

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
21 080 001 012	416 DRAKE ST	05/26/20	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$78,600	56.14	
21 090 001 009	219 W CHICAGO ST	10/16/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$65,800	43.87	
21 090 001 028	217 HARLEY ST	03/02/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,700	40.47	
21 090 001 054	208 HARLEY ST	01/26/22	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$51,700	51.75	
21 090 001 057	111 READING AVE	03/05/21	\$113,000	WD	03-ARM'S LENGTH	\$113,000	\$38,700	34.25	
21 100 001 007	416 SENECA ST	07/02/20	\$51,000	MLC	03-ARM'S LENGTH	\$51,000	\$45,300	88.82	
21 105 001 083	315 READING AVE	11/19/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$41,500	36.09	
21 110 001 003	137 JERMAINE ST	12/28/20	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$59,300	50.68	
21 110 001 025	217 MURPHY ST	03/03/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$40,500	27.00	
21 110 001 064	414 W CHICAGO ST	02/01/21	\$100,000	OTH	03-ARM'S LENGTH	\$100,000	\$55,800	55.80	
Totals:			\$1,185,900			\$1,185,900	\$537,900		
								Sale. Ratio =>	45.36
								Std. Dev. =>	17.19

NORTHWEST ECF .892 CALCULATED, .892 APPLIED

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$157,107	\$18,583	\$121,417	\$182,509	0.665	1,440	\$84.32	0001	27.4086
\$131,679	\$8,913	\$141,087	\$161,747	0.872	1,750	\$80.62	0001	6.7083
\$121,498	\$15,518	\$134,482	\$128,461	1.047	1,264	\$106.39	0001	10.7520
\$103,339	\$12,298	\$87,602	\$110,353	0.794	2,472	\$35.44	0001	14.5517
\$77,344	\$14,214	\$98,786	\$78,035	1.266	1,806	\$54.70	0001	32.6572
\$90,598	\$22,977	\$28,023	\$89,092	0.315	1,012	\$27.69	0001	62.4814
\$83,019	\$20,285	\$94,715	\$76,041	1.246	1,200	\$78.93	0001	30.6222
\$118,638	\$19,645	\$97,355	\$122,365	0.796	1,146	\$84.95	0001	14.3739
\$80,994	\$14,973	\$135,027	\$80,025	1.687	960	\$140.65	0001	74.7948
\$111,617	\$20,080	\$79,920	\$113,148	0.706	1,780	\$44.90	0001	23.3024
\$1,075,833		\$1,018,414	\$1,141,775			\$73.86		4.7396
			E.C.F. =>	0.892		Std. Deviation=>	0.38550962	
			Ave. E.C.F. =>	0.939		Ave. Variance=>	29.7652	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1.5 STORY		\$18,583	No	/ /		0001.RESIDENTIAL	401	96
2 STORY		\$8,913	No	/ /		0001.RESIDENTIAL	401	71
1 STORY		\$15,518	No	/ /		0001.RESIDENTIAL	401	68
1.5 STORY		\$12,298	No	/ /		0001.RESIDENTIAL	401	45
1.5 STORY		\$14,214	No	/ /		0001.RESIDENTIAL	401	48
2 STORY		\$21,118	No	/ /		0001.RESIDENTIAL	401	54
2 STORY		\$20,135	No	/ /		0001.RESIDENTIAL	401	61
1 STORY		\$19,545	No	/ /		0001.RESIDENTIAL	401	76
1.5 STORY		\$14,973	No	/ /		0001.RESIDENTIAL	401	50
2 STORY		\$16,527	No	/ /		0001.RESIDENTIAL	401	54

31.68696427
