

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
19 040 001 277	225 MILL ST	12/01/20	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$21,500	35.83
19 040 001 337	319 JONESVILLE ST	02/15/22	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$52,800	39.14
19 040 001 341	335 JONESVILLE ST	07/16/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$34,100	45.47
19 040 001 418	315 S CHICAGO ST	11/12/20	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$41,400	46.05
19 040 001 422	411 S CHICAGO ST	10/30/20	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$37,200	93.00
19 050 001 014	239 WASHINGTON ST	04/20/21	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$55,100	59.57
<b>Totals:</b>			<b>\$492,300</b>			<b>\$492,300</b>	<b>\$242,100</b>	
							<b>Sale. Ratio =&gt;</b>	<b>49.18</b>
							<b>Std. Dev. =&gt;</b>	<b>21.14</b>

**SOUTH, ALONG RACE, TEALS SUB, WOLFS REPLAT & WASHINGTON ORCHARD ECF .970 APPLIED**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$43,022	\$11,970	\$48,030	\$42,830	1.121	1,216	\$39.50	L041	13.9541
\$105,683	\$13,448	\$121,452	\$99,391	1.222	1,732	\$70.12	L042	24.0099
\$68,275	\$16,889	\$58,111	\$51,386	1.131	1,100	\$52.83	L042	14.9012
\$82,797	\$22,696	\$67,204	\$60,101	1.118	1,224	\$54.91	L041	13.6324
\$74,347	\$7,939	\$32,061	\$68,533	0.468	1,486	\$21.58	L041	51.4039
\$110,101	\$6,000	\$86,500	\$104,101	0.831	1,574	\$54.96	L050	15.0937
<b>\$484,225</b>		<b>\$413,358</b>	<b>\$426,342</b>			<b>\$48.98</b>		<b>1.2315</b>
			<b>E.C.F. =&gt;</b>	<b>0.970</b>		<b>Std. Deviation=&gt;</b>	<b>0.28457886</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>0.982</b>		<b>Ave. Variance=&gt;</b>	<b>22.1658</b>	<b>Coefficient of Var=&gt;</b>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
Ranch	RESIDENTIAL	\$11,970	No	/ /		41-SOUTH
Ranch	RESIDENTIAL	\$5,100	No	/ /		42-ALONG RACE
Ranch	RESIDENTIAL	\$9,300	No	/ /		42-ALONG RACE
Ranch	RESIDENTIAL	\$15,899	No	/ /		41-SOUTH
Ranch	RESIDENTIAL	\$7,939	No	/ /		41-SOUTH
Ranch	RESIDENTIAL	\$6,000	No	/ /		50-WOLFS REPLAT

**22.57535359**

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Property Class	Building Depr.
401	47
401	45
401	45
401	45
401	45
401	45

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