

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
51-031-023-00	203 W SUPERIOR	07/11/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$39,900
12-026-025-10	1757 W MONROE RD	02/18/25	\$90,000	MLC	03-ARM'S LENGTH	\$90,000	\$33,800
51-332-270-20	733 WARWICK	02/07/24	\$397,000	WD	03-ARM'S LENGTH	\$397,000	\$145,100
51-031-024-00	315 PROSPECT	02/05/25	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$72,500
52-010-074-00	147 E CENTER ST	06/06/25	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$24,100
52-103-006-00	529 E CENTER ST	07/06/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$104,500
53-450-012-00	602 W WASHINGTON	05/04/23	\$280,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$280,000	\$126,500
Totals:			\$1,357,500			\$1,357,500	\$546,400
							Sale. Ratio =>
							Std. Dev. =>

INDUSTRIAL ECF .569 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
25.74	\$107,757	\$21,614	\$133,386	\$198,945	0.670	1,152	\$115.79	
37.56	\$67,860	\$32,508	\$57,492	\$81,644	0.704	2,214	\$25.97	
36.55	\$299,301	\$54,368	\$342,632	\$601,801	0.569	3,016	\$113.60	
37.66	\$125,766	\$13,833	\$178,667	\$258,506	0.691	2,128	\$83.96	
30.90	\$59,598	\$3,992	\$74,008	\$128,420	0.576	4,000	\$18.50	
63.33	\$158,931	\$16,275	\$148,725	\$329,460	0.451	6,345	\$23.44	
45.18	\$242,851	\$10,584	\$269,416	\$516,149	0.522	4,028	\$66.89	53-450-013-00
	\$1,062,064		\$1,204,326	\$2,114,924			\$64.02	
40.25				E.C.F. =>	0.569		Std. Deviation=>	0.094657224
12.11				Ave. E.C.F. =>	0.598		Ave. Variance=>	#DIV/0!

Dev. by Mean (%)	Building Style
2026 COM/IND URBAN	201
2024 C/I URBAN RATE	201

2.8391

Coefficient of Var=>

#DIV/0!
