

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
19 100 001 008	225 W BIRCH ST	10/25/2024	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$104,300	46.38
19 105 001 013	429 E BIRCH ST	6/5/2023	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$124,200	49.68
19 105 001 021	413 E BIRCH ST	5/25/2023	\$216,500	WD	03-ARM'S LENGTH	\$216,500	\$110,300	50.95
Totals:			\$691,400			\$691,400	\$338,800	
							Sale. Ratio =>	49.00
							Std. Dev. =>	2.36

HAWTHORNE ECF .927 CALCULATED AND APPLIED

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$208,603	\$19,250	\$205,650	\$208,768	0.985	1,484	\$138.58	'L090	5.5985
\$248,342	\$20,000	\$230,000	\$251,755	0.914	1,361	\$168.99	'L090	1.5493
\$220,520	\$21,529	\$194,971	\$219,417	0.889	1,346	\$144.85	'L090	4.0493
\$677,465		\$630,621	\$679,940			\$150.81		0.1614
			E.C.F. =>	0.927		Std. Deviation=>	0.0500702	
			Ave. E.C.F. =>	0.929		Ave. Variance=>	3.7324	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Land Table	Property Class	Building Depr.	Building Occupancy
Ranch	RESIDENTIAL	\$19,250	No	90-HAWTHORNE	401	79	Single Family
Ranch	RESIDENTIAL	\$20,000	No	90-HAWTHORNE	401	91	Single Family
Ranch	RESIDENTIAL	\$20,000	No	90-HAWTHORNE	401	79	Single Family

4.017270381

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