

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
006-222-100-14	2768 W CARLETON	02/18/22	\$200,000	WD	19-MULTI PARCEL	\$200,000	\$159,300
006-222-326-03	386 W CARLETON	01/25/21	\$275,000	LC	03-ARM'S LENGTH	\$275,000	\$150,300
05 075 001 092	250 W CHICAGO ST	12/08/20	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$67,700
06 009 300 023 09 6 3	4130 BECK RD	08/11/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$85,200
07 035 100 017 35 6 3	1301 HUDSON RD	09/28/20	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$67,790
08 020 400 012 20 6 2	4843 STATE RD	11/02/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$18,600
08 045 001 081	105 W MAIN ST	11/04/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$37,300
10 026 300 014 26 7 4	6621 S EDON RD	05/14/20	\$145,000	LC	03-ARM'S LENGTH	\$145,000	\$93,000
11 001 400 009 01 7 3	2860 HUDSON RD	07/12/21	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$37,700
11 012 300 033 12 7 3	2351 E BEAR LAKE RD	09/22/21	\$2,240,000	WD	03-ARM'S LENGTH	\$260,000	\$145,000
11 034 200 048 34 7 3	7362 S HILLSDALE RD	01/07/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$17,900
14 027 200 010 27 8 4	323 E BELL ST	12/18/20	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$234,400
18 003 300 027 03 9 3	1898 W TERRITORIAL RE	07/23/20	\$314,900	LC	03-ARM'S LENGTH	\$314,900	\$112,100
21 004 100 035 04 6 3	126 W CHICAGO ST	05/05/20	\$290,000	LC	03-ARM'S LENGTH	\$290,000	\$65,000
21 009 100 007 09 6 3	530 BECK ST	10/01/21	\$130,000	OTH	03-ARM'S LENGTH	\$130,000	\$52,600
21 060 001 136	360 E CHICAGO ST	09/16/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$24,600
21 090 001 030	204 OLDS ST	04/20/21	\$220,000	LC	03-ARM'S LENGTH	\$220,000	\$76,500
21 105 001 019	481 OLDS ST	09/16/20	\$155,000	WD	19-MULTI PARCEL	\$310,000	\$121,600
21 105 001 072	461 OLDS ST	04/26/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$164,900
Totals:			\$5,779,300			\$3,954,300	\$1,731,490

COMMERCIAL INDUSTRIAL ECF .603 CALCULATED, .603 APPLIED TO ALL BUILDINGS IN COMMERCIAL AND INDUSTRIAL CLASS

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
79.65	\$216,928	\$136,933	\$63,067	\$140,589	0.449
54.65	\$317,208	\$169,800	\$105,200	\$259,065	0.406
57.62	\$159,067	\$16,053	\$101,447	\$220,361	0.460
34.08	\$239,182	\$124,059	\$125,941	\$177,385	0.710
52.19	\$153,608	\$31,134	\$98,766	\$188,712	0.523
31.00	\$54,999	\$31,395	\$28,605	\$36,370	0.787
37.30	\$92,701	\$951	\$99,049	\$141,371	0.701
64.14	\$207,151	\$42,901	\$102,099	\$255,841	0.399
26.55	\$117,429	\$10,715	\$131,285	\$164,428	0.798
55.77	\$380,295	\$35,307	\$224,693	\$531,569	0.423
35.80	\$57,397	\$16,407	\$33,593	\$63,159	0.532
39.73	\$637,077	\$86,902	\$503,098	\$847,727	0.593
35.60	\$293,611	\$32,076	\$282,824	\$402,982	0.702
22.41	\$229,009	\$22,015	\$267,985	\$273,440	0.980
40.46	\$86,615	\$7,632	\$122,368	\$167,337	0.731
35.14	\$90,170	\$10,790	\$59,210	\$104,861	0.565
34.77	\$216,503	\$105,064	\$114,936	\$147,211	0.781
39.23	\$303,403	\$174,651	\$135,349	\$170,082	0.796
54.97	\$385,662	\$15,404	\$284,596	\$489,112	0.582
	\$4,238,015	\$1,070,189	\$2,884,111	\$4,781,602	
		E.C.F. =>	0.603	Std. Deviation=>	0.165
		Ave. E.C.F. =>	0.627	Ave. Variance=>	14.1075

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code
2,448	\$25.76	CAPP	17.8633	M-99/425 Misc Com	OFFICE BUILDINGS
4,945	\$21.27	CAPP	22.1150	M-99 Misc Com	COMMERCIAL MISCELLA
5,624	\$18.04	CAPPV	16.6857	US-12 Restaurant	RESTAURANTS
2,800	\$44.98	CAPP	8.2761	Equipment Rental (Off N	STORE RETAIL
4,736	\$20.85	CAPP	10.3856	M-99 Misc Com	WAREHOUSE - STORAGE
7,326	\$3.90	CAPP	15.9279	Rural Misc Com	WAREHOUSES
3,310	\$29.92	CAPPV	7.3405	Village Downtown Com/	SHOPPING/RESIDENTIAL
10,500	\$9.72	CAPP	22.8153	M-49 Misc Com (Former	AUTO DEALER
5,415	\$24.24	CAPP	17.1208	Rural Misc Com	COMMERCIAL MISCELLA
28,039	\$8.01	CAPP	20.4527	Rural Misc Com/Ind Pro	COMMERCIAL MISCELLA
3,516	\$9.55	CAPP	9.5343	Rural Misc Com	COMMERCIAL MISCELLA
8,506	\$59.15	CAPPC	3.3758	Village Apartments	APARTMENTS
5,131	\$55.12	CAPPW	7.4603	Lake Diane Area Strip M	SHOP NBHD
8,216	\$32.62	CAPP	35.2826	US-12 Service Garage	GARAGE - SERVICE
9,019	\$13.57	IAPP	10.4042	City Misc Com	INDUSTRIAL LIGHT MAN
3,006	\$19.70	CAPP	6.2575	US-12 Former Church	COMMERCIAL MISCELLA
6,812	\$16.87	CAPP	15.3530	M-99 Service Garage	WAREHOUSE - STORAGE
3,120	\$43.38	CAPP	16.8562	M-99 Auto Dealer	AUTO DEALER
3,452	\$82.44	CAPP	4.5363	M-99 Medical Office (De	MED OFC
	\$28.37		2.4057		
Coefficient of Var=> 22.4920					

Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
\$136,933	Yes	06/07/22	006-222-100-15	006-CAPP.COMMERCIAL	201
\$169,800	No	03/25/21		006-CAPP.COMMERCIAL	201
\$16,053	No	04/20/21		05-CAPP.COMMERCIAL	201
\$124,059	Yes	06/02/22		06-CAPP.COMMERCIAL	201
\$30,280	No	11/24/20		07-CAPP.COMMERCIAL	201
\$31,395	No	09/28/17		08-CAPP.COMMERCIAL	201
\$951	No	05/18/21		08-CAPP.COMMERCIAL	201
\$42,901	No	09/07/21	10 026 300 013 26 7 4	10-CAPP.COMMERCIAL	201
\$10,715	Yes	05/10/22		11-CAPP.COMMERCIAL	201
\$35,307	Yes	05/05/22		11-CAPP2.COMMERCIAL	201
\$16,330	No	09/16/21		11-CAPP.COMMERCIAL	201
\$86,902	No	04/06/21		14-CAPP.COMMERCIAL	201
\$28,709	No	08/20/20		18-CAPP.COMMERCIAL	201
\$22,015	No	03/31/21		21-CAPP.COMMERCIAL	201
\$7,632	Yes	06/07/22		21-IAPP.INDUSTRIAL API	301
\$10,790	Yes	09/08/22		21-CAPP.COMMERCIAL	201
\$105,064	No	10/18/21		21-CAPP.COMMERCIAL	201
\$174,651	No	04/02/21	21 105 001 073	21-CAPP.COMMERCIAL	201
\$13,703	Yes	06/07/22		21-CAPP.COMMERCIAL	201

Building Depr.

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