

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
19 040 001 260	126 S CHICAGO ST	3/9/2024	\$89,900	WD	03-ARM'S LENGTH	\$89,900
19 040 001 270	304 MILL ST	11/2/2023	\$115,000	WD	03-ARM'S LENGTH	\$115,000
19 040 001 415	313 S CHICAGO ST	3/24/2025	\$65,000	WD	03-ARM'S LENGTH	\$65,000
19 040 001 525	329 JONESVILLE ST	6/26/2024	\$110,000	WD	03-ARM'S LENGTH	\$110,000
19 045 001 008	328 TEAL DR	11/14/2023	\$147,000	WD	03-ARM'S LENGTH	\$147,000
19 045 001 017	327 TEAL DR	8/30/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000
19 075 001 006	RIVER DR	6/26/2023	\$172,000	WD	20-MULTI PARCEL SALE REF	\$172,000
19 075 001 015	677 RIVER DR	6/26/2023	\$172,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$172,000
		Totals:	\$1,045,900			\$1,045,900

TEALS, WOLFS, WASHINTON ORCHARD SOUTH & ALONG RACE ECF 1.243 CALCULATED AND APPLIED

Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$44,500	49.50	\$88,915	\$9,153	\$80,747	\$71,599	1.128	1,210
\$54,000	46.96	\$107,923	\$8,130	\$106,870	\$89,580	1.193	1,188
\$33,700	51.85	\$67,355	\$35,000	\$30,000	\$35,950	0.834	924
\$53,300	48.45	\$106,692	\$18,375	\$91,625	\$79,279	1.156	1,128
\$54,600	37.14	\$109,113	\$12,950	\$134,050	\$86,322	1.553	1,040
\$82,200	46.97	\$164,498	\$19,775	\$155,225	\$129,912	1.195	1,144
\$66,900	38.90	\$133,878	\$23,508	\$148,492	\$113,783	1.305	1,248
\$66,900	38.90	\$133,878	\$23,508	\$148,492	\$113,783	1.305	1,248
\$456,100		\$912,252		\$895,501	\$720,208		
Sale. Ratio =>	43.61				E.C.F. =>	1.243	
Std. Dev. =>	5.64				Ave. E.C.F. =>	1.209	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale
\$66.73	'L041	8.0838	Ranch	RESIDENTIAL	\$9,153	
\$89.96	'L041	1.5594	Ranch	RESIDENTIAL	\$8,130	
\$32.47	'L041	37.4113	Ranch	RESIDENTIAL	\$35,000	
\$81.23	'L042	5.2877	Ranch	RESIDENTIAL	\$18,375	
\$128.89	'L045	34.4301	Ranch	RESIDENTIAL	\$12,950	
\$135.69	'L045	1.3758	Ranch	RESIDENTIAL	\$19,775	
\$118.98	'L042	9.6440	Ranch	RESIDENTIAL	\$18,400	19 075 001 015
\$118.98	'L042	9.6440	Ranch	RESIDENTIAL	\$18,400	19 075 001 006

\$96.62

3.4787

Std. Deviation=> 0.20243818

Ave. Variance=> 13.4295 Coefficient of Var=> 11.11158371

Land Table	Property Class	Building Depr.	Building Occupancy
41-SOUTH	401	45	Single Family
41-SOUTH	401	55	Single Family
41-SOUTH	401	58	Mobile Home
42-ALONG RACE	401	45	Single Family
45-TEALS SUB	401	48	Single Family
45-TEALS SUB	401	74	Single Family
42-ALONG RACE	401	49	Single Family
42-ALONG RACE	401	49	Single Family
