RESIDENTIAL ECF

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
MN-HF-03-10A	304 WEST ST	07/08/21	$79,000	WD	03-ARM'S LENGTH	$79,000	$41,700	52.78	$83,349	$11,777	$67,223	$60,195	1.117	910	$73.87	RE	9.1692	PLAIN		$9,750
MN-STVNT-03	101 INDIANA AV	12/01/21	$200,000	WD	03-ARM'S LENGTH	$200,000	$105,800	52.90	$211,698	$14,511	$185,489	$165,843	1.118	1,622	$114.36	RE	8.9981	FARMHOUSE	RENTAL HOUSES	$14,040
MNT-04-4423	107 WEST ST	05/27/22	$244,900	WD	03-ARM'S LENGTH	$244,900	$125,500	51.25	$251,000	$42,931	$201,969	$174,995	1.154	2,152	$93.85	RE	5.4302	PLAIN		$39,780
MN-CC-06-05	306 W ELM ST	12/22/22	$149,900	WD	03-ARM'S LENGTH	$149,900	$76,700	51.17	$153,304	$10,183	$139,717	$120,371	1.161	1,533	$91.14	RE	4.7723	FARMHOUSE		$9,750
MNT-09-1103	101 SOUTH ST	02/21/23	$170,000	WD	03-ARM'S LENGTH	$170,000	$83,100	48.88	$166,182	$21,250	$148,750	$121,894	1.220	1,064	$139.80	RE	1.1878	RANCH	RENTAL HOUSES	$20,340
MN-S-MQ-G05	703 S MICHIGAN AV	07/08/21	$105,000	WD	03-ARM'S LENGTH	$105,000	$49,600	47.24	$99,206	$22,600	$82,400	$64,429	1.279	1,026	$80.31	RE	7.0485	FARMHOUSE		$22,600
MNT-10-2104	302 E MAIN ST	06/08/22	$150,000	WD	03-ARM'S LENGTH	$150,000	$69,800	46.53	$139,689	$23,405	$126,595	$97,800	1.294	1,025	$123.51	RE	8.5986	RANCH		$20,792
MN-DOD-01-08	508 S MICHIGAN AVE	09/24/21	$215,000	WD	19-MULTI PARCEL ARM'S LENGTH	$215,000	$91,700	42.65	$183,374	$18,254	$196,746	$148,623	1.324	2,360	$83.37	RE	11.5350	TWO STORY	RENTAL HOUSES	$16,700
		Totals:	$1,313,800			$1,313,800	$643,900		$1,287,802		$1,148,889	$954,149			$100.03		0.4346			

Sale. Ratio =>	49.01	E.C.F. =>	1.204	Std. Deviation=>	0.0824088
Std. Dev. =>	3.56	Ave. E.C.F. =>	1.208	Ave. Variance=>	7.0925	Coefficient of Var=>	5.869081323

USED   1.204