

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
21 060 001 158	310 NORTH ST	05/31/23	\$245,000	MLC	03-ARM'S LENGTH	\$245,000	\$73,800	30.12	
19 040 001 080	413 N CHICAGO ST	08/16/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$74,000	70.48	
19 040 001 171	111 MARSHALL ST	10/23/23	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$29,800	44.48	
17 065 001 170	108 N MAIN ST	06/30/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$24,700	49.40	
14 027 200 001 27 8 4	307 S MAIN ST	09/09/24	\$460,000	MLC	03-ARM'S LENGTH	\$250,000	\$102,200	40.88	
21 065 004 001	402 E CHICAGO ST	12/18/24	\$78,900	LC	03-ARM'S LENGTH	\$78,900	\$59,500	75.41	
19 040 001 172	115 MARSHALL ST	12/01/23	\$140,000	WD	19-MULTI PARCEL AL	\$140,000	\$56,600	40.43	
19 040 001 552	102 JONESVILLE ST	08/18/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$40,900	48.12	
21 290 001 001	462 E CHICAGO ST	05/31/23	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$48,200	114.76	
Totals:			\$1,272,900			\$1,062,900	\$509,700		
								Sale. Ratio =>	47.95
								Std. Dev. =>	26.00

COMMERCIAL ECF JONESVILLE 2026 .667 APPLIED

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$216,278	\$26,700	\$218,300	\$246,525	0.886	2,479	\$88.06	200	25.9775
\$166,614	\$15,257	\$89,743	\$203,164	0.442	1,670	\$53.74	CAPP	13.3279
\$76,415	\$1,873	\$65,127	\$100,056	0.651	2,419	\$26.92	CAPP	7.5897
\$48,989	\$1,468	\$48,532	\$75,311	0.644	1,935	\$25.08	CAPPV	6.9418
\$168,940	\$8,108	\$241,892	\$253,306	0.955	6,720	\$36.00	CAPPC	37.9934
\$79,763	\$4,635	\$74,265	\$106,780	0.695	2,107	\$35.25	CAPP	12.0491
\$152,070	\$2,144	\$137,856	\$225,453	0.611	5,848	\$23.57	CAPP2	3.6457
\$120,853	\$11,014	\$73,986	\$147,435	0.502	5,094	\$14.52	CAPP2	7.3185
\$96,438	\$16,500	\$25,500	\$103,951	0.245	2,332	\$10.93	200	38.0424
\$1,126,360		\$975,201	\$1,461,980			\$34.90		4.1309
			E.C.F. =>	0.667		Std. Deviation=>	0.21675113	
			Ave. E.C.F. =>	0.626		Ave. Variance=>	16.9873	Coefficient of Var=>

Building Style	Use Code	Land Value	Other Parcels in Sale
		\$26,700	21 060 001 022
City Medical Office	MED OFC	\$15,257	
M-99 Downtown Retail	STORE RETAIL	\$1,873	
Village Bar/Restaurant	BAR	\$1,468	
Village-Retail	STORE DISC	\$9,104	
City Misc Com	GARAGE - SERVICE	\$11,074	
M-99 Downtown Restaurant w/ Res	RESTAURANTS	\$2,144	19 040 001 176
M-99 Office/Former Church	SHOPPING/RESIDENTIAL MIXED	\$5,006	
		\$16,500	

27.14788188

Land Table	Property Class
00201.COMMERCIAL	201
19-CAPP.COMMERCIAL APPRAISALS	201
19-CAPP.COMMERCIAL APPRAISALS	201
17-CAPP.COMMERCIAL APPRAISALS	201
14-CAPP.COMMERCIAL APPRAISALS	201
21-CAPP.COMMERCIAL APPRAISALS	401
19-CAPP.COMMERCIAL APPRAISALS	201
19-CAPP.COMMERCIAL APPRAISALS	201
00201.COMMERCIAL	201
