

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
19 040 001 012	302 E SAINT JOE ST	11/24/21	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$31,500	49.22	
19 040 001 025	208 E SAINT JOE ST	12/20/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$58,900	46.38	
19 040 001 099	224 PARK ST	04/27/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,200	46.56	
19 040 001 119	243 MARSHALL ST	03/11/21	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$64,500	71.67	
19 040 001 121	229 MARSHALL ST	11/27/20	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$55,000	42.34	
19 040 001 201	218 MARSHALL ST	01/19/21	\$47,005	WD	03-ARM'S LENGTH	\$47,005	\$34,700	73.82	
19 040 001 240	244 N CHICAGO ST	05/01/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$67,200	43.92	
19 040 001 250	206 N CHICAGO ST	10/14/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$41,700	52.13	
19 040 001 468	229 N CHICAGO ST	02/16/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$73,900	43.50	
19 040 001 564	210 W SAINT JOE ST	06/17/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$68,300	41.39	
19 050 001 024	224 PARK ST	04/27/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$58,200	46.56	
19 060 001 028	417 JONESVILLE ST	11/09/20	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$35,100	45.00	
19 110 001 006	201 CHERRY ST	12/03/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$113,000	48.09	
<b>Totals:</b>			<b>\$1,588,805</b>			<b>\$1,588,805</b>	<b>\$760,200</b>		
								<b>Sale. Ratio =&gt;</b>	<b>47.85</b>
								<b>Std. Dev. =&gt;</b>	<b>10.49</b>

**NORTH ECF 1.096 CALCULATED, 1.096 APPLIED**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$62,913	\$6,397	\$57,603	\$53,876	1.069	937	\$61.48	L040	0.6794
\$117,829	\$8,616	\$118,384	\$104,112	1.137	1,690	\$70.05	L040	6.1118
\$116,451	\$18,245	\$106,755	\$94,157	1.134	2,352	\$45.39	L040	5.7825
\$128,935	\$20,764	\$69,236	\$103,711	0.668	2,532	\$27.34	L040	40.8387
\$110,066	\$16,036	\$113,864	\$90,153	1.263	1,728	\$65.89	L040	18.7033
\$69,374	\$10,110	\$36,895	\$56,821	0.649	1,112	\$33.18	L040	42.6647
\$134,499	\$8,739	\$144,261	\$122,216	1.180	2,460	\$58.64	L040	10.4410
\$83,475	\$9,100	\$70,900	\$72,279	0.981	1,376	\$51.53	L040	9.5048
\$147,801	\$10,166	\$159,734	\$131,206	1.217	2,106	\$75.85	L040	14.1460
\$136,686	\$14,704	\$150,296	\$116,953	1.285	1,842	\$81.59	L040	20.9127
\$116,451	\$18,245	\$106,755	\$94,157	1.134	2,352	\$45.39	L040	5.7825
\$70,113	\$7,500	\$70,500	\$60,032	1.174	1,171	\$60.20	L040	9.8411
\$226,077	\$25,376	\$209,624	\$191,326	1.096	1,370	\$153.01	L040	1.9668
<b>\$1,520,670</b>		<b>\$1,414,807</b>	<b>\$1,290,999</b>			<b>\$63.81</b>		<b>1.9931</b>
			<b>E.C.F. =&gt;</b>	<b>1.096</b>		<b>Std. Deviation=&gt;</b>	<b>0.20166177</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>1.076</b>		<b>Ave. Variance=&gt;</b>	<b>14.4135</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	Building Depr.
Ranch	RESIDENTIAL	\$6,397	No	/ /		4O-NORTH	401	45
Two-Story	RESIDENTIAL	\$7,595	No	/ /		4O-NORTH	401	45
	RESIDENTIAL	\$11,062	No	/ /	19 050 001 024	4O-NORTH	401	45
Two-Story	RESIDENTIAL	\$19,485	No	/ /	19 040 001 447	4O-NORTH	401	45
Two-Story	RESIDENTIAL	\$9,431	No	/ /		4O-NORTH	401	41
1-1/2 Story	RESIDENTIAL	\$10,110	No	/ /		4O-NORTH	401	45
Ranch	RESIDENTIAL	\$8,739	No	/ /		4O-NORTH	401	45
Two-Story	RESIDENTIAL	\$4,644	No	/ /		4O-NORTH	401	45
Two-Story	RESIDENTIAL	\$6,627	No	/ /		4O-NORTH	401	45
Two-Story	RESIDENTIAL	\$6,705	No	/ /		4O-NORTH	401	45
	RESIDENTIAL	\$11,062	No	/ /	19 040 001 099	4O-NORTH	401	45
Ranch	RESIDENTIAL	\$7,500	No	/ /		4O-NORTH	401	43
Two-Story		\$10,601	No	/ /		4O-NORTH	401	99

13.39579212