

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
21 009 100 007 09 6 3	530 BECK ST	10/04/21	\$130,000	QC	03-ARM'S LENGTH	\$130,000	\$54,800	42.15
21 009 100 020 09 6 3	545 BECK ST	01/14/22	\$150,000	LC	03-ARM'S LENGTH	\$150,000	\$43,000	28.67
21 060 001 044	223 E CHICAGO ST	12/08/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$154,800	63.18
21 060 001 062	246 E CHICAGO ST	09/10/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$18,700	37.40
21 060 001 134	239 E CHICAGO ST	01/12/21	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$35,900	39.89
21 090 001 030	204 OLDS ST	04/20/21	\$220,000	LC	03-ARM'S LENGTH	\$220,000	\$76,700	34.86
21 105 001 011	222 READING AVE	01/14/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$114,900	48.89
21 105 001 019	481 OLDS ST	09/15/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$128,400	82.84
21 105 001 072	461 OLDS ST	04/26/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$162,800	54.27
21 120 001 009	541 INDUSTRIAL PKWY	12/22/21	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$122,600	29.19
21 120 001 011	551 INDUSTRIAL PKWY	04/09/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$93,800	38.29
Totals:			\$2,240,000			\$2,240,000	\$1,006,400	
							Sale. Ratio =>	44.93
							Std. Dev. =>	16.18

JONESVILLE COMMERCIAL ECF .780 APPLIED & CALCULATED

21 004 100 035 04 6 3	126 W CHICAGO ST	05/05/20	\$290,000	LC	03-ARM'S LENGTH	\$290,000	\$86,000	29.66
21 060 001 136	360 E CHICAGO ST	09/16/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$24,600	35.14

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$109,539	\$20,797	\$109,203	\$165,563	0.660	9,019	\$12.11	300	16.0141
\$85,930	\$15,412	\$134,588	\$134,320	1.002	6,393	\$21.05	300	18.2270
\$309,589	\$11,719	\$233,281	\$356,731	0.654	5,904	\$39.51	200	16.5784
\$37,466	\$5,075	\$44,925	\$41,741	1.076	624	\$72.00	200	25.6555
\$71,812	\$2,377	\$87,623	\$87,011	1.007	2,173	\$40.32	200	18.7305
\$153,367	\$28,875	\$191,125	\$156,005	1.225	6,800	\$28.11	200	40.5396
\$229,790	\$51,988	\$183,012	\$222,810	0.821	4,864	\$37.63	200	0.1658
\$256,830	\$120,205	\$34,795	\$176,063	0.198	3,120	\$11.15	200	62.2097
\$325,500	\$37,975	\$262,025	\$360,307	0.727	2,762	\$94.87	200	9.2498
\$245,115	\$18,350	\$401,650	\$431,933	0.930	12,000	\$33.47	300	11.0164
\$187,512	\$24,490	\$220,510	\$307,589	0.717	7,500	\$29.40	300	10.2826
\$2,012,450		\$1,902,737	\$2,440,073			\$38.15		3.9938
			E.C.F. =>	0.780		Std. Deviation=>	0.27746605	
			Ave. E.C.F. =>	0.820		Ave. Variance=>	20.7881	Coefficient of Var=>

\$171,932	\$32,778	\$257,222	\$179,322	1.434	8,216	\$31.31	200	143.4413
\$49,268	\$25,988	\$44,012	\$30,000	1.467	6,334	\$6.95	200	146.7067

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
		\$19,625	No	//		00301.INDUSTRIAL	301
		\$7,500	No	//		00301.INDUSTRIAL	301
		\$10,532	No	//	21 060 001 045	00201.COMMERCIAL	201
		\$5,075	No	//		00201.COMMERCIAL	201
		\$2,377	No	//		00201.COMMERCIAL	201
		\$28,875	No	//		00201.COMMERCIAL	201
1 STORY		\$30,805	No	//		00201.COMMERCIAL	201
	AUTO DEALER	\$76,486	No	//	21 105 001 073	00201.COMMERCIAL	201
		\$37,975	No	//		00201.COMMERCIAL	201
		\$18,350	No	//		00301.INDUSTRIAL	301
		\$24,490	No	//		00301.INDUSTRIAL	301

25.35986813

\$32,778	No	//		00201.COMMERCIAL	201
\$25,988	No	//		00201.COMMERCIAL	201

Building Depr.

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