

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
21 004 100 038 04 6 3	115 WALNUT ST	10/31/23	\$251,500	WD	03-ARM'S LENGTH	\$251,500	\$144,400
21 004 100 040 04 6 3	136 WALNUT ST	06/14/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$149,100
21 004 100 041 04 6 3	130 WALNUT ST	08/28/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$153,300
21 033 300 024 33 5 3	529 EVANS ST	05/03/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$39,900
21 033 400 021 33 5 3	400 PARKWOOD DR	09/15/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$96,500
21 040 001 009	129 PINECREST DR	09/29/23	\$190,000	WD	20-MULTI PARCEL SALE REF	\$190,000	\$86,900
21 055 001 004	421 ROBERTS DR	02/09/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$70,200
21 060 001 017	207 WRIGHT ST	02/14/25	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$74,400
21 080 001 011	418 DRAKE ST	08/12/24	\$214,134	WD	03-ARM'S LENGTH	\$214,134	\$110,500
21 100 001 014	214 LOCUST CT	06/06/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$70,200
21 105 001 029	209 READING AVE	04/17/24	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$77,700
21 110 001 006	147 JERMAINE ST	07/17/24	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$74,100
21 110 001 007	149 JERMAINE ST	06/23/23	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$109,900
21 110 001 051	522 W CHICAGO ST	05/05/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$54,000
21 240 001 006	800 WRIGHT ST	04/12/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$80,300
21 250 001 008	403 WRIGHT ST	07/21/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$67,700
21 255 001 020	665 LANGS DR	09/25/24	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$85,800
21 260 001 002	301 GRANT ST	05/10/24	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$61,700
21 275 001 003	486 SALEM DR	03/28/25	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$82,300
21 275 001 009	467 SALEM DR	01/23/25	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$77,400
21 275 001 018	628 CABOT CIR	06/14/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$165,900
21 275 001 020	493 SALEM DR	11/22/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$117,600
21 280 001 024	459 EVANS ST	01/31/25	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$92,700
21 280 001 057	439 WRIGHT ST	09/27/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$98,300
21 280 001 072	312 WRIGHT ST	02/06/24	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$74,900
21 280 001 073	308 WRIGHT ST	01/22/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$62,000
21 280 001 088	453 E CHICAGO ST	10/08/24	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$63,000
21 280 001 092	463 E CHICAGO ST	04/03/23	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$76,100
21 280 001 100	456 E CHICAGO ST	02/09/24	\$185,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$185,000	\$103,100
21 280 001 103	448 E CHICAGO ST	12/06/24	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$72,200
21 285 001 006	313 STRAIT CT	02/21/25	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$72,800
21 285 001 010	310 STRAIT CT	11/19/24	\$182,450	WD	03-ARM'S LENGTH	\$182,450	\$52,900
Totals:			\$5,988,384			\$5,988,384	\$2,817,800
							Sale. Ratio =>
							Std. Dev. =>

NORTHEAST & NORTHWEST ECF 1.101 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
57.42	\$288,870	\$51,991	\$199,509	\$227,549	0.877	4,778	\$41.76	0002
44.51	\$298,194	\$27,086	\$307,914	\$260,430	1.182	1,700	\$181.13	0002
39.82	\$306,517	\$14,400	\$370,600	\$280,612	1.321	1,908	\$194.23	0002
46.94	\$79,700	\$31,328	\$53,672	\$46,467	1.155	1,064	\$50.44	0002
52.16	\$193,053	\$27,128	\$157,872	\$159,390	0.990	1,200	\$131.56	0002
45.74	\$173,671	\$41,528	\$148,472	\$145,372	1.021	1,444	\$102.82	0002
42.55	\$140,412	\$76,235	\$88,765	\$66,643	1.332	544	\$163.17	0001
46.50	\$148,778	\$11,432	\$148,568	\$131,937	1.126	1,805	\$82.31	0002
51.60	\$221,049	\$19,997	\$194,137	\$186,851	1.039	1,280	\$151.67	0001
54.00	\$140,506	\$36,880	\$93,120	\$133,367	0.698	2,496	\$37.31	0001
56.72	\$155,347	\$32,339	\$104,661	\$114,320	0.916	1,384	\$75.62	0001
47.65	\$148,289	\$35,608	\$119,892	\$104,722	1.145	890	\$134.71	0001
54.68	\$219,703	\$33,710	\$167,290	\$172,856	0.968	1,050	\$159.32	0001
60.00	\$107,973	\$19,759	\$70,241	\$81,983	0.857	924	\$76.02	0001
45.89	\$160,512	\$54,516	\$120,484	\$116,607	1.033	988	\$121.95	0002
54.16	\$135,495	\$18,066	\$106,934	\$112,804	0.948	1,048	\$102.04	0002
38.15	\$171,643	\$17,219	\$207,681	\$148,342	1.400	988	\$210.20	0002
35.87	\$123,432	\$14,761	\$157,239	\$104,391	1.506	852	\$184.55	0002
42.86	\$164,615	\$24,126	\$167,874	\$134,956	1.244	1,722	\$97.49	0002
41.84	\$154,806	\$20,140	\$164,860	\$129,362	1.274	1,474	\$111.85	0002
47.40	\$331,704	\$36,800	\$313,200	\$301,538	1.039	2,496	\$125.48	0002
47.04	\$235,127	\$18,955	\$231,045	\$207,658	1.113	1,402	\$164.80	0002
53.58	\$185,358	\$24,703	\$148,297	\$154,328	0.961	1,726	\$85.92	0002
43.69	\$196,662	\$16,753	\$208,247	\$172,823	1.205	1,456	\$143.03	0002
47.71	\$149,804	\$28,492	\$128,508	\$116,534	1.103	940	\$136.71	0002
47.69	\$123,948	\$21,559	\$108,441	\$98,356	1.103	1,188	\$91.28	0002
48.50	\$125,927	\$29,359	\$100,541	\$92,765	1.084	1,214	\$82.82	0002
55.55	\$152,128	\$26,012	\$110,988	\$121,149	0.916	968	\$114.66	0002
55.73	\$206,331	\$75,053	\$109,947	\$134,231	0.819	1,884	\$58.36	0002
44.57	\$144,472	\$10,169	\$151,831	\$129,013	1.177	1,816	\$83.61	0002
48.86	\$145,518	\$16,603	\$132,397	\$123,838	1.069	1,564	\$84.65	0002
28.99	\$105,778	\$18,334	\$164,116	\$84,000	1.954	936	\$175.34	0002
	\$5,635,322		\$5,057,343	\$4,595,194			\$117.40	
47.05				E.C.F. =>	1.101		Std. Deviation=>	0.232189
6.79				Ave. E.C.F. =>	1.112		Ave. Variance=>	16.0636

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale
23.4912	2 STORY	\$51,991	
7.0644	1 STORY	\$13,050	
20.9002	1 STORY	\$14,400	
4.3376	MOBILE	\$24,155	
12.1207	1 STORY	\$27,128	
9.0358	1 STORY	\$41,528	21 040 001 008
22.0269		\$76,235	21 004 300 007 04 6 3, 21 055 001 006, 21 055 001 009, 21 055 001 008, 21 004 300 005 04 6 3
1.4372	2 STORY	\$11,432	
7.2692	MODULAR	\$19,997	
41.3459	1 STORY	\$36,880	21 100 001 014
19.6172	2 STORY	\$28,424	
3.3175	1 STORY	\$30,593	
14.3884	1 STORY	\$32,660	
25.4911	1 STORY	\$17,233	
7.8437	BI LEVEL	\$37,960	21 240 001 007
16.3721	1 STORY	\$18,066	
28.8331	1 STORY	\$17,219	
39.4567	2 STORY	\$14,761	
13.2235	1 STORY	\$19,792	
16.2723	1 STORY	\$20,140	
7.3008	1.75 STORY	\$36,800	21 275 001 017
0.0939	1 STORY	\$18,955	
15.0760	1 STORY	\$24,703	
9.3287	1 STORY	\$16,753	
0.8933	2 STORY	\$19,895	
0.9152	1.5 STORY	\$21,559	
2.7855	1.5 STORY	\$25,547	
19.5555	1 STORY	\$26,012	
29.2596	2 STORY	\$42,156	21 280 001 099
6.5178	2 STORY	\$10,169	
4.2566	1 STORY	\$15,668	
84.2078	1 STORY	\$18,334	

1.1111

Coefficient of Var=> 14.44980507

Land Table	Property Class	Building Depr.
0001.RESIDENTIAL	401	45
0001.RESIDENTIAL	401	97
0001.RESIDENTIAL	401	98
0001.RESIDENTIAL	401	53
0001.RESIDENTIAL	401	65
0001.RESIDENTIAL	401	48
0001.RESIDENTIAL	402	83
0001.RESIDENTIAL	401	45
0001.RESIDENTIAL	401	80
0001.RESIDENTIAL	401	57
0001.RESIDENTIAL	401	59
0001.RESIDENTIAL	401	62
0001.RESIDENTIAL	401	63
0001.RESIDENTIAL	401	54
0001.RESIDENTIAL	401	69
0001.RESIDENTIAL	401	63
0001.RESIDENTIAL	401	55
0001.RESIDENTIAL	401	62
0001.RESIDENTIAL	401	45
0001.RESIDENTIAL	401	45
0001.RESIDENTIAL	401	83
0001.RESIDENTIAL	401	76
0001.RESIDENTIAL	401	52
0001.RESIDENTIAL	401	74
0001.RESIDENTIAL	401	68
0001.RESIDENTIAL	401	61
0001.RESIDENTIAL	401	57
0001.RESIDENTIAL	401	68
0001.RESIDENTIAL	401	55
0001.RESIDENTIAL	401	55
0001.RESIDENTIAL	401	51
0001.RESIDENTIAL	401	48
