

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
21 033 400 001 33 5 3	620 WRIGHT ST	09/28/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,000	42.00	
21 040 001 018	120 PINECREST DR	09/21/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$51,400	38.07	
21 060 001 013	307 NORTH ST	10/12/21	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$46,200	56.34	
21 250 001 001	414 EVANS ST	05/19/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$55,000	39.29	
21 255 001 005	725 WRIGHT ST	08/11/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$77,200	44.11	
21 275 001 019	487 SALEM DR	02/02/21	\$151,500	PTA	03-ARM'S LENGTH	\$151,500	\$80,800	53.33	
21 280 001 010	409 EVANS ST	06/02/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$77,200	55.14	
21 280 001 039	420 EVANS ST	05/22/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,700	48.67	
21 280 001 040	318 EVANS ST	10/07/20	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$43,100	43.54	
21 280 001 061	455 WRIGHT ST	07/29/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$35,500	41.76	
21 280 001 100	456 E CHICAGO ST	06/21/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$82,200	51.38	
21 280 001 103	448 E CHICAGO ST	09/10/20	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$49,400	36.59	
21 290 001 005	468 E CHICAGO ST	03/25/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,100	42.48	
Totals:			\$1,752,500			\$1,752,500	\$796,800		
								Sale. Ratio =>	45.47
								Std. Dev. =>	6.65

NE ECF .909 APPLIED & CALCULATED

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$126,059	\$21,229	\$128,771	\$139,960	0.920	1,320	\$97.55	0002	0.0371
\$102,792	\$29,340	\$105,660	\$98,067	1.077	1,200	\$88.05	0002	15.7744
\$92,448	\$9,145	\$72,855	\$99,288	0.734	2,072	\$35.16	0002	18.5914
\$109,921	\$15,339	\$124,661	\$112,732	1.106	1,232	\$101.19	0002	18.6134
\$154,423	\$18,158	\$156,842	\$162,414	0.966	1,664	\$94.26	0002	4.6010
\$161,689	\$15,596	\$135,904	\$174,128	0.780	1,393	\$97.56	0002	13.9200
\$154,392	\$41,854	\$98,146	\$134,133	0.732	3,316	\$29.60	0002	18.7981
\$131,327	\$22,139	\$112,861	\$145,778	0.774	2,134	\$52.89	0002	14.5489
\$86,263	\$14,606	\$84,394	\$95,670	0.882	1,852	\$45.57	0002	3.7551
\$71,088	\$15,105	\$69,895	\$66,726	1.047	988	\$70.74	0002	12.7810
\$164,394	\$66,431	\$93,569	\$116,762	0.801	1,884	\$49.67	0002	11.8317
\$98,802	\$8,135	\$126,865	\$121,051	1.048	1,816	\$69.86	0002	12.8347
\$140,255	\$21,619	\$143,381	\$131,818	1.088	2,602	\$55.10	0002	16.8036
\$1,593,853		\$1,453,804	\$1,598,526			\$68.25		1.0220
			E.C.F. =>	0.909		Std. Deviation=>	0.14391667	
			Ave. E.C.F. =>	0.920		Ave. Variance=>	12.5300	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1 STORY		\$21,229	No	/ /		0001.RESIDENTIAL	401	59
1 STORY		\$16,628	No	/ /		0001.RESIDENTIAL	401	50
2 STORY		\$9,145	No	/ /		0001.RESIDENTIAL	401	45
1 STORY		\$15,339	No	/ /		0001.RESIDENTIAL	401	75
1 STORY		\$14,762	No	/ /		0001.RESIDENTIAL	401	61
1 STORY		\$15,596	No	/ /		0001.RESIDENTIAL	401	73
2 STORY		\$34,601	No	/ /		0001.RESIDENTIAL	401	53
2 STORY		\$22,139	No	/ /		0001.RESIDENTIAL	401	54
2 STORY		\$14,606	No	/ /		0001.RESIDENTIAL	401	45
1 STORY		\$15,105	No	/ /		0001.RESIDENTIAL	401	45
2 STORY		\$38,543	No	/ /	21 280 001 099	0001.RESIDENTIAL	401	57
2 STORY		\$8,135	No	/ /		0001.RESIDENTIAL	401	60
2 STORY		\$15,461	No	/ /		0001.RESIDENTIAL	401	52

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