

C.F.s for Neighborhood: 1020 'AG'

Residential : 1.142
Town Homes/Duplexes: 1.142
Mobile Homes : 1.141
Agricultural Bldgs : 1.023
Commercial Bldgs : 0.690
Industrial Bldgs : 1.000

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

E.C.F.s for Neighborhood: 2020 'COMMERCIAL'

Residential : 0.690
Town Homes/Duplexes: 1.142
Mobile Homes : 1.141
Agricultural Bldgs : 1.023
Commercial Bldgs : 0.690
Industrial Bldgs : 1.000

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

E.C.F.s for Neighborhood: 4020 'RESIDENTIAL'

~~Residential : 1.142~~
~~Town Homes/Duplexes: 1.142~~
~~Mobile Homes : 1.141~~
~~Agricultural Bldgs : 1.023~~
~~Commercial Bldgs : 0.690~~
Industrial Bldgs : 0.000

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

E.C.F.s for Neighborhood: 9000 'PERSONAL PROPERTY'

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

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

Parcel Number Res ECF	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.
2311-05-3301	4922 W 16 RD	07/12/22	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$50,500	28.69	\$160,680	\$28,947	\$147,033	\$128,772	1.192
2311-06-1201	5497 W 14 RD	11/28/22	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$56,900	40.64	\$122,766	\$34,275	\$105,725	\$82,625	1.280
2311-06-2101		11/28/22	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$56,900	40.64	\$122,766	\$34,275	\$105,725	\$82,625	1.280
2311-06-2212	5908 N M 37 HWY	10/24/22	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$55,500	27.89	\$201,291	\$19,880	\$149,120	\$148,007	1.008
2311-06-3203-02	5290 N M 37 HWY	02/24/22	\$302,250	WD	03-ARM'S LENGTH	\$302,250	\$76,900	25.44	\$299,484	\$19,952	\$270,298	\$261,517	1.034
2311-08-1106	160 OLD PINENEWAY TRL	06/02/22	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$131,300	38.39	\$335,285	\$43,157	\$298,843	\$285,560	1.047
2311-08-3303	4166 N 15 RD	11/30/22	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$148,600	48.88	\$279,672	\$15,850	\$288,150	\$257,891	1.117
2311-08-4201	4811 W 16 1/2 RD	05/06/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$54,200	27.10	\$178,095	\$31,974	\$168,026	\$142,836	1.176
2311-12-4102	4305 N 25 RD	09/23/22	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$48,600	28.17	\$159,196	\$19,819	\$152,681	\$136,243	1.121
2311-16-1301	3370 W 18 1/2 RD	11/08/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,400	37.92	\$124,186	\$6,460	\$118,540	\$115,079	1.030
2311-16-3302	3114 N 17	08/18/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$42,600	28.40	\$120,602	\$29,680	\$120,320	\$88,878	1.354
2311-AA-01	3851 N 15 RD	02/24/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$57,800	30.42	\$154,731	\$18,013	\$171,987	\$133,644	1.287
2311-MW-10	4214 ANTI OCH	04/08/22	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$163,800	46.67	\$367,268	\$39,656	\$311,344	\$320,246	0.972
Totals:						\$2,791,750	\$991,000	Sale. Ratio =>	\$2,626,023	\$2,407,812	\$2,183,923	E.C.F. =>	1.103
								Std. Dev. =>				Ave. E.C.F. =>	1.142

ECF

Parcel Number Trailer ECF	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.		
2311-06-2221	302 E CHURCH ST	06/04/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$17,500	25.00	\$79,068	\$19,800	\$50,200	\$50,527	0.994		
2311-06-2222	320 E CHURCH ST	04/30/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$30,100	46.31	\$79,140	\$29,550	\$35,450	\$42,276	0.839		
2311-13-4304	350 W 20 RD	05/11/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$80,500	47.35	\$166,667	\$22,503	\$147,497	\$122,902	1.200		
2311-15-1101	2091 W 18 RD	07/08/22	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$34,600	44.65	\$74,281	\$31,653	\$45,847	\$36,341	1.262		
2311-17-4102	4150 W M 15 HWY	10/31/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$58,500	29.25	\$189,394	\$22,001	\$177,999	\$142,705	1.247		
2311-18-3303	3170 N 13 RD	10/29/21	\$65,000	LC	03-ARM'S LENGTH	\$65,000	\$29,700	45.69	\$78,290	\$19,909	\$45,091	\$49,771	0.906		
2311-22-2101-02	2851 W M 115 HWY	12/22/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,000	37.00	\$97,075	\$24,660	\$75,340	\$61,735	1.220		
Totals:											\$747,500	\$287,900	\$763,915	\$577,424	\$506,257
											Sale. Ratio =>	38.52	E.C.F. =>	1.141	
											Std. Dev. =>	9.08	Ave. E.C.F. =>	1.095	

Parcel Number Com ECF	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
MINT-03-3205	516 N MICHIGAN AV	01/27/22	\$114,000	GD	\$114,000	\$89,400	78.42	\$188,996	\$48,701	\$65,299	\$128,668	0.507
MINT-04-4110	411 N MICHIGAN AV	12/16/21	\$85,000	WD	\$85,000	\$52,400	61.65	\$128,274	\$26,310	\$58,690	\$111,680	0.526
2112-07-4402	11198 W M-55 HWY	07/18/22	\$90,000	WD	\$65,000	\$26,300	40.46	\$93,520	\$11,140	\$53,860	\$90,230	0.597
23102M-V0802	103 N EUGENE ST	05/27/21	\$122,550	GD	\$123,000	\$57,900	47.07	\$157,054	\$29,951	\$93,049	\$177,451	0.631
2112-28-1301	9424 N 48 W RD	10/14/21	\$540,000	WD	\$500,000	\$141,900	28.38	\$623,894	\$17,852	\$382,148	\$554,263	0.689
MIN-RAL-R-22A	305 W MAIN ST	05/21/21	\$300,000	WD	\$280,000	\$123,700	44.18	\$382,294	\$47,094	\$232,906	\$326,780	0.713
2310-33-2206	2020 E 24 RD	05/24/21	\$100,000	WD	\$80,000	\$29,300	36.63	\$100,184	\$7,782	\$72,218	\$101,207	0.714
MIN-S-MO-1011	809 S MICHIGAN AV	05/21/21	\$181,000	WD	\$181,000	\$95,600	52.82	\$204,097	\$58,501	\$122,499	\$159,899	0.766
2312M-V0745	118 W MESICK AV	12/30/21	\$400,000	WD	\$400,000	\$188,200	47.05	\$493,008	\$85,592	\$314,408	\$374,572	0.839
2310-11-2203-02	4724 N 33 RD	10/14/21	\$130,000	WD	\$130,000	\$32,800	25.23	\$131,177	\$29,487	\$100,513	\$109,816	0.915
Totals:			\$2,062,550		\$1,958,000	\$787,500		\$2,502,498		\$1,495,590	\$2,104,567	
							Sale. Ratio =>	40.22			E.C.F. =>	0.711
							Std. Dev. =>	16.08			Ave. E.C.F. =>	0.690