

ECF2

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	
10-041-00-026-00	834 FARRAR ST	08/16/21	\$80,000	WD	03-ARMS LENGTH	\$80,000	\$65,600	\$2,000	\$11,212	\$21,450	\$88,550	\$114,814	0.510	2,107	\$27.79			44.0688	TWO-STORY	RENTAL HOUSES	\$19,768
10-048-00-050-00	857 WHEELER ST	12/02/22	\$90,000	WD	03-ARMS LENGTH	\$90,000	\$68,800	76.44	\$137,680	\$35,058	\$54,942	\$107,345	0.512	1,426	\$37.89			43.8819	TWO-STORY	RENTAL HOUSES	\$30,005
10-050-00-031-00	119 COTTAGE ST	02/29/22	\$85,000	WD	03-ARMS LENGTH	\$85,000	\$49,600	76.31	\$99,159	\$20,820	\$44,180	\$61,345	0.528	1,200	\$36.63			41.1489	TWO-STORY	RENTAL HOUSES	\$17,650
10-068-00-156-00	601 W 13TH ST	03/17/22	\$140,000	WD	19-MULTI PARCEL ARMS LENGTH	\$140,000	\$90,500	64.54	\$198,560	\$86,023	\$53,977	\$99,435	0.543	1,212	\$44.54			40.7808	BUNGALOW	RENTAL HOUSES	\$82,249
10-068-00-157-00	611 W 13TH ST	03/17/22	\$140,000	WD	19-MULTI PARCEL ARMS LENGTH	\$140,000	\$90,500	64.64	\$211,417	\$86,023	\$53,977	\$99,435	0.543	1,212	\$44.54			40.7808	RANCH	RENTAL HOUSES	\$82,249
10-061-00-060-00	101 WRIGHT ST	09/09/22	\$155,000	MLC	03-ARMS LENGTH	\$55,000	\$40,700	74.00	\$81,900	\$20,203	\$34,797	\$64,003	0.544	904	\$38.49			40.6968	RANCH	RENTAL HOUSES	\$18,303
10-056-00-003-00	615 N LAKE ST	04/08/22	\$55,000	WD	03-ARMS LENGTH	\$55,000	\$43,300	77.46	\$86,660	\$13,468	\$42,432	\$76,561	0.554	1,313	\$32.32			39.6417	FARMHOUSE	RENTAL HOUSES	\$10,590
10-061-00-184-00	1007 SECOND AV	01/31/22	\$56,000	WD	03-ARMS LENGTH	\$56,000	\$40,400	72.14	\$80,767	\$20,174	\$35,826	\$63,382	0.565	1,008	\$35.84			38.5403	RANCH	RENTAL HOUSES	\$17,650
10-091-00-227-00	1118 SUNDBERG ST	03/29/22	\$43,000	WD	03-ARMS LENGTH	\$43,000	\$27,900	64.88	\$55,745	\$24,537	\$18,463	\$32,644	0.566	812	\$22.74			38.5064	RANCH	RENTAL HOUSES	\$24,255
10-036-00-001-00	709 LEESON AV	08/30/22	\$100,000	CD	03-ARMS LENGTH	\$100,000	\$69,600	69.60	\$139,297	\$38,814	\$61,186	\$105,108	0.582	1,274	\$48.03			38.6518	RANCH	RENTAL HOUSES	\$35,653
10-083-00-005-00	727 S MITCHELL ST	07/06/22	\$123,500	WD	03-ARMS LENGTH	\$123,500	\$90,300	73.12	\$180,683	\$31,210	\$92,290	\$156,353	0.590	2,260	\$40.84			36.0375	TWO-STORY	RENTAL HOUSES	\$17,650
10-048-00-066-00	225 ERWER ST	08/26/22	\$80,000	LC	03-ARMS LENGTH	\$80,000	\$41,700	69.50	\$83,300	\$18,179	\$41,821	\$68,202	0.613	1,258	\$33.24			33.7450	BUNGALOW	RENTAL HOUSES	\$17,650
10-097-00-147-00	1211 MAURER ST	09/01/22	\$75,000	LC	03-ARMS LENGTH	\$75,000	\$52,000	69.33	\$104,082	\$22,867	\$52,133	\$84,953	0.614	1,200	\$43.44			33.6975	RANCH	RENTAL HOUSES	\$17,650
10-086-00-160-00	127 SPRUCE ST	11/19/21	\$147,900	WD	03-ARMS LENGTH	\$147,900	\$103,400	69.91	\$206,789	\$39,979	\$107,921	\$174,487	0.619	2,519	\$42.84			33.2141	TWO-STORY	RENTAL HOUSES	\$35,300
10-097-00-021-00	1130 DANDY ST	08/26/22	\$123,500	WD	19-MULTI PARCEL ARMS LENGTH	\$123,500	\$75,300	60.97	\$151,957	\$73,588	\$49,912	\$80,668	0.619	784	\$63.66			33.1914	RANCH	RENTAL HOUSES	\$70,600
10-083-00-006-00	723 S MITCHELL ST	03/10/22	\$90,000	WD	03-ARMS LENGTH	\$90,000	\$60,900	67.67	\$121,735	\$22,825	\$67,175	\$103,462	0.649	2,044	\$32.86			30.1374	FARMHOUSE	RENTAL HOUSES	\$17,650
10-048-00-106-00	821 COTEY ST	04/10/23	\$82,000	WD	03-ARMS LENGTH	\$82,000	\$54,500	66.46	\$108,973	\$20,358	\$61,642	\$92,694	0.665	1,314	\$46.91			28.5635	TWO-STORY	RENTAL HOUSES	\$17,650
10-041-00-054-00	245 WRIGHT ST	08/09/21	\$85,464	WD	03-ARMS LENGTH	\$85,464	\$52,600	61.55	\$105,175	\$32,938	\$52,526	\$75,562	0.695	1,352	\$38.85			25.5504	BUNGALOW	RENTAL HOUSES	\$32,370
10-091-00-003-00	923 PLETT RD	04/14/21	\$111,250	WD	03-ARMS LENGTH	\$111,250	\$64,400	57.89	\$128,762	\$59,919	\$51,331	\$72,012	0.713	975	\$52.65			23.7828	RANCH	RENTAL HOUSES	\$52,950
10-097-00-064-00	1133 MANNING ST	10/13/21	\$80,000	WD	03-ARMS LENGTH	\$80,000	\$49,000	61.25	\$98,071	\$28,772	\$53,228	\$74,581	0.714	858	\$62.04			23.8946	RANCH	RENTAL HOUSES	\$26,475
10-086-00-274-02	203.5 E CHAPIN ST	10/13/22	\$38,000	WD	03-ARMS LENGTH	\$38,000	\$22,200	58.42	\$44,461	\$18,562	\$19,438	\$27,091	0.718	632	\$30.76			23.3137	FARMHOUSE	RENTAL HOUSES	\$17,650
10-061-00-187-00	1003 SECOND AV	08/20/21	\$82,000	WD	03-ARMS LENGTH	\$82,000	\$51,000	62.20	\$101,965	\$19,906	\$62,094	\$85,836	0.723	1,515	\$40.99			22.7239	RANCH	RENTAL HOUSES	\$17,650
10-091-00-087-00	847 COTEY ST	06/03/22	\$75,000	WD	03-ARMS LENGTH	\$75,000	\$45,000	60.00	\$89,964	\$20,852	\$54,148	\$72,293	0.749	1,232	\$43.95			20.1635	RANCH	RENTAL HOUSES	\$17,650
10-084-00-066-00	1119 N MITCHELL ST	08/16/22	\$83,700	WD	03-ARMS LENGTH	\$83,700	\$56,500	60.30	\$113,093	\$20,539	\$73,161	\$96,814	0.756	1,786	\$40.96			19.4956	FARMHOUSE	RENTAL HOUSES	\$18,356
10-110-00-039-01	820 SENECAL PL	05/21/21	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$121,500	59.27	\$243,054	\$48,727	\$156,273	\$203,271	0.769	1,108	\$155.03			18.1852	RANCH	RENTAL HOUSES	\$45,890
10-041-00-090-00	828 ALDRICH ST	09/23/21	\$95,900	WD	03-ARMS LENGTH	\$95,900	\$55,400	59.77	\$110,784	\$32,976	\$62,924	\$81,389	0.773	1,096	\$52.61			17.7519	RANCH	RENTAL HOUSES	\$30,358
10-111-00-011-00	130 AVER ST	06/01/21	\$123,000	LC	03-ARMS LENGTH	\$123,000	\$71,000	57.72	\$141,925	\$28,869	\$94,131	\$118,259	0.796	1,488	\$63.26			15.4674	RANCH	RENTAL HOUSES	\$26,828
10-078-00-003-00	603 HUSTON ST	12/22/22	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$67,900	56.58	\$135,787	\$36,916	\$61,084	\$101,330	0.800	1,498	\$54.13			15.0463	RANCH	RENTAL HOUSES	\$33,888
10-097-00-131-00	1216 DANDY ST	07/05/22	\$109,000	WD	03-ARMS LENGTH	\$109,000	\$57,900	57.80	\$115,865	\$18,375	\$61,625	\$101,977	0.800	1,122	\$72.75			15.0218	BUNGALOW	RENTAL HOUSES	\$17,650
10-102-00-023-00	1801 CHESTNUT ST	09/06/22	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$83,700	56.79	\$187,337	\$45,846	\$119,154	\$148,003	0.805	1,524	\$78.19			14.5567	RANCH	RENTAL HOUSES	\$35,300
10-048-00-109-00	808 COTEY ST	01/21/22	\$89,900	WD	03-ARMS LENGTH	\$89,900	\$49,700	55.28	\$99,375	\$26,970	\$62,930	\$75,373	0.831	1,176	\$53.51			11.9747	BUNGALOW	RENTAL HOUSES	\$25,416
10-086-00-302-00	218 E HARRIS ST	02/03/23	\$137,000	WD	03-ARMS LENGTH	\$137,000	\$76,200	55.62	\$152,424	\$28,684	\$110,316	\$131,527	0.839	1,770	\$62.33			11.1913	FARMHOUSE	RENTAL HOUSES	\$18,415
10-061-00-065-00	324 WRIGHT ST	12/08/21	\$99,000	WD	03-ARMS LENGTH	\$99,000	\$54,400	54.95	\$108,819	\$18,275	\$80,725	\$94,711	0.852	1,732	\$46.61			9.8317	TWO-STORY	RENTAL HOUSES	\$17,650
10-041-00-033-00	808 FARRAR ST	08/24/21	\$113,300	WD	03-ARMS LENGTH	\$113,300	\$61,900	54.63	\$123,894	\$18,973	\$94,327	\$109,750	0.859	2,012	\$46.88			9.1173	BUNGALOW	RENTAL HOUSES	\$17,650
10-085-00-024-00	118 ERWER ST	08/26/21	\$133,400	WD	03-ARMS LENGTH	\$133,400	\$72,600	54.42	\$145,106	\$20,152	\$104,248	\$121,291	0.859	2,053	\$50.78			9.1156	FARMHOUSE	RENTAL HOUSES	\$17,650
10-046-00-015-00	401 HUSTON ST	12/16/22	\$203,000	WD	03-ARMS LENGTH	\$203,000	\$109,600	53.99	\$219,155	\$51,968	\$151,032	\$174,882	0.864	2,688	\$66.19			8.7021	BI-LEVEL	RENTAL HOUSES	\$36,712
10-086-00-159-02	128 E PINE ST	10/12/22	\$498,500	WD	03-ARMS LENGTH	\$498,500	\$256,300	51.62	\$512,377	\$53,818	\$442,882	\$478,873	0.922	2,471	\$179.15			7.847	TWO-STORY	RENTAL HOUSES	\$35,455
10-086-00-286-00	212 S SIMONS ST	03/25/22	\$140,000	WD	03-ARMS LENGTH	\$140,000	\$70,000	50.64	\$141,897	\$12,224	\$127,776	\$135,641	0.942	1,992	\$64.14			0.8630	TWO-STORY	RENTAL HOUSES	\$9,531
10-091-00-064-00	696 COTEY ST	03/06/23	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$68,300	50.59	\$136,684	\$16,601	\$118,399	\$125,610	0.943	1,640	\$72.19			0.8051	RANCH	RENTAL HOUSES	\$14,710
10-097-00-006-02	1130 RIVERSIDE ST	08/06/21	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$60,400	50.33	\$120,773	\$56,061	\$61,939	\$65,598	0.944	1,141	\$54.28			0.6428	FARMHOUSE	RENTAL HOUSES	\$52,950
10-110-00-036-02	840 SENECAL PL	11/24/21	\$238,000	WD	03-ARMS LENGTH	\$238,000	\$119,000	50.00	\$237,954	\$42,758	\$195,242	\$204,180	0.956	1,232	\$158.48			0.5581	RANCH	RENTAL HOUSES	\$38,830
10-067-00-081-00	612 E CHAPIN ST	06/14/21	\$158,000	WD	03-ARMS LENGTH	\$158,000	\$78,800	49.87	\$157,598	\$19,906	\$138,094	\$144,029	0.959	1,992	\$69.32			0.8147	BUNGALOW	RENTAL HOUSES	\$17,650
10-110-00-035-02	810 SENECAL PL	10/21/22	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$136,800	49.75	\$273,639	\$38,597	\$236,403	\$245,860	0.962	1,232	\$191.89			1.0892	TWO-STORY	RENTAL HOUSES	\$34,947
10-065-00-001-00	1500 CHESTNUT ST	03/29/22	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$67,000	49.63	\$133,958	\$40,252	\$94,748	\$98,019	0.967	1,152	\$62.25			1.5986	RANCH	RENTAL HOUSES	\$34,947
10-050-00-059-00	615 N LAKE ST	03/10/22	\$130,000	WD	03-ARMS LENGTH	\$130,000	\$69,500	49.85	\$129,396	\$21,136	\$108,964	\$110,969	0.984	1,695	\$64.61			3.3042	BUNGALOW	RENTAL HOUSES	\$17,650
10-055-00-055-00	633 N LAKE ST	12/16/22	\$117,900	WD	03-ARMS LENGTH	\$117,900	\$57,500	48.77	\$115,095	\$19,630	\$98,270	\$99,859	0.984	1,720	\$57.13			3.3446	TWO-STORY	RENTAL HOUSES	\$17,650
10-091-00-168-00	1026 COTEY ST	02/04/22	\$106,000	WD	03-ARMS LENGTH	\$106,000	\$51,500	48.58	\$103,038	\$15,355	\$86,										