

ECF 23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	
10-061-50-005-00	1020 WARBLER LN	11/12/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$115,800	61.27	\$231,524	\$65,191	\$123,809	\$161,488	0.767	1,977	\$62.62	PE	29.5855	BI-LEVEL	RENTAL HOUSES	\$52,578	
10-063-00-014-00	800 EVART ST	06/17/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$191,300	49.69	\$382,661	\$94,277	\$290,723	\$279,984	1.038	2,887	\$108.20	PE	2.4175	TWO-STORY	RENTAL HOUSES	\$85,277	
10-067-00-002-00	209 S CARMEL ST	01/06/23	\$122,500	WD	03-ARM'S LENGTH	\$122,500	\$50,200	40.98	\$100,403	\$25,696	\$96,804	\$72,531	1.335	924	\$104.77	PE	27.2126	FARMHOUSE	RENTAL HOUSES	\$24,012	
10-067-00-003-00	810 E DIVISION ST	07/01/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$79,900	61.46	\$159,860	\$44,660	\$85,340	\$111,845	0.763	1,879	\$45.42	PE	29.9507	FARMHOUSE	RENTAL HOUSES	\$39,100	
10-067-00-020-00	815 E CHAPIN ST	08/24/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$113,600	49.39	\$227,194	\$44,886	\$185,114	\$176,998	1.046	1,550	\$119.43	PE	1.6676	RANCH	RENTAL HOUSES	\$36,800	
10-067-00-033-00	816 E CHAPIN ST	04/08/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$73,100	44.30	\$146,284	\$37,736	\$127,264	\$105,386	1.208	950	\$133.96	PE	14.5065	RANCH	RENTAL HOUSES	\$27,600	
10-067-00-040-00	919 STIMSON ST	04/01/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$112,600	54.93	\$225,181	\$70,760	\$134,240	\$149,923	0.895	1,569	\$85.56	PE	16.7138	RANCH	RENTAL HOUSES	\$61,272	
10-067-00-113-00	409 S CARMEL ST	03/17/23	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$67,200	47.66	\$134,471	\$47,696	\$93,304	\$84,248	1.107	1,282	\$72.78	PE	4.4969	BUNGALOW	RENTAL HOUSES	\$41,400	
10-067-00-115-00	415 CARMEL ST	12/28/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$76,100	42.51	\$152,229	\$41,147	\$137,853	\$107,847	1.278	1,050	\$131.29	PE	21.5703	RANCH	RENTAL HOUSES	\$37,260	
10-067-00-118-00	412 CRESTVIEW PL	10/22/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$101,500	48.33	\$202,936	\$39,407	\$170,593	\$158,766	1.074	1,762	\$96.82	PE	1.1964	TWO-STORY	RENTAL HOUSES	\$33,534	
10-099-00-055-00	10810 E M-55 HWY	05/29/21	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$61,100	59.90	\$122,106	\$10,155	\$91,845	\$108,690	0.845	1,144	\$80.28	PE	21.7513	RANCH	RENTAL HOUSES	\$3,840	
10-099-00-055-00	10810 E M-55 HWY	03/29/23	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$61,100	32.17	\$122,106	\$10,155	\$179,745	\$108,690	1.654	1,144	\$157.12	PE	59.1206	RANCH	RENTAL HOUSES	\$3,840	
10-100-00-005-01	650 COBB ST	04/26/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$137,300	54.92	\$274,545	\$119,456	\$130,544	\$150,572	0.867	1,936	\$67.43	PE	19.5541	RANCH	RENTAL HOUSES	\$98,440	
10-100-00-010-00	767 PALUSTER ST	08/19/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$128,600	51.44	\$257,209	\$25,886	\$224,114	\$224,585	0.998	1,739	\$128.88	PE	6.4628	RANCH	RENTAL HOUSES	\$20,900	
Totals:			\$2,748,400			\$2,748,400	\$1,369,400		\$2,738,709		\$2,071,292	\$2,001,554			\$99.61		2.7687				
										Sale. Ratio =>	49.83										
										Std. Dev. =>	8.34										
											E.C.F. =>	1.035	Std. Deviation=>		0.2463693						
											Ave. E.C.F. =>	1.063	Ave. Variance=>		18.3005	Coefficient of Var=>		17.22350426			
											USED										
														1.035							