

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
19 090 001 031	210 W BIRCH ST	02/04/21	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$61,300	42.87	\$122,648
19 105 001 020	415 E BIRCH ST	09/01/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$72,100	45.06	\$144,181
Totals:			\$303,000			\$303,000	\$133,400		\$266,829
								Sale. Ratio =>	44.03
								Std. Dev. =>	1.55

HAWTHORNE ECF CONSIDERATION GIVEN TO SALES IN PREVIOUS YEAR STUDY, APPLIED .692 ECF

SALES CONSIDERED FROM PREVIOUS TIME STUDY PERIOD

19 090 001 006	111 CHESTNUT ST	07/19/19	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$60,500	46.54	\$120,993
19 090 001 009	117 CHESTNUT ST	06/27/19	\$173,900	WD	03-ARM'S LENGTH	\$173,900	\$81,500	46.87	\$162,988
19 095 001 007	308 SYCAMORE ST	07/29/19	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$122,600	47.15	\$245,279
19 105 001 013	429 E BIRCH ST	04/30/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,600	49.71	\$139,249
19 105 001 014	427 E BIRCH ST	02/28/20	\$228,249	WD	03-ARM'S LENGTH	\$228,249	\$127,700	55.95	\$255,463

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$12,127	\$130,873	\$169,813	0.771	1,620	\$80.79	L090	2.5488	Ranch
\$11,245	\$148,755	\$206,686	0.720	1,630	\$91.26	L090	2.5488	Ranch
\$279,628		\$376,499			\$86.02		0.2496	
		E.C.F. =>	0.743		Std. Deviation=>	0.03604529		
		Ave. E.C.F. =>	0.745		Ave. Variance=>	2.5488	Coefficient of Var=>	3.420259017

\$11,949	\$118,051	\$166,226	0.710	1,620	\$72.87	L090	1.8000	Ranch
\$13,740	\$160,160	\$227,512	0.704	2,080	\$77.00	L090	1.1776	1-1/2 Story
\$19,774	\$240,226	\$343,758	0.699	2,052	\$117.07	L090	0.6638	Ranch
\$7,500	\$132,500	\$200,837	0.660	1,361	\$97.35	L090	3.2446	Ranch
\$13,544	\$214,705	\$368,779	0.582	2,796	\$76.79	L090	10.9981	Ranch

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RESIDENTIAL	\$7,425	No	/ /		90-HAWTHORNE	401	80
RESIDENTIAL	\$7,500	No	/ /		90-HAWTHORNE	401	82

RESIDENTIAL	\$9,750	No	/ /		90-HAWTHORNE	401	78
RESIDENTIAL	\$7,950	No	/ /		90-HAWTHORNE	401	85
RESIDENTIAL	\$6,750	No	/ /		90-HAWTHORNE	401	83
RESIDENTIAL	\$7,500	No	/ /		90-HAWTHORNE	401	95
RESIDENTIAL	\$7,500	No	/ /		90-HAWTHORNE	401	98