-29-177-014	4225 CUSTER AVE	03/28/25	WD	\$127,200	\$60,400	47.48	\$120,762	\$32,584	\$94,616	\$176,356	0.537	590	1 STY	68	1,170	\$80.87
41-29-177-050	4302 MENTON AVE	06/07/23	WD	\$80,000	\$32,700	40.88	\$65,373	\$15,131	\$64,869	\$100,484	0.646	590	1 STY	68	704	\$92.14
41-29-178-016	4225 MENTON AVE	06/26/23	WD	\$67,000	\$35,600	53.13	\$71,295	\$14,304	\$52,696	\$113,982	0.462	590	1 STY	68	777	\$67.82
41-29-178-047	4306 CIRCLE DR	09/19/23	WD	\$60,000	\$35,700	59.50	\$71,447	\$16,310	\$43,690	\$110,274	0.396	590	1 STY	68	768	\$56.89
41-29-179-054	629 MC KEIGHAN AVE	01/31/24	WD	\$74,900	\$35,000	46.73	\$69,946	\$13,742	\$61,158	\$112,408	0.544	590	1 STY	68	799	\$76.54
41-29-201-008	546 E ATHERTON RD	03/26/24	WD	\$75,000	\$39,900	53.20	\$79,863	\$19,881	\$55,119	\$119,964	0.459	590	1 STY	68	1,020	\$54.04
41-29-202-044	3914 OGEMA AVE	04/25/24	WD	\$65,000	\$35,900	55.23	\$71,885	\$16,180	\$48,820	\$111,410	0.438	590	1 STY	68	797	\$61.25
41-29-203-020	622 BURROUGHS AVE	06/26/23	WD	\$89,000	\$37,100	41.69	\$74,282	\$16,250	\$72,750	\$116,064	0.627	590	1 STY	68	1,027	\$70.84
41-29-203-038	621 LETA AVE	09/04/24	WD	\$87,500	\$38,600	44.11	\$77,141	\$16,250	\$71,250	\$121,782	0.585	590	1 STY	68	943	\$75.56
41-29-204-046	626 LETA AVE	08/29/23	WD	\$80,000	\$63,800	79.75	\$127,613	\$33,849	\$46,151	\$187,528	0.246	590	1 STY	68	1,142	\$40.41
41-29-253-013	607 DELL AVE	09/29/23	WD	\$80,000	\$42,000	52.50	\$84,007	\$16,286	\$63,714	\$135,442	0.470	590	1 STY	68	912	\$69.86
41-29-257-036	601 MACDONALD AVE	04/12/24	WD	\$47,000	\$34,300	72.98	\$68,529	\$14,304	\$32,696	\$108,450	0.301	590	1 STY	68	748	\$43.71
41-29-101-027	361 BUCKINGHAM AVE	11/17/23	WD	\$100,000	\$43,400	43.40	\$86,739	\$16,250	\$83,750	\$140,978	0.594	590	1.25 STY	63	1,072	\$78.13
41-29-102-017	368 BUCKINGHAM AVE	05/04/23	WD	\$81,600	\$47,900	58.70	\$95,712	\$24,375	\$57,225	\$142,674	0.401	590	1.25 STY	63	1,135	\$50.42
41-29-104-017	3940 RED ARROW RD	04/23/24	WD	\$50,000	\$34,500	69.00	\$68,955	\$16,359	\$33,641	\$105,192	0.320	590	1.25 STY	63	956	\$35.19
41-29-104-060	4426 RED ARROW RD	01/13/25	WD	\$85,000	\$32,900	38.71	\$65,753	\$14,813	\$70,187	\$101,880	0.689	590	1.25 STY	63	765	\$91.75
41-29-204-028	609 MC KINLEY AVE	10/11/24	WD	\$79,900	\$34,500	43.18	\$69,059	\$16,250	\$63,650	\$105,618	0.603	590	1.25 STY	64	940	\$67.71
41-29-176-021	4313 RED ARROW RD	11/17/23	WD	\$59,000	\$32,800	55.59	\$65,588	\$14,625	\$44,375	\$101,926	0.435	590	1.25 STY	68	732	\$60.62
41-29-176-049	4230 CUSTER AVE	11/13/23	WD	\$74,900	\$36,100	48.20	\$72,207	\$14,304	\$60,596	\$115,806	0.523	590	1.25 STY	68	954	\$63.52
41-29-177-034	4124 MENTON AVE	03/19/25	WD	\$60,000	\$35,800	59.67	\$71,576	\$14,304	\$45,696	\$114,544	0.399	590	1.25 STY	68	924	\$49.45
41-29-177-044	4214 MENTON AVE	02/26/25	WD	\$100,000	\$38,800	38.80	\$77,636	\$14,304	\$85,696	\$126,664	0.677	590	1.25 STY	68	1,065	\$80.47
41-29-178-041	4218 CIRCLE DR	03/20/24	WD	\$84,900	\$46,600	54.89	\$93,129	\$16,600	\$68,300	\$153,058	0.446	590	1.25 STY	68	1,235	\$55.30
41-29-204-032	625 MC KINLEY AVE	12/10/24	WD	\$90,400	\$40,400	44.69	\$80,806	\$16,250	\$74,150	\$129,112	0.574	590	1.25 STY	68	975	\$76.05
41-29-206-003	3911 OGEMA AVE	11/27/24	WD	\$47,000	\$32,700	69.57	\$65,442	\$14,238	\$32,762	\$102,408	0.320	590	1.25 STY	68	929	\$35.27

41-29-206-006	714 BUCKINGHAM AVE	10/21/24	WD	\$80,000	\$40,800	51.00	\$81,696	\$16,072	\$63,928	\$131,248	0.487	590	1.25 STY	68	1,096	\$58.33
41-29-253-007	4302 OGEMA AVE	11/25/24	WD	\$82,000	\$41,700	50.85	\$83,333	\$21,164	\$60,836	\$124,338	0.489	590	1.25 STY	68	930	\$65.42
41-29-253-018	4321 CIRCLE DR	10/05/23	WD	\$140,000	\$47,700	34.07	\$95,336	\$23,113	\$116,887	\$144,446	0.809	590	1.25 STY	68	962	\$121.50
41-29-254-028	711 DELL AVE	06/23/23	WD	\$140,500	\$43,700	31.10	\$87,466	\$16,250	\$124,250	\$142,432	0.872	590	1.25 STY	68	1,406	\$88.37
41-29-257-006	526 MC KEIGHAN AVE	11/26/24	WD	\$56,000	\$35,500	63.39	\$71,079	\$14,304	\$41,696	\$113,550	0.367	590	1.25 STY	68	926	\$45.03
41-29-258-001	4601 RED ARROW RD	11/29/23	WD	\$106,000	\$62,600	59.06	\$125,271	\$33,919	\$72,081	\$182,704	0.395	590	1.25 STY	68	1,367	\$52.73
41-29-258-004	530 MACDONALD AVE	04/10/23	WD	\$79,900	\$36,700	45.93	\$73,490	\$14,940	\$64,960	\$117,100	0.555	590	1.25 STY	68	870	\$74.67
41-29-276-062	701 MACDONALD AVE	02/29/24	WD	\$102,500	\$42,200	41.17	\$84,306	\$21,330	\$81,170	\$125,952	0.644	590	1.25 STY	68	954	\$85.08
41-29-104-062	4434 RED ARROW RD	08/25/23	WD	\$99,000	\$36,500	36.87	\$73,004	\$14,846	\$84,154	\$116,316	0.723	590	1.25 STY	74	732	\$114.96
41-29-256-005	710 DELL AVE	06/25/24	WD	\$80,000	\$40,000	50.00	\$85,484	\$15,925	\$64,075	\$139,118	0.461	590	1.25 STY	74	1,066	\$60.11
41-29-102-022	313 BURROUGHS AVE	08/09/24	WD	\$64,000	\$30,900	48.28	\$61,884	\$5,026	\$58,974	\$113,716	0.519	590	2 STORY	63	1,056	\$55.85
41-29-127-008	432 BUCKINGHAM AVE	06/16/23	WD	\$72,000	\$52,400	72.78	\$104,882	\$17,225	\$54,775	\$175,314	0.312	590	2 STORY	63	1,556	\$35.20
41-29-127-008	432 BUCKINGHAM AVE	08/30/24	WD	\$68,000	\$52,400	77.06	\$104,882	\$17,225	\$50,775	\$175,314	0.290	590	2 STORY	63	1,556	\$32.63
41-29-202-023	630 BUCKINGHAM AVE	06/20/23	WD	\$87,500	\$33,200	37.94	\$66,451	\$16,250	\$71,250	\$100,402	0.710	590	2 STORY	63	936	\$76.12
41-29-126-009	440 E ATHERTON RD	03/29/24	WD	\$156,000	\$65,000	41.67	\$129,997	\$20,617	\$135,383	\$218,760	0.619	590	2 STORY	68	1,815	\$74.59
41-29-201-040	629 BUCKINGHAM AVE	02/13/25	WD	\$54,000	\$36,000	66.67	\$71,938	\$18,032	\$35,968	\$107,812	0.334	590	2 STORY	68	1,008	\$35.68
41-29-127-020	437 BURROUGHS AVE	10/16/23	WD	\$156,000	\$69,800	44.74	\$139,609	\$15,893	\$140,107	\$247,432	0.566	590	2 STORY	73	1,904	\$73.59
41-29-179-006	430 DELL AVE	09/01/23	WD	\$115,000	\$36,100	31.39	\$72,222	\$14,625	\$100,375	\$115,194	0.871	590	2 STORY	79	1,232	\$81.47
41-29-258-018	625 E HEMPHILL RD	12/20/24	WD	\$130,000	\$107,000	82.31	\$213,951	\$24,843	\$105,157	\$378,216	0.278	590	FOUR UNIT	73	3,371	\$31.19
<b>Totals:</b>				<b>\$5,132,179</b>	<b>\$2,528,400</b>		<b>\$5,062,697</b>		<b>\$4,094,768</b>	<b>\$8,050,572</b>						<b>\$66.08</b>
						<b>Sale. Ratio =&gt;</b>	<b>49.27</b>			<b>E.C.F. =&gt;</b>	<b>0.509</b>					
						<b>Std. Dev. =&gt;</b>	<b>12.60</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.521</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	0.500	0.500	0.500	0.500	0.500	0.500
1 STY	0.500	0.500	0.500	0.500	0.500	0.500
2 STORY	0.500	0.500	0.500	0.500	0.500	0.500
1.5 STY	0.500	0.500	0.500	0.500	0.500	0.500
1.25 STY	0.500	0.500	0.500	0.500	0.500	0.500
BI-LEVEL	0.500	0.500	0.500	0.500	0.500	0.500
TRI-LEVEL	0.500	0.500	0.500	0.500	0.500	0.500
ESTATE HOME	0.500	0.500	0.500	0.500	0.500	0.500
DUPLEX	0.500	0.500	0.500	0.500	0.500	0.500
TWO UNIT	0.500	0.500	0.500	0.500	0.500	0.500
THREE UNIT	0.500	0.500	0.500	0.500	0.500	0.500
FOUR UNIT	0.500	0.500	0.500	0.500	0.500	0.500

Close



