

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
11 075 001 002	2332 STEAMBURG RD	12/07/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$88,200	44.32
11 075 001 003	2342 STEAMBURG RD	09/15/20	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$88,100	36.86
11 075 001 020	1876 HUDSON RD	05/20/20	\$115,500	WD	03-ARM'S LENGTH	\$115,500	\$42,300	36.62
11 075 001 025	2388 STEAMBURG RD	11/20/20	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$65,900	33.62
<b>Totals:</b>			<b>\$749,500</b>			<b>\$749,500</b>	<b>\$284,500</b>	
							<b>Sale. Ratio =&gt;</b>	<b>37.96</b>
							<b>Std. Dev. =&gt;</b>	<b>4.55</b>

**COUNTRY CLUB HEIGHTS ECF .886 APPLIED**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$177,479	\$42,077	\$156,923	\$190,707	0.823	1,726	\$90.92	4005	5.6035
\$187,229	\$57,860	\$181,140	\$184,813	0.980	1,296	\$139.77	4005	10.1243
\$115,563	\$26,467	\$89,033	\$111,509	0.798	1,224	\$72.74	4005	8.0448
\$176,674	\$42,544	\$153,456	\$167,872	0.914	1,264	\$121.41	4005	3.5240
<b>\$656,945</b>		<b>\$580,552</b>	<b>\$654,902</b>			<b>\$106.21</b>		<b>0.7589</b>
			<b>E.C.F. =&gt;</b>	<b>0.886</b>		<b>Std. Deviation=&gt;</b>	<b>0.0838727</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>0.879</b>		<b>Ave. Variance=&gt;</b>	<b>6.8242</b>	<b>Coefficient of Var=&gt;</b>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
RANCH		\$35,915	No	/ /	11 075 001 001		402
RANCH		\$29,858	No	/ /	11 075 001 004		402
RANCH		\$24,958	No	/ /		COUNTRY CLUB HEIGHTS	401
RANCH		\$36,627	No	/ /		COUNTRY CLUB HEIGHTS	401

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**Building Depr.**

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