

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Building Depr.	Use Code	Land Value	
46-26-152-027	6313 VALORIE LN	02/10/23	WD	\$28,000	\$13,900	49.64	\$27,731	\$6,250	\$21,750	\$95,471	0.228	870	\$25.00	100	1 STY	57	BROWNELL HOLMES	\$6,250	
46-26-151-011	6513 ALISON DR	02/20/23	WD	\$28,000	\$13,000	46.43	\$26,005	\$6,555	\$21,445	\$86,444	0.248	870	\$24.65	100	1 STY	60	BROWNELL HOLMES	\$6,555	
46-26-178-024	1605 BARBARA DR	06/23/23	WD	\$36,500	\$15,000	41.10	\$29,982	\$6,409	\$30,091	\$104,769	0.287	935	\$32.18	100	1 STY	60	BROWNELL HOLMES	\$6,409	
46-26-176-068	1610 BARBARA DR	08/24/22	WD	\$40,000	\$16,300	40.75	\$32,593	\$8,262	\$31,738	\$108,138	0.293	977	\$32.49	100	1 STY	57	BROWNELL HOLMES	\$8,262	
46-26-153-008	6414 VALORIE LN	10/07/22	WD	\$31,000	\$12,500	40.32	\$25,027	\$6,250	\$24,750	\$83,453	0.297	876	\$28.25	100	1 STY	52	BROWNELL HOLMES	\$6,250	
46-26-153-008	6414 VALORIE LN	10/14/22	WD	\$45,000	\$12,500	27.78	\$25,027	\$6,250	\$38,750	\$83,453	0.464	876	\$44.24	100	1 STY	52	BROWNELL HOLMES	\$6,250	
46-26-153-008	6414 VALORIE LN	11/01/23	MLC	\$52,500	\$12,500	23.81	\$25,027	\$6,250	\$46,250	\$83,453	0.554	876	\$52.80	100	1 STY	52	BROWNELL HOLMES	\$6,250	
											Avg	0.339							
											Med	0.293							
46-26-153-004	6506 VALORIE LN	01/03/24	LC	\$48,000	\$17,300	36.04	\$34,545	\$8,096	\$39,904	\$117,551	0.339	882	\$45.24	100	1 STY	65	BROWNELL HOLMES	\$7,375	
46-26-177-013	6210 BELLTREE LN	09/25/23	WD	\$50,500	\$16,800	33.27	\$33,632	\$6,676	\$43,824	\$119,804	0.366	876	\$50.03	100	1 STY	70	BROWNELL HOLMES	\$6,676	
46-26-177-019	6501 FLEMING RD	10/17/22	WD	\$80,000	\$22,400	28.00	\$44,776	\$7,932	\$72,068	\$163,751	0.440	1,510	\$47.73	100	TRI-LEVEL	74	BROWNELL HOLMES	\$7,932	

Outliers

46-26-151-034	2106 JANICE DR	09/26/22	WD	\$20,000	\$14,500	72.50	\$28,912	\$7,125	\$12,875	\$96,831	0.133	913	\$14.10	100	1 STY	65	BROWNELL HOLMES	\$7,125
46-26-127-013	1810 RUSSET PL	06/27/23	WD	\$85,000	\$16,900	19.88	\$33,839	\$8,588	\$76,412	\$112,227	0.681	1,014	\$75.36	100	1 STY	68	BROWNELL HOLMES	\$8,588
46-26-178-024	1605 BARBARA DR	06/17/23	WD	\$21,500	\$15,000	69.77	\$29,982	\$6,409	\$15,091	\$104,769	0.144	935	\$16.14	100	1 STY	60	BROWNELL HOLMES	\$6,409

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.300	0.300	0.300	0.300	0.300	0.275
1 STY	0.300	0.300	0.300	0.300	0.300	0.275
2 STORY	0.300	0.300	0.300	0.300	0.300	0.275
1.5 STY	0.300	0.300	0.300	0.300	0.300	0.275
1.25 STY	0.300	0.300	0.300	0.300	0.300	0.275
BI-LEVEL	0.300	0.300	0.300	0.300	0.300	0.275
TRI-LEVEL	0.300	0.300	0.300	0.300	0.300	0.275
ESTATE HOME	0.300	0.300	0.300	0.300	0.300	0.275
DUPLEX	0.300	0.300	0.300	0.300	0.300	0.275
TWO UNIT	0.300	0.300	0.300	0.300	0.300	0.275
THREE UNIT	0.300	0.300	0.300	0.300	0.300	0.275
FOUR UNIT	0.300	0.300	0.300	0.300	0.300	0.275

Close





Parcel Number	Street Address	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Building Depr.
46-26-330-032	5625 LESLIE CT	WD	\$24,000	\$18,000	75.00	\$36,053	\$10,582	\$13,418	\$101,884	0.132	1,092	\$12.29	120	1 STY	55
46-26-380-027	5409 FLEMING RD	WD	\$32,200	\$15,700	48.76	\$31,397	\$8,181	\$24,019	\$92,864	0.259	999	\$24.04	120	1 STY	55
46-26-331-037	5805 FLEMING RD	WD	\$35,000	\$15,800	45.14	\$31,504	\$7,951	\$27,049	\$94,212	0.287	950	\$28.47	120	1 STY	55
46-26-303-031	5914 CLOVERLAWN DR	WD	\$30,000	\$13,300	44.33	\$26,531	\$7,500	\$22,500	\$76,124	0.296	983	\$22.89	120	1 STY	58
46-26-451-006	5418 FLEMING RD	WD	\$45,000	\$19,400	43.11	\$38,885	\$9,135	\$35,865	\$119,000	0.301	999	\$35.90	120	1 STY	58
46-26-327-012	1709 W HOME AVE	MLC	\$51,500	\$19,700	38.25	\$39,390	\$10,200	\$41,300	\$116,760	0.354	1,176	\$35.12	120	1 STY	58
46-26-377-032	1808 OXLEY DR	WD	\$54,000	\$19,900	36.85	\$39,743	\$9,701	\$44,299	\$120,168	0.369	999	\$44.34	120	1 STY	55
46-26-331-033	5907 FLEMING RD	WD	\$47,000	\$16,500	35.11	\$33,094	\$8,092	\$38,908	\$100,008	0.389	950	\$40.96	120	1 STY	55
46-26-328-021	5813 MARLOWE DR	WD	\$50,000	\$16,200	32.40	\$32,367	\$7,950	\$42,050	\$97,668	0.431	931	\$45.17	120	1 STY	55
46-26-331-037	5805 FLEMING RD	WD	\$53,000	\$15,800	29.81	\$31,504	\$7,951	\$45,049	\$94,212	0.478	950	\$47.42	120	1 STY	55
										0.329					
46-26-302-014	5905 CLOVERLAWN DR	WD	\$27,000	\$14,300	52.96	\$28,637	\$7,650	\$19,350	\$83,948	0.230	983	\$19.68	120	1 STY	61
46-26-302-014	5905 CLOVERLAWN DR	WD	\$42,500	\$14,300	33.65	\$28,637	\$7,650	\$34,850	\$83,948	0.415	983	\$35.45	120	1 STY	61
46-26-327-025	1724 W HOBSON AVE	WD	\$66,500	\$19,800	29.77	\$39,632	\$8,078	\$58,422	\$126,216	0.463	1,039	\$56.23	120	1 STY	61
46-26-378-018	1814 MARLOWE DR	WD	\$81,000	\$19,900	24.57	\$39,822	\$8,962	\$72,038	\$123,440	0.584	999	\$72.11	120	1 STY	61
										0.423					
46-26-329-014	5702 MARLOWE DR	WD	\$31,000	\$18,600	60.00	\$37,271	\$8,175	\$22,825	\$116,384	0.196	931	\$24.52	120	1 STY	75
46-26-329-004	5906 MARLOWE DR	WD	\$68,900	\$27,300	39.62	\$54,557	\$9,559	\$59,341	\$179,992	0.330	1,830	\$32.43	120	2 STORY	69
46-26-303-014	5713 OXLEY DR	WD	\$130,000	\$31,800	24.46	\$63,665	\$10,675	\$119,325	\$211,960	0.563	1,824	\$65.42	120	2 STORY	73
			<b>\$868,600</b>	<b>\$316,300</b>		<b>\$632,689</b>		<b>\$720,608</b>	<b>\$1,938,788</b>			<b>\$37.79</b>			
				<b>Sale. Ratio =&gt;</b>	<b>36.41</b>				<b>E.C.F. =&gt;</b>	<b>0.372</b>					
				<b>Std. Dev. =&gt;</b>	<b>13.08</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.359</b>					

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.375	0.375	0.350	0.325	0.275	0.275
1 STY	0.375	0.375	0.350	0.325	0.275	0.275
2 STORY	0.375	0.375	0.350	0.325	0.275	0.275
1.5 STY	0.375	0.375	0.350	0.325	0.275	0.275
1.25 STY	0.375	0.375	0.350	0.325	0.275	0.275
BI-LEVEL	0.375	0.375	0.350	0.325	0.275	0.275
TRI-LEVEL	0.375	0.375	0.350	0.325	0.275	0.275
ESTATE HOME	0.375	0.375	0.350	0.325	0.275	0.275
DUPLEX	0.375	0.375	0.350	0.325	0.275	0.275
TWO UNIT	0.375	0.375	0.350	0.325	0.275	0.275
THREE UNIT	0.375	0.375	0.350	0.325	0.275	0.275
FOUR UNIT	0.375	0.375	0.350	0.325	0.275	0.275

Close



Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Building Depr.	
46-25-252-031	349 E LORADO AVE	09/08/23	WD	\$20,000	\$13,100	65.50	\$26,135	\$4,487	\$15,513	\$123,703	0.125	921	\$16.84	130	1 STY	78	
46-25-228-007	620 E YORK AVE	12/20/23	WD	\$25,000	\$12,200	48.80	\$24,362	\$4,487	\$20,513	\$113,571	0.181	918	\$22.35	130	1 STY	75	
46-25-228-007	620 E YORK AVE	09/11/23	WD	\$25,000	\$14,000	56.00	\$28,016	\$5,302	\$19,698	\$113,570	0.173	918	\$21.46	130	1 STY	75	
46-25-129-026	145 E ALMA AVE	07/07/23	WD	\$76,000	\$27,500	36.18	\$54,910	\$7,551	\$68,449	\$223,188	0.307	1,837	\$37.26	130	1 STY	71	
										avg	0.197						
46-25-480-010	510 E PARKWAY AVE	03/28/23	QC	\$18,000	\$7,100	39.44	\$18,575	\$4,940	\$13,060	\$77,914	0.168	674	\$19.38	130	1 STY	68	
46-25-202-019	335 ROBBIE LN	10/18/22	WD	\$42,000	\$12,300	29.29	\$24,667	\$7,164	\$34,836	\$100,017	0.348	969	\$35.95	130	1 STY	61	
46-25-202-019	335 ROBBIE LN	07/07/23	WD	\$40,000	\$12,300	30.75	\$24,667	\$7,164	\$32,836	\$100,017	0.328	969	\$33.89	130	1 STY	61	
										avg	0.281						
46-25-203-018	223 E ALMA AVE	05/19/22	WD	\$42,000	\$10,100	24.05	\$20,239	\$5,609	\$36,391	\$97,533	0.373	937	\$38.84	130	1 STY	60	
46-25-331-019	121 E GRACELAWN AVE	09/10/22	QC	\$10,000	\$6,700	67.00	\$13,499	\$4,509	\$5,491	\$59,933	0.092	688	\$7.98	130	1 STY	59	
47-30-354-010	726 E PARKWAY AVE	08/22/22	WD	\$27,000	\$6,900	25.56	\$13,884	\$4,820	\$22,180	\$60,427	0.367	641	\$34.60	130	1 STY	59	
46-25-129-016	113 E ALMA AVE	12/30/22	WD	\$8,000	\$5,700	71.25	\$11,457	\$4,487	\$3,513	\$46,467	0.076	616	\$5.70	130	1 STY	57	
46-25-131-033	140 E ALMA AVE	10/14/22	WD	\$11,700	\$8,400	71.79	\$16,777	\$8,974	\$2,726	\$52,020	0.052	672	\$4.06	130	1 STY	57	
46-25-251-028	241 E LORADO AVE	01/10/24	QC	\$10,000	\$6,300	63.00	\$12,669	\$4,487	\$5,513	\$54,547	0.101	744	\$7.41	130	1 STY	57	
46-25-255-031	253 E AUSTIN AVE	10/20/22	WD	\$11,700	\$6,100	52.14	\$12,157	\$4,594	\$7,106	\$50,420	0.141	681	\$10.43	130	1 STY	57	
										avg	0.172						
46-25-251-029	245 E LORADO AVE	11/30/23	WD	\$35,000	\$11,000	31.43	\$22,080	\$4,487	\$30,513	\$100,531	0.304	900	\$33.90	130	1.25 STY	74	
										avg	0.304						
46-25-208-026	341 E FOSS AVE	01/17/24	LC	\$28,000	\$10,800	38.57	\$21,500	\$4,636	\$23,364	\$112,427	0.208	1,251	\$18.68	130	1.25 STY	60	
46-25-278-016	526 E LORADO AVE	04/27/22	WD	\$18,000	\$10,400	57.78	\$20,776	\$4,487	\$13,513	\$108,593	0.124	1,137	\$11.88	130	1.25 STY	60	
										avg	0.166						
46-25-276-035	426 E FOSS AVE	08/11/23	MLC	\$41,000	\$13,400	32.68	\$26,853	\$4,487	\$36,513	\$127,806	0.286	1,214	\$30.08	130	2 STORY	75	
<b>Totals:</b>				<b>\$27,133</b>	<b>\$194,300</b>		<b>\$393,223</b>		<b>\$391,728</b>	<b>\$1,722,685</b>			<b>\$21.70</b>				
											<b>E.C.F. =&gt;</b>	<b>0.227</b>					
											<b>Ave. E.C.F. =&gt;</b>	<b>0.212</b>					

Outlier

46-25-204-010	336 E YORK AVE	05/06/22	WD	\$70,000	\$15,000	21.43	\$29,903	\$8,974	\$61,026	\$119,594	0.510	1,080	\$56.51	130	1.25 STY	74
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Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.200	0.200	0.200	0.200	0.200	0.175
1 STY	0.200	0.200	0.200	0.200	0.200	0.175
2 STORY	0.200	0.200	0.200	0.200	0.200	0.175
1.5 STY	0.200	0.200	0.200	0.200	0.200	0.175
1.25 STY	0.200	0.200	0.200	0.200	0.200	0.175
BI-LEVEL	0.200	0.200	0.200	0.200	0.200	0.175
TRI-LEVEL	0.200	0.200	0.200	0.200	0.200	0.175
ESTATE HOME	0.200	0.200	0.200	0.200	0.200	0.175
DUPLEX	0.200	0.200	0.200	0.200	0.200	0.175
TWO UNIT	0.200	0.200	0.200	0.200	0.200	0.175
THREE UNIT	0.200	0.200	0.200	0.200	0.200	0.175
FOUR UNIT	0.200	0.200	0.200	0.200	0.200	0.175

Close

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Building Depr.
47-30-406-039	1164 E HOME AVE	01/05/23	WD	\$20,000	\$12,200	61.00	\$24,422	\$7,270	\$12,730	\$76,231	0.167	743	\$17.13	135	1 STY	63
47-30-101-035	745 E BUNDY AVE	03/08/24	WD	\$16,000	\$7,500	46.88	\$14,967	\$3,984	\$12,016	\$48,813	0.246	527	\$22.80	135	1 STY	60
47-30-102-007	734 E BUNDY AVE	11/21/22	WD	\$19,900	\$12,200	61.31	\$24,369	\$3,831	\$16,069	\$91,280	0.176	936	\$17.17	135	1 STY	60
47-30-103-007	726 E YORK AVE	03/24/23	WD	\$13,500	\$8,900	65.93	\$17,785	\$3,263	\$10,237	\$64,542	0.159	672	\$15.23	135	1 STY	60
47-30-126-024	801 E BUNDY AVE	10/21/22	WD	\$35,000	\$13,600	38.86	\$27,278	\$7,968	\$27,032	\$85,822	0.315	936	\$28.88	135	1 STY	60
47-30-134-036	933 E FOSS AVE	12/08/22	WD	\$23,000	\$10,800	46.96	\$21,628	\$5,127	\$17,873	\$73,338	0.244	692	\$25.83	135	1 STY	60
47-30-229-010	1238 E ALMA AVE	04/05/22	WD	\$30,000	\$11,100	37.00	\$22,273	\$10,401	\$19,599	\$59,360	0.330	696	\$28.16	135	1 STY	60
47-30-462-004	1114 FAIRFAX ST	01/26/23	WD	\$25,000	\$10,700	42.80	\$21,457	\$3,200	\$21,800	\$81,142	0.269	870	\$25.06	135	1 STY	60
47-30-452-016	1133 OSCEOLA AVE	03/08/24	LC	\$24,400	\$8,600	35.25	\$17,164	\$3,220	\$21,180	\$61,973	0.342	696	\$30.43	135	1 STY	56
47-30-134-009	902 E HOLBROOK AVE	02/28/24	QC	\$10,400	\$7,700	74.04	\$15,472	\$3,348	\$7,052	\$53,884	0.131	756	\$9.33	135	1 STY	55
											0.246					
47-30-133-025	1009 E HOLBROOK AVE	10/25/22	WD	\$42,900	\$12,600	29.37	\$25,207	\$6,934	\$35,966	\$91,365	0.394	1,230	\$29.24	135	2 STORY	60
47-30-177-031	1041 E LORADO AVE	07/21/23	WD	\$35,000	\$9,800	28.00	\$19,506	\$3,263	\$31,737	\$72,191	0.440	1,230	\$25.80	135	2 STORY	63
<b>Totals:</b>				<b>\$295,100</b>	<b>\$125,700</b>		<b>\$251,528</b>		<b>\$233,291</b>	<b>\$859,943</b>			<b>\$22.92</b>			
					<b>Sale. Ratio =&gt;</b>	<b>42.60</b>					<b>E.C.F. =&gt;</b>	<b>0.271</b>				
					<b>Std. Dev. =&gt;</b>	<b>15.02</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.266</b>				

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.400	0.400	0.250	0.250	0.250	0.250
1 STY	0.400	0.400	0.250	0.250	0.250	0.250
2 STORY	0.400	0.400	0.250	0.250	0.250	0.250
1.5 STY	0.400	0.400	0.250	0.250	0.250	0.250
1.25 STY	0.400	0.400	0.250	0.250	0.250	0.250
BI-LEVEL	0.400	0.400	0.250	0.250	0.250	0.250
TRI-LEVEL	0.400	0.400	0.250	0.250	0.250	0.250
ESTATE HOME	0.400	0.400	0.250	0.250	0.250	0.250
DUPLEX	0.400	0.400	0.250	0.250	0.250	0.250
TWO UNIT	0.400	0.400	0.250	0.250	0.250	0.250
THREE UNIT	0.400	0.400	0.250	0.250	0.250	0.250
FOUR UNIT	0.400	0.400	0.250	0.250	0.250	0.250

Close







Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Dept	Building Style
47-29-478-016	2714 EATON PL	04/18/22	WD	\$30,000	\$20,600	68.67	\$41,103	\$10,965	\$19,035	\$86,109	0.221	985	155	64	1 STY
47-33-104-028	4912 DELTA DR	07/20/22	WD	\$38,000	\$26,700	70.26	\$53,485	\$10,843	\$27,157	\$121,834	0.223	982	155	70	1 STY
47-32-230-023	5011 WESTERN RD	08/22/22	WD	\$44,000	\$28,700	65.23	\$57,465	\$14,990	\$29,010	\$121,357	0.239	1,179	155	64	1 STY
47-33-103-037	2909 EPSILON TR	08/18/23	WD	\$40,000	\$22,800	57.00	\$45,574	\$11,528	\$28,472	\$97,274	0.293	1,017	155	64	1 STY
47-33-104-023	2930 EPSILON TR	11/13/23	WD	\$55,000	\$28,300	51.45	\$56,513	\$15,402	\$39,598	\$117,460	0.337	1,010	155	64	1 STY
47-32-229-021	2501 PLAINFIELD AVE	12/09/22	WD	\$45,000	\$22,300	49.56	\$44,542	\$13,545	\$31,455	\$88,563	0.355	968	155	64	1 STY
47-33-103-024	2731 EPSILON TR	02/01/24	WD	\$53,500	\$25,800	48.22	\$51,572	\$14,066	\$39,434	\$107,160	0.368	1,025	155	69	1 STY
47-33-104-056	2921 PLAINFIELD AVE	05/04/22	WD	\$50,000	\$23,400	46.80	\$46,784	\$15,028	\$34,972	\$90,731	0.385	941	155	64	1 STY
47-32-227-007	2721 ALPHA WAY	05/24/22	WD	\$50,000	\$22,100	44.20	\$44,130	\$11,526	\$38,474	\$93,154	0.413	916	155	69	1 STY
47-32-226-006	4923 ALPHA WAY	01/09/23	MLC	\$62,000	\$27,000	43.55	\$54,074	\$12,900	\$49,100	\$117,640	0.417	966	155	69	1 STY
47-33-103-043	4907 DELTA DR	09/27/23	WD	\$44,000	\$19,300	43.86	\$38,523	\$10,750	\$33,250	\$79,351	0.419	1,008	155	64	1 STY
47-32-235-006	2718 PLAINFIELD AVE	11/29/23	WD	\$54,500	\$22,800	41.83	\$45,669	\$13,147	\$41,353	\$92,920	0.445	941	155	69	1 STY
47-29-477-013	2712 TIPTREE PATH	08/23/23	WD	\$53,000	\$21,500	40.57	\$43,016	\$13,167	\$39,833	\$85,283	0.467	985	155	64	1 STY
47-32-234-016	2432 PLAINFIELD AVE	01/06/24	WD	\$63,000	\$25,100	39.84	\$50,273	\$12,900	\$50,100	\$106,780	0.469	963	155	69	1 STY
47-32-229-026	2420 BETA LN	05/18/23	WD	\$77,000	\$30,900	40.13	\$61,847	\$21,500	\$55,500	\$115,277	0.481	936	155	69	1 STY
47-33-105-005	2802 PLAINFIELD AVE	07/15/22	WD	\$78,000	\$28,100	36.03	\$56,219	\$12,019	\$65,981	\$126,286	0.522	941	155	69	1 STY
47-28-356-016	5213 BRANCH RD	04/10/23	MLC	\$56,500	\$20,700	36.64	\$41,455	\$11,776	\$44,724	\$84,797	0.527	924	155	64	1 STY
47-33-103-041	2928 GAMMA LN	02/02/24	WD	\$75,000	\$25,900	34.53	\$51,745	\$13,975	\$61,025	\$107,914	0.565	963	155	64	1 STY
											0.397				
47-28-351-020	2811 TIPTREE PATH	11/04/22	WD	\$48,500	\$23,500	48.45	\$46,911	\$10,750	\$37,750	\$96,429	0.391	920	155	74	1 STY
47-28-358-043	2732 TIPTREE PATH	09/12/22	WD	\$58,500	\$28,200	48.21	\$63,152	\$21,528	\$36,972	\$92,936	0.398	906	155	74	1 STY
47-33-103-020	2922 GAMMA LN	11/29/22	WD	\$72,000	\$26,300	36.53	\$52,532	\$11,528	\$60,472	\$109,344	0.553	1,024	155	74	1 STY
47-33-102-019	2918 ALPHA WAY	02/02/24	WD	\$82,500	\$28,800	34.91	\$57,552	\$11,776	\$70,724	\$122,069	0.579	1,021	155	75	1 STY
47-28-301-025	2905 HAMPSTEAD DR	07/15/22	WD	\$90,000	\$27,400	30.44	\$54,825	\$11,484	\$78,516	\$123,831	0.634	1,212	155	69	1.25 STY
47-28-357-018	2914 E PIERSON RD	07/05/23	WD	\$35,000	\$21,600	61.71	\$43,193	\$11,554	\$23,446	\$90,397	0.259	1,103	155	60	2 STORY
47-28-301-015	2817 HAMPSTEAD DR	05/19/23	WD	\$92,000	\$24,500	26.63	\$49,035	\$11,298	\$80,702	\$107,820	0.748	1,093	155	64	2 STORY
47-28-301-017	2825 HAMPSTEAD DR	08/10/23	WD	\$75,000	\$28,600	38.13	\$57,124	\$10,750	\$64,250	\$132,497	0.485	1,378	155	64	2 STORY
47-28-301-020	2837 HAMPSTEAD DR	05/19/22	WD	\$90,000	\$26,200	29.11	\$52,444	\$12,027	\$77,973	\$115,477	0.675	1,094	155	69	2 STORY
47-28-303-001	2802 HAMPSTEAD DR	02/29/24	WD	\$101,000	\$30,600	30.30	\$61,189	\$15,281	\$85,719	\$131,166	0.654	1,275	155	69	2 STORY
47-28-356-015	5217 BRANCH RD	05/02/22	WD	\$85,000	\$27,000	31.76	\$53,967	\$11,776	\$73,224	\$120,546	0.607	1,082	155	69	2 STORY
											0.634				
47-28-351-014	2717 TIPTREE PATH	10/21/22	WD	\$70,000	\$27,700	39.57	\$55,202	\$12,010	\$57,091	\$115,661	0.501	1,220	155	74	2 STORY

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Building Depr.
46-35-178-067	4622 WARRINGTON DR	06/27/22	WD	\$27,000	\$17,300	64.07	\$34,656	\$9,400	\$17,600	\$126,280	0.139	991	160	1 STY	63
46-35-127-020	1709 SHAMROCK LN	05/18/22	WD	\$25,000	\$15,600	62.40	\$31,285	\$5,000	\$20,000	\$131,425	0.152	1,321	160	1 STY	64
46-35-128-030	1906 CHERRYLAWN DR	10/18/23	WD	\$20,000	\$11,600	58.00	\$23,175	\$5,248	\$14,752	\$89,635	0.165	878	160	1 STY	63
46-35-128-028	1914 CHERRYLAWN DR	03/20/24	WD	\$25,000	\$12,700	50.80	\$25,433	\$5,295	\$19,705	\$100,690	0.196	878	160	1 STY	63
46-35-177-033	4505 WARRINGTON DR	01/03/23	WD	\$40,000	\$18,600	46.50	\$37,204	\$7,217	\$32,783	\$149,935	0.219	1,040	160	1 STY	65
46-35-177-045	2010 CASTLE LN	11/21/22	WD	\$40,000	\$15,800	39.50	\$31,605	\$5,450	\$34,550	\$130,775	0.264	995	160	1 STY	65
46-35-126-040	4914 MIAMI LN	11/27/23	WD	\$52,000	\$15,200	29.23	\$30,389	\$6,993	\$45,007	\$116,980	0.385	878	160	1 STY	64
46-35-127-006	1905 SHAMROCK LN	11/03/23	WD	\$60,000	\$15,200	25.33	\$30,427	\$5,000	\$55,000	\$127,135	0.433	1,070	160	1 STY	64
46-35-176-028	4607 WARRINGTON DR	02/12/24	WD	\$49,000	\$12,300	25.10	\$24,526	\$5,052	\$43,948	\$97,370	0.451	976	160	1 STY	63
											0.267				
46-35-129-030	4901 MIAMI LN	11/25/22	WD	\$20,000	\$13,000	65.00	\$26,095	\$5,500	\$14,500	\$102,975	0.141	878	160	1 STY	60
46-35-104-032	4735 BIRCHCREST DR	04/03/23	WD	\$18,000	\$11,300	62.78	\$22,594	\$5,520	\$12,480	\$85,370	0.146	878	160	1 STY	60
46-35-126-034	5014 MIAMI LN	06/25/22	QC	\$19,500	\$12,100	62.05	\$24,140	\$6,597	\$12,903	\$87,715	0.147	878	160	1 STY	60
46-35-126-021	1710 SHAMROCK LN	05/02/22	WD	\$21,000	\$13,100	62.38	\$26,266	\$5,701	\$15,299	\$102,825	0.149	878	160	1 STY	60
46-35-104-020	4915 BIRCHCREST DR	07/25/22	WD	\$24,500	\$13,500	55.10	\$27,078	\$6,006	\$18,494	\$105,360	0.176	954	160	1 STY	60
46-35-155-008	2319 SANTA BARBARA DR	12/08/23	WD	\$27,000	\$12,100	44.81	\$24,129	\$5,809	\$21,191	\$91,600	0.231	953	160	1 STY	60
46-35-129-035	1710 CANNIFF ST	03/28/23	WD	\$33,000	\$13,300	40.30	\$26,637	\$5,086	\$27,914	\$107,755	0.259	878	160	1 STY	60
46-35-126-021	1710 SHAMROCK LN	06/13/22	QC	\$39,000	\$13,100	33.59	\$26,266	\$5,701	\$33,299	\$102,825	0.324	878	160	1 STY	60
46-35-130-011	1905 CHERRYLAWN DR	06/29/23	WD	\$40,000	\$11,700	29.25	\$23,459	\$5,362	\$34,638	\$90,485	0.383	878	160	1 STY	60
46-35-155-054	1926 W STEWART AVE	03/19/24	WD	\$63,000	\$12,900	20.48	\$25,752	\$5,477	\$57,523	\$101,375	0.567	980	160	1 STY	60
											0.252				
46-35-126-001	5106 CLOVERLAWN DR	04/12/23	WD	\$32,000	\$12,200	38.13	\$24,338	\$6,972	\$25,028	\$86,830	0.288	878	160	1 STY	51
46-35-103-006	4819 CANTERBURY LN	11/27/23	WD	\$25,000	\$11,300	45.20	\$22,553	\$5,790	\$19,210	\$83,815	0.229	878	160	1 STY	50
<b>Totals:</b>				<b>\$700,000</b>	<b>\$283,900</b>		<b>\$568,007</b>		<b>\$575,824</b>	<b>\$2,219,155</b>					
					<b>Sale. Ratio =&gt;</b>	<b>40.56</b>				<b>E.C.F. =&gt;</b>	<b>0.259</b>				
					<b>Std. Dev. =&gt;</b>	<b>14.80</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.259</b>				

Outlier

46-35-177-031	4515 WARRINGTON DR	08/21/23	WD	\$90,000	\$17,300	19.22	\$34,586	\$7,718	\$82,282	\$134,340	0.612	1,026	160	1 STY	63
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Single Family Economic Condition Factors



NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.250	0.250	0.250	0.250	0.250	0.250
1 STY	0.250	0.250	0.250	0.250	0.250	0.250
2 STORY	0.250	0.250	0.250	0.250	0.250	0.250
1.5 STY	0.250	0.250	0.250	0.250	0.250	0.250
1.25 STY	0.250	0.250	0.250	0.250	0.250	0.250
BI-LEVEL	0.250	0.250	0.250	0.250	0.250	0.250
TRI-LEVEL	0.250	0.250	0.250	0.250	0.250	0.250
ESTATE HOME	0.250	0.250	0.250	0.250	0.250	0.250
DUPLEX	0.250	0.250	0.250	0.250	0.250	0.250
TWO UNIT	0.250	0.250	0.250	0.250	0.250	0.250
THREE UNIT	0.250	0.250	0.250	0.250	0.250	0.250
FOUR UNIT	0.250	0.250	0.250	0.250	0.250	0.250

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Building Depr.	
46-25-376-039	218 WESTMORELAND DR	03/06/24	QC	\$13,000	\$8,900	68.46	\$17,845	\$5,477	\$7,523	\$61,840	0.122	781	170	1 STY	50	
46-25-351-015	5506 GRANVILLE AVE	07/21/23	WD	\$17,200	\$12,800	74.42	\$25,523	\$5,000	\$12,200	\$91,213	0.134	781	170	1 STY	60	
46-36-103-035	614 W PHILADELPHIA BLVD	05/11/22	QC	\$16,890	\$10,800	63.94	\$21,655	\$4,000	\$12,890	\$78,467	0.164	931	170	1 STY	55	
46-36-103-031	626 W PHILADELPHIA BLVD	11/09/23	WD	\$23,000	\$14,500	63.04	\$29,049	\$4,400	\$18,600	\$109,551	0.170	994	170	1 STY	60	
46-36-102-005	633 W PULASKI ST	06/23/23	WD	\$24,900	\$14,200	57.03	\$28,436	\$4,000	\$20,900	\$108,604	0.192	999	170	1 STY	60	
46-26-427-035	5801 BALDWIN BLVD	10/17/23	PTA	\$27,500	\$13,700	49.82	\$27,496	\$5,244	\$22,256	\$98,898	0.225	878	170	1 STY	60	
46-36-127-006	329 W PULASKI ST	12/02/22	WD	\$27,500	\$13,000	47.27	\$25,977	\$4,500	\$23,000	\$95,453	0.241	923	170	1 STY	60	
46-26-481-029	702 W PIERSON RD	01/22/24	LC	\$30,500	\$13,900	45.57	\$27,883	\$8,267	\$22,233	\$87,182	0.255	696	170	1 STY	60	
46-36-126-029	402 W PULASKI ST	01/06/23	WD	\$34,500	\$15,500	44.93	\$30,939	\$4,500	\$30,000	\$117,507	0.255	923	170	1 STY	60	
46-25-352-010	624 W LYNDON AVE	06/29/23	WD	\$35,200	\$15,800	44.89	\$31,580	\$5,821	\$29,379	\$114,484	0.257	1,070	170	1 STY	60	
46-36-101-011	609 W PIERSON RD	06/13/23	LC	\$27,200	\$10,400	38.24	\$20,824	\$4,000	\$23,200	\$74,773	0.310	870	170	1 STY	60	
											0.220					
46-25-302-043	606 W GRACELAWN AVE	08/02/22	WD	\$55,000	\$29,900	54.36	\$59,770	\$15,330	\$39,670	\$197,511	0.201	1,479	170	1 STY	64	
46-25-303-023	601 W GRACELAWN AVE	03/13/23	WD	\$45,000	\$17,400	38.67	\$34,742	\$5,925	\$39,075	\$128,076	0.305	1,008	170	1 STY	64	
46-26-480-011	5402 EDWARDS AVE	01/22/24	MLC	\$27,900	\$17,400	62.37	\$34,791	\$6,677	\$21,223	\$124,951	0.170	1,071	170	1 STY	64	
											0.225					
46-25-303-004	5704 DUPONT ST	12/14/23	WD	\$26,000	\$19,600	75.38	\$39,161	\$5,578	\$20,422	\$134,332	0.152	905	170	1 STY	75	
46-36-202-005	120 E PULASKI ST	03/01/24	WD	\$19,500	\$16,800	86.15	\$33,555	\$4,000	\$15,500	\$131,356	0.118	1,322	170	1.25 STY	60	
46-26-480-032	5309 DUPONT ST	03/14/24	QC	\$18,000	\$13,900	77.22	\$27,880	\$4,720	\$13,280	\$102,933	0.129	870	170	1.25 STY	60	
46-26-428-022	5610 BALDWIN BLVD	06/05/23	WD	\$22,000	\$13,900	63.18	\$27,781	\$5,034	\$16,966	\$101,098	0.168	936	170	1.25 STY	60	
46-25-376-040	128 WESTMORELAND DR	05/13/22	WD	\$38,000	\$17,900	47.11	\$35,789	\$6,762	\$31,238	\$129,009	0.242	1,310	170	1.25 STY	60	
46-36-202-029	340 E PULASKI ST	07/08/22	WD	\$61,000	\$20,000	32.79	\$40,022	\$8,000	\$53,000	\$142,320	0.372	1,040	170	1.25 STY	60	
46-25-354-012	620 W RIDGEWAY AVE	06/24/22	WD	\$50,000	\$13,500	27.00	\$27,059	\$5,244	\$44,756	\$96,956	0.462	947	170	1.25 STY	60	
46-25-378-014	406 W RIDGEWAY AVE	03/15/24	WD	\$55,900	\$14,500	25.94	\$29,044	\$5,000	\$50,900	\$106,862	0.476	1,084	170	1.25 STY	60	
<b>Totals:</b>				<b>\$695,690</b>	<b>\$338,300</b>		<b>\$676,801</b>		<b>\$568,211</b>	<b>\$2,433,376</b>						
											<b>E.C.F. =&gt;</b>	<b>0.281</b>				
Outliers																
46-26-481-016	701 W RIDGEWAY AVE	05/22/23	MLC	\$67,120	\$18,500	27.56	\$37,009	\$7,000	\$60,120	\$120,036	0.501	840	170	1 STY	75	
46-25-302-060	412 W GRACELAWN AVE	06/21/23	WD	\$12,000	\$8,700	72.50	\$28,512	\$5,123	\$6,877	\$93,556	0.074	864	170	1 STY	75	

Single Family Economic Condition Factors



NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.300	0.300	0.250	0.250	0.250	0.225
1 STY	0.300	0.300	0.250	0.250	0.250	0.225
2 STORY	0.300	0.300	0.250	0.250	0.250	0.225
1.5 STY	0.300	0.300	0.250	0.250	0.250	0.225
1.25 STY	0.300	0.300	0.250	0.250	0.250	0.225
BI-LEVEL	0.300	0.300	0.250	0.250	0.250	0.225
TRI-LEVEL	0.300	0.300	0.250	0.250	0.250	0.225
ESTATE HOME	0.300	0.300	0.250	0.250	0.250	0.225
DUPLEX	0.300	0.300	0.250	0.250	0.250	0.225
TWO UNIT	0.300	0.300	0.250	0.250	0.250	0.225
THREE UNIT	0.300	0.300	0.250	0.250	0.250	0.225
FOUR UNIT	0.300	0.300	0.250	0.250	0.250	0.225

Close



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Building Depr.
46-36-227-049	521 E MARENGO AVE	03/28/23	WD	\$40,000	\$26,300	65.75	\$52,698	\$19,320	\$20,680	\$130,240	0.159	1,351	\$15.31	175	1 STY	57
46-36-280-040	368 E ELDRIDGE AVE	06/05/23	WD	\$30,000	\$16,500	55.00	\$33,055	\$17,609	\$12,391	\$88,263	0.140	783	\$15.83	175	1 STY	64
46-36-227-007	406 E PULASKI ST	08/22/23	WD	\$30,000	\$10,200	34.00	\$20,315	\$7,000	\$23,000	\$76,086	0.302	894	\$25.73	175	1.25 STY	61
46-36-230-011	414 E BALTIMORE BLVD	01/12/23	WD	\$45,000	\$16,400	36.44	\$32,815	\$8,035	\$36,965	\$141,600	0.261	1,638	\$22.57	175	2 STORY	64
46-36-230-011	414 E BALTIMORE BLVD	08/04/23	WD	\$40,000	\$16,400	41.00	\$32,815	\$8,035	\$31,965	\$141,600	0.226	1,638	\$19.51	175	2 STORY	64
46-36-230-008	406 E BALTIMORE BLVD	01/05/24	WD	\$58,000	\$19,700	33.97	\$39,356	\$8,096	\$49,904	\$178,629	0.279	2,176	\$22.93	175	THREE UNIT	64
<b>Totals:</b>				<b>\$243,000</b>	<b>\$105,500</b>		<b>\$211,054</b>		<b>\$174,905</b>	<b>\$756,417</b>			<b>\$20.31</b>			
						<b>Sale. Ratio =&gt;</b>	<b>43.42</b>				<b>E.C.F. =&gt;</b>	<b>0.231</b>				
						<b>Std. Dev. =&gt;</b>	<b>13.12</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.228</b>				

Outlier

46-36-205-003	114 E BALTIMORE BLVD	03/07/24	WD	\$38,500	\$9,500	24.68	\$19,067	\$6,339	\$32,161	\$72,731	0.442	828	\$38.84	175	1 STY	60
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Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.225	0.225	0.225	0.225	0.225	0.200
1 STY	0.225	0.225	0.225	0.225	0.225	0.200
2 STORY	0.225	0.225	0.225	0.225	0.225	0.200
1.5 STY	0.225	0.225	0.225	0.225	0.225	0.200
1.25 STY	0.225	0.225	0.225	0.225	0.225	0.200
BI-LEVEL	0.225	0.225	0.225	0.225	0.225	0.200
TRI-LEVEL	0.225	0.225	0.225	0.225	0.225	0.200
ESTATE HOME	0.225	0.225	0.225	0.225	0.225	0.200
DUPLEX	0.225	0.225	0.225	0.225	0.225	0.200
TWO UNIT	0.225	0.225	0.225	0.225	0.225	0.200
THREE UNIT	0.225	0.225	0.225	0.225	0.225	0.200
FOUR UNIT	0.225	0.225	0.225	0.225	0.225	0.200

Close



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Building Depr.
46-35-329-026	4133 LE ERDA AVE	06/09/23	WD	\$26,500	\$16,500	62.26	\$33,045	\$6,384	\$20,116	\$118,493	0.170	1,046	\$19.23	183	1 STY	60
46-35-384-023	3513 TRUMBULL AVE	06/29/23	WD	\$19,000	\$10,500	55.26	\$20,948	\$5,000	\$14,000	\$70,880	0.198	742	\$18.87	183	1 STY	60
46-35-355-009	3810 KELLAR AVE	05/17/22	WD	\$32,000	\$14,600	45.63	\$29,262	\$6,250	\$25,750	\$102,276	0.252	1,026	\$25.10	183	1 STY	60
46-35-354-004	3910 SENECA ST	07/05/23	WD	\$41,000	\$13,400	32.68	\$26,795	\$6,250	\$34,750	\$91,311	0.381	1,022	\$34.00	183	1 STY	60
46-35-355-018	3909 WINONA ST	06/13/23	WD	\$54,900	\$15,700	28.60	\$31,415	\$7,250	\$47,650	\$107,400	0.444	1,040	\$45.82	183	1 STY	60
46-35-353-008	3818 WISNER ST	04/06/23	WD	\$31,000	\$14,800	47.74	\$29,603	\$6,250	\$24,750	\$93,412	0.265	979	\$25.28	183	1 STY	63
46-35-329-017	4014 COMSTOCK AVE	06/07/22	WD	\$72,000	\$28,200	39.17	\$56,488	\$10,648	\$61,352	\$183,360	0.335	1,080	\$56.81	183	1 STY	74
46-35-333-020	4113 FLEMING RD	06/01/22	WD	\$49,500	\$15,400	31.11	\$30,794	\$4,873	\$44,627	\$103,684	0.430	966	\$46.20	183	1 STY	74
46-35-328-017	4122 BROWNELL BLVD	06/28/23	WD	\$26,500	\$20,600	77.74	\$41,175	\$12,011	\$14,489	\$129,618	0.112	1,359	\$10.66	183	1.25 STY	60
46-35-379-039	3822 LE ERDA AVE	09/23/22	WD	\$23,000	\$13,900	60.43	\$27,782	\$10,000	\$13,000	\$79,031	0.164	900	\$14.44	183	1.25 STY	55
46-35-353-028	3713 SENECA ST	08/21/23	WD	\$27,000	\$13,200	48.89	\$26,308	\$6,250	\$20,750	\$89,147	0.233	1,130	\$18.36	183	1.25 STY	60
46-35-379-014	3706 LE ERDA AVE	09/19/22	WD	\$30,000	\$14,100	47.00	\$28,101	\$5,313	\$24,687	\$101,280	0.244	1,040	\$23.74	183	1.25 STY	60
46-35-378-019	3901 LE ERDA AVE	06/23/23	WD	\$30,000	\$12,200	40.67	\$24,312	\$6,496	\$23,504	\$79,182	0.297	866	\$27.14	183	1.25 STY	60
46-35-353-028	3713 SENECA ST	03/11/24	WD	\$35,000	\$13,200	37.71	\$26,308	\$6,250	\$28,750	\$89,147	0.323	1,130	\$25.44	183	1.25 STY	60
46-35-327-022	4105 BROWNELL BLVD	05/25/23	CD	\$30,500	\$22,100	72.46	\$44,137	\$8,078	\$22,422	\$144,236	0.155	1,209	\$18.55	183	1.25 STY	63
46-35-328-049	4105 COMSTOCK AVE	04/04/23	WD	\$57,000	\$24,400	42.81	\$48,759	\$8,662	\$48,338	\$160,388	0.301	1,430	\$33.80	183	1.25 STY	63
46-35-378-023	3809 LE ERDA AVE	10/03/22	MLC	\$44,000	\$14,900	33.86	\$29,804	\$5,213	\$38,787	\$98,364	0.394	1,116	\$34.76	183	1.25 STY	63
46-35-359-031	2218 W PASADENA AVE	09/14/22	WD	\$40,000	\$15,100	37.75	\$30,146	\$10,000	\$30,000	\$80,584	0.372	884	\$33.94	183	1.25 STY	68

**Totals: \$698,900 \$309,000 \$617,548 \$561,630 \$2,026,888 \$27.75**

Resold

46-35-353-008	3818 WISNER ST	12/09/22	WD	\$26,000	\$14,800	56.92	\$29,603	\$6,250	\$19,750	\$93,412	0.211	979	\$20.17	183	1 STY	63
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Fire Damage

46-35-182-008	4229 LE ERDA AVE	06/17/22	WD	\$30,000	\$16,200	54.00	\$32,366	\$6,092	\$23,908	\$105,096	0.227	1,591	\$15.03	183	2 STORY	47
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Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.325	0.325	0.325	0.300	0.250	0.250
1 STY	0.325	0.325	0.325	0.300	0.250	0.250
2 STORY	0.325	0.325	0.325	0.300	0.250	0.250
1.5 STY	0.325	0.325	0.325	0.300	0.250	0.250
1.25 STY	0.325	0.325	0.325	0.300	0.250	0.250
BI-LEVEL	0.325	0.325	0.325	0.300	0.250	0.250
TRI-LEVEL	0.325	0.325	0.325	0.300	0.250	0.250
ESTATE HOME	0.325	0.325	0.325	0.300	0.250	0.250
DUPLEX	0.325	0.325	0.325	0.300	0.250	0.250
TWO UNIT	0.325	0.325	0.325	0.300	0.250	0.250
THREE UNIT	0.325	0.325	0.325	0.300	0.250	0.250
FOUR UNIT	0.325	0.325	0.325	0.300	0.250	0.250

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Building Depr.
46-35-404-021	1504 W MYRTLE AVE	10/12/23	WD	\$22,000	\$11,900	54.09	\$23,704	\$5,879	\$16,121	\$79,222	0.203	880	185	1 STY	63
46-35-426-014	810 W MOORE ST	06/28/22	WD	\$23,000	\$11,800	51.30	\$23,570	\$5,017	\$17,983	\$82,458	0.218	920	185	1 STY	63
46-35-426-014	810 W MOORE ST	06/30/23	QC	\$25,000	\$11,800	47.20	\$23,570	\$5,017	\$19,983	\$82,458	0.242	920	185	1 STY	63
46-35-428-036	4005 MILBOURNE AVE	11/18/22	WD	\$25,983	\$12,600	48.49	\$25,115	\$5,295	\$20,688	\$88,089	0.235	932	185	1 STY	60
46-35-429-011	4102 MILBOURNE AVE	03/21/23	QC	\$25,000	\$15,200	60.80	\$30,492	\$5,000	\$20,000	\$113,298	0.177	1,346	185	1.25 STY	60
46-35-429-011	4102 MILBOURNE AVE	09/22/23	QC	\$25,000	\$15,200	60.80	\$30,492	\$5,000	\$20,000	\$113,298	0.177	1,346	185	1.25 STY	60
46-35-476-018	3909 MILBOURNE AVE	03/16/23	WD	\$29,000	\$12,200	42.07	\$25,378	\$5,261	\$23,739	\$89,409	0.266	937	185	1.25 STY	63
46-35-477-024	3809 DONNELLY ST	05/18/23	WD	\$31,000	\$12,800	41.29	\$25,598	\$5,000	\$26,000	\$91,547	0.284	1,107	185	2 STORY	60
46-35-482-005	3518 MILBOURNE AVE	08/25/23	WD	\$25,000	\$8,400	33.60	\$19,571	\$5,000	\$20,000	\$64,760	0.309	752	185	1.25 STY	49
<b>Totals:</b>				<b>\$230,983</b>	<b>\$111,900</b>		<b>\$227,490</b>		<b>\$184,514</b>	<b>\$804,538</b>					
						<b>Sale. Ratio =&gt;</b>	<b>48.45</b>				<b>E.C.F. =&gt;</b>	<b>0.229</b>			
						<b>Std. Dev. =&gt;</b>	<b>9.07</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.234</b>			

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.325	0.325	0.300	0.225	0.225	0.225
1 STY	0.325	0.325	0.300	0.225	0.225	0.225
2 STORY	0.325	0.325	0.300	0.225	0.225	0.225
1.5 STY	0.325	0.325	0.300	0.225	0.225	0.225
1.25 STY	0.325	0.325	0.300	0.225	0.225	0.225
BI-LEVEL	0.325	0.325	0.300	0.225	0.225	0.225
TRI-LEVEL	0.325	0.325	0.300	0.225	0.225	0.225
ESTATE HOME	0.325	0.325	0.300	0.225	0.225	0.225
DUPLEX	0.325	0.325	0.300	0.225	0.225	0.225
TWO UNIT	0.325	0.325	0.300	0.225	0.225	0.225
THREE UNIT	0.325	0.325	0.300	0.225	0.225	0.225
FOUR UNIT	0.325	0.325	0.300	0.225	0.225	0.225

Close







Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Depr.	Building Style
47-33-305-022	4123 NEEBISH AVE	05/25/23	WD	\$63,000	\$29,600	46.98	\$61,428	\$21,194	\$41,806	\$116,877	0.358	1,108	\$37.73	205	57	1 STY
47-33-305-023	NEEBISH AVE	05/25/23	WD	\$63,000	\$29,600	46.98	\$61,428	\$21,194	\$41,806	\$116,877	0.358	1,108	\$37.73	205	57	1 STY
47-33-376-025	3706 BRANCH RD	12/16/22	MLC	\$50,000	\$21,400	42.80	\$42,854	\$10,913	\$39,087	\$98,280	0.398	870	\$44.93	205	58	1 STY
47-33-376-025	3706 BRANCH RD	12/15/22	WD	\$45,001	\$21,400	47.55	\$42,854	\$10,913	\$34,088	\$98,280	0.347	870	\$39.18	205	58	1 STY
											0.365					
47-33-304-020	4119 DOUGLAS AVE	09/08/23	WD	\$65,000	\$24,500	37.69	\$49,070	\$13,126	\$51,874	\$102,697	0.505	952	\$54.49	205	65	1 STY
47-33-354-029	3015 MEISNER ST	12/20/23	WD	\$65,000	\$23,700	36.46	\$47,331	\$17,215	\$47,785	\$86,046	0.555	884	\$54.06	205	65	1 STY
47-33-376-128	3806 BRANCH RD	10/31/23	WD	\$50,000	\$29,000	58.00	\$57,975	\$20,460	\$29,540	\$107,186	0.276	1,073	\$27.53	205	65	1 STY
47-33-306-025	2955 RICHFIELD RD	01/06/23	WD	\$41,000	\$22,600	55.12	\$45,109	\$10,616	\$30,384	\$98,551	0.308	776	\$39.15	205	69	1 STY
47-33-355-012	2930 MEISNER ST	02/14/23	WD	\$65,000	\$22,500	34.62	\$45,024	\$9,550	\$55,450	\$101,354	0.547	1,046	\$53.01	205	70	1 STY
47-33-376-123	3710 BRANCH RD	03/07/23	WD	\$78,000	\$34,700	44.49	\$69,481	\$20,485	\$57,515	\$139,989	0.411	1,154	\$49.84	205	70	1 STY
											0.434					
47-33-307-019	4127 BRANCH RD	05/20/22	WD	\$65,000	\$27,000	41.54	\$54,007	\$12,422	\$52,578	\$103,963	0.506	978	\$53.76	205	74	1 STY
47-33-352-020	2927 NATHAN AVE	02/27/23	MLC	\$40,000	\$21,400	53.50	\$42,795	\$14,850	\$25,150	\$85,985	0.292	936	\$26.87	205	60	1.25 STY
47-33-306-015	4143 COGGINS AVE	03/26/24	WD	\$63,000	\$22,100	35.08	\$44,172	\$9,956	\$53,044	\$97,760	0.543	1,120	\$47.36	205	65	1.25 STY
											0.418					
47-33-306-001	2952 CARR ST	06/30/23	WD	\$77,500	\$23,800	30.71	\$47,641	\$9,513	\$67,987	\$108,937	0.624	1,098	\$61.92	205	65	2 STORY
47-33-356-028	3642 WESTERN RD	06/01/23	WD	\$40,000	\$19,900	49.75	\$39,763	\$13,066	\$26,934	\$82,145	0.328	1,062	\$25.36	205	60	TWO UNIT
47-33-304-012	4120 WESTERN RD	04/07/23	WD	\$52,500	\$24,300	46.29	\$48,540	\$8,750	\$43,750	\$113,686	0.385	1,256	\$34.83	205	69	TWO UNIT
<b>Totals:</b>				<b>\$923,001</b>	<b>\$397,500</b>		<b>\$799,472</b>		<b>\$698,778</b>	<b>\$1,658,611</b>			<b>\$42.98</b>			
				<b>AVE \$57,688</b>						<b>E.C.F. =&gt;</b>	<b>0.421</b>					
				<b>MED \$63,000</b>						<b>Ave. E.C.F. =&gt;</b>	<b>0.419</b>					



Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Building Depr.
40-02-130-024	3009 FOREST HILL AVE	04/15/22	WD	\$50,000	\$20,900	41.80	\$41,824	\$7,394	\$42,606	\$137,720	0.309	1,020	210	1 STY	65
40-02-276-036	2614 PROCTOR AVE	06/27/22	WD	\$70,000	\$30,900	44.14	\$61,243	\$16,834	\$53,166	\$179,764	0.296	1,319	210	1 STY	65
40-02-105-001	2017 W PASADENA AVE	02/05/24	QC	\$20,000	\$13,300	66.50	\$26,695	\$5,783	\$14,217	\$83,648	0.170	966	210	1 STY	60
40-02-154-003	2720 SENECA ST	02/05/24	LC	\$34,000	\$15,600	45.88	\$31,188	\$11,100	\$22,900	\$80,352	0.285	768	210	1 STY	60
40-02-126-083	3115 FLEMING RD	08/21/23	LC	\$36,000	\$15,700	43.61	\$32,609	\$5,550	\$30,450	\$108,236	0.281	972	210	1.25 STY	68
40-02-127-015	3111 BRYN MAWR PL	09/08/22	WD	\$43,000	\$16,600	38.60	\$33,292	\$6,409	\$36,591	\$107,532	0.340	972	210	1.25 STY	65
40-02-127-016	3102 KIRKWOOD LN	06/03/22	WD	\$35,000	\$18,500	52.86	\$37,016	\$6,360	\$28,640	\$122,624	0.234	995	210	1.25 STY	65
40-02-127-022	3101 BRYN MAWR PL	04/08/22	CD	\$24,225	\$16,500	68.11	\$32,947	\$5,550	\$18,675	\$109,588	0.170	978	210	1.25 STY	65
40-02-126-009	1813 W PASADENA AVE	02/20/24	WD	\$42,000	\$15,900	37.86	\$32,930	\$7,623	\$34,377	\$101,228	0.340	978	210	1.25 STY	60
40-02-126-026	3218 BROWNELL BLVD	03/04/24	WD	\$29,000	\$17,500	60.34	\$35,047	\$5,833	\$23,167	\$116,856	0.198	1,001	210	1.25 STY	60
40-02-126-043	3115 KIRKWOOD LN	01/31/23	WD	\$30,500	\$15,300	50.16	\$30,659	\$6,191	\$24,309	\$97,872	0.248	995	210	1.25 STY	60
40-02-127-002	1811 PARKFRONT DR	01/04/24	MLC	\$26,000	\$15,300	58.85	\$30,537	\$6,802	\$19,198	\$94,940	0.202	972	210	1.25 STY	55

<b>Totals:</b>	<b>\$439,725</b>	<b>\$212,000</b>	<b>\$425,987</b>	<b>\$348,296</b>	<b>\$1,340,360</b>
		<b>Sale. Ratio =&gt;</b>	<b>48.21</b>	<b>E.C.F. =&gt;</b>	<b>0.260</b>
		<b>Std. Dev. =&gt;</b>	<b>10.55</b>	<b>Ave. E.C.F. =&gt;</b>	<b>0.256</b>

Avg sale price is \$38,000

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.275	0.275	0.275	0.275	0.275	0.250
1 STY	0.275	0.275	0.275	0.275	0.275	0.250
2 STORY	0.275	0.275	0.275	0.275	0.275	0.250
1.5 STY	0.275	0.275	0.275	0.275	0.275	0.250
1.25 STY	0.275	0.275	0.275	0.275	0.275	0.250
BI-LEVEL	0.275	0.275	0.275	0.275	0.275	0.250
TRI-LEVEL	0.275	0.275	0.275	0.275	0.275	0.250
ESTATE HOME	0.275	0.275	0.250	0.250	0.250	0.250
DUPLEX	0.275	0.275	0.250	0.250	0.250	0.250
TWO UNIT	0.275	0.275	0.250	0.250	0.250	0.250
THREE UNIT	0.275	0.275	0.250	0.250	0.250	0.250
FOUR UNIT	0.275	0.275	0.250	0.250	0.250	0.250

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Building Depr.			
40-01-101-023	3319 IROQUOIS AVE	10/31/22	WD	\$33,000	\$15,500	46.97	\$30,991	\$8,225	\$24,775	\$182,128	0.136	1,562	215	1 STY	60			
40-01-151-009	2710 DUPONT ST	01/24/24	WD	\$19,500	\$8,600	44.10	\$17,250	\$6,250	\$13,250	\$88,000	0.151	867	215	1 STY	60			
40-01-152-004	432 W DARTMOUTH ST	07/28/22	WD	\$35,000	\$11,900	34.00	\$24,494	\$10,110	\$24,890	\$125,078	0.199	917	215	1 STY	71			
40-01-177-014	117 W DARTMOUTH ST	08/19/22	WD	\$20,000	\$10,200	51.00	\$20,361	\$6,250	\$13,750	\$112,888	0.122	980	215	1 STY	60			
40-02-232-006	711 W JAMIESON ST	08/19/22	WD	\$15,000	\$7,900	52.67	\$15,737	\$5,918	\$9,082	\$78,552	0.116	697	215	1 STY	65			
40-02-234-026	712 W GENESEE ST	09/23/22	WD	\$15,000	\$8,000	53.33	\$15,981	\$5,046	\$9,954	\$87,480	0.114	704	215	1 STY	70			
46-36-380-029	3605 M L KING AVE	07/03/23	WD	\$19,000	\$9,200	48.42	\$18,478	\$5,996	\$13,004	\$99,856	0.130	864	215	1 STY	70			
											0.138							
40-01-106-026	314 W MC CLELLAN ST	09/19/23	WD	\$19,000	\$10,400	54.74	\$20,871	\$7,798	\$11,202	\$104,584	0.107	1,053	215	1.25 STY	65			
40-01-108-004	434 W GENESEE ST	12/28/23	WD	\$57,000	\$18,000	31.58	\$41,658	\$7,833	\$49,167	\$225,500	0.218	2,026	215	1.25 STY	70			
40-01-108-007	417 W MC CLELLAN ST	08/28/23	LC	\$47,400	\$10,600	22.36	\$21,153	\$6,250	\$41,150	\$119,224	0.345	1,016	215	1.25 STY	70			
40-02-277-004	805 W GENESEE ST	03/22/23	WD	\$56,000	\$9,500	16.96	\$18,957	\$5,077	\$50,923	\$111,040	0.459	993	215	1.25 STY	70			
40-02-279-004	2722 N CHEVROLET AVE	06/16/23	WD	\$30,000	\$8,000	26.67	\$16,015	\$6,103	\$23,897	\$79,296	0.301	907	215	1.25 STY	65			
40-02-280-002	719 W JACKSON AVE	09/07/23	WD	\$60,000	\$9,400	15.67	\$18,722	\$4,767	\$55,233	\$111,640	0.495	1,272	215	1.25 STY	65			
40-01-128-023	200 W MC CLELLAN ST	10/14/22	WD	\$35,000	\$10,600	30.29	\$21,134	\$6,250	\$28,750	\$119,072	0.241	1,356	215	2 STORY	65			
40-01-128-023	200 W MC CLELLAN ST	10/17/22	WD	\$49,000	\$10,600	21.63	\$21,134	\$6,250	\$42,750	\$119,072	0.359	1,356	215	2 STORY	65			
40-01-128-023	200 W MC CLELLAN ST	11/01/23	MLC	\$55,000	\$10,600	19.27	\$21,134	\$6,250	\$48,750	\$119,072	0.409	1,356	215	2 STORY	65			
40-01-128-030	112 W MC CLELLAN ST	09/27/22	WD	\$40,000	\$12,200	30.50	\$24,340	\$6,250	\$33,750	\$144,720	0.233	1,464	215	2 STORY	60			
40-02-231-023	918 W MC CLELLAN ST	11/17/23	WD	\$110,000	\$24,400	22.18	\$48,726	\$14,069	\$95,931	\$277,256	0.346	1,925	215	2 STORY	65			
40-01-127-012	129 W DEWEY ST	12/20/23	WD	\$56,000	\$12,900	23.04	\$25,705	\$6,250	\$49,750	\$155,640	0.320	1,544	215	THREE UNIT	65			
46-36-383-004	3510 ROBIN ST	04/19/23	WD	\$50,000	\$10,700	21.40	\$21,362	\$5,996	\$44,004	\$122,928	0.358	1,504	215	TWO UNIT	60			
<b>Totals:</b>				<b>\$820,900</b>	<b>\$229,200</b>		<b>\$464,203</b>		<b>\$683,962</b>	<b>\$2,583,026</b>								
						<b>Sale. Ratio =&gt;</b>	<b>27.92</b>							<b>E.C.F. =&gt;</b>	<b>0.265</b>			
						<b>Std. Dev. =&gt;</b>	<b>13.66</b>							<b>Ave. E.C.F. =&gt;</b>	<b>0.322</b>			
Outlier																		
40-01-101-016	610 W DEWEY ST	08/24/22	WD	\$16,500	\$10,400	63.03	\$20,717	\$7,500	\$9,000	\$105,736	0.085	1,068	215	1.5 STY	65			

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.225	0.225	0.225	0.225	0.225	0.225
1 STY	0.150	0.150	0.150	0.150	0.150	0.150
2 STORY	0.225	0.225	0.225	0.225	0.225	0.225
1.5 STY	0.225	0.225	0.225	0.225	0.225	0.225
1.25 STY	0.225	0.225	0.225	0.225	0.225	0.225
BI-LEVEL	0.225	0.225	0.225	0.225	0.225	0.225
TRI-LEVEL	0.225	0.225	0.225	0.225	0.225	0.225
ESTATE HOME	0.225	0.225	0.225	0.225	0.225	0.225
DUPLEX	0.225	0.225	0.225	0.225	0.225	0.225
TWO UNIT	0.225	0.225	0.225	0.225	0.225	0.225
THREE UNIT	0.225	0.225	0.225	0.225	0.225	0.225
FOUR UNIT	0.225	0.225	0.225	0.225	0.225	0.225

Close



Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Building Depr.
40-01-452-002	2026 ADAMS AVE	07/18/23	WD	\$28,500	\$9,200	32.28	\$18,301	\$2,477	\$26,023	\$126,592	0.206	1,251	\$20.80	220	1 STY	60
40-01-403-007	422 E BAKER ST	04/07/23	WD	\$8,500	\$7,000	82.35	\$13,904	\$3,243	\$5,257	\$85,288	0.062	997	\$5.27	220	1 STY	58
46-36-486-001	500 E PASADENA AVE	10/13/23	WD	\$17,000	\$13,300	78.24	\$26,649	\$11,105	\$5,895	\$124,352	0.047	1,264	\$4.66	220	1 STY	55
											0.062					
40-01-255-016	218 E JACKSON AVE	06/09/23	WD	\$7,500	\$5,100	68.00	\$10,279	\$3,069	\$4,431	\$57,680	0.077	757	\$5.85	220	1 STY	43
40-01-255-016	218 E JACKSON AVE	10/04/23	WD	\$15,000	\$5,100	34.00	\$10,279	\$3,069	\$11,931	\$57,680	0.207	757	\$15.76	220	1 STY	43
40-01-411-016	2217 FRANCIS AVE	08/24/22	WD	\$21,000	\$10,700	50.95	\$21,347	\$3,104	\$17,896	\$145,944	0.123	1,257	\$14.24	220	2 STORY	69
40-01-434-012	2222 CHIPPEWA ST	01/11/23	WD	\$28,000	\$10,000	35.71	\$19,908	\$4,729	\$23,271	\$121,432	0.192	1,368	\$17.01	220	2 STORY	60
40-01-231-038	609 E MC CLELLAN ST	05/19/23	WD	\$45,000	\$12,000	26.67	\$23,926	\$3,069	\$41,931	\$166,856	0.251	1,586	\$26.44	220	TWO UNIT	60
<b>Totals:</b>				<b>\$170,500</b>	<b>\$72,400</b>		<b>\$144,593</b>		<b>\$136,635</b>	<b>\$885,824</b>			<b>\$13.75</b>			
					<b>Sale. Ratio =&gt;</b>	<b>42.46</b>				<b>E.C.F. =&gt;</b>	<b>0.154</b>					
					<b>Std. Dev. =&gt;</b>	<b>22.29</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.136</b>					

Sale price at \$24,500

Single Family Economic Condition Factors X

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.125	0.125	0.125	0.125	0.125	0.125
1 STY	0.125	0.125	0.125	0.125	0.125	0.125
2 STORY	0.125	0.125	0.125	0.125	0.125	0.125
1.5 STY	0.125	0.125	0.125	0.125	0.125	0.125
1.25 STY	0.125	0.125	0.125	0.125	0.125	0.125
BI-LEVEL	0.125	0.125	0.125	0.125	0.125	0.125
TRI-LEVEL	0.125	0.125	0.125	0.125	0.125	0.125
ESTATE HOME	0.125	0.125	0.125	0.125	0.125	0.125
DUPLEX	0.125	0.125	0.125	0.125	0.125	0.125
TWO UNIT	0.125	0.125	0.125	0.125	0.125	0.125
THREE UNIT	0.125	0.125	0.125	0.125	0.125	0.125
FOUR UNIT	0.125	0.125	0.125	0.125	0.125	0.125

Close









Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Depr.	Building Style
41-04-104-031	2921 MONTANA AVE	01/02/24	WD	\$57,000	\$15,900	27.89	\$31,778	\$9,765	\$47,235	\$51,795	0.912	740	245	54	1 STY
41-04-130-043	3149 THOM ST	07/01/22	WD	\$40,000	\$21,600	54.00	\$43,251	\$9,765	\$30,235	\$78,791	0.384	874	245	54	1 STY
41-04-101-037	3014 MC CLURE AVE	04/18/22	WD	\$31,000	\$24,900	80.32	\$49,815	\$16,677	\$14,323	\$77,972	0.184	1,120	245	59	1 STY
41-04-101-038	3018 MC CLURE AVE	07/11/22	WD	\$54,000	\$23,000	42.59	\$45,930	\$13,260	\$40,740	\$76,871	0.530	1,130	245	59	1 STY
41-04-103-015	3006 WYOMING AVE	10/06/22	WD	\$47,000	\$23,100	49.15	\$46,118	\$11,012	\$35,988	\$82,602	0.436	936	245	59	1 STY
41-04-106-023	2917 THOM ST	07/14/22	WD	\$21,000	\$16,800	80.00	\$33,672	\$9,765	\$11,235	\$56,252	0.200	735	245	59	1 STY
41-04-130-024	3230 MONTANA AVE	02/01/23	WD	\$35,000	\$21,300	60.86	\$42,586	\$10,850	\$24,150	\$74,673	0.323	868	245	59	1 STY
47-33-376-054	3117 MC CLURE AVE	04/20/22	QC	\$45,000	\$28,200	62.67	\$56,378	\$13,020	\$31,980	\$102,019	0.313	1,019	245	59	1 STY
47-33-376-054	3117 MC CLURE AVE	12/07/22	WD	\$86,000	\$28,200	32.79	\$56,378	\$13,020	\$72,980	\$102,019	0.715	1,019	245	59	1 STY
41-04-128-041	3155 COLORADO AVE	02/16/23	WD	\$55,000	\$26,200	47.64	\$52,443	\$18,522	\$36,478	\$79,814	0.457	912	245	60	1 STY
41-04-104-010	2902 COLORADO AVE	10/16/23	WD	\$37,000	\$17,400	47.03	\$34,754	\$9,765	\$27,235	\$58,798	0.463	720	245	62	1 STY
41-04-104-011	2906 COLORADO AVE	01/16/24	QC	\$25,000	\$20,000	80.00	\$39,963	\$9,765	\$15,235	\$71,054	0.214	720	245	62	1 STY
41-04-126-031	3113 ARIZONA AVE	07/21/22	WD	\$73,000	\$27,000	36.99	\$54,057	\$10,850	\$62,150	\$101,664	0.611	961	245	62	1 STY
41-04-126-040	3145 ARIZONA AVE	03/21/24	WD	\$65,000	\$26,800	41.23	\$53,509	\$10,850	\$54,150	\$100,374	0.539	962	245	62	1 STY
47-33-376-070	3616 TWILIGHT DR	11/23/22	WD	\$74,500	\$25,100	33.69	\$50,252	\$11,886	\$62,614	\$90,273	0.694	1,027	245	62	1 STY
47-33-376-086	3221 MC CLURE AVE	09/26/23	WD	\$50,000	\$33,600	67.20	\$67,230	\$12,599	\$37,401	\$128,544	0.291	914	245	67	1 STY
41-04-128-021	3222 WYOMING AVE	09/22/23	WD	\$61,500	\$28,400	46.18	\$56,804	\$11,012	\$50,488	\$107,746	0.469	936	245	70	1 STY
41-04-126-021	3214 MC CLURE AVE	04/14/22	WD	\$115,000	\$33,800	29.39	\$71,376	\$14,379	\$100,621	\$134,111	0.750	1,025	245	71	1 STY
41-04-101-001	2902 MC CLURE AVE	09/14/23	WD	\$69,000	\$26,100	37.83	\$52,151	\$9,705	\$59,295	\$99,873	0.594	756	245	74	1 STY
41-04-101-016	2901 ARIZONA AVE	01/19/24	WD	\$74,000	\$32,700	44.19	\$65,452	\$15,585	\$58,415	\$117,334	0.498	1,147	245	74	1 STY
47-33-376-064	3716 TWILIGHT DR	11/17/22	WD	\$74,500	\$31,100	41.74	\$62,240	\$11,886	\$62,614	\$118,480	0.528	1,021	245	74	1 STY
47-33-376-107	3705 SUNRIDGE DR	11/04/22	WD	\$84,900	\$29,400	34.63	\$58,807	\$10,850	\$74,050	\$112,840	0.656	1,014	245	74	1 STY
41-04-129-021	3218 COLORADO AVE	06/28/22	WD	\$54,900	\$22,600	41.17	\$47,325	\$9,765	\$45,135	\$88,376	0.511	720	245	78	1 STY
41-04-101-035	3029 ARIZONA AVE	12/20/23	WD	\$95,000	\$24,300	25.58	\$48,632	\$13,172	\$81,828	\$83,435	0.981	886	245	62	1.25 STY
41-04-102-009	2930 ARIZONA AVE	04/25/23	WD	\$86,000	\$24,500	28.49	\$49,086	\$10,850	\$75,150	\$89,967	0.835	886	245	62	1.25 STY
41-04-102-015	3010 ARIZONA AVE	01/25/24	WD	\$37,500	\$24,400	65.07	\$48,899	\$10,850	\$26,650	\$89,527	0.298	886	245	62	1.25 STY
<b>Totals:</b>				<b>\$1,547,800</b>	<b>\$656,400</b>		<b>\$1,318,886</b>		<b>\$1,238,375</b>	<b>\$2,375,202</b>					
			<b>AVE</b>	<b>\$59,531</b>						<b>E.C.F. =&gt;</b>	<b>0.521</b>				
			<b>MED</b>	<b>\$56,000</b>						<b>Ave. E.C.F. =&gt;</b>	<b>0.515</b>				









Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Building Depr.
40-02-176-023	1808 W JACKSON AVE	10/01/22	LC	\$40,000	\$15,100	37.75	\$30,155	\$6,415	\$33,585	\$105,511	0.318	728	\$46.13	260	1 STY	67
40-02-179-014	2524 WALTER ST	07/28/23	WD	\$32,000	\$15,300	47.81	\$30,660	\$6,610	\$25,390	\$106,889	0.238	785	\$32.34	260	1 STY	67
40-02-179-014	2524 WALTER ST	10/16/23	WD	\$31,700	\$15,300	48.26	\$30,660	\$6,610	\$25,090	\$106,889	0.235	785	\$31.96	260	1 STY	67
40-02-179-025	2613 LANDON ST	12/20/23	WD	\$25,000	\$15,300	61.20	\$30,618	\$6,250	\$18,750	\$108,302	0.173	857	\$21.88	260	1 STY	67
40-02-306-018	2352 COPEMAN BLVD	06/30/23	WD	\$35,000	\$16,100	46.00	\$32,219	\$8,157	\$26,843	\$106,942	0.251	919	\$29.21	260	1 STY	67
40-02-309-036	2102 WELCH BLVD	09/29/23	WD	\$139,000	\$52,800	37.99	\$105,592	\$17,817	\$121,183	\$390,111	0.311	2,479	\$48.88	260	1 STY	67
40-02-327-040	2219 BROWNELL BLVD	10/27/22	QC	\$29,500	\$16,000	54.24	\$32,075	\$8,713	\$20,787	\$103,831	0.200	799	\$26.02	260	1 STY	67
<b>Totals:</b>				<b>\$332,200</b>	<b>\$145,900</b>		<b>\$291,979</b>		<b>\$271,628</b>	<b>\$1,028,476</b>			<b>\$236</b>			
					<b>Sale. Ratio =&gt;</b>	<b>43.92</b>					<b>E.C.F. =&gt;</b>	<b>0.264</b>				
					<b>Std. Dev. =&gt;</b>	<b>8.38</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.247</b>				
40-02-327-048	1902 WELCH BLVD	03/29/24	WD	\$132,000	\$50,800	38.48	\$101,603	\$14,978	\$117,022	\$385,000	0.304	1,882	\$62.18	260	1 STY	72
40-02-311-014	2101 COPEMAN BLVD	12/12/22	WD	\$124,900	\$25,700	20.58	\$51,446	\$9,646	\$115,254	\$185,778	0.620	1,009	\$114.23	260	1 STY	79
											Avg	0.359				
40-02-131-023	1814 W DARTMOUTH ST	07/21/23	MLC	\$34,900	\$12,700	36.39	\$25,441	\$7,081	\$27,819	\$81,600	0.341	918	\$30.30	260	1.25 STY	55
40-02-377-014	1526 W PATERSON ST	07/19/23	WD	\$45,500	\$16,200	35.60	\$32,482	\$7,824	\$37,676	\$109,591	0.344	1,094	\$34.44	260	1.25 STY	59
											Avg	0.342				
40-02-176-005	1901 W DARTMOUTH ST	04/21/23	WD	\$25,000	\$15,500	62.00	\$30,957	\$6,250	\$18,750	\$109,809	0.171	946	\$19.82	260	1.25 STY	62
40-02-458-027	1316 COPEMAN BLVD	03/01/23	WD	\$50,000	\$15,500	31.00	\$30,951	\$6,875	\$43,125	\$107,004	0.403	840	\$51.34	260	1.25 STY	62
40-02-178-018	2510 BROWNELL BLVD	06/10/22	WD	\$43,900	\$16,000	36.45	\$31,925	\$7,338	\$36,562	\$109,276	0.335	912	\$40.09	260	1.25 STY	67
40-02-178-041	2517 WALTER ST	08/18/22	WD	\$27,000	\$17,600	65.19	\$35,176	\$6,234	\$20,766	\$128,631	0.161	1,203	\$17.26	260	1.25 STY	67
40-02-179-013	2530 WALTER ST	11/18/22	WD	\$22,000	\$15,200	69.09	\$30,338	\$6,250	\$15,750	\$107,058	0.147	926	\$17.01	260	1.25 STY	67
40-02-306-038	2307 COPEMAN BLVD	12/22/23	WD	\$53,000	\$15,200	28.68	\$30,359	\$6,593	\$46,407	\$105,627	0.439	919	\$50.50	260	1.25 STY	67
40-02-307-001	2418 WELCH BLVD	08/10/22	WD	\$30,000	\$21,700	72.33	\$43,404	\$14,959	\$15,041	\$126,422	0.119	1,025	\$14.67	260	1.25 STY	67
40-02-309-030	2313 WINONA ST	11/07/23	WD	\$29,000	\$15,400	53.10	\$30,882	\$6,480	\$22,520	\$108,453	0.208	919	\$24.50	260	1.25 STY	67
40-02-311-011	2125 COPEMAN BLVD	06/07/22	MLC	\$33,000	\$16,800	50.91	\$33,639	\$7,542	\$25,458	\$115,987	0.219	1,036	\$24.57	260	1.25 STY	67
40-02-310-021	2208 COPEMAN BLVD	07/07/23	WD	\$76,000	\$27,500	36.18	\$54,910	\$7,551	\$68,449	\$223,188	0.307	1,837	\$37.26	260	1.25 STY	71
<b>Totals:</b>				<b>\$388,900</b>	<b>\$176,400</b>		<b>\$352,541</b>		<b>\$312,828</b>	<b>\$1,241,455</b>			<b>\$297</b>			
					<b>Sale. Ratio =&gt;</b>	<b>45.36</b>					<b>E.C.F. =&gt;</b>	<b>0.252</b>				
					<b>Std. Dev. =&gt;</b>	<b>#REF!</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.251</b>				
40-02-376-024	2001 N BALLENGER HWY	09/18/23	WD	\$143,000	\$21,600	15.10	\$43,278	\$14,869	\$128,131	\$126,262	1.015	1,224	\$104.68	260	1.5 STY	62
40-02-454-001	1624 WELCH BLVD	06/27/22	WD	\$40,000	\$23,700	59.25	\$47,345	\$14,602	\$25,398	\$145,524	0.175	1,616	\$15.72	260	2 STORY	54
40-02-379-006	2007 COPEMAN BLVD	07/01/23	WD	\$30,000	\$22,400	74.67	\$44,881	\$6,158	\$23,842	\$172,102	0.139	1,668	\$14.29	260	2 STORY	59

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
L-75 STY	0.300	0.300	0.275	0.250	0.250	0.250
1 STY	0.300	0.300	0.275	0.250	0.250	0.250
2 STORY	0.300	0.300	0.275	0.250	0.250	0.250
1.5 STY	0.300	0.300	0.275	0.250	0.250	0.250
1.25 STY	0.300	0.300	0.275	0.250	0.250	0.250
BI-LEVEL	0.300	0.300	0.275	0.250	0.250	0.250
TRI-LEVEL	0.300	0.300	0.275	0.250	0.250	0.250
ESTATE HOME	0.300	0.300	0.275	0.250	0.250	0.250
DUPLEX	0.300	0.300	0.275	0.250	0.250	0.250
TWO UNIT	0.300	0.300	0.275	0.250	0.250	0.250
THREE UNIT	0.300	0.300	0.275	0.250	0.250	0.250
FOUR UNIT	0.300	0.300	0.275	0.250	0.250	0.250

Close

Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Building Depr.
40-02-182-008	1601 W RANKIN ST	11/21/23	WD	\$28,000	\$12,500	44.64	\$25,054	\$5,701	\$22,299	\$96,765	0.230	1,166	\$19.12	265	2 STORY	59
40-02-283-018	2533 MT ELLIOTT AVE	07/29/22	WD	\$25,000	\$12,500	50.00	\$28,651	\$6,245	\$18,755	\$112,030	0.167	960	\$19.54	265	1.75 STY	69
40-02-404-017	2306 FOREST HILL AVE	12/13/22	CD	\$24,000	\$11,700	48.75	\$23,434	\$6,205	\$17,795	\$86,145	0.207	927	\$19.20	265	1.75 STY	59
40-02-427-014	2218 MILBOURNE AVE	12/21/22	WD	\$38,000	\$12,600	33.16	\$25,256	\$5,000	\$33,000	\$101,280	0.326	1,276	\$25.86	265	2 STORY	59
40-02-479-009	2118 MT ELLIOTT AVE	01/18/24	WD	\$30,000	\$13,000	43.33	\$27,511	\$6,245	\$23,755	\$106,330	0.223	1,119	\$21.23	265	1.75 STY	67
<b>Totals:</b>				<b>\$145,000</b>	<b>\$62,300</b>		<b>\$129,906</b>		<b>\$115,604</b>	<b>\$502,550</b>			<b>\$20.99</b>			
						<b>Sale. Ratio =&gt;</b>	<b>42.97</b>				<b>E.C.F. =&gt;</b>	<b>0.230</b>				
						<b>Std. Dev. =&gt;</b>	<b>6.65</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.231</b>				

Outlier

40-02-283-018	2533 MT ELLIOTT AVE	06/30/22	WD	\$19,000	\$12,500	65.79	\$28,651	\$6,245	\$12,755	\$112,030	0.114	960	\$13.29	265	1.75 STY	69
40-02-283-014	2514 N CHEVROLET AVE	12/05/23	WD	\$51,000	\$11,300	22.16	\$22,527	\$6,245	\$44,755	\$81,410	0.550	1,150	\$38.92	265	1 STY	49

Single Family Economic Condition Factors X

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.225	0.225	0.225	0.225	0.225	0.225
1 STY	0.225	0.225	0.225	0.225	0.225	0.225
2 STORY	0.225	0.225	0.225	0.225	0.225	0.225
1.5 STY	0.225	0.225	0.225	0.225	0.225	0.225
1.25 STY	0.225	0.225	0.225	0.225	0.225	0.225
BI-LEVEL	0.225	0.225	0.225	0.225	0.225	0.225
TRI-LEVEL	0.225	0.225	0.225	0.225	0.225	0.225
ESTATE HOME	0.225	0.225	0.225	0.225	0.225	0.225
DUPLEX	0.225	0.225	0.225	0.225	0.225	0.225
TWO UNIT	0.225	0.225	0.225	0.225	0.225	0.225
THREE UNIT	0.225	0.225	0.225	0.225	0.225	0.225
FOUR UNIT	0.225	0.225	0.225	0.225	0.225	0.225

Close









Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Depr.	Building Style	
41-04-177-013	3144 LEITH ST	12/04/23	WD	\$58,000	\$18,600	32.07	\$37,208	\$13,398	\$44,602	\$52,911	0.843	645	285	50	1 STY	
41-04-382-002	3208 HOLLY AVE	01/29/24	WD	\$25,000	\$13,100	52.40	\$26,195	\$7,290	\$17,710	\$42,011	0.422	656	285	50	1 STY	
41-04-326-008	3127 DELAWARE AVE	06/10/22	WD	\$32,000	\$15,400	48.13	\$30,759	\$7,818	\$24,182	\$50,980	0.474	735	285	55	1 STY	
41-04-328-015	3152 DELAWARE AVE	04/14/23	WD	\$46,000	\$18,800	40.87	\$37,572	\$7,749	\$38,251	\$66,273	0.577	763	285	55	1 STY	
41-04-332-018	3115 WOODROW AVE	04/04/22	QC	\$35,000	\$21,300	60.86	\$42,521	\$15,499	\$19,501	\$60,049	0.325	846	285	55	1 STY	
41-04-377-026	3225 BENNETT AVE	01/20/23	WD	\$25,000	\$19,500	78.00	\$38,910	\$14,580	\$10,420	\$54,067	0.193	754	285	55	1 STY	
41-04-380-011	3201 HOLLY AVE	05/31/22	WD	\$52,000	\$21,600	41.54	\$43,248	\$8,910	\$43,090	\$76,307	0.565	680	285	55	1 STY	
41-04-380-014	3213 HOLLY AVE	05/16/22	WD	\$37,830	\$16,100	42.56	\$32,159	\$7,290	\$30,540	\$55,264	0.553	799	285	55	1 STY	
41-04-460-016	3509 DAVISON RD	02/21/24	WD	\$31,000	\$25,900	83.55	\$51,730	\$7,290	\$23,710	\$98,756	0.240	968	285	55	1 STY	
41-04-157-017	2929 DAKOTA AVE	06/23/23	WD	\$58,000	\$19,800	34.14	\$39,543	\$8,300	\$49,700	\$69,429	0.716	903	285	60	1 STY	
41-04-158-016	2909 BRANCH RD	01/19/24	WD	\$64,000	\$23,600	36.88	\$47,111	\$8,450	\$55,550	\$85,913	0.647	900	285	60	1 STY	
41-04-176-037	3137 LEITH ST	11/29/23	WD	\$40,000	\$19,700	49.25	\$39,353	\$10,084	\$29,916	\$65,042	0.460	660	285	60	1 STY	
41-04-177-040	3213 DAKOTA AVE	04/04/23	WD	\$49,000	\$19,800	40.41	\$39,642	\$13,398	\$35,602	\$58,320	0.610	704	285	60	1 STY	
41-04-178-017	3232 DAKOTA AVE	08/18/23	MLC	\$70,000	\$23,300	33.29	\$46,590	\$13,573	\$56,427	\$73,371	0.769	754	285	60	1 STY	
41-04-179-003	3112 MARYLAND AVE	04/07/23	WD	\$43,000	\$16,500	38.37	\$33,087	\$8,329	\$34,671	\$55,018	0.630	720	285	60	1 STY	
41-04-179-012	3140 MARYLAND AVE	06/21/22	WD	\$52,000	\$20,700	39.81	\$41,498	\$8,271	\$43,729	\$73,838	0.592	720	285	60	1 STY	
41-04-380-023	2107 N AVERILL AVE	04/15/22	WD	\$30,000	\$18,000	60.00	\$35,959	\$7,739	\$22,261	\$62,711	0.355	800	285	60	1 STY	
41-04-455-028	2052 N AVERILL AVE	04/18/23	WD	\$65,000	\$31,800	48.92	\$63,513	\$9,627	\$55,373	\$119,747	0.462	1,008	285	60	1 STY	
41-04-458-024	3609 CHURCHILL AVE	07/01/22	WD	\$39,000	\$18,600	47.69	\$37,176	\$7,290	\$31,710	\$66,413	0.477	719	285	60	1 STY	
41-04-331-001	3202 BEECHWOOD AVE	01/27/23	WD	\$36,000	\$28,700	79.72	\$57,415	\$9,471	\$26,529	\$100,935	0.263	1,036	285	63	1 STY	
41-04-178-043	3213 MARYLAND AVE	08/16/23	WD	\$61,000	\$20,700	33.93	\$43,215	\$8,470	\$52,530	\$73,147	0.718	720	285	66	1 STY	
41-04-180-001	3202 MARYLAND AVE	10/11/22	WD	\$55,000	\$26,000	47.27	\$51,959	\$10,044	\$44,956	\$88,242	0.509	803	285	69	1 STY	
41-04-328-001	2620 BRANCH RD	07/14/23	WD	\$74,000	\$28,000	37.84	\$55,902	\$10,402	\$63,598	\$95,789	0.664	912	285	69	1 STY	
41-04-331-013	3213 RISEDORPH AVE	02/27/23	WD	\$49,000	\$32,000	65.31	\$63,910	\$7,749	\$41,251	\$118,234	0.349	960	285	70	1 STY	
41-04-177-037	3161 DAKOTA AVE	12/09/22	WD	\$80,000	\$32,000	40.00	\$64,097	\$14,926	\$65,074	\$103,518	0.629	780	285	74	1 STY	
41-04-151-025	2921 LEITH ST	10/06/22	WD	\$86,000	\$30,000	34.88	\$60,064	\$7,339	\$78,661	\$111,000	0.709	969	285	79	1 STY	
41-04-177-019	3208 LEITH ST	06/10/22	WD	\$81,000	\$35,000	43.21	\$69,937	\$13,398	\$67,602	\$119,029	0.568	1,088	285	79	1 STY	
41-04-332-015	3152 RISEDORPH AVE	03/21/23	WD	\$25,000	\$19,000	76.00	\$37,979	\$7,749	\$17,251	\$67,178	0.257	940	285	60	1.25 STY	
41-04-332-027	3147 WOODROW AVE	03/14/23	WD	\$50,000	\$22,100	44.20	\$44,202	\$7,749	\$42,251	\$81,007	0.522	924	285	60	1.25 STY	
41-04-332-027	3147 WOODROW AVE	01/05/24	WD	\$57,000	\$22,100	38.77	\$44,202	\$7,749	\$49,251	\$81,007	0.608	924	285	60	1.25 STY	
41-04-460-031	3622 CHURCHILL AVE	10/12/22	WD	\$134,000	\$93,900	70.07	\$216,906	\$44,127	\$89,873	\$364,000	0.247	4,211	285	62	1.25 STY	
41-04-331-015	3217 RISEDORPH AVE	11/03/22	WD	\$42,000	\$23,700	56.43	\$47,373	\$8,610	\$33,390	\$81,606	0.409	939	285	74	1.25 STY	
<b>Totals:</b>				<b>\$1,681,830</b>	<b>\$795,300</b>		<b>\$1,620,935</b>		<b>\$1,339,162</b>	<b>\$2,771,112</b>						
				<b>AVE \$52,557</b>						<b>E.C.F. =&gt; 0.493</b>						
				<b>MED \$49,500</b>						<b>Ave. E.C.F. =&gt; 0.511</b>						



Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Depr.	Building Style
41-04-426-016	3801 DELAWARE AVE	06/24/22	WD	\$105,000	\$44,500	42.38	\$88,997	\$24,548	\$80,452	\$128,898	0.624	967	290	64	1 STY
41-04-426-021	3821 DELAWARE AVE	07/15/22	WD	\$124,000	\$43,000	34.68	\$86,077	\$21,863	\$102,137	\$128,428	0.795	956	290	64	1 STY
41-04-427-020	3721 BEECHWOOD AVE	09/08/23	WD	\$128,900	\$39,800	30.88	\$79,660	\$20,810	\$108,090	\$117,700	0.918	954	290	64	1 STY
41-04-427-025	3741 BEECHWOOD AVE	02/09/24	WD	\$117,000	\$41,600	35.56	\$83,215	\$20,000	\$97,000	\$126,430	0.767	954	290	64	1 STY
41-04-428-001	3802 DELAWARE AVE	11/13/23	WD	\$107,400	\$43,200	40.22	\$86,329	\$22,400	\$85,000	\$127,858	0.665	965	290	64	1 STY
41-04-429-013	3742 BEECHWOOD AVE	11/30/22	WD	\$70,000	\$40,900	58.43	\$81,763	\$20,000	\$50,000	\$123,526	0.405	954	290	64	1 STY
41-04-429-015	3701 RISEDORPH AVE	01/17/24	WD	\$70,700	\$40,300	57.00	\$80,592	\$23,168	\$47,532	\$114,848	0.414	954	290	64	1 STY
41-04-434-006	3822 WOODROW AVE	06/17/22	WD	\$78,000	\$36,700	47.05	\$73,363	\$20,000	\$58,000	\$106,726	0.543	954	290	64	1 STY
41-04-476-001	3702 WHITTIER ST	03/15/24	WD	\$66,230	\$45,900	69.30	\$91,848	\$24,584	\$41,646	\$134,528	0.310	1,094	290	64	1 STY
41-04-476-002	3706 WHITTIER ST	03/17/23	WD	\$85,000	\$43,500	51.18	\$87,052	\$20,000	\$65,000	\$134,104	0.485	954	290	64	1 STY
41-04-476-008	3726 WHITTIER ST	04/29/22	WD	\$76,000	\$37,800	49.74	\$75,607	\$20,000	\$56,000	\$111,214	0.504	954	290	64	1 STY
41-04-476-042	3708 BENNETT AVE	10/03/23	WD	\$136,000	\$46,000	33.82	\$92,051	\$23,867	\$112,133	\$136,368	0.822	1,017	290	64	1 STY
41-04-476-045	3724 BENNETT AVE	04/27/22	WD	\$120,000	\$48,200	40.17	\$96,412	\$28,760	\$91,240	\$135,304	0.674	1,021	290	64	1 STY
41-04-476-058	3717 HOLLY AVE	01/31/24	WD	\$115,000	\$55,400	48.17	\$110,717	\$36,508	\$78,492	\$148,418	0.529	1,028	290	64	1 STY
41-04-476-097	3727 HOLLY AVE	04/20/22	WD	\$101,000	\$44,500	44.06	\$88,940	\$27,819	\$73,181	\$122,242	0.599	902	290	64	1 STY
41-04-428-024	3837 BEECHWOOD AVE	11/22/22	WD	\$113,000	\$43,300	38.32	\$86,501	\$21,486	\$91,514	\$130,030	0.704	954	290	69	1 STY
41-04-430-004	3814 BEECHWOOD AVE	03/08/24	WD	\$130,000	\$45,000	34.62	\$90,059	\$20,000	\$110,000	\$140,118	0.785	954	290	70	1 STY
41-04-430-012	3801 RISEDORPH AVE	08/25/23	WD	\$127,000	\$46,000	36.22	\$91,955	\$22,400	\$104,600	\$139,110	0.752	954	290	70	1 STY
41-04-431-010	3734 RISEDORPH AVE	04/13/23	WD	\$88,000	\$42,200	47.95	\$84,351	\$20,000	\$68,000	\$122,573	0.555	954	290	74	1 STY
41-04-426-030	3829 DELAWARE AVE	06/14/22	WD	\$121,150	\$51,900	42.84	\$103,880	\$29,597	\$91,553	\$141,491	0.647	956	290	75	1 STY
41-04-426-030	3829 DELAWARE AVE	06/14/23	WD	\$136,000	\$51,900	38.16	\$103,880	\$29,597	\$106,403	\$141,491	0.752	956	290	75	1 STY
41-04-433-010	3734 WOODROW AVE	05/11/23	WD	\$132,500	\$45,100	34.04	\$90,149	\$20,000	\$112,500	\$133,617	0.842	954	290	75	1 STY
41-04-277-093	3719 DAKOTA AVE	11/28/22	WD	\$120,000	\$53,600	44.67	\$107,126	\$25,401	\$94,599	\$155,667	0.608	1,021	290	79	1 STY
41-04-434-011	3842 WOODROW AVE	02/10/23	WD	\$120,000	\$55,600	46.33	\$111,187	\$25,036	\$94,964	\$164,097	0.579	954	290	79	1 STY
41-04-433-015	3701 WHITTIER ST	11/16/23	WD	\$135,000	\$56,900	42.15	\$113,730	\$27,162	\$107,838	\$164,891	0.654	1,136	290	80	1 STY
41-04-476-094	3746 BENNETT AVE	01/08/24	CD	\$136,000	\$62,800	46.18	\$125,510	\$43,101	\$92,899	\$156,970	0.592	1,021	290	80	1 STY
41-04-454-003	3510 BENNETT AVE	11/02/23	LC	\$85,000	\$37,700	44.35	\$75,355	\$18,000	\$67,000	\$114,710	0.584	1,072	290	64	1.25 STY
41-04-454-009	3602 BENNETT AVE	05/25/22	WD	\$85,000	\$32,500	38.24	\$65,056	\$18,000	\$67,000	\$94,112	0.712	894	290	64	1.25 STY
41-04-451-026	2301 STARKWEATHER ST	04/20/23	WD	\$101,000	\$37,600	37.23	\$75,102	\$20,000	\$81,000	\$110,204	0.735	964	290	64	2 STORY
41-04-453-011	3406 BENNETT AVE	09/21/23	WD	\$108,000	\$37,300	34.54	\$74,691	\$21,621	\$86,379	\$106,140	0.814	964	290	64	2 STORY
41-04-454-023	3525 HOLLY AVE	10/19/22	WD	\$75,000	\$36,000	48.00	\$72,003	\$18,000	\$57,000	\$108,006	0.528	964	290	64	2 STORY
41-04-454-025	3605 HOLLY AVE	04/05/22	WD	\$70,000	\$31,800	45.43	\$63,548	\$18,000	\$52,000	\$91,096	0.571	964	290	64	2 STORY
41-04-456-021	3525 DALE AVE	06/10/22	WD	\$109,900	\$39,600	36.03	\$79,108	\$18,000	\$91,900	\$122,216	0.752	1,155	290	64	2 STORY
41-04-476-072	3749 HOLLY AVE	03/25/24	WD	\$130,000	\$46,700	35.92	\$93,494	\$25,055	\$104,945	\$136,878	0.767	1,248	290	64	2 STORY
41-04-456-022	3601 DALE AVE	06/06/23	WD	\$110,000	\$40,400	36.73	\$80,849	\$19,914	\$90,086	\$116,067	0.776	964	290	71	2 STORY
<b>Totals:</b>				<b>\$3,732,780</b>	<b>\$1,545,200</b>		<b>\$3,090,157</b>		<b>\$2,918,083</b>	<b>\$4,486,077</b>					

**AVE \$106,651**  
**MED \$110,000**

**E.C.F. => 0.650**  
**Ave. E.C.F. => 0.650**

41-04-277-074	3715 DAKOTA AVE	03/14/24	WD	\$149,900	\$44,300	29.55	\$88,583	\$25,581	\$124,319	\$126,004	0.987	1,036	290	64	1 STY
41-04-457-009	3324 DALE AVE	09/27/23	WD	\$68,000	\$50,900	74.85	\$101,871	\$20,000	\$48,000	\$163,742	0.293	1,687	290	64	1.25 STY
41-04-451-026	2301 STARKWEATHER ST	05/03/22	WD	\$47,000	\$37,600	80.00	\$75,102	\$20,000	\$27,000	\$110,204	0.245	964	290	64	2 STORY

Single Family Economic Condition Factors ✕

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.650	0.650	0.650	0.650	0.650	0.650
1 STY	0.650	0.650	0.650	0.650	0.650	0.650
2 STORY	0.650	0.650	0.650	0.650	0.650	0.650
1.5 STY	0.650	0.650	0.650	0.650	0.650	0.650
1.25 STY	0.650	0.650	0.650	0.650	0.650	0.650
BI-LEVEL	0.650	0.650	0.650	0.650	0.650	0.650
TRI-LEVEL	0.650	0.650	0.650	0.650	0.650	0.650
ESTATE HOME	0.650	0.650	0.650	0.650	0.650	0.650
DUPLEX	0.650	0.650	0.650	0.650	0.650	0.650
TWO UNIT	0.650	0.650	0.650	0.650	0.650	0.650
THREE UNIT	0.650	0.650	0.650	0.650	0.650	0.650
FOUR UNIT	0.650	0.650	0.650	0.650	0.650	0.650

Close



Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Building Depr.	Land Value
40-02-356-011	2929 MALLERY ST	08/11/22	WD	\$95,000	\$41,200	43.37	\$82,454	\$20,447	\$74,553	\$190,791	0.391	1,647	295	1 STY	64	\$20,447
40-02-356-017	2944 CONCORD ST	06/30/23	WD	\$60,000	\$27,300	45.50	\$54,655	\$15,903	\$44,097	\$119,237	0.370	952	295	1 STY	64	\$15,903
40-03-480-001	3433 CONCORD ST	05/24/22	WD	\$54,500	\$26,900	49.36	\$53,826	\$13,903	\$40,597	\$122,840	0.330	996	295	1 STY	64	\$13,903
40-03-484-007	3419 BARTH ST	12/15/23	WD	\$64,000	\$21,900	34.22	\$43,772	\$10,849	\$53,151	\$101,302	0.525	978	295	1 STY	64	\$10,849
40-03-485-013	3306 MACKIN RD	11/27/23	WD	\$50,000 \$64,700	\$25,500	51.00	\$51,011	\$13,832	\$36,168	\$114,397	0.316	1,018	295	1 STY	64	\$13,832
40-03-482-008	3440 BARTH ST	12/22/23	WD	\$42,000	\$24,100	57.38	\$48,285	\$9,764	\$32,236	\$118,526	0.272	1,108	295	1.5 STY	64	\$9,764
40-02-356-026	1701 N BALLENGER HWY	03/06/23	WD	\$65,000	\$28,200	43.38	\$56,430	\$17,261	\$47,739	\$120,520	0.396	1,004	295	2 STORY	64	\$17,261
40-02-357-018	3030 CLEMENT ST	01/16/24	WD	\$68,600	\$26,400	38.48	\$52,811	\$9,763	\$58,837	\$132,455	0.444	1,175	295	2 STORY	64	\$9,763
40-02-358-004	2943 CONCORD ST	11/16/22	WD	\$80,000	\$30,700	38.38	\$61,401	\$19,883	\$60,117	\$127,748	0.471	1,187	295	2 STORY	64	\$19,527
40-02-359-021	3026 BARTH ST	12/21/23	MLC	\$65,000	\$24,900	38.31	\$49,743	\$10,848	\$54,152	\$119,677	0.452	1,187	295	2 STORY	64	\$10,848
40-11-102-002	2955 CLEMENT ST	10/16/23	WD	\$73,000	\$28,700	39.32	\$57,399	\$13,018	\$59,982	\$136,557	0.439	1,181	295	2 STORY	64	\$13,018
40-11-104-028	1401 N BALLENGER HWY	03/06/23	WD	\$65,000 \$69,433	\$28,100	43.23	\$56,103	\$16,597	\$48,403	\$121,557	0.398	1,004	295	2 STORY	64	\$16,597

**Totals:**      **\$916,233**      **\$333,900**      **\$667,890**      **\$610,032**      **\$1,525,606**  
**Sale. Ratio => 36.44**      **E.C.F. => 0.400**  
**Std. Dev. => 6.53**      **Ave. E.C.F. => 0.400**

Outliers

40-03-427-015	2005 SENECA ST	09/22/22	WD	\$95,000	\$25,000	26.32	\$49,949	\$8,440	\$86,560	\$127,720	0.678	1,200	295	2 STORY	64	\$8,440
40-03-481-010	3310 CLEMENT ST	03/11/24	WD	\$118,500	\$26,100	22.03	\$52,147	\$15,283	\$103,217	\$113,428	0.910	1,061	295	1 STY	64	\$13,012
40-03-483-003	1608 WABASH AVE	03/19/24	CD	\$121,500	\$27,700	22.80	\$55,369	\$12,369	\$109,131	\$132,308	0.825	1,125	295	1 STY	64	\$10,550
40-03-479-014	3216 CONCORD ST	07/07/23	WD	\$120,000	\$31,000	25.83	\$62,052	\$11,304	\$108,696	\$156,148	0.696	1,814	295	2 STORY	60	\$11,304
40-02-355-014	3110 CONCORD ST	10/20/23	WD	\$154,999	\$46,600	30.06	\$93,252	\$20,451	\$134,548	\$224,003	0.601	2,279	295	1 STY	64	\$20,451

Sales \$82,000

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.400	0.400	0.400	0.400	0.400	0.400
1 STY	0.400	0.400	0.400	0.400	0.400	0.400
2 STORY	0.400	0.400	0.400	0.400	0.400	0.400
1.5 STY	0.400	0.400	0.400	0.400	0.400	0.400
1.25 STY	0.400	0.400	0.400	0.400	0.400	0.400
BI-LEVEL	0.400	0.400	0.400	0.400	0.400	0.400
TRI-LEVEL	0.400	0.400	0.400	0.400	0.400	0.400
ESTATE HOME	0.400	0.400	0.400	0.400	0.400	0.400
DUPLEX	0.400	0.400	0.400	0.400	0.400	0.400
TWO UNIT	0.400	0.400	0.400	0.400	0.400	0.400
THREE UNIT	0.400	0.400	0.400	0.400	0.400	0.400
FOUR UNIT	0.400	0.400	0.400	0.400	0.400	0.400

Close



Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Building Depr.
40-10-202-017	1315 SAN JUAN DR	01/20/23	WD	\$106,000	\$57,100	53.87	\$114,264	\$26,026	\$79,974	\$220,595	0.363	1,810	300	1 STY	63
40-10-227-003	3307 MACKIN RD	06/20/23	WD	\$90,500	\$43,700	48.29	\$87,422	\$20,670	\$69,830	\$166,880	0.418	1,345	300	1 STY	63
40-10-227-008	3201 MACKIN RD	07/28/23	MLC	\$99,000	\$42,700	43.13	\$85,361	\$20,670	\$78,330	\$161,728	0.484	1,506	300	1 STY	60
40-10-201-008	1425 ELDORADO DR	02/22/24	WD	\$160,000	\$65,700	41.06	\$131,374	\$27,209	\$132,791	\$245,094	0.542	2,258	300	2 STORY	63
40-10-204-011	3402 SANTA CLARA CT	06/15/22	WD	\$149,000	\$61,700	41.41	\$123,454	\$22,139	\$126,861	\$238,388	0.532	2,347	300	2 STORY	63
40-10-204-066	3409 SANTA CLARA CT	09/24/22	WD	\$175,000	\$91,400	52.23	\$182,762	\$40,475	\$134,525	\$334,793	0.402	3,631	300	2 STORY	63
40-10-227-019	1430 ELDORADO DR	07/25/23	WD	\$125,000	\$62,200	49.76	\$124,365	\$23,744	\$101,256	\$236,755	0.428	2,114	300	2 STORY	63
40-10-202-026	3402 SANTA CRUZ DR	07/20/22	WD	\$170,000	\$78,400	46.12	\$167,197	\$53,178	\$116,822	\$243,840	0.479	2,525	300	2 STORY	60
40-10-201-024	1317 ELDORADO DR	09/06/22	QC	\$112,300	\$57,100	50.85	\$114,281	\$27,768	\$84,532	\$247,180	0.342	2,353	300	TRI-LEVEL	60
<b>Totals:</b>				<b>\$1,186,800</b>	<b>\$560,000</b>		<b>\$1,130,480</b>		<b>\$924,921</b>	<b>\$2,095,253</b>					
					<b>Sale. Ratio =&gt;</b>	<b>47.19</b>				<b>E.C.F. =&gt;</b>	<b>0.441</b>				
					<b>Std. Dev. =&gt;</b>	<b>4.73</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.443</b>				

Outlier

40-10-201-007	1433 ELDORADO DR	06/22/23	WD	\$165,000	\$60,700	36.79	\$121,400	\$31,844	\$133,156	\$223,890	0.595	1,831	300	1.25 STY	68
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Single Family Economic Condition Factors

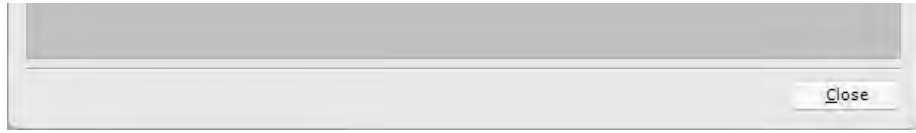
NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.425	0.425	0.425	0.400	0.425	0.425
1 STY	0.400	0.400	0.400	0.400	0.400	0.400
2 STORY	0.425	0.425	0.425	0.400	0.425	0.425
1.5 STY	0.400	0.400	0.400	0.400	0.400	0.400
1.25 STY	0.400	0.400	0.400	0.400	0.400	0.400
BI-LEVEL	0.350	0.350	0.350	0.400	0.350	0.350
TRI-LEVEL	0.350	0.350	0.350	0.400	0.350	0.350
ESTATE HOME	0.425	0.425	0.425	0.400	0.425	0.425
DUPLEX	0.425	0.425	0.425	0.400	0.425	0.425
TWO UNIT	0.425	0.425	0.425	0.400	0.425	0.425
THREE UNIT	0.425	0.425	0.425	0.400	0.425	0.425
FOUR UNIT	0.425	0.425	0.425	0.400	0.425	0.425

Close





Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Building Depr.
40-11-183-024	2640 RASKOB ST	07/17/23	WD	\$72,000	\$20,000	27.78	\$40,090	\$8,864	\$63,136	\$104,087	0.607	933	310	1 STY	70
40-11-184-001	2765 RASKOB ST	09/20/22	WD	\$66,500	\$25,500	38.35	\$51,044	\$11,383	\$55,117	\$132,203	0.417	1,012	310	1 STY	69
40-11-153-008	2835 WOLCOTT ST	05/27/22	WD	\$59,000	\$19,500	33.05	\$38,913	\$6,920	\$52,080	\$106,643	0.488	850	310	1 STY	64
40-11-180-035	1257 FOREST HILL AVE	03/13/23	WD	\$29,000	\$15,900	54.83	\$31,765	\$9,083	\$19,917	\$75,607	0.263	660	310	1 STY	64
40-11-182-005	2755 BERKLEY ST	10/21/22	WD	\$70,000	\$28,800	41.14	\$57,512	\$12,027	\$57,973	\$151,617	0.382	1,289	310	1 STY	64
40-11-202-018	2522 MALLERY ST	09/25/23	WD	\$28,500	\$17,300	60.70	\$34,574	\$8,923	\$19,577	\$85,503	0.229	732	310	1 STY	64
40-11-255-016	2421 PROSPECT ST	10/27/23	WD	\$32,000	\$15,600	48.75	\$31,137	\$7,482	\$24,518	\$78,850	0.311	728	310	1 STY	64
											0.348				
40-11-130-030	2602 CLEMENT ST	01/19/24	WD	\$69,000	\$32,300	46.81	\$64,608	\$14,326	\$54,674	\$167,607	0.326	1,341	310	1 STY	60
40-11-130-030	2602 CLEMENT ST	03/31/23	WD	\$48,000	\$32,300	67.29	\$64,608	\$14,326	\$33,674	\$167,607	0.201	1,341	310	1 STY	60
40-11-158-011	2821 RASKOB ST	09/02/22	WD	\$30,000	\$17,100	57.00	\$34,126	\$7,623	\$22,377	\$88,343	0.253	955	310	1 STY	60
40-11-158-011	2821 RASKOB ST	11/20/23	MLC	\$50,000	\$17,100	34.20	\$34,126	\$7,623	\$42,377	\$88,343	0.480	955	310	1 STY	60
40-11-158-018	2820 SLOAN ST	09/14/22	WD	\$60,000	\$20,600	34.33	\$41,279	\$9,395	\$50,605	\$106,280	0.476	1,074	310	1 STY	60
40-11-179-012	2517 WOLCOTT ST	11/29/23	WD	\$42,000	\$15,700	37.38	\$31,390	\$8,650	\$33,350	\$75,800	0.440	720	310	1 STY	60
40-11-182-034	1207 FOREST HILL AVE	09/06/23	WD	\$36,000	\$18,000	50.00	\$36,021	\$9,083	\$26,917	\$89,793	0.300	867	310	1 STY	60
40-11-254-027	2502 PROSPECT ST	11/02/23	WD	\$31,000	\$15,800	50.97	\$31,612	\$8,650	\$22,350	\$76,540	0.292	732	310	1 STY	60
40-11-326-028	2616 SLOAN ST	05/26/23	WD	\$26,000	\$14,900	57.31	\$29,806	\$8,864	\$17,136	\$69,807	0.245	720	310	1 STY	55
				\$43,556						avg	0.335				
40-11-130-022	2630 CLEMENT ST	10/30/23	WD	\$22,000	\$15,100	68.64	\$30,213	\$10,117	\$11,883	\$66,987	0.177	768	310	1 STY	45
40-11-129-009	2831 CONCORD ST	06/26/23	WD	\$55,000	\$23,800	43.27	\$47,654	\$8,895	\$46,105	\$129,197	0.357	930	310	1.25 STY	75
40-11-201-021	2502 BEGOLE ST	07/08/22	WD	\$77,000	\$22,100	28.70	\$44,296	\$8,631	\$68,369	\$118,883	0.575	1,048	310	1.25 STY	75
40-11-133-002	1410 N BALLENGER HWY	11/07/23	WD	\$74,900	\$24,500	32.71	\$49,074	\$10,535	\$64,365	\$128,463	0.501	946	310	1.25 STY	70
40-11-154-011	2821 N STEVENSON ST	09/20/23	WD	\$78,500	\$19,500	24.84	\$38,968	\$7,091	\$71,409	\$106,257	0.672	989	310	1.25 STY	64
40-11-177-006	2717 PROSPECT ST	08/16/23	WD	\$54,000	\$19,800	36.67	\$39,687	\$7,785	\$46,215	\$106,340	0.435	999	310	1.25 STY	64
40-02-380-023	2832 BEGOLE ST	07/24/23	WD	\$28,000	\$18,200	65.00	\$36,402	\$8,650	\$19,350	\$92,507	0.209	932	310	1.25 STY	60
40-02-381-028	2812 MALLERY ST	11/30/23	WD	\$47,000	\$19,400	41.28	\$38,770	\$8,911	\$38,089	\$99,530	0.383	922	310	1.25 STY	60
40-11-156-023	1201 LAVENDER AVE	04/27/22	WD	\$60,000	\$19,200	32.00	\$38,434	\$8,083	\$51,917	\$101,170	0.513	904	310	1.25 STY	60
40-11-180-007	2751 N STEVENSON ST	01/31/23	WD	\$45,000	\$20,800	46.22	\$41,508	\$11,390	\$33,610	\$100,393	0.335	1,035	310	1.25 STY	60
40-11-183-033	2612 RASKOB ST	12/27/22	WD	\$44,900	\$18,100	40.31	\$36,283	\$8,864	\$36,036	\$91,397	0.394	1,011	310	1.25 STY	60
40-11-251-012	2427 BARTH ST	04/27/23	WD	\$25,000	\$15,400	61.60	\$30,816	\$8,650	\$16,350	\$73,887	0.221	1,000	310	1.25 STY	60
											0.343				

40-11-180-016 2715 N STEVENSON ST 03/25/24 WD \$77,900 \$24,300 31.19 \$48,688 \$7,977 \$69,923 \$135,703 0.515 1,196 310 2 STORY 64  
 \$48,456

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**Totals: \$1,481,756 \$586,600 \$1,173,404 \$1,169,399 \$3,015,343**  
**Sale. Ratio => 39.59 E.C.F. => 0.388**  
**Std. Dev. => 12.71 Ave. E.C.F. => 0.376**

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Value \$50,000

40-11-176-031 1375 FOREST HILL AVE 01/05/24 LC \$28,000 \$20,700 73.93 \$41,437 \$7,921 \$20,079 \$111,720 0.180 993 310 1.25 STY 64

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.450	0.450	0.450	0.400	0.375	0.375
1 STY	0.450	0.450	0.450	0.375	0.350	0.350
2 STORY	0.450	0.450	0.450	0.400	0.375	0.375
1.5 STY	0.450	0.450	0.450	0.400	0.375	0.375
1.25 STY	0.450	0.450	0.450	0.400	0.375	0.375
BI-LEVEL	0.450	0.450	0.450	0.400	0.375	0.375
TRI-LEVEL	0.450	0.450	0.450	0.400	0.375	0.375
ESTATE HOME	0.450	0.450	0.450	0.040	0.375	0.375
DUPLEX	0.450	0.450	0.450	0.400	0.375	0.375
TWO UNIT	0.450	0.450	0.450	0.400	0.375	0.375
THREE UNIT	0.450	0.450	0.450	0.400	0.375	0.375
FOUR UNIT	0.450	0.450	0.450	0.400	0.375	0.375

Close





Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	uilding Styl	Building Depr.	
40-12-177-005	1518 N GRAND TRAVERSE	03/20/24	WD	\$38,000	\$18,100	47.63	\$36,274	\$3,881	\$34,119	\$117,793	0.290	953	325	1 STY	65	
40-12-303-028	1322 PROSPECT	09/20/22	WD	\$30,000	\$16,700	55.67	\$33,440	\$3,720	\$26,280	\$108,073	0.243	990	325	1 STY	65	
40-12-303-028	1322 PROSPECT	09/20/22	LC	\$30,000	\$16,700	55.67	\$33,440	\$3,720	\$26,280	\$108,073	0.243	990	325	1 STY	65	
40-12-304-008	1505 PROSPECT ST	11/04/22	QC	\$27,000	\$11,000	40.74	\$22,089	\$3,720	\$23,280	\$66,796	0.349	624	325	1 STY	65	
40-12-163-016	1230 CALDWELL AVE	04/06/23	WD	\$80,000	\$34,900	43.63	\$69,763	\$17,397	\$62,603	\$190,422	0.329	1,581	325	1 STY	63	
40-12-104-019	1629 SEMINOLE ST	05/31/22	WD	\$30,000	\$21,100	70.33	\$50,144	\$9,530	\$20,470	\$130,284	0.157	1,094	325	1 STY	57	
40-12-128-023	1518 MASON ST	01/19/23	WD	\$24,000	\$10,700	44.58	\$21,488	\$5,723	\$18,277	\$63,060	0.290	704	325	1 STY	52	
40-12-155-014	1412 KIRK AVE	01/24/24	WD	\$57,000	\$13,700	24.04	\$27,323	\$4,153	\$52,847	\$84,255	0.627	921	325	1.25 STY	65	
40-12-106-020	1659 N GRAND TRAVERSE	05/31/23	WD	\$109,900	\$24,300	22.11	\$48,651	\$7,152	\$102,748	\$150,905	0.681	1,630	325	2 STORY	65	
40-12-104-007	1634 PONTIAC ST	10/13/23	WD	\$32,500	\$20,800	64.00	\$41,565	\$4,765	\$27,735	\$147,200	0.188	1,620	325	2 STORY	57	
40-12-105-017	546 COPEMAN BLVD	12/14/23	WD	\$35,000	\$13,200	37.71	\$26,443	\$4,650	\$30,350	\$87,172	0.348	1,176	325	2 STORY	55	
40-12-104-004	607 WELCH BLVD	11/29/23	WD	\$35,000	\$22,000	62.86	\$43,919	\$6,761	\$28,239	\$148,632	0.190	1,627	325	2 STORY	52	
40-12-105-009	1632 SEMINOLE ST	01/17/24	LC	\$33,200	\$14,500	43.67	\$29,098	\$4,765	\$28,435	\$97,332	0.292	1,152	325	2 STORY	52	
40-12-402-028	308 SEVENTH AVE	08/18/23	WD	\$42,000	\$11,700	27.86	\$23,452	\$6,044	\$35,956	\$69,632	0.516	1,001	325	2 STORY	52	
40-12-107-010	1636 N GRAND TRAVERSE	11/21/22	WD	\$70,000	\$25,500	36.43	\$50,975	\$6,639	\$63,361	\$147,787	0.429	2,142	325	TWO UNIT	47	
<b>Totals:</b>				<b>\$673,600</b>	<b>\$274,900</b>		<b>\$558,064</b>		<b>\$580,980</b>	<b>\$1,717,415</b>						
						<b>Sale. Ratio =&gt;</b>	<b>40.81</b>				<b>E.C.F. =&gt;</b>	<b>0.338</b>				
						<b>Std. Dev. =&gt;</b>	<b>14.54</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.345</b>				

Outlier

40-12-426-037	821 M L KING AVE	11/08/22	WD	\$161,000	\$61,800	38.39	\$123,533	\$21,828	\$139,172	\$369,545	0.377	4,381	325	2 STORY	55
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Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.350	0.350	0.300	0.300	0.275	0.275
1 STY	0.350	0.350	0.300	0.300	0.275	0.275
2 STORY	0.350	0.350	0.300	0.300	0.275	0.275
1.5 STY	0.350	0.350	0.300	0.300	0.275	0.275
1.25 STY	0.350	0.350	0.300	0.300	0.275	0.275
BI-LEVEL	0.350	0.350	0.300	0.300	0.275	0.275
TRI-LEVEL	0.350	0.350	0.300	0.300	0.275	0.275
ESTATE HOME	0.350	0.350	0.300	0.300	0.275	0.275
DUPLEX	0.350	0.350	0.300	0.300	0.275	0.275
TWO UNIT	0.350	0.350	0.300	0.300	0.275	0.275
THREE UNIT	0.350	0.350	0.300	0.300	0.275	0.275
FOUR UNIT	0.350	0.350	0.300	0.300	0.275	0.275

Close



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Building Depr.	Land Value	Land Table	
40-12-231-038	1533 ROOT ST	01/24/24	WD	\$165,000	\$45,300	27.45	\$90,682	\$7,845	\$157,155	\$194,911	0.806	1,531	\$102.65	340	2 STORY	80	\$7,845	R-335	
40-12-278-044	1217 CHIPPEWA ST	08/03/22	WD	\$147,000	\$99,800	67.89	\$199,559	\$88,567	\$58,433	\$261,158	0.224	1,655	\$35.31	340	1 STY	90	\$88,567	R-335	
<b>Totals:</b>				<b>\$312,000</b>	<b>\$145,100</b>		<b>\$290,241</b>		<b>\$215,588</b>	<b>\$456,068</b>			<b>\$68.98</b>						
					<b>Sale. Ratio =&gt;</b>	<b>46.51</b>					<b>E.C.F. =&gt;</b>	<b>0.473</b>							
					<b>Std. Dev. =&gt;</b>	<b>28.59</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.515</b>							

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
L.75 STY	0.500	0.500	0.500	0.500	0.500	0.500
1 STY	0.500	0.500	0.500	0.500	0.500	0.500
2 STORY	0.500	0.500	0.500	0.500	0.500	0.500
1.5 STY	0.500	0.500	0.500	0.500	0.500	0.500
1.25 STY	0.500	0.500	0.500	0.500	0.500	0.500
BI-LEVEL	0.500	0.500	0.500	0.500	0.500	0.500
TRI-LEVEL	0.500	0.500	0.500	0.500	0.500	0.500
ESTATE HOME	0.500	0.500	0.500	0.500	0.500	0.500
DUPLEX	0.500	0.500	0.500	0.500	0.500	0.500
TWO UNIT	0.500	0.500	0.500	0.500	0.500	0.500
THREE UNIT	0.500	0.500	0.500	0.500	0.500	0.500
FOUR UNIT	0.500	0.500	0.500	0.500	0.500	0.500

Close



Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Depr.	Building Style
41-08-185-010	1738 KANSAS AVE	06/09/23	LC	\$15,000	\$10,600	70.67	\$21,205	\$5,081	\$9,919	\$64,496	0.154	864	350	45	1 STY
41-08-106-001	1502 ILLINOIS AVE	10/13/23	WD	\$15,900	\$10,300	64.78	\$20,520	\$3,868	\$12,032	\$66,608	0.181	792	350	46	1 STY
41-08-104-013	1542 INDIANA AVE	03/18/24	WD	\$17,000	\$9,600	56.47	\$19,186	\$4,520	\$12,480	\$58,664	0.213	704	350	41	1 STY
41-08-128-008	1622 INDIANA AVE	08/30/22	WD	\$24,500	\$13,200	53.88	\$31,054	\$9,040	\$15,460	\$69,336	0.223	746	350	55	1 STY
41-08-134-003	1710 WISCONSIN AVE	07/21/23	WD	\$29,000	\$15,200	52.41	\$30,380	\$6,780	\$22,220	\$94,400	0.235	816	350	48	1 STY
41-08-133-006	1620 WISCONSIN AVE	01/22/24	LC	\$28,000	\$13,900	49.64	\$27,766	\$4,520	\$23,480	\$92,984	0.253	872	350	66	1 STY
41-08-128-016	1654 INDIANA AVE	12/01/23	WD	\$26,500	\$11,900	44.91	\$23,834	\$4,520	\$21,980	\$77,256	0.285	983	350	45	1 STY
41-08-134-011	1705 OHIO AVE	01/22/24	LC	\$26,000	\$11,600	44.62	\$23,137	\$4,520	\$21,480	\$74,468	0.288	810	350	45	1 STY
41-08-104-025	1533 ILLINOIS AVE	07/07/23	WD	\$30,000	\$11,600	38.67	\$23,242	\$4,520	\$25,480	\$74,888	0.340	830	350	45	1 STY
41-08-131-004	1606 IOWA AVE	08/04/22	WD	\$17,800	\$11,500	64.61	\$23,082	\$4,932	\$12,868	\$72,600	0.177	1,011	350	46	1.25 STY
41-08-131-004	1606 IOWA AVE	12/28/22	WD	\$20,000	\$11,500	57.50	\$23,082	\$4,932	\$15,068	\$72,600	0.208	1,011	350	46	1.25 STY
41-08-131-004	1606 IOWA AVE	03/15/24	WD	\$20,000	\$11,500	57.50	\$23,082	\$4,932	\$15,068	\$72,600	0.208	1,011	350	46	1.25 STY
41-08-102-030	1555 INDIANA AVE	01/05/24	WD	\$25,000	\$13,000	52.00	\$25,984	\$6,780	\$18,220	\$76,816	0.237	688	350	45	1.25 STY
41-08-179-002	1216 MINNESOTA AVE	02/22/23	WD	\$45,000	\$22,100	49.11	\$48,300	\$7,102	\$37,898	\$148,900	0.255	1,794	350	55	1.25 STY
41-08-135-007	1606 CRONK AVE	06/24/22	WD	\$36,000	\$17,500	48.61	\$35,056	\$6,780	\$29,220	\$113,104	0.258	875	350	62	1.25 STY
41-08-128-014	1646 INDIANA AVE	08/03/22	WD	\$26,000	\$10,700	41.15	\$21,359	\$5,924	\$20,076	\$61,740	0.325	1,070	350	45	1.25 STY
41-08-102-026	1537 INDIANA AVE	10/16/23	WD	\$52,000	\$19,100	36.73	\$38,257	\$4,520	\$47,480	\$134,948	0.352	1,064	350	63	1.25 STY
41-08-104-021	1515 ILLINOIS AVE	11/09/22	WD	\$17,000	\$11,900	70.00	\$23,856	\$4,520	\$12,480	\$77,344	0.161	1,056	350	45	2 STORY
41-08-179-001	1220 MINNESOTA AVE	02/22/23	WD	\$45,000	\$22,100	49.11	\$47,708	\$7,102	\$37,898	\$148,900	0.255	1,794	350	55	2 STORY
41-08-185-003	1710 KANSAS AVE	03/19/23	WD	\$38,000	\$16,600	43.68	\$33,247	\$5,173	\$32,827	\$112,296	0.292	1,232	350	49	TWO UNIT
41-08-105-018	1445 KEARSLEY PARK BLVD	04/11/23	WD	\$50,000	\$16,100	32.20	\$32,296	\$4,552	\$45,448	\$110,976	0.410	1,267	350	55	TWO UNIT
<b>Totals:</b>				<b>\$603,700</b>	<b>\$291,500</b>		<b>\$595,633</b>		<b>\$489,082</b>	<b>\$1,875,924</b>					
				<b>AVE</b>	<b>\$28,748</b>					<b>E.C.F. =&gt;</b>	<b>0.261</b>				
				<b>MED</b>	<b>\$26,000</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.253</b>				





Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Depr.	Building Style
41-08-202-014	1702 MAPLEWOOD AVE	12/15/23	WD	\$12,500	\$8,400	67.20	\$16,758	\$4,160	\$8,340	\$50,392	0.166	588	355	50	1 STY
41-08-211-011	1306 N FRANKLIN AVE	07/29/22	LC	\$38,000	\$11,000	28.95	\$22,076	\$4,160	\$33,840	\$71,664	0.472	849	355	50	1 STY
41-08-211-020	1401 MAPLEWOOD AVE	03/26/24	WD	\$25,000	\$13,400	53.60	\$26,751	\$5,098	\$19,902	\$86,612	0.230	724	355	60	1 STY
41-08-211-019	1405 MAPLEWOOD AVE	10/13/22	QC	\$20,000	\$10,600	53.00	\$21,152	\$4,160	\$15,840	\$67,968	0.233	640	355	60	1 STY
41-08-277-009	2618 MISSOURI AVE	04/26/22	WD	\$22,000	\$10,800	49.09	\$21,592	\$4,168	\$17,832	\$69,696	0.256	864	355	60	1 STY
41-08-209-019	2309 WISCONSIN AVE	01/04/23	WD	\$26,000	\$11,800	45.38	\$23,533	\$4,768	\$21,232	\$75,060	0.283	672	355	60	1 STY
41-08-226-020	1713 LEVERN ST	03/14/24	WD	\$38,000	\$14,700	38.68	\$29,419	\$6,285	\$31,715	\$92,536	0.343	856	355	60	1 STY
											0.269				
41-08-212-012	2001 MISSOURI AVE	01/19/24	WD	\$20,000	\$16,100	80.50	\$32,257	\$4,160	\$15,840	\$112,388	0.141	864	355	64	1 STY
41-08-254-019	2305 NEBRASKA AVE	11/28/22	WD	\$21,000	\$11,600	55.24	\$23,125	\$4,680	\$16,320	\$73,780	0.221	720	355	64	1 STY
41-08-238-001	2502 PENNSYLVANIA AVE	10/19/23	WD	\$55,000	\$14,500	26.36	\$28,962	\$4,160	\$50,840	\$99,208	0.512	816	355	64	1 STY
41-08-235-006	2401 PENNSYLVANIA AVE	09/20/22	QC	\$25,000	\$14,200	56.80	\$28,406	\$4,542	\$20,458	\$95,456	0.214	900	355	69	1 STY
41-08-226-025	1721 LEVERN ST	10/13/23	WD	\$25,000	\$12,100	48.40	\$24,256	\$6,671	\$18,329	\$70,340	0.261	777	355	69	1 STY
											0.270				
41-08-237-004	2422 PENNSYLVANIA AVE	11/30/23	WD	\$39,900	\$11,500	28.82	\$22,962	\$4,264	\$35,636	\$74,792	0.476	704	355	60	1.25 STY
41-08-238-002	2506 PENNSYLVANIA AVE	10/24/22	WD	\$32,500	\$12,200	37.54	\$24,447	\$4,120	\$28,380	\$81,308	0.349	920	355	60	1.25 STY
41-08-238-008	2610 PENNSYLVANIA AVE	02/02/24	WD	\$47,000	\$17,500	37.23	\$38,846	\$8,320	\$38,680	\$106,744	0.362	1,289	355	60	1.25 STY
41-08-238-014	2601 MISSOURI AVE	04/22/22	WD	\$35,000	\$13,700	39.14	\$27,497	\$4,160	\$30,840	\$93,348	0.330	995	355	60	1.25 STY
41-08-279-011	2501 NEBRASKA AVE	03/21/24	QC	\$28,000	\$11,700	41.79	\$23,444	\$5,200	\$22,800	\$72,976	0.312	900	355	60	1.25 STY
41-08-277-005	2602 MISSOURI AVE	03/15/24	WD	\$68,750	\$15,200	22.11	\$30,447	\$4,168	\$64,582	\$105,116	0.614	975	355	64	1.25 STY
41-08-279-015	2605 NEBRASKA AVE	10/13/23	WD	\$75,000	\$17,400	23.20	\$34,799	\$4,680	\$70,320	\$120,476	0.584	1,125	355	64	1.25 STY
41-08-211-024	1301 MAPLEWOOD AVE	06/23/22	QC	\$20,000	\$13,100	65.50	\$26,133	\$4,160	\$15,840	\$87,892	0.180	1,350	355	50	1.5 STY
41-08-237-018	2433 MISSOURI AVE	06/24/22	WD	\$35,000	\$17,300	49.43	\$34,539	\$8,528	\$26,472	\$104,044	0.254	1,164	355	64	1.5 STY
41-08-203-010	1714 ARLINGTON AVE	06/17/22	WD	\$21,000	\$11,400	54.29	\$22,723	\$4,215	\$16,785	\$74,032	0.227	924	355	55	1.75 STY
41-08-203-005	1806 ARLINGTON AVE	11/04/22	WD	\$20,000	\$13,200	66.00	\$26,382	\$4,228	\$15,772	\$88,616	0.178	924	355	60	1.75 STY
<b>Totals:</b>				<b>\$749,650</b>	<b>\$303,400</b>		<b>\$610,506</b>		<b>\$636,595</b>	<b>\$1,974,444</b>					

**AVE \$32,593**  
**MED \$26,000**

**E.C.F. => 0.322**  
**Ave. E.C.F. => 0.310**

Outlier

41-08-233-004	2602 WISCONSIN AVE	09/08/23	WD	\$61,250	\$11,900	19.43	\$23,774	\$4,160	\$57,090	\$78,456	0.728	900	355	60	1 STY
41-08-278-008	2430 KENTUCKY AVE	07/11/23	WD	\$70,000	\$14,400	20.57	\$28,859	\$4,264	\$65,736	\$98,380	0.668	759	355	60	1 STY

Single Family Economic Condition Factors X

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.275	0.275	0.275	0.275	0.275	0.275
1 STY	0.275	0.275	0.275	0.275	0.275	0.275
2 STORY	0.275	0.275	0.275	0.275	0.275	0.275
1.5 STY	0.275	0.275	0.275	0.275	0.275	0.275
1.25 STY	0.275	0.275	0.275	0.275	0.275	0.275
BI-LEVEL	0.275	0.275	0.275	0.275	0.275	0.275
TRI-LEVEL	0.275	0.275	0.275	0.275	0.275	0.275
ESTATE HOME	0.275	0.275	0.275	0.275	0.275	0.275
DUPLEX	0.275	0.275	0.275	0.275	0.275	0.275
TWO UNIT	0.275	0.275	0.275	0.275	0.275	0.275
THREE UNIT	0.275	0.275	0.275	0.275	0.275	0.275
FOUR UNIT	0.275	0.275	0.275	0.275	0.275	0.275

Close





Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Building Depr.	Land Value
40-11-329-024	2556 BAGLEY ST	04/15/22	WD	\$40,000	\$19,600	49.00	\$39,219	\$15,052	\$24,948	\$48,334	0.516	672	\$37.13	370	1 STY	40	\$15,052
40-14-253-048	725 DICKINSON ST	11/17/22	WD	\$40,000	\$20,400	51.00	\$40,774	\$12,500	\$27,500	\$56,548	0.486	720	\$38.19	370	1 STY	41	\$12,500
40-14-276-031	701 ST CLAIR ST	12/22/23	WD	\$73,000	\$24,600	33.70	\$49,160	\$12,500	\$60,500	\$73,320	0.825	720	\$84.03	370	1 STY	50	\$12,500
											0.609						
40-11-329-006	2609 FLUSHING RD	03/27/24	WD	\$60,000	\$26,100	43.50	\$52,213	\$15,052	\$44,948	\$74,322	0.605	726	\$61.91	370	1 STY	55	\$15,052
40-11-331-027	2534 TIFFIN ST	12/09/22	WD	\$45,000	\$25,600	56.89	\$51,271	\$12,640	\$32,360	\$77,262	0.419	720	\$44.94	370	1 STY	55	\$12,250
40-11-377-028	2536 TYRONE ST	09/02/22	WD	\$45,000	\$26,300	58.44	\$52,529	\$12,500	\$32,500	\$80,058	0.406	720	\$45.14	370	1 STY	60	\$12,500
40-11-331-010	2539 BAGLEY ST	05/18/22	WD	\$45,000	\$25,200	56.00	\$50,359	\$12,000	\$33,000	\$76,718	0.430	720	\$45.83	370	1 STY	60	\$12,000
40-14-276-022	2019 CARTIER ST	08/08/23	WD	\$57,500	\$31,600	54.96	\$63,168	\$19,102	\$38,398	\$88,132	0.436	785	\$48.91	370	1 STY	60	\$19,102
40-11-377-015	2531 PADUCAH ST	05/31/23	WD	\$46,350	\$25,100	54.15	\$50,172	\$12,500	\$33,850	\$75,344	0.449	720	\$47.01	370	1 STY	55	\$12,500
40-11-377-006	2559 PADUCAH ST	10/07/22	WD	\$62,000	\$33,000	53.23	\$66,027	\$13,013	\$48,987	\$106,028	0.462	1,023	\$47.89	370	1 STY	60	\$12,500
40-14-229-024	1809 MONTEITH ST	02/16/24	WD	\$63,000	\$32,300	51.27	\$64,647	\$12,909	\$50,091	\$103,476	0.484	994	\$50.39	370	1 STY	60	\$12,909
40-11-377-020	2564 TYRONE ST	10/11/22	WD	\$82,000	\$39,500	48.17	\$82,616	\$21,132	\$60,868	\$122,968	0.495	1,218	\$49.97	370	1 STY	60	\$20,285
40-14-228-024	2034 MONTEITH ST	07/18/23	WD	\$64,000	\$29,100	45.47	\$58,145	\$13,883	\$50,117	\$88,524	0.566	768	\$65.26	370	1 STY	60	\$13,883
40-14-253-011	814 FRANK ST	12/05/23	WD	\$70,000	\$28,100	40.14	\$56,220	\$12,675	\$57,325	\$87,090	0.658	955	\$60.03	370	1 STY	55	\$12,675
40-14-229-015	1909 MONTEITH ST	10/18/23	MLC	\$64,000	\$25,200	39.38	\$50,421	\$12,672	\$51,328	\$75,498	0.680	720	\$71.29	370	1 STY	60	\$12,672
40-14-252-033	853 FRANK ST	07/22/22	WD	\$95,000	\$34,100	35.89	\$68,238	\$14,411	\$80,589	\$107,654	0.749	1,100	\$73.26	370	1 STY	60	\$14,411
40-14-201-024	2133 CARTIER ST	01/12/23	WD	\$81,000	\$28,600	35.31	\$57,250	\$14,758	\$66,242	\$84,984	0.779	862	\$76.85	370	1 STY	60	\$14,758
											0.544						
40-14-253-056	627 DICKINSON ST	03/22/24	WD	\$80,000	\$32,100	40.13	\$64,221	\$12,500	\$67,500	\$103,442	0.653	882	\$76.53	370	1 STY	63	\$12,500
40-14-228-025	2026 MONTEITH ST	03/10/23	WD	\$110,000	\$40,400	36.73	\$80,838	\$13,468	\$96,532	\$134,740	0.716	1,427	\$67.65	370	1 STY	68	\$13,468
40-11-331-030	2522 TIFFIN ST	11/28/22	WD	\$54,900	\$32,700	59.56	\$65,389	\$12,250	\$42,650	\$106,278	0.401	840	\$50.77	370	1 STY	74	\$12,250
											0.590						

40-14-252-054	713 FRANK ST	07/28/22	WD	\$74,000	\$35,400	47.84	\$70,702	\$13,110	\$60,890	\$115,184	0.529	930	\$65.47	370	1 STY	74	\$13,110
40-14-252-035	845 FRANK ST	05/05/23	WD	\$95,900	\$40,300	42.02	\$80,553	\$13,699	\$82,201	\$133,708	0.615 0.572	955	\$86.07	370	1 STY	80	\$13,699
40-11-458-018	2308 MONTEITH ST	09/29/22	WD	\$92,500	\$33,900	36.65	\$67,860	\$13,372	\$79,128	\$90,813	0.871	1,072	\$73.81	370	1.25 STY	55	\$13,372
40-14-229-048	1908 CARTIER ST	11/16/23	MLC	\$55,000	\$38,300	69.64	\$76,638	\$13,370	\$41,630	\$105,447	0.395	1,105	\$37.67	370	1.25 STY	60	\$13,370
40-14-202-013	2110 CARTIER ST	02/29/24	WD	\$111,000	\$50,000	45.05	\$99,983	\$14,580	\$96,420	\$142,338	0.677	1,488	\$64.80	370	1.25 STY	63	\$14,580
40-11-380-008	802 MARQUETTE ST	02/22/23	WD	\$75,000	\$38,200	50.93	\$76,442	\$14,932	\$60,068	\$123,020	0.488	1,424	\$42.18	370	1.5 STY	60	\$14,932
40-14-276-041	2008 W UNIVERSITY AVE	10/13/22	WD	\$86,000	\$39,800	46.28	\$79,690	\$13,110	\$72,890	\$133,160	0.547	1,510	\$48.27	370	1.5 STY	63	\$13,110
40-11-353-014	2523 NORBERT ST	11/28/22	WD	\$82,000	\$45,800	55.85	\$91,582	\$11,750	\$70,250	\$159,664	0.440	1,214	\$57.87	370	1.5 STY	74	\$11,750
40-11-381-014	2432 NORBERT ST	03/27/23	WD	\$97,000	\$42,500	43.81	\$85,040	\$12,250	\$84,750	\$145,580	0.582 0.511	1,246	\$68.02	370	1.5 STY	74	\$12,250
40-11-353-032	2516 THOMAS ST	07/25/23	WD	\$111,000	\$42,900	38.65	\$85,881	\$12,250	\$98,750	\$113,278	0.872	1,408	\$70.13	370	1.75 STY	54	\$12,250
40-14-252-044	817 FRANK ST	02/16/24	WD	\$50,000	\$36,200	72.40	\$72,319	\$13,787	\$36,213	\$90,049	0.402	1,176	\$30.79	370	1.75 STY	55	\$13,787
40-11-351-081	309 MARQUETTE ST	01/19/24	WD	\$114,900	\$43,600	37.95	\$87,105	\$13,921	\$100,979	\$112,591	0.897	1,297	\$77.86	370	1.75 STY	60	\$13,921
40-11-353-030	2524 THOMAS ST	06/23/23	WD	\$80,000	\$57,000	71.25	\$114,008	\$12,250	\$67,750	\$156,551	0.433	1,598	\$42.40	370	1.75 STY	60	\$12,250
40-14-229-027	2066 CARTIER ST	07/20/23	WD	\$103,000	\$44,600	43.30	\$89,274	\$13,110	\$89,890	\$117,175	0.767	1,452	\$61.91	370	1.75 STY	60	\$13,110
40-14-252-038	833 FRANK ST	03/31/23	WD	\$120,000	\$47,900	39.92	\$95,835	\$14,031	\$105,969	\$125,852	0.842 0.702	1,536	\$68.99	370	1.75 STY	60	\$14,031



40-14-201-014	402 DOUGHERTY PL	08/03/22	WD	\$111,000	\$58,500	52.70	\$116,996	\$25,754	\$85,246	\$140,372	0.607	1,629	\$52.33	370	1.75 STY	63	\$25,754	
40-11-379-003	624 MARQUETTE ST	10/31/22	WD	\$115,000	\$64,200	55.83	\$128,339	\$15,414	\$99,586	\$173,731	0.573	1,626	\$61.25	370	1.75 STY	74	\$15,414	
40-11-378-036	2502 ALTOONA ST	07/25/23	WD	\$111,000	\$47,200	42.52	\$94,428	\$22,014	\$88,986	\$111,406	0.799	1,272	\$69.96	370	2 STORY	55	\$22,014	
40-14-126-003	2467 THOMAS ST	07/15/22	WD	\$72,000	\$39,600	55.00	\$79,281	\$12,500	\$59,500	\$102,740	0.579	1,288	\$46.20	370	2 STORY	55	\$12,500	
40-14-126-018	321 WELLER ST	06/29/22	WD	\$121,000	\$59,000	48.76	\$117,927	\$21,604	\$99,396	\$148,189	0.671	1,726	\$57.59	370	2 STORY	55	\$20,696	
40-14-253-001	854 FRANK ST	08/29/22	WD	\$82,900	\$47,000	56.69	\$94,014	\$23,096	\$59,804	\$109,105	0.548	1,248	\$47.92	370	2 STORY	55	\$23,096	
40-11-380-005	814 MARQUETTE ST	05/24/22	WD	\$69,900	\$48,700	69.67	\$97,327	\$14,714	\$55,186	\$127,097	0.434	1,481	\$37.26	370	2 STORY	60	\$14,714	
40-11-382-008	2453 NORBERT ST	06/02/23	WD	\$82,475	\$58,200	70.57	\$116,331	\$12,500	\$69,975	\$159,740	0.438	1,802	\$38.83	370	2 STORY	60	\$12,500	
40-14-228-042	701 DUPONT ST	04/29/22	WD	\$74,000	\$44,000	59.46	\$88,021	\$16,693	\$57,307	\$109,735	0.522	1,266	\$45.27	370	2 STORY	60	\$16,693	
												0.570						
40-11-353-035	413 MARQUETTE ST	12/08/23	WD	\$110,000	\$60,500	55.00	\$121,019	\$17,832	\$92,168	\$158,749	0.581	1,678	\$54.93	370	2 STORY	63	\$17,832	
40-14-228-027	2014 MONTEITH ST	03/10/23	WD	\$110,000	\$48,800	44.36	\$97,561	\$13,110	\$96,890	\$129,925	0.746	1,590	\$60.94	370	2 STORY	63	\$13,110	
40-11-380-019	618 DOUGHERTY PL	08/29/22	WD	\$95,000	\$53,100	55.89	\$106,289	\$21,207	\$73,793	\$130,895	0.564	1,273	\$57.97	370	2 STORY	69	\$21,207	
40-11-380-019	618 DOUGHERTY PL	03/07/24	WD	\$131,000	\$53,100	40.53	\$106,289	\$21,207	\$109,793	\$130,895	0.839	1,273	\$86.25	370	2 STORY	69	\$21,207	
												0.682						
40-11-352-026	2522 NORBERT ST	10/12/22	WD	\$93,000	\$50,100	53.87	\$100,161	\$12,500	\$80,500	\$134,863	0.597	1,184	\$67.99	370	2 STORY	73	\$12,500	
40-14-252-034	849 FRANK ST	06/27/22	WD	\$101,000	\$63,300	62.67	\$126,528	\$13,669	\$87,331	\$173,629	0.503	1,495	\$58.42	370	2 STORY	75	\$13,669	
<b>Totals:</b>				<b>\$4,104,325</b>	<b>\$2,011,300</b>		<b>\$4,026,300</b>		<b>\$3,363,472</b>	<b>\$5,676,204</b>			<b>\$57.65</b>					
						<b>Sale. Ratio =&gt;</b>	<b>49.00</b>			<b>E.C.F. =&gt;</b>	<b>0.593</b>							
						<b>Std. Dev. =&gt;</b>	<b>10.18</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.592</b>							

40-14-201-018	501 PERRY ST	06/06/22	WD	\$55,000	\$48,200	87.64	\$96,321	\$14,510	\$40,490	\$163,622	0.247	1,465	\$27.64	370	1.5 STY	75	\$14,510
40-14-229-023	1813 MONTEITH ST	03/23/23	WD	\$45,000	\$32,300	71.78	\$64,507	\$12,551	\$32,449	\$103,912	0.312	860	\$37.73	370	1 STY	75	\$12,551
40-11-376-014	2525 TIFFIN ST	02/03/23	WD	\$42,000	\$27,700	65.95	\$55,330	\$12,500	\$29,500	\$85,660	0.344	860	\$34.30	370	1 STY	55	\$12,500
40-14-201-010	424 DOUGHERTY PL	10/26/23	WD	\$70,000	\$55,000	78.57	\$110,029	\$17,152	\$52,848	\$142,888	0.370	1,131	\$46.73	370	2 STORY	68	\$17,152
40-14-228-030	1926 MONTEITH ST	05/02/23	WD	\$29,500	\$21,600	73.22	\$43,103	\$12,955	\$16,545	\$60,296	0.274	768	\$21.54	370	1 STY	45	\$12,955

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.600	0.600	0.600	0.600	0.600	0.550
1 STY	0.550	0.550	0.550	0.550	0.550	0.550
2 STORY	0.600	0.600	0.600	0.600	0.600	0.550
1.5 STY	0.600	0.600	0.600	0.600	0.600	0.550
1.25 STY	0.600	0.600	0.600	0.600	0.600	0.550
BI-LEVEL	0.600	0.600	0.600	0.600	0.600	0.550
TRI-LEVEL	0.600	0.600	0.600	0.600	0.600	0.550
ESTATE HOME	0.600	0.600	0.600	0.600	0.600	0.550
DUPLEX	0.600	0.600	0.600	0.600	0.600	0.550
TWO UNIT	0.600	0.600	0.600	0.600	0.600	0.550
THREE UNIT	0.600	0.600	0.600	0.600	0.600	0.550
FOUR UNIT	0.600	0.600	0.600	0.600	0.600	0.550

Close

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Depr.	Building Style
40-14-227-022	2024 JOLIET ST	01/11/23	WD	\$38,500	\$18,600	48.31	\$37,117	\$9,910	\$28,590	\$64,016	0.447	1,026	375	45	2 STORY
40-14-227-022	2024 JOLIET ST	02/23/24	WD	\$35,000	\$18,600	53.14	\$37,117	\$9,910	\$25,090	\$64,016	0.392	1,026	375	45	2 STORY
											0.419				
40-11-329-044	1055 MARQUETTE ST	06/20/22	WD	\$40,000	\$23,300	58.25	\$46,669	\$11,119	\$28,881	\$83,647	0.345	1,026	375	51	2 STORY
40-11-329-044	1055 MARQUETTE ST	02/03/23	WD	\$34,000	\$23,300	68.53	\$46,669	\$11,119	\$22,881	\$83,647	0.274	1,026	375	51	2 STORY
40-14-226-030	815 DUPONT ST	02/17/23	WD	\$59,750	\$22,900	38.33	\$45,802	\$9,378	\$50,372	\$85,704	0.588	1,000	375	52	2 STORY
40-14-205-016	861 N CHEVROLET AVE	11/21/22	WD	\$64,000	\$25,100	39.22	\$50,101	\$11,622	\$52,378	\$90,539	0.579	1,119	375	52	2 STORY
40-11-480-008	1925 BAGLEY ST	03/07/23	MLC	\$59,900	\$23,400	39.07	\$46,770	\$9,434	\$50,466	\$87,849	0.574	994	375	52	2 STORY
40-11-481-024	1812 CADILLAC ST	04/11/23	WD	\$57,000	\$24,800	43.51	\$49,610	\$9,261	\$47,739	\$94,939	0.503	1,045	375	52	2 STORY
40-14-226-022	800 N CHEVROLET AVE	03/22/24	WD	\$51,000	\$25,600	50.20	\$51,190	\$12,388	\$38,612	\$91,299	0.423	1,058	375	52	2 STORY
40-11-458-007	2309 JOLIET ST	05/25/22	WD	\$44,200	\$22,400	50.68	\$44,798	\$9,910	\$34,290	\$82,089	0.418	994	375	52	2 STORY
40-11-477-034	1914 BAGLEY ST	06/23/23	WD	\$48,000	\$25,400	52.92	\$50,783	\$11,276	\$36,724	\$92,958	0.395	994	375	52	2 STORY
40-11-480-014	1909 BAGLEY ST	04/21/23	WD	\$38,000	\$21,300	56.05	\$42,514	\$9,273	\$28,727	\$78,214	0.367	1,020	375	52	2 STORY
40-11-478-014	1011 DUPONT ST	08/15/22	WD	\$32,000	\$23,900	74.69	\$47,892	\$14,362	\$17,638	\$78,894	0.224	968	375	52	2 STORY
40-11-329-018	2511 FLUSHING RD	02/15/24	WD	\$67,000	\$24,200	36.12	\$48,483	\$9,901	\$57,099	\$90,781	0.629	1,176	375	53	2 STORY
40-14-205-015	865 N CHEVROLET AVE	07/18/23	WD	\$100,000	\$31,700	31.70	\$63,387	\$11,622	\$88,378	\$121,800	0.726	1,460	375	56	2 STORY
40-14-226-025	768 N CHEVROLET AVE	11/01/23	WD	\$54,500	\$29,500	54.13	\$59,005	\$12,388	\$42,112	\$109,687	0.384	1,281	375	56	2 STORY
40-14-227-029	2000 JOLIET ST	02/16/24	WD	\$40,000	\$23,100	57.75	\$46,265	\$9,910	\$30,090	\$85,541	0.352	1,072	375	56	2 STORY
40-14-227-011	769 N CHEVROLET AVE	05/20/22	WD	\$39,900	\$27,500	68.92	\$54,937	\$12,388	\$27,512	\$100,115	0.275	1,296	375	56	2 STORY
40-14-230-012	714 N CHEVROLET AVE	08/10/22	WD	\$100,000	\$39,100	39.10	\$78,218	\$13,434	\$86,566	\$152,433	0.568	1,563	375	57	2 STORY
40-14-203-012	2209 JOLIET ST	08/08/23	WD	\$69,900	\$29,500	42.20	\$58,907	\$9,910	\$59,990	\$115,287	0.520	1,250	375	57	2 STORY
40-11-456-004	908 BLAIR ST	09/29/23	WD	\$60,000	\$28,900	48.17	\$57,895	\$10,481	\$49,519	\$111,562	0.444	1,144	375	57	2 STORY
40-14-230-013	710 N CHEVROLET AVE	01/05/24	WD	\$104,000	\$34,700	33.37	\$69,353	\$13,434	\$90,566	\$131,574	0.688	1,456	375	58	2 STORY
40-14-230-013	710 N CHEVROLET AVE	08/01/22	WD	\$100,000	\$34,700	34.70	\$69,353	\$13,434	\$86,566	\$131,574	0.658	1,456	375	58	2 STORY
40-14-230-002	814 DUPONT ST	11/10/23	WD	\$77,000	\$35,500	46.10	\$71,025	\$11,228	\$65,772	\$140,699	0.467	1,483	375	58	2 STORY
40-14-230-034	701 CADILLAC ST	05/26/22	LC	\$65,000	\$34,800	53.54	\$69,594	\$11,388	\$53,612	\$136,955	0.391	1,105	375	58	2 STORY
40-14-203-001	2249 JOLIET ST	09/13/23	WD	\$48,500	\$25,700	52.99	\$55,915	\$13,626	\$34,874	\$99,504	0.350	1,085	375	58	2 STORY
40-11-477-003	2005 FLUSHING RD	03/01/24	WD	\$53,000	\$33,000	62.26	\$66,019	\$9,910	\$43,090	\$132,021	0.326	1,423	375	58	2 STORY
40-11-479-030	1037 GLADWYN ST	01/11/24	WD	\$49,900	\$25,200	50.50	\$50,377	\$10,790	\$39,110	\$93,146	0.420	984	375	59	2 STORY
40-14-230-016	650 N CHEVROLET AVE	08/29/23	WD	\$119,000	\$38,000	31.93	\$75,921	\$13,434	\$105,566	\$147,028	0.718	1,516	375	60	2 STORY
40-14-230-018	638 N CHEVROLET AVE	11/28/23	WD	\$117,000	\$41,800	35.73	\$83,576	\$13,474	\$103,526	\$164,946	0.628	1,656	375	60	2 STORY
40-14-230-019	632 N CHEVROLET AVE	07/31/23	WD	\$80,000	\$31,700	39.63	\$63,491	\$13,474	\$66,526	\$117,687	0.565	1,152	375	60	2 STORY
40-14-227-020	848 PERRY ST	12/28/23	WD	\$100,000	\$40,600	40.60	\$81,196	\$15,698	\$84,302	\$154,113	0.547	1,423	375	60	2 STORY
40-14-227-039	1806 JOLIET ST	04/06/23	WD	\$75,000	\$32,600	43.47	\$65,274	\$10,477	\$64,523	\$128,934	0.500	1,538	375	60	2 STORY
40-14-230-018	638 N CHEVROLET AVE	05/05/23	MLC	\$91,000	\$41,800	45.93	\$83,576	\$13,474	\$77,526	\$164,946	0.470	1,656	375	60	2 STORY
40-11-479-032	1029 GLADWYN ST	12/05/23	WD	\$70,000	\$38,400	54.86	\$76,776	\$11,204	\$58,796	\$154,287	0.381	1,465	375	60	2 STORY
40-14-227-015	757 N CHEVROLET AVE	12/16/22	WD	\$49,900	\$29,300	58.72	\$58,542	\$11,977	\$37,923	\$109,565	0.346	1,085	375	60	2 STORY
											0.472				

40-14-227-040	763 DUPONT ST	07/11/23	WD	\$75,000	\$28,300	37.73	\$56,547	\$10,732	\$64,268	\$101,811	0.631	1,072	375	66	2 STORY
40-14-227-009	777 N CHEVROLET AVE	11/08/22	WD	\$81,500	\$37,600	46.13	\$75,167	\$12,388	\$69,112	\$132,166	0.523	1,247	375	74	2 STORY
40-14-227-005	813 N CHEVROLET AVE	03/27/23	WD	\$118,000	\$54,600	46.27	\$109,267	\$12,388	\$105,612	\$215,287	0.491	2,146	375	70	TWO UNIT

**AVE \$66,832** **ECF 0.491**  
**MED \$60,000** **AVE 0.531**

**Outlier**

40-11-451-017	2313 FLUSHING RD	03/06/24	WD	\$41,000	\$60,700	148.05	\$120,287	\$29,790	\$11,210	\$225,898	0.050	2,769	375	57	2 STORY
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Single Family Economic Condition Factors X

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.475	0.475	0.475	0.450	0.450	0.425
1 STY	0.475	0.475	0.475	0.450	0.450	0.425
2 STORY	0.475	0.475	0.475	0.450	0.450	0.425
1.5 STY	0.475	0.475	0.475	0.450	0.450	0.425
1.25 STY	0.475	0.475	0.475	0.450	0.450	0.425
BI-LEVEL	0.475	0.475	0.475	0.450	0.450	0.425
TRI-LEVEL	0.475	0.475	0.475	0.450	0.450	0.425
ESTATE HOME	0.475	0.475	0.475	0.450	0.450	0.425
DUPLEX	0.475	0.475	0.475	0.450	0.450	0.425
TWO UNIT	0.475	0.475	0.475	0.450	0.450	0.425
THREE UNIT	0.475	0.475	0.475	0.450	0.450	0.425
FOUR UNIT	0.475	0.475	0.475	0.450	0.450	0.425

Close







Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Building Depr.
41-08-453-014	2101 MONTCLAIR AVE	03/29/23	WD	\$185,000	\$93,200	50.38	\$186,301	\$43,466	\$141,534	\$238,058	0.595	2,297	400	1 STY	75
41-08-427-030	155 COMMONWEALTH AVE	03/09/23	WD	\$71,000	\$49,600	69.86	\$99,114	\$21,738	\$49,262	\$128,960	0.382	911	400	1 STY	69
41-17-227-007	2606 E COURT ST	10/07/22	WD	\$70,000	\$37,500	53.57	\$74,928	\$18,134	\$51,866	\$94,657	0.548	756	400	1 STY	63
41-17-206-015	2027 BROOKSIDE DR	04/27/22	WD	\$90,000	\$48,100	53.44	\$96,250	\$23,745	\$66,255	\$120,842	0.548	984	400	1 STY	63
41-08-476-002	2316 E SECOND ST	05/25/22	WD	\$141,000	\$74,500	52.84	\$149,031	\$39,350	\$101,650	\$182,802	0.556	1,474	400	1 STY	63
41-17-227-004	2516 E COURT ST	02/28/23	WD	\$71,000	\$34,900	49.15	\$69,801	\$18,430	\$52,570	\$85,618	0.614	756	400	1 STY	63
41-08-481-027	2313 MOUNTAIN AVE	02/06/24	WD	\$110,000	\$50,800	46.18	\$101,525	\$17,877	\$92,123	\$139,413	0.661	1,174	400	1 STY	63
41-17-226-021	2219 PIERCE ST	12/07/23	WD	\$97,000	\$41,500	42.78	\$82,914	\$17,877	\$79,123	\$108,395	0.730	932	400	1 STY	63
41-17-226-015	2414 E COURT ST	11/17/23	WD	\$99,900	\$42,000	42.04	\$83,986	\$21,453	\$78,447	\$104,222	0.753	883	400	1 STY	63
41-17-226-028	2317 PIERCE ST	09/14/22	WD	\$105,000	\$42,400	40.38	\$84,842	\$17,877	\$87,123	\$111,608	0.781	946	400	1 STY	64
41-08-432-022	2501 E SECOND ST	11/29/23	WD	\$110,000	\$44,500	40.45	\$88,928	\$23,500	\$86,500	\$109,047	0.793	900	400	1 STY	63
										avg	0.664				
41-08-483-032	2409 E COURT ST	02/28/24	WD	\$65,000	\$52,300	80.46	\$104,676	\$17,877	\$47,123	\$144,665	0.326	1,206	400	1 STY	60
41-08-380-010	512 LAFAYETTE ST	04/13/22	WD	\$77,000	\$54,900	71.30	\$109,745	\$18,779	\$58,221	\$151,610	0.384	1,427	400	1 STY	60
41-08-481-026	2309 MOUNTAIN AVE	12/20/22	WD	\$60,000	\$41,500	69.17	\$82,937	\$17,877	\$42,123	\$108,433	0.388	890	400	1 STY	60
41-08-380-010	512 LAFAYETTE ST	09/16/22	WD	\$78,000	\$54,900	70.38	\$109,745	\$18,779	\$59,221	\$151,610	0.391	1,427	400	1 STY	60
41-08-452-007	2132 E SECOND ST	10/13/22	WD	\$88,600	\$52,500	59.26	\$104,911	\$23,483	\$65,117	\$135,713	0.480	1,080	400	1 STY	60
41-17-230-014	2506 HILLS ST	04/07/22	WD	\$85,000	\$46,600	54.82	\$93,182	\$20,567	\$64,433	\$121,025	0.532	1,159	400	1 STY	60
41-17-226-008	2302 E COURT ST	01/11/24	WD	\$116,900	\$62,900	53.81	\$125,888	\$26,816	\$90,084	\$165,120	0.546	1,554	400	1 STY	60
41-08-429-035	206 COMMONWEALTH AVE	05/24/23	WD	\$85,000	\$43,100	50.71	\$86,232	\$23,823	\$61,177	\$104,015	0.588	1,034	400	1 STY	57
41-08-401-019	2017 TUSCOLA AVE	11/10/23	QC	\$62,500	\$31,700	50.72	\$63,355	\$18,750	\$43,750	\$74,342	0.588	844	400	1 STY	60
41-17-228-026	2313 HILLS ST	02/17/23	WD	\$83,900	\$42,500	50.66	\$85,057	\$17,877	\$66,023	\$111,967	0.590	1,010	400	1 STY	60
41-08-402-003	113 S VERNON AVE	10/06/22	WD	\$70,000	\$34,100	48.71	\$68,259	\$18,025	\$51,975	\$83,723	0.621	832	400	1 STY	52
41-08-426-010	2427 TUSCOLA AVE	12/06/23	WD	\$104,450	\$49,800	47.68	\$99,622	\$17,903	\$86,547	\$136,198	0.635	1,115	400	1 STY	60
41-08-479-004	502 S MEADE ST	04/06/23	WD	\$126,900	\$55,700	43.89	\$111,450	\$26,597	\$100,303	\$141,422	0.709	1,402	400	1 STY	60
41-08-479-015	615 CHALMERS ST	11/01/22	WD	\$89,900	\$36,600	40.71	\$73,175	\$19,584	\$70,316	\$89,318	0.787	778	400	1 STY	60
41-08-481-012	2402 WINDEMERE AVE	08/11/23	WD	\$95,000	\$38,000	40.00	\$76,091	\$17,877	\$77,123	\$97,023	0.795	836	400	1 STY	60
										avg	0.557				
41-08-432-021	434 CHALMERS ST	11/28/22	WD	\$160,000	\$75,600	47.25	\$151,231	\$37,677	\$122,323	\$189,257	0.646	1,503	400	1.25 STY	74
41-08-477-012	605 S LYNCH AVE	07/26/22	WD	\$106,000	\$46,000	43.40	\$92,049	\$18,770	\$87,230	\$122,132	0.714	1,164	400	1.25 STY	74
41-08-429-010	2414 GOLD AVE	11/07/23	WD	\$89,000	\$42,900	48.20	\$85,873	\$17,660	\$71,340	\$113,688	0.628	985	400	1.25 STY	73

41-17-204-008	2038 HILLS ST	01/02/24	WD	\$65,000	\$49,800	76.62	\$99,696	\$17,975	\$47,025	\$136,202	0.345	1,146	400	1.25 STY	63
41-17-201-012	1022 LAFAYETTE ST	07/22/22	WD	\$115,000	\$75,400	65.57	\$150,873	\$23,241	\$91,759	\$212,720	0.431	1,960	400	1.25 STY	63
41-08-476-011	613 CHANDLER AVE	04/27/23	WD	\$80,000	\$40,400	50.50	\$80,710	\$17,877	\$62,123	\$104,722	0.593	896	400	1.25 STY	63
41-08-380-016	606 LAFAYETTE ST	05/24/22	WD	\$145,000	\$71,800	49.52	\$143,609	\$34,896	\$110,104	\$181,188	0.608	1,583	400	1.25 STY	63
41-17-203-015	2126 PIERCE ST	04/10/23	WD	\$106,360	\$51,400	48.33	\$102,796	\$21,453	\$84,907	\$135,572	0.626	1,490	400	1.25 STY	63
41-17-229-014	2615 BROOKSIDE DR	11/29/22	WD	\$109,900	\$52,500	47.77	\$104,951	\$22,284	\$87,616	\$137,778	0.636	1,329	400	1.25 STY	63
41-08-330-004	414 S FRANKLIN AVE	07/13/22	WD	\$137,000	\$54,300	39.64	\$108,579	\$26,413	\$110,587	\$136,943	0.808	1,298	400	1.25 STY	63
41-17-203-001	2002 PIERCE ST	04/28/23	WD	\$154,900	\$60,000	38.73	\$119,920	\$21,453	\$133,447	\$164,112	0.813	1,338	400	1.25 STY	70
41-17-129-024	928 S FRANKLIN AVE	04/26/23	WD	\$135,200	\$51,400	38.02	\$102,855	\$21,895	\$113,305	\$134,933	0.840	1,352	400	1.25 STY	63
41-17-202-021	2025 PIERCE ST	08/05/22	WD	\$155,000	\$52,500	33.87	\$104,948	\$17,877	\$137,123	\$145,118	0.945	1,296	400	1.25 STY	63
										avg	0.702				
41-08-481-022	2219 MOUNTAIN AVE	08/30/22	WD	\$57,000	\$40,000	70.18	\$79,915	\$17,877	\$39,123	\$103,397	0.378	1,059	400	1.25 STY	60
41-08-455-027	2201 WINDEMERE AVE	02/28/24	WD	\$65,000	\$41,700	64.15	\$83,320	\$21,453	\$43,547	\$103,112	0.422	1,205	400	1.25 STY	55
41-08-481-016	2201 MOUNTAIN AVE	11/30/22	WD	\$106,000	\$50,000	47.17	\$100,087	\$19,665	\$86,335	\$134,037	0.644	1,316	400	1.25 STY	60
41-08-432-012	421 GREENFIELD AVE	10/27/23	WD	\$89,500	\$39,100	43.69	\$78,158	\$18,750	\$70,750	\$99,013	0.715	990	400	1.25 STY	60
41-08-409-005	426 S VERNON AVE	09/11/23	WD	\$103,000	\$41,300	40.10	\$82,609	\$19,273	\$83,727	\$105,560	0.793	1,010	400	1.25 STY	60
41-08-454-018	2127 WINDEMERE AVE	11/27/23	WD	\$110,000	\$43,300	39.36	\$86,664	\$17,795	\$92,205	\$114,782	0.803	1,185	400	1.25 STY	60
41-17-130-011	1013 S FRANKLIN AVE	01/12/24	WD	\$150,000	\$55,600	37.07	\$111,198	\$19,420	\$130,580	\$152,963	0.854	1,591	400	1.25 STY	60
41-08-406-010	212 CHANDLER AVE	12/07/23	WD	\$121,000	\$44,900	37.11	\$89,746	\$18,300	\$102,700	\$119,077	0.862	1,388	400	1.25 STY	57
41-08-410-012	424 CHANDLER AVE	12/18/23	WD	\$109,000	\$38,700	35.50	\$77,458	\$16,875	\$92,125	\$100,972	0.912	960	400	1.25 STY	60
41-08-403-011	2015 GOLD AVE	06/29/23	WD	\$120,000	\$41,800	34.83	\$83,656	\$18,319	\$101,681	\$108,895	0.934	1,177	400	1.25 STY	52
41-08-455-010	601 S VERNON AVE	10/21/22	WD	\$124,900	\$43,500	34.83	\$86,937	\$18,750	\$106,150	\$113,645	0.934	1,167	400	1.25 STY	60
41-08-427-027	139 COMMONWEALTH AVE	05/24/22	WD	\$135,000	\$44,500	32.96	\$88,915	\$20,616	\$114,384	\$113,832	1.005	1,150	400	1.25 STY	52
41-08-482-020	2611 MOUNTAIN AVE	04/27/22	WD	\$108,000	\$35,500	32.87	\$71,056	\$18,593	\$89,407	\$87,438	1.023	930	400	1.25 STY	60
										avg	0.791				
41-17-229-011	2515 HILLS ST	12/30/22	WD	\$90,000	\$50,900	56.56	\$101,805	\$24,486	\$65,514	\$128,865	0.508	1,229	400	1.5 STY	74
41-08-478-010	535 GREENFIELD AVE	05/27/22	WD	\$133,000	\$47,300	35.56	\$94,586	\$22,500	\$110,500	\$120,143	0.920	1,308	400	1.5 STY	63
41-08-483-031	2405 E COURT ST	10/24/23	WD	\$137,000	\$50,300	36.72	\$100,541	\$18,642	\$118,358	\$136,498	0.867	1,474	400	1.5 STY	63
										avg	0.765				
41-17-204-004	2020 HILLS ST	07/01/22	WD	\$140,000	\$62,200	44.43	\$124,342	\$17,975	\$122,025	\$177,278	0.688	1,476	400	1.75 STY	75
41-17-201-006	1006 LAFAYETTE ST	11/03/23	WD	\$117,500	\$59,800	50.89	\$119,568	\$17,877	\$99,623	\$169,485	0.588	1,499	400	1.75 STY	63
41-17-202-020	2021 PIERCE ST	06/30/23	WD	\$121,000	\$57,400	47.44	\$114,879	\$17,877	\$103,123	\$161,670	0.638	1,437	400	2 STORY	63
41-08-380-017	1901 MONTCLAIR AVE	07/15/22	WD	\$179,900	\$85,100	47.30	\$170,234	\$24,114	\$155,786	\$243,533	0.640	1,847	400	2 STORY	63
41-08-430-012	2307 E SECOND ST	07/21/23	WD	\$114,900	\$47,800	41.60	\$95,531	\$17,625	\$97,275	\$129,843	0.749	1,513	400	2 STORY	63
										avg	0.676				

41-17-204-012	2001 CALUMET ST	09/26/22	WD	\$156,000	\$70,000	44.87	\$139,938	\$21,571	\$134,429	\$197,278	0.681	1,630	400	2 STORY	74	
41-08-432-020	426 CHALMERS ST	10/06/22	WD	\$161,000	\$52,500	32.61	\$104,984	\$18,334	\$142,666	\$144,417	0.988	1,210	400	2 STORY	74	
41-08-459-027	2009 E COURT ST	09/20/23	WD	\$120,000	\$75,100	62.58	\$150,187	\$17,877	\$102,123	\$220,517	0.463	1,904	400	2 STORY	75	
41-08-459-024	1917 E COURT ST	06/19/23	WD	\$155,000	\$69,500	44.84	\$139,046	\$24,476	\$130,524	\$190,950	0.684	1,536	400	2 STORY	78	
											avg	0.704				
41-08-329-006	217 S FRANKLIN AVE	03/22/23	WD	\$55,000	\$36,500	66.36	\$73,098	\$19,584	\$35,416	\$89,190	0.397	1,248	400	2 STORY	60	
41-17-203-010	2106 PIERCE ST	09/30/22	WD	\$72,000	\$49,700	69.03	\$99,392	\$17,877	\$54,123	\$135,858	0.398	1,455	400	2 STORY	60	
41-17-230-010	2410 HILLS ST	06/17/22	WD	\$105,000	\$64,300	61.24	\$128,583	\$33,255	\$71,745	\$158,880	0.452	1,588	400	2 STORY	60	
41-08-458-012	2119 MOUNTAIN AVE	03/16/23	WD	\$85,000	\$48,200	56.71	\$96,452	\$17,877	\$67,123	\$130,958	0.513	1,369	400	2 STORY	60	
41-08-455-025	614 CHANDLER AVE	07/22/22	WD	\$117,000	\$63,200	54.02	\$126,410	\$18,750	\$98,250	\$179,433	0.548	2,091	400	2 STORY	60	
41-08-478-026	622 CHALMERS ST	01/09/23	WD	\$95,900	\$51,100	53.28	\$102,287	\$15,375	\$80,525	\$144,853	0.556	1,639	400	2 STORY	60	
41-17-230-010	2410 HILLS ST	03/07/24	WD	\$125,000	\$64,300	51.44	\$128,583	\$33,255	\$91,745	\$158,880	0.577	1,588	400	2 STORY	60	
41-08-455-019	526 CHANDLER AVE	06/23/22	WD	\$120,000	\$57,900	48.25	\$115,870	\$18,750	\$101,250	\$161,867	0.626	2,038	400	2 STORY	60	
41-08-432-010	413 GREENFIELD AVE	08/25/23	WD	\$102,000	\$46,700	45.78	\$93,446	\$16,227	\$85,773	\$128,698	0.666	1,444	400	2 STORY	60	
41-08-451-014	516 COMMONWEALTH AVE	03/14/23	WD	\$110,000	\$45,600	41.45	\$91,111	\$21,217	\$88,783	\$116,490	0.762	1,348	400	2 STORY	60	
41-08-430-008	412 S LYNCH AVE	06/24/22	WD	\$110,000	\$44,200	40.18	\$88,478	\$16,090	\$93,910	\$120,647	0.778	1,176	400	2 STORY	60	
41-17-134-027	1134 S FRANKLIN AVE	10/28/22	WD	\$139,900	\$53,000	37.88	\$105,963	\$21,895	\$118,005	\$140,113	0.842	1,679	400	2 STORY	60	
41-08-330-001	1814 GLENDALE AVE	03/10/23	WD	\$125,000	\$47,700	38.16	\$95,441	\$29,649	\$95,351	\$109,653	0.870	1,196	400	2 STORY	60	
41-08-459-032	2101 E COURT ST	02/23/24	WD	\$168,000	\$57,500	34.23	\$115,000	\$17,877	\$150,123	\$161,872	0.927	1,507	400	2 STORY	60	
41-17-206-017	1108 W VERNON DR	11/27/22	LC	\$229,900	\$76,600	33.32	\$153,253	\$21,362	\$208,538	\$219,818	0.949	2,538	400	2 STORY	60	
											0.657					
41-17-226-004	2220 E COURT ST	06/22/23	WD	\$209,000	\$109,200	52.25	\$218,366	\$17,877	\$191,123	\$334,148	0.572	2,869	400	TWO UNIT	63	
41-17-226-002	2212 E COURT ST	10/12/22	WD	\$219,900	\$114,200	51.93	\$228,441	\$17,877	\$202,023	\$350,940	0.576	2,246	400	THREE UNIT	74	
41-17-226-001	2202 E COURT ST	10/26/22	WD	\$249,900	\$124,300	49.74	\$248,671	\$39,330	\$210,570	\$348,902	0.604	3,507	400	FOUR UNIT	63	
41-08-406-018	358 COMMONWEALTH AVE	03/20/24	WD	\$115,000	\$54,500	47.39	\$108,906	\$19,584	\$95,416	\$148,870	0.641	1,865	400	TWO UNIT	52	
41-17-202-002	2008 E COURT ST	10/05/22	WD	\$150,000	\$66,500	44.33	\$132,995	\$17,911	\$132,089	\$191,807	0.689	1,900	400	TWO UNIT	63	

**Totals: \$9,723,610 \$4,543,100 \$9,086,141 \$7,935,419 \$12,163,250 0.616**

**Sale. Ratio => 46.72**

**Std. Dev. => 11.04**

outlier



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Building Depr.
40-14-160-014	3514 NORWOOD DR	12/29/23	\$65,000	MLC	\$65,000	\$32,300	49.69	\$64,647	\$10,125	\$54,875	\$121,160	0.453	1,066	405	1 STY	60
40-14-176-011	351 WESTCOMBE AVE	05/09/22	\$97,000	WD	\$97,000	\$46,400	47.84	\$92,706	\$22,974	\$74,026	\$154,960	0.478	1,258	405	1 STY	65
40-14-152-004	321 CLOVERDALE PL	02/27/24	\$92,000	WD	\$92,000	\$53,100	57.72	\$106,274	\$14,911	\$77,089	\$203,029	0.380	1,398	405	1 STY	67
40-14-154-023	412 WESTCOMBE AVE	07/20/22	\$96,900	WD	\$96,900	\$60,600	62.54	\$121,158	\$22,050	\$74,850	\$220,240	0.340	1,696	405	1 STY	70
40-14-156-015	3611 NORWOOD DR	01/10/24	\$58,500	WD	\$58,500	\$34,200	58.46	\$68,477	\$12,330	\$46,170	\$124,771	0.370	876	405	1 STY	70
40-14-159-015	3512 BRENTWOOD DR	09/22/23	\$115,000	WD	\$115,000	\$43,900	38.17	\$87,714	\$16,433	\$98,567	\$158,402	0.622	1,152	405	1 STY	70
40-14-160-019	3406 NORWOOD DR	07/09/24	\$75,000	WD	\$75,000	\$34,400	45.87	\$68,842	\$10,125	\$64,875	\$130,482	0.497	1,007	405	1 STY	70
40-14-176-019	410 ALLENDALE PL	04/10/23	\$104,000	WD	\$104,000	\$47,000	45.19	\$93,913	\$18,176	\$85,824	\$168,304	0.510	1,393	405	1 STY	70
40-14-176-020	418 ALLENDALE PL	10/07/24	\$70,000	WD	\$70,000	\$40,500	57.86	\$81,054	\$16,815	\$53,185	\$142,753	0.373	889	405	1 STY	70
40-14-327-002	3241 NORWOOD DR	03/10/23	\$68,000	WD	\$68,000	\$32,600	47.94	\$68,778	\$16,396	\$51,604	\$116,404	0.443	1,045	405	1 STY	70
												0.446				
40-14-159-012	3321 SHERWOOD DR	11/09/22	\$80,000	WD	\$80,000	\$45,800	57.25	\$91,544	\$14,148	\$65,852	\$171,991	0.383	1,344	405	1.25 STY	65
40-14-159-012	3321 SHERWOOD DR	01/19/24	\$97,750	WD	\$97,750	\$45,800	46.85	\$91,544	\$14,148	\$83,602	\$171,991	0.486	1,344	405	1.25 STY	65
40-14-180-019	3202 SHERWOOD DR	09/11/24	\$50,000	MLC	\$50,000	\$31,100	62.20	\$62,284	\$13,511	\$36,489	\$108,384	0.337	971	405	1.25 STY	65
40-14-330-008	2714 MANSFIELD AVE	11/08/24	\$84,000	WD	\$84,000	\$33,400	39.76	\$66,837	\$11,025	\$72,975	\$124,027	0.588	1,070	405	1.25 STY	65
40-14-331-003	605 BRADLEY AVE	09/22/22	\$79,000	WD	\$79,000	\$30,300	38.35	\$60,523	\$12,035	\$66,965	\$107,751	0.621	997	405	1.25 STY	65
40-14-156-009	3707 NORWOOD DR	04/01/22	\$109,000	WD	\$109,000	\$67,000	61.47	\$133,954	\$14,521	\$94,479	\$265,407	0.356	1,952	405	1.25 STY	70
40-14-179-018	419 ALLENDALE PL	04/18/22	\$94,000	WD	\$94,000	\$47,700	50.74	\$95,423	\$28,690	\$65,310	\$148,296	0.440	1,185	405	1.25 STY	70
40-14-252-024	2214 NOLEN DR	07/08/22	\$123,000	WD	\$135,000	\$51,500	38.15	\$102,911	\$15,973	\$119,027	\$193,196	0.616	1,395	405	1.25 STY	70
40-14-252-024	2214 NOLEN DR	11/08/24	\$155,000	WD	\$155,000	\$51,500	33.23	\$102,911	\$15,973	\$139,027	\$193,196	0.720	1,395	405	1.25 STY	70
40-14-326-001	3213 SHERWOOD DR	10/20/23	\$105,000	WD	\$105,000	\$31,200	29.71	\$62,358	\$17,996	\$87,004	\$98,582	0.883	815	405	1.25 STY	70
40-14-326-022	2708 CRESTWOOD DR	06/23/22	\$75,000	WD	\$75,000	\$31,200	41.60	\$62,373	\$13,413	\$61,587	\$108,800	0.566	1,023	405	1.25 STY	70
40-14-331-004	609 BRADLEY AVE	12/19/23	\$80,000	WD	\$80,000	\$30,800	38.50	\$61,507	\$12,035	\$67,965	\$109,938	0.618	974	405	1.25 STY	70
												0.551				
40-14-155-011	3701 BRENTWOOD DR	06/06/24	\$117,000	WD	\$117,000	\$39,600	33.85	\$79,146	\$11,813	\$105,187	\$149,629	0.703	1,032	405	1.25 STY	75
40-14-160-009	3321 BRENTWOOD DR	06/03/22	\$131,000	WD	\$131,000	\$43,200	32.98	\$86,311	\$10,125	\$120,875	\$169,302	0.714	1,269	405	1.25 STY	75
40-14-151-001	3715 SUNSET DR	09/26/22	\$105,000	WD	\$105,000	\$53,100	50.57	\$106,141	\$19,813	\$85,187	\$191,840	0.444	1,844	405	1.5 STY	65
40-11-351-088	2566 NOLEN DR	05/28/24	\$180,000	WD	\$180,000	\$95,000	52.78	\$190,085	\$30,375	\$149,625	\$354,911	0.422	2,530	405	1.5 STY	70
40-14-159-025	3318 BRENTWOOD DR	06/20/23	\$115,000	WD	\$115,000	\$53,600	46.61	\$107,214	\$16,059	\$98,941	\$202,567	0.488	1,852	405	1.5 STY	70
40-14-179-015	408 SHEFFIELD AVE	10/19/22	\$54,000	WD	\$54,000	\$41,400	76.67	\$82,717	\$11,284	\$42,716	\$158,740	0.269	1,312	405	1.5 STY	70
40-14-176-003	3407 SUNSET DR	08/01/24	\$126,000	WD	\$126,000	\$47,300	37.54	\$94,515	\$11,795	\$114,205	\$183,822	0.621	1,456	405	1.75 STY	70
												0.523				
40-14-160-020	3402 NORWOOD DR	09/24/24	\$104,000	CD	\$104,000	\$34,800	33.46	\$69,654	\$10,125	\$93,875	\$132,287	0.710	969	405	1.75 STY	75
40-14-160-001	3517 BRENTWOOD DR	09/30/24	\$66,500	WD	\$66,500	\$40,200	60.45	\$80,341	\$22,500	\$44,000	\$128,536	0.342	1,236	405	2 STORY	63
40-14-154-008	3633 SHERWOOD DR	10/08/24	\$110,900	WD	\$110,900	\$43,400	39.13	\$86,813	\$11,324	\$99,576	\$167,753	0.594	1,299	405	2 STORY	70





Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Depr.	Building Style	
40-14-160-014	3514 NORWOOD DR	12/29/23	MLC	\$65,000	\$30,000	46.15	\$59,963	\$11,115	\$53,885	\$122,120	0.441	1,063	405	60	1 STY	
40-14-177-043	322 SHEFFIELD AVE	07/28/22	WD	\$60,000	\$25,200	42.00	\$50,454	\$12,000	\$48,000	\$90,480	0.531	896	407	70	2 STORY	
40-14-177-042	320 SHEFFIELD AVE	07/08/22	WD	\$52,500	\$23,800	45.33	\$47,604	\$12,000	\$40,500	\$83,774	0.483	896	407	70	2 STORY	
40-14-177-039	314 SHEFFIELD AVE	06/03/22	WD	\$50,000	\$23,800	47.60	\$47,604	\$12,000	\$38,000	\$83,774	0.454	896	407	70	2 STORY	
40-14-177-036	308 SHEFFIELD AVE	01/19/24	WD	\$50,000	\$24,700	49.40	\$49,417	\$12,000	\$38,000	\$88,040	0.432	896	407	70	2 STORY	
40-14-177-057	346 SHEFFIELD AVE	07/21/22	WD	\$40,000	\$24,400	61.00	\$48,792	\$12,000	\$28,000	\$86,569	0.323	896	407	70	2 STORY	
40-14-177-019	3306 PENCOMBE PL	10/12/22	WD	\$70,000	\$32,100	45.86	\$64,243	\$13,115	\$56,885	\$120,301	0.473	1,412	407	75	2 STORY	
40-14-177-016	3316 PENCOMBE PL	02/15/23	WD	\$75,000	\$36,500	48.67	\$72,997	\$12,000	\$63,000	\$143,522	0.439	1,733	407	75	2 STORY	
40-14-177-013	3328 PENCOMBE PL	08/05/22	WD	\$89,000	\$45,500	51.12	\$90,954	\$12,581	\$76,419	\$184,407	0.414	1,749	407	75	2 STORY	
40-14-177-010	339 ALLENDALE PL	09/18/23	WD	\$70,000	\$39,900	57.00	\$79,880	\$12,000	\$58,000	\$159,718	0.363	1,749	407	75	2 STORY	
<b>Totals:</b>				<b>\$61,833</b>	<b>\$305,900</b>		<b>\$611,908</b>		<b>\$500,689</b>	<b>\$1,162,706</b>						
											<b>E.C.F. =&gt;</b>	<b>0.431</b>				
											<b>Ave. E.C.F. =&gt;</b>	<b>0.435</b>				

40-14-177-051	336 SHEFFIELD AVE	12/14/23	WD	\$25,000	\$24,700	98.80	\$49,417	\$12,000	\$13,000	\$88,040	0.148	896	407	70	2 STORY
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Town Homes/Duplexes:	0.425
Mobile Homes:	1.000
Agricultural:	1.000
Commercial:	1.000
Industrial:	1.000

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Depr.	Building Style
40-14-307-014	701 MANN AVE	07/26/22	WD	\$77,320	\$23,900	30.91	\$47,814	\$11,482	\$65,838	\$90,830	0.725	770	410	60	1 STY
40-14-327-030	3014 BEECHER RD	04/13/22	WD	\$70,000	\$25,400	36.29	\$50,745	\$13,035	\$56,965	\$94,275	0.604	807	410	60	1 STY
40-14-306-012	716 MANN AVE	02/17/23	WD	\$36,000	\$26,200	72.78	\$52,478	\$11,850	\$24,150	\$101,570	0.238	846	410	60	1 STY
40-14-156-019	3734 BEECHER RD	09/14/23	WD	\$102,500	\$31,200	30.44	\$62,354	\$14,220	\$88,280	\$120,335	0.734	992	410	64	1 STY
40-14-158-009	3621 GRATIOT AVE	06/03/22	WD	\$51,000	\$20,800	40.78	\$41,587	\$10,665	\$40,335	\$77,305	0.522	836	410	64	1 STY
40-14-156-020	3726 BEECHER RD	10/18/22	WD	\$110,000	\$47,400	43.09	\$94,877	\$21,330	\$88,670	\$183,868	0.482	1,362	410	64	1 STY
40-14-303-019	3406 GRATIOT AVE	03/26/24	WD	\$43,000	\$27,600	64.19	\$55,146	\$11,850	\$31,150	\$108,240	0.288	773	410	64	1 STY
40-14-305-019	806 BARNEY AVE	03/22/24	QC	\$35,000	\$27,000	77.14	\$54,012	\$14,105	\$20,895	\$99,768	0.209	820	410	64	1 STY
40-14-307-006	3133 BEECHER RD	08/01/23	WD	\$55,000	\$42,200	76.73	\$84,430	\$31,453	\$23,547	\$132,443	0.178	963	410	64	1 STY
											0.442				
40-14-303-009	3311 BEECHER RD	08/31/22	WD	\$78,000	\$34,000	43.59	\$67,996	\$15,405	\$62,595	\$131,478	0.476	977	410	74	1 STY
40-14-304-020	3310 BEECHER RD	03/20/23	WD	\$105,000	\$31,400	29.90	\$62,780	\$12,948	\$92,052	\$124,580	0.739	1,036	410	64	1.25 STY
40-14-302-009	3401 GRATIOT AVE	10/27/22	WD	\$86,000	\$33,100	38.49	\$66,140	\$15,405	\$70,595	\$126,838	0.557	1,317	410	60	2 STORY
40-14-303-022	3306 GRATIOT AVE	12/11/23	WD	\$89,900	\$31,100	34.59	\$62,176	\$14,220	\$75,680	\$119,890	0.631	1,142	410	64	2 STORY
40-14-156-028	3620 BEECHER RD	03/09/23	WD	\$38,000	\$31,000	81.58	\$61,120	\$19,079	\$18,921	\$107,200	0.177	1,080	410	64	2 STORY
											0.455				
<b>Totals:</b>				<b>\$976,720</b>	<b>\$432,300</b>		<b>\$863,655</b>		<b>\$759,673</b>	<b>\$1,618,618</b>					
			<b>AVE</b>	<b>\$69,766</b>							<b>E.C.F. =&gt;</b>	<b>0.448</b>			
			<b>MED</b>	<b>\$73,660</b>							<b>Ave. E.C.F. =&gt;</b>	<b>0.443</b>			

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.475	0.475	0.475	0.475	0.450	0.425
1 STY	0.475	0.475	0.475	0.475	0.450	0.425
2 STORY	0.475	0.475	0.475	0.475	0.450	0.425
1.5 STY	0.475	0.475	0.475	0.475	0.450	0.425
1.25 STY	0.475	0.475	0.475	0.475	0.450	0.425
BI-LEVEL	0.475	0.475	0.475	0.475	0.450	0.425
TRI-LEVEL	0.475	0.475	0.475	0.475	0.450	0.425
ESTATE HOME	0.475	0.475	0.475	0.475	0.450	0.425
DUPLEX	0.475	0.475	0.475	0.475	0.450	0.425
TWO UNIT	0.475	0.475	0.475	0.475	0.450	0.425
THREE UNIT	0.475	0.475	0.475	0.475	0.450	0.425
FOUR UNIT	0.475	0.475	0.475	0.475	0.450	0.425

Close







Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Building Depr.	Land Value
41-17-180-015	1502 S FRANKLIN AVE	10/03/23	WD	\$89,000	\$49,600	55.73	\$99,297	\$27,072	\$61,928	\$115,560	0.536	1,056	\$58.64	435	1 STY	68	\$27,072
41-17-132-033	1617 LINWOOD AVE	01/19/24	WD	\$170,000	\$95,000	55.88	\$190,081	\$32,521	\$137,479	\$252,096	0.545	1,840	\$74.72	435	1 STY	68	\$29,787
41-17-133-018	1707 LINWOOD AVE	01/19/24	WD	\$125,000	\$63,500	50.80	\$126,980	\$25,506	\$99,494	\$162,358	0.613	1,205	\$82.57	435	1 STY	68	\$24,954
41-17-177-021	1771 BROOKSIDE DR	07/13/23	WD	\$232,500	\$99,500	42.80	\$199,006	\$43,628	\$188,872	\$248,605	0.760	1,782	\$105.99	435	1 STY	68	\$42,630
41-17-177-018	1505 RIDGELAWN AVE	05/23/22	WD	\$150,000	\$63,600	42.40	\$127,253	\$24,954	\$125,046	\$163,678	0.764	1,569	\$79.70	435	1 STY	61	\$24,954
											0.644						
41-17-133-023	1118 KENSINGTON AVE	05/12/22	WD	\$137,000	\$57,900	42.26	\$115,874	\$24,450	\$112,550	\$146,278	0.769	1,306	\$86.18	435	1.25 STY	63	\$24,450
41-17-179-005	1776 BROOKSIDE DR	05/25/23	WD	\$225,000	\$148,300	65.91	\$296,691	\$62,378	\$162,622	\$374,901	0.434	2,070	\$78.56	435	1.25 STY	68	\$60,656
											0.602						
41-17-127-029	1002 BLANCHARD AVE	07/14/22	WD	\$170,000	\$90,500	53.24	\$181,007	\$42,012	\$127,988	\$213,838	0.599	1,464	\$87.42	435	1.25 STY	74	\$42,012
41-17-129-018	1017 KENSINGTON AVE	08/16/22	WD	\$181,000	\$76,100	42.04	\$152,285	\$27,336	\$153,664	\$192,229	0.799	1,438	\$106.86	435	1.25 STY	74	\$27,336
41-08-383-015	720 KENSINGTON AVE	07/12/23	WD	\$161,000	\$70,800	43.98	\$141,542	\$24,450	\$136,550	\$180,142	0.758	1,446	\$94.43	435	1.25 STY	75	\$24,450
41-17-131-016	1110 MAXINE ST	07/17/23	WD	\$259,000	\$113,300	43.75	\$226,534	\$37,801	\$221,199	\$290,358	0.762	2,132	\$103.75	435	1.25 STY	78	\$37,801
										Avg	0.729						
41-08-382-015	1609 E COURT ST	03/27/23	WD	\$199,300	\$83,100	41.70	\$166,106	\$30,538	\$168,762	\$216,909	0.778	2,649	\$63.71	435	1.5 STY	63	\$30,538
41-17-127-009	927 MAXINE ST	09/16/22	WD	\$167,500	\$70,900	42.33	\$141,809	\$25,933	\$141,567	\$178,271	0.794	1,394	\$101.55	435	1.75 STY	74	\$25,933
41-17-155-001	1614 WOODLAWN PARK DR	09/23/22	WD	\$280,000	\$144,000	51.43	\$288,093	\$64,711	\$215,289	\$343,665	0.626	2,171	\$99.17	435	1.75 STY	74	\$64,711
										Avg	0.710						



41-08-377-002	602 MAXINE ST	12/14/23	WD	\$204,000	\$117,000	57.35	\$234,009	\$49,436	\$154,564	\$295,317	0.523	2,842	\$54.39	435	2 STORY	60	\$49,436	
41-17-106-020	1150 WOODSIDE DR	04/29/22	WD	\$151,000	\$62,600	41.46	\$125,141	\$27,083	\$123,917	\$156,893	0.790	1,658	\$74.74	435	2 STORY	60	\$27,083	
41-17-128-015	1013 BLANCHARD AVE	03/24/23	WD	\$105,000	\$59,500	56.67	\$119,038	\$24,450	\$80,550	\$151,341	0.532	1,354	\$59.49	435	2 STORY	60	\$24,450	
											0.615							
41-08-383-016	724 KENSINGTON AVE	10/12/23	WD	\$118,450	\$80,000	67.54	\$159,979	\$24,450	\$94,000	\$216,846	0.433	1,974	\$47.62	435	2 STORY	68	\$24,450	
41-17-132-002	1105 MAXINE ST	08/08/22	WD	\$125,000	\$71,700	57.36	\$143,447	\$25,933	\$99,067	\$188,022	0.527	1,400	\$70.76	435	2 STORY	63	\$25,933	
41-17-176-008	1616 LINWOOD AVE	09/12/23	WD	\$173,500	\$95,700	55.16	\$191,411	\$39,927	\$133,573	\$242,374	0.551	1,620	\$82.45	435	2 STORY	68	\$39,927	
41-17-133-008	1209 BLANCHARD AVE	04/15/22	WD	\$160,000	\$87,900	54.94	\$175,821	\$24,450	\$135,550	\$242,194	0.560	1,686	\$80.40	435	2 STORY	68	\$24,450	
41-17-133-010	1301 BLANCHARD AVE	09/19/23	WD	\$175,000	\$88,200	50.40	\$176,344	\$36,675	\$138,325	\$223,470	0.619	1,716	\$80.61	435	2 STORY	68	\$36,675	
41-17-104-015	926 BEARD ST	06/07/23	WD	\$200,000	\$96,500	48.25	\$193,008	\$33,480	\$166,520	\$255,245	0.652	2,002	\$83.18	435	2 STORY	68	\$33,480	
41-17-102-003	902 WOODSIDE DR	08/22/22	WD	\$175,000	\$83,500	47.71	\$166,915	\$37,582	\$137,418	\$206,933	0.664	1,898	\$72.40	435	2 STORY	68	\$37,582	
41-17-131-020	1218 MAXINE ST	09/13/23	WD	\$155,579	\$72,400	46.54	\$144,705	\$34,824	\$120,755	\$175,810	0.687	1,606	\$75.19	435	2 STORY	68	\$34,824	
41-17-104-019	1014 BEARD ST	05/24/22	WD	\$205,000	\$94,000	45.85	\$187,998	\$33,229	\$171,771	\$247,630	0.694	2,735	\$62.80	435	2 STORY	63	\$32,189	
41-17-127-015	1021 MAXINE ST	03/22/24	WD	\$274,900	\$125,300	45.58	\$250,673	\$46,680	\$228,220	\$326,389	0.699	2,484	\$91.88	435	2 STORY	68	\$46,680	
41-17-132-004	1113 MAXINE ST	07/14/23	WD	\$200,000	\$88,700	44.35	\$177,416	\$25,933	\$174,067	\$242,373	0.718	1,780	\$97.79	435	2 STORY	68	\$25,933	
41-17-127-001	1604 E COURT ST	07/29/22	WD	\$235,000	\$104,200	44.34	\$208,360	\$33,364	\$201,636	\$279,994	0.720	2,207	\$91.36	435	2 STORY	68	\$33,364	
41-17-106-019	1144 WOODSIDE DR	08/19/22	WD	\$175,000	\$77,300	44.17	\$154,506	\$24,937	\$150,063	\$207,310	0.724	2,189	\$68.55	435	2 STORY	63	\$24,059	
41-08-384-006	711 KENSINGTON AVE	04/15/22	WD	\$178,000	\$78,400	44.04	\$156,859	\$27,359	\$150,641	\$207,200	0.727	1,842	\$81.78	435	2 STORY	68	\$27,359	
41-17-127-012	1005 MAXINE ST	11/28/22	WD	\$194,000	\$81,000	41.75	\$162,087	\$25,933	\$168,067	\$217,846	0.771	1,922	\$87.44	435	2 STORY	68	\$25,933	
41-17-129-017	1013 KENSINGTON AVE	01/25/24	WD	\$160,000	\$67,000	41.88	\$133,925	\$27,336	\$132,664	\$170,542	0.778	1,692	\$78.41	435	2 STORY	63	\$27,336	
41-17-127-018	918 BLANCHARD AVE	12/21/22	WD	\$165,000	\$67,200	40.73	\$134,320	\$25,928	\$139,072	\$173,427	0.802	1,538	\$90.42	435	2 STORY	68	\$25,928	
41-17-134-008	1125 KENSINGTON AVE	03/15/24	WD	\$200,000	\$76,800	38.40	\$153,653	\$27,336	\$172,664	\$202,107	0.854	1,877	\$91.99	435	2 STORY	70	\$27,336	
											0.677							





Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Depr.	Building Style
40-15-483-015	3918 REYNOLDS ST	09/18/23	LC	\$25,000	\$13,000	52.00	\$26,003	\$6,928	\$18,072	\$47,688	0.379	709	450	50	1 STY
40-15-457-019	4010 REYNOLDS ST	02/23/24	WD	\$20,000	\$19,300	96.50	\$38,538	\$6,984	\$13,016	\$78,885	0.165	874	450	59	1 STY
40-14-352-019	948 BARNEY AVE	12/21/23	MLC	\$35,000	\$22,200	63.43	\$44,498	\$8,548	\$26,452	\$89,875	0.294	991	450	59	1 STY
40-14-358-024	992 BARNEY AVE	07/22/22	WD	\$25,000	\$15,400	61.60	\$30,769	\$5,840	\$19,160	\$62,323	0.307	640	450	59	1 STY
40-15-458-008	4009 REYNOLDS ST	05/13/22	WD	\$22,000	\$13,300	60.45	\$26,624	\$6,517	\$15,483	\$50,268	0.308	709	450	54	1 STY
40-15-432-015	3815 W KEARSLEY ST	12/15/23	MLC	\$34,000	\$19,100	56.18	\$38,232	\$5,840	\$28,160	\$80,980	0.348	942	450	59	1 STY
40-15-477-028	3828 MANNHALL AVE	12/22/22	WD	\$32,500	\$17,600	54.15	\$35,242	\$6,891	\$25,609	\$70,878	0.361	697	450	59	1 STY
40-15-429-009	4014 W KEARSLEY ST	02/10/23	WD	\$38,000	\$19,000	50.00	\$38,024	\$5,840	\$32,160	\$80,460	0.400	940	450	54	1 STY
40-14-351-017	920 HUBBARD AVE	11/15/22	WD	\$210,000	\$100,900	48.05	\$223,797	\$39,322	\$170,678	\$424,105	0.402	4,895	450	57	1 STY
40-15-485-002	1005 DARLING ST	11/29/23	WD	\$48,500	\$22,200	45.77	\$44,495	\$10,736	\$37,764	\$84,398	0.447	720	450	59	1 STY
40-14-351-014	902 HUBBARD AVE	11/02/22	WD	\$50,000	\$22,100	44.20	\$44,219	\$8,760	\$41,240	\$88,648	0.465	880	450	59	1 STY
40-15-485-004	1015 DARLING ST	07/20/23	WD	\$47,500	\$19,700	41.47	\$39,393	\$10,074	\$37,426	\$73,298	0.511	845	450	59	1 STY
40-15-481-005	963 DARLING ST	04/29/22	WD	\$47,600	\$16,800	35.29	\$33,562	\$8,414	\$39,186	\$62,870	0.623	672	450	59	1 STY
40-15-429-008	4018 W KEARSLEY ST	04/29/22	WD	\$59,900	\$20,200	33.72	\$40,440	\$5,840	\$54,060	\$86,500	0.625	1,018	450	59	1 STY
40-15-481-008	3820 ORR ST	11/22/23	WD	\$67,500	\$19,400	28.74	\$38,736	\$6,125	\$61,375	\$81,528	0.753	941	450	59	1 STY
											0.429				
40-15-432-043	3808 JOYNER ST	04/24/23	WD	\$40,000	\$29,600	74.00	\$59,258	\$14,434	\$25,566	\$112,060	0.228	1,036	450	62	1 STY
40-15-488-007	1023 WELLMAN ST	05/03/23	LC	\$25,000	\$16,900	67.60	\$33,835	\$7,835	\$17,165	\$65,000	0.264	680	450	61	1 STY
40-15-481-003	3821 MANNHALL AVE	05/04/23	WD	\$35,000	\$24,400	69.71	\$48,706	\$7,300	\$27,700	\$103,515	0.268	875	450	70	1 STY
40-15-482-017	3906 BLACKINGTON AVE	05/13/22	WD	\$35,150	\$21,300	60.60	\$42,595	\$9,997	\$25,153	\$81,495	0.309	888	450	62	1 STY
40-15-487-019	996 S BALLENGER HWY	12/19/22	WD	\$38,000	\$20,800	54.74	\$41,642	\$7,835	\$30,165	\$84,518	0.357	852	450	62	1 STY
40-15-434-008	3905 JOYNER ST	10/19/22	WD	\$44,000	\$22,500	51.14	\$47,714	\$5,840	\$38,160	\$104,685	0.365	888	450	64	1 STY
40-15-487-018	988 S BALLENGER HWY	01/09/24	WD	\$39,900	\$17,800	44.61	\$35,606	\$8,694	\$31,206	\$67,280	0.464	707	450	62	1 STY
40-15-483-007	3915 BLACKINGTON AVE	11/01/23	WD	\$35,000	\$15,000	42.86	\$29,947	\$7,148	\$27,852	\$56,998	0.489	709	450	62	1 STY
40-15-455-007	1030 MEIDA ST	03/08/23	WD	\$60,000	\$19,100	31.83	\$38,172	\$5,647	\$54,353	\$81,313	0.668	878	450	62	1 STY
											0.379				
40-15-486-017	972 JOHNSON AVE	02/01/23	WD	\$40,000	\$20,600	51.50	\$41,257	\$6,351	\$33,649	\$87,265	0.386	887	450	54	1.25 STY
40-15-477-025	3906 MANNHALL AVE	11/03/22	QC	\$42,000	\$18,800	44.76	\$37,608	\$6,891	\$35,109	\$76,793	0.457	883	450	59	1.25 STY
40-15-477-031	3816 MANNHALL AVE	04/14/22	WD	\$35,000	\$18,200	52.00	\$36,325	\$6,891	\$28,109	\$73,585	0.382	883	450	59	1.25 STY
											0.408				
40-15-486-008	979 SALISBURY AVE	03/19/24	WD	\$37,000	\$24,300	65.68	\$48,628	\$7,008	\$29,992	\$104,050	0.288	887	450	65	1.25 STY
40-15-454-009	4027 MANNHALL AVE	06/22/23	WD	\$90,000	\$24,500	27.22	\$48,972	\$6,891	\$83,109	\$105,203	0.790	1,111	450	67	1.25 STY



Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Depr.	Building Style
40-14-382-012	2802 FIELDING ST	08/08/23	WD	\$42,000	\$13,200	31.43	\$26,494	\$5,552	\$36,448	\$55,845	0.653	692	\$52.67	455	49	1 STY
40-14-360-014	964 MANN AVE	06/10/22	WD	\$30,000	\$16,600	55.33	\$33,127	\$5,560	\$24,440	\$73,512	0.332	946	\$25.84	455	54	1 STY
40-14-382-016	2714 FIELDING ST	12/04/23	WD	\$20,000	\$16,200	81.00	\$32,361	\$5,554	\$14,446	\$71,485	0.202	720	\$20.06	455	54	1 STY
40-14-366-005	1025 BARNEY AVE	06/26/23	WD	\$48,000	\$17,300	36.04	\$34,550	\$5,560	\$42,440	\$77,307	0.549	880	\$48.23	455	59	1 STY
40-14-388-004	2905 REYNOLDS ST	07/21/23	WD	\$36,000	\$15,300	42.50	\$30,580	\$5,560	\$30,440	\$66,720	0.456	647	\$47.05	455	59	1 STY
40-14-371-008	1008 KNAPP AVE	04/08/23	WD	\$26,500	\$12,000	45.28	\$24,055	\$5,560	\$20,940	\$49,320	0.425	620	\$33.77	455	59	1 STY
40-14-384-018	972 BRADLEY AVE	11/02/23	WD	\$33,000	\$14,900	45.15	\$29,797	\$5,560	\$27,440	\$64,632	0.425	576	\$47.64	455	59	1 STY
40-14-378-012	951 HUGHES AVE	09/28/23	WD	\$35,000	\$19,400	55.43	\$38,878	\$11,120	\$23,880	\$74,021	0.323	854	\$27.96	455	59	1 STY
40-14-361-008	956 STOCKER AVE	04/05/23	WD	\$22,000	\$13,900	63.18	\$27,830	\$5,560	\$16,440	\$59,387	0.277	651	\$25.25	455	59	1 STY
40-14-354-013	935 MANN AVE	10/12/23	WD	\$21,250	\$15,600	73.41	\$31,283	\$5,560	\$15,690	\$68,595	0.229	768	\$20.43	455	59	1 STY
40-14-355-003	917 STOCKER AVE	11/02/23	WD	\$28,500	\$15,200	53.33	\$30,328	\$5,560	\$22,940	\$66,048	0.347	572	\$40.10	455	62	1 STY
40-14-453-013	2477 W COURT ST	03/17/23	WD	\$75,000	\$28,100	37.47	\$56,176	\$6,214	\$68,786	\$133,232	0.516	942	\$73.02	455	79	1 STY
40-14-384-009	2814 GIBSON ST	02/27/24	WD	\$20,000	\$14,700	73.50	\$29,310	\$5,275	\$14,725	\$64,093	0.230	1,026	\$14.35	455	54	1.75 STY
40-13-359-020	1018 CHRISTOPHER ST	07/02/22	WD	\$36,000	\$21,000	58.33	\$41,903	\$6,560	\$29,440	\$94,248	0.312	1,120	\$26.29	455	59	2 STORY
40-13-360-007	1017 CHRISTOPHER ST	03/21/24	WD	\$32,150	\$25,700	79.94	\$51,312	\$7,132	\$25,018	\$117,813	0.212	1,492	\$16.77	455	59	2 STORY
40-14-381-008	925 BRADLEY AVE	08/14/23	WD	\$65,000	\$29,500	45.38	\$58,952	\$8,340	\$56,660	\$134,965	0.420	1,509	\$37.55	455	62	2 STORY
<b>Totals:</b>				<b>\$570,400</b>	<b>\$288,600</b>		<b>\$576,936</b>		<b>\$470,173</b>	<b>\$1,271,224</b>			<b>\$34.81</b>			
				<b>AVE \$35,650</b>						<b>E.C.F. =&gt; 0.370</b>						
				<b>MED \$32,575</b>						<b>Ave. E.C.F. =&gt; 0.369</b>						

40-14-361-008	956 STOCKER AVE	11/21/23	WD	\$60,000	\$13,900	23.17	\$27,830	\$5,560	\$54,440	\$59,387	0.917	651	\$83.63	455	59	1 STY
40-13-360-026	1010 GARDEN ST	02/22/24	WD	\$7,000	\$16,700	238.57	\$33,451	\$11,085	(\$4,085)	\$59,643	(0.068)	660	(\$6.19)	455	59	1 STY
40-14-383-003	980 KNIGHT AVE	08/21/23	WD	\$52,000	\$11,900	22.88	\$23,808	\$8,187	\$43,813	\$41,656	1.052	858	\$51.06	455	30	1.25 STY

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.365	0.365	0.365	0.365	0.365	0.365
1 STY	0.365	0.365	0.365	0.365	0.365	0.365
2 STORY	0.365	0.365	0.365	0.365	0.365	0.365
1.5 STY	0.365	0.365	0.365	0.365	0.365	0.365



1.25 STY	0.365	0.365	0.365	0.365	0.365	0.365
BI-LEVEL	0.365	0.365	0.365	0.365	0.365	0.365
TRI-LEVEL	0.365	0.365	0.365	0.365	0.365	0.365
ESTATE HOME	0.365	0.365	0.365	0.365	0.365	0.365
DUPLEX	0.365	0.365	0.365	0.365	0.365	0.365
TWO UNIT	0.365	0.365	0.365	0.365	0.365	0.365
THREE UNIT	0.365	0.365	0.365	0.365	0.365	0.365
FOUR UNIT	0.365	0.365	0.365	0.365	0.365	0.365

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Depr.	Building Style
40-22-233-012	3601 WHITNEY AVE	11/17/23	WD	\$24,900	\$13,500	54.22	\$27,041	\$9,320	\$15,580	\$44,303	0.352	592	460	47	1 STY
40-22-229-016	3708 BROWN ST	03/21/23	WD	\$32,000	\$24,300	75.94	\$48,538	\$19,314	\$12,686	\$73,060	0.174	768	460	47	1 STY
											0.241				
40-22-231-018	3702 WHITNEY AVE	05/20/22	WD	\$25,000	\$18,200	72.80	\$36,443	\$9,320	\$15,680	\$67,808	0.231	840	460	60	1 STY
40-22-283-001	3721 LARCHMONT ST	05/09/22	WD	\$28,000	\$20,400	72.86	\$40,897	\$9,320	\$18,680	\$78,943	0.237	915	460	60	1 STY
40-22-228-012	3817 AUGUSTA ST	03/31/23	WD	\$30,000	\$19,200	64.00	\$38,429	\$12,501	\$17,499	\$64,820	0.270	639	460	57	1 STY
40-22-282-015	3809 LARCHMONT ST	08/05/22	WD	\$32,100	\$21,200	66.04	\$42,435	\$9,320	\$22,780	\$82,788	0.275	782	460	60	1 STY
40-22-230-008	3909 BROWN ST	08/30/22	WD	\$31,650	\$19,700	62.24	\$39,335	\$9,320	\$22,330	\$75,038	0.298	904	460	57	1 STY
40-22-277-014	3714 HERRICK ST	05/28/22	WD	\$32,500	\$18,100	55.69	\$36,144	\$9,320	\$23,180	\$67,060	0.346	648	460	57	1 STY
40-22-280-006	3913 CLAIRMONT ST	06/16/23	WD	\$60,000	\$31,600	52.67	\$63,228	\$18,640	\$41,360	\$111,470	0.371	1,289	460	57	1 STY
40-22-230-004	3921 BROWN ST	05/22/23	WD	\$43,000	\$22,400	52.09	\$44,742	\$9,320	\$33,680	\$88,555	0.380	978	460	60	1 STY
40-22-277-012	1502 S BALLENGER HWY	10/26/23	WD	\$64,000	\$32,000	50.00	\$63,932	\$28,104	\$35,896	\$89,570	0.401	872	460	57	1 STY
40-22-231-014	3718 WHITNEY AVE	10/18/23	WD	\$41,500	\$20,300	48.92	\$40,619	\$9,320	\$32,180	\$78,248	0.411	690	460	57	1 STY
40-22-228-011	3821 AUGUSTA ST	03/21/23	WD	\$32,500	\$14,100	43.38	\$28,152	\$9,320	\$23,180	\$47,080	0.492	660	460	52	1 STY
40-22-277-001	1501 WALTON AVE	02/01/24	WD	\$55,000	\$19,800	36.00	\$39,590	\$9,320	\$45,680	\$75,675	0.604	720	460	55	1 STY
40-22-233-002	3709 WHITNEY AVE	08/18/23	WD	\$65,000	\$24,500	37.69	\$49,066	\$21,260	\$43,740	\$69,515	0.629	660	460	57	1 STY
40-22-283-010	3605 LARCHMONT ST	10/09/23	WD	\$71,000	\$24,100	33.94	\$48,194	\$10,036	\$60,964	\$95,395	0.639	916	460	57	1 STY
40-22-281-024	3614 LARCHMONT ST	06/27/23	WD	\$54,900	\$18,200	33.15	\$36,306	\$9,320	\$45,580	\$67,465	0.676	652	460	57	1 STY
40-22-281-024	3614 LARCHMONT ST	01/19/24	WD	\$57,000	\$18,200	31.93	\$36,306	\$9,320	\$47,680	\$67,465	0.707	652	460	57	1 STY
40-22-233-009	3613 WHITNEY AVE	06/28/22	WD	\$60,000	\$18,800	31.33	\$37,593	\$9,320	\$50,680	\$70,683	0.717	691	460	60	1 STY
40-22-276-031	3825 ARLENE AVE	10/09/23	WD	\$65,000	\$21,300	32.77	\$42,531	\$18,640	\$46,360	\$59,728	0.776	784	460	57	1 STY
											0.470				
											0.406				
40-22-231-013	3722 WHITNEY AVE	07/25/22	WD	\$69,900	\$20,900	29.90	\$41,794	\$9,320	\$60,580	\$76,409	0.793	789	460	74	1 STY
40-22-228-006	3915 AUGUSTA ST	05/02/22	WD	\$70,000	\$28,800	41.14	\$57,519	\$9,320	\$60,680	\$113,409	0.535	888	460	74	1 STY
40-22-284-002	3935 HOGARTH AVE	01/20/23	WD	\$72,000	\$40,900	56.81	\$81,706	\$16,466	\$55,534	\$153,506	0.362	1,198	460	79	1 STY
											0.515				
40-22-276-012	3801 ARLENE AVE	02/20/24	WD	\$75,000	\$21,400	28.53	\$42,763	\$9,320	\$65,680	\$83,608	0.786	930	460	57	1.25 STY
40-22-280-009	3901 CLAIRMONT ST	05/08/23	WD	\$42,000	\$18,700	44.52	\$37,396	\$9,320	\$32,680	\$70,190	0.466	862	460	57	1.25 STY
40-22-278-006	3913 HERRICK ST	07/01/22	WD	\$85,000	\$22,700	26.71	\$45,337	\$9,320	\$75,680	\$90,043	0.840	858	460	60	1.25 STY
40-22-278-002	3929 HERRICK ST	06/06/23	WD	\$85,000	\$25,100	29.53	\$50,144	\$9,320	\$75,680	\$102,060	0.742	1,321	460	60	1.25 STY
40-22-230-010	3901 BROWN ST	09/02/22	WD	\$65,000	\$21,700	33.38	\$43,464	\$9,320	\$55,680	\$85,360	0.652	867	460	60	1.25 STY
40-22-228-025	3822 BROWN ST	12/06/23	WD	\$67,000	\$25,000	37.31	\$50,008	\$9,320	\$57,680	\$101,720	0.567	909	460	60	1.25 STY
											0.675				
40-22-232-031	3918 ARLENE AVE	10/28/22	WD	\$83,000	\$31,100	37.47	\$62,105	\$17,941	\$65,059	\$103,915	0.626	715	460	74	1.25 STY



Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Depr.	Building Style	
40-23-151-019	3514 HERRICK ST	05/08/23	WD	\$54,000	\$15,900	29.44	\$31,781	\$7,142	\$46,858	\$57,974	0.808	756	\$61.98	465	59	1 STY	
40-23-158-008	3501 LARCHMONT ST	05/06/22	WD	\$45,000	\$16,200	36.00	\$32,333	\$7,142	\$37,858	\$59,273	0.639	674	\$56.17	465	59	1 STY	
40-23-104-018	1118 STOCKER AVE	03/20/24	WD	\$59,900	\$22,800	38.06	\$45,539	\$6,520	\$53,380	\$91,809	0.581	889	\$60.04	465	59	1 STY	
40-23-102-015	3518 BROWN ST	08/15/22	WD	\$50,000	\$19,800	39.60	\$39,556	\$7,142	\$42,858	\$76,268	0.562	900	\$47.62	465	54	1 STY	
40-23-158-023	3410 HOGARTH AVE	10/25/22	WD	\$43,000	\$17,700	41.16	\$35,340	\$7,142	\$35,858	\$66,348	0.540	652	\$55.00	465	59	1 STY	
40-23-158-005	3509 LARCHMONT ST	01/20/23	WD	\$38,000	\$16,100	42.37	\$32,126	\$7,142	\$30,858	\$58,786	0.525	652	\$47.33	465	59	1 STY	
40-23-158-013	3405 LARCHMONT ST	12/08/23	WD	\$40,000	\$18,800	47.00	\$37,653	\$7,142	\$32,858	\$71,791	0.458	660	\$49.78	465	59	1 STY	
40-23-107-005	3505 WHITNEY AVE	04/24/23	WD	\$45,000	\$22,400	49.78	\$44,818	\$15,360	\$29,640	\$69,313	0.428	652	\$45.46	465	59	1 STY	
40-23-132-034	1506 KNIGHT AVE	02/15/23	QC	\$39,000	\$20,800	53.33	\$41,647	\$7,491	\$31,509	\$80,367	0.392	859	\$36.68	465	59	1 STY	
40-23-106-003	3517 BROWN ST	03/29/24	WD	\$32,000	\$17,400	54.38	\$34,774	\$7,142	\$24,858	\$65,016	0.382	929	\$26.76	465	59	1 STY	
40-23-154-018	3214 CLAIRMONT ST	09/13/22	WD	\$25,500	\$17,500	68.63	\$35,086	\$7,142	\$18,358	\$65,751	0.279	720	\$25.50	465	59	1 STY	
												0.475					
40-23-107-019	3506 ARLENE AVE	01/30/24	WD	\$32,500	\$20,500	63.08	\$41,069	\$8,097	\$24,403	\$77,581	0.315	652	\$37.43	465	62	1 STY	
40-23-152-005	3217 ARLENE AVE	09/13/22	WD	\$28,000	\$17,400	62.14	\$34,757	\$7,142	\$20,858	\$64,976	0.321	658	\$31.70	465	62	1 STY	
40-23-102-011	3413 AUGUSTA ST	03/01/24	WD	\$35,000	\$19,600	56.00	\$39,269	\$7,142	\$27,858	\$75,593	0.369	652	\$42.73	465	62	1 STY	
40-23-159-007	3217 LARCHMONT ST	01/10/24	QC	\$41,000	\$21,000	51.22	\$42,028	\$8,331	\$32,669	\$79,287	0.412	719	\$45.44	465	67	1 STY	
40-23-156-007	3301 CLAIRMONT ST	01/09/23	WD	\$34,000	\$17,300	50.88	\$34,685	\$7,142	\$26,858	\$64,807	0.414	652	\$41.19	465	62	1 STY	
40-23-159-007	3217 LARCHMONT ST	04/07/22	WD	\$45,000	\$21,000	46.67	\$42,028	\$8,331	\$36,669	\$79,287	0.462	719	\$51.00	465	67	1 STY	
40-23-154-021	3202 CLAIRMONT ST	08/08/23	WD	\$54,900	\$24,200	44.08	\$48,418	\$8,928	\$45,972	\$92,918	0.495	816	\$56.34	465	62	1 STY	
40-23-155-010	3417 CLAIRMONT ST	03/22/24	WD	\$65,000	\$22,100	34.00	\$44,130	\$7,426	\$57,574	\$86,362	0.667	780	\$73.81	465	62	1 STY	
40-23-155-007	3501 CLAIRMONT ST	06/24/22	WD	\$76,000	\$24,000	31.58	\$48,080	\$7,142	\$68,858	\$96,325	0.715	899	\$76.59	465	62	1 STY	
												0.477					
40-23-151-018	3518 HERRICK ST	02/09/23	WD	\$40,000	\$21,000	52.50	\$41,944	\$7,142	\$32,858	\$81,887	0.401	903	\$36.39	465	59	1.25 STY	
40-23-126-021	1210 HUGHES AVE	09/16/22	WD	\$41,000	\$21,000	51.22	\$41,925	\$7,491	\$33,509	\$81,021	0.414	952	\$35.20	465	54	1.25 STY	
40-23-110-010	1401 STOCKER AVE	05/18/22	WD	\$90,000	\$29,100	32.33	\$58,201	\$8,657	\$81,343	\$116,574	0.698	1,524	\$53.37	465	54	1.25 STY	
40-23-102-020	3418 BROWN ST	08/09/22	WD	\$69,500	\$21,900	31.51	\$43,712	\$7,142	\$62,358	\$86,047	0.725	858	\$72.68	465	59	1.25 STY	
												0.518					
40-23-127-011	1129 HUGHES AVE	04/04/23	LC	\$53,000	\$27,100	51.13	\$54,120	\$7,491	\$45,509	\$109,715	0.415	1,260	\$36.12	465	62	1.5 STY	
												0.415					
40-23-151-006	3505 ARLENE AVE	01/08/24	WD	\$48,500	\$25,300	52.16	\$50,563	\$9,321	\$39,179	\$97,040	0.404	1,152	\$34.01	465	59	2 STORY	
												0.404					
40-23-126-005	1115 KNAPP AVE	04/05/22	WD	\$60,000	\$23,600	39.33	\$47,286	\$7,491	\$52,509	\$93,635	0.561	1,256	\$41.81	465	59	THREE UNIT	
												0.561					
<b>Totals:</b>				<b>\$1,284,800</b>	<b>\$561,500</b>		<b>\$1,122,868</b>		<b>\$1,073,877</b>	<b>\$2,145,753</b>			<b>\$47.34</b>				
				<b>AVE \$47,585</b>						<b>E.C.F. =&gt;</b>	<b>0.500</b>						
				<b>MED \$45,000</b>						<b>Ave. E.C.F. =&gt;</b>	<b>0.490</b>						

40-23-109-008 1325 MANN AVE 03/21/23 WD \$59,900 \$14,600 24.37 \$29,128 \$5,467 \$54,433 \$55,673 0.978 680 \$80.05 465 62 1 STY

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.475	0.475	0.475	0.475	0.475	0.475
1 STY	0.475	0.475	0.475	0.475	0.475	0.475
2 STORY	0.475	0.475	0.475	0.475	0.475	0.475
1.5 STY	0.475	0.475	0.475	0.475	0.475	0.475
1.25 STY	0.475	0.475	0.475	0.475	0.475	0.475
BI-LEVEL	0.475	0.475	0.475	0.475	0.475	0.475
TRI-LEVEL	0.475	0.475	0.475	0.475	0.475	0.475
ESTATE HOME	0.475	0.475	0.475	0.475	0.475	0.475
DUPLEX	0.475	0.475	0.475	0.475	0.475	0.475
TWO UNIT	0.475	0.475	0.475	0.475	0.475	0.475
THREE UNIT	0.475	0.475	0.475	0.475	0.475	0.475
FOUR UNIT	0.475	0.475	0.475	0.475	0.475	0.475

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Depr.	Building Style
40-23-134-012	2741 BROWN ST	07/28/23	WD	\$28,000	\$13,700	48.93	\$27,304	\$7,616	\$20,384	\$56,251	0.362	720	470	49	1 STY
40-23-134-012	2741 BROWN ST	12/22/22	WD	\$20,300	\$13,700	67.49	\$27,304	\$7,616	\$12,684	\$56,251	0.225	720	470	49	1 STY
40-14-463-011	2501 CORUNNA RD	05/17/23	WD	\$25,000	\$17,700	70.80	\$35,401	\$6,387	\$18,613	\$82,897	0.225	824	470	54	1 STY
40-23-202-003	2554 SWAYZE ST	07/25/22	WD	\$57,000	\$41,200	72.28	\$87,597	\$17,723	\$39,277	\$157,263	0.250	1,529	470	59	1 STY
40-23-203-002	2641 SWAYZE ST	03/24/23	QC	\$28,000	\$18,300	65.36	\$36,609	\$6,160	\$21,840	\$86,997	0.251	896	470	54	1 STY
40-23-128-020	1118 CLANCY AVE	05/13/22	WD	\$28,500	\$18,400	64.56	\$36,794	\$6,160	\$22,340	\$87,526	0.255	704	470	59	1 STY
40-23-134-021	2709 BROWN ST	03/21/23	WD	\$28,000	\$16,600	59.29	\$33,290	\$7,467	\$20,533	\$73,780	0.278	660	470	59	1 STY
40-23-201-015	2622 SWAYZE ST	07/06/23	WD	\$21,500	\$12,100	56.28	\$24,105	\$6,160	\$15,340	\$51,271	0.299	598	470	54	1 STY
40-23-205-001	2645 BROWN ST	03/01/23	WD	\$38,900	\$19,500	50.13	\$39,074	\$8,291	\$30,609	\$87,951	0.348	780	470	59	1 STY
40-14-480-030	919 VOSBURG ST	04/05/23	WD	\$38,000	\$18,700	49.21	\$37,335	\$6,276	\$31,724	\$88,740	0.357	946	470	59	1 STY
40-14-480-016	2101 W COURT ST	05/31/22	QC	\$38,000	\$17,400	45.79	\$34,842	\$9,930	\$28,070	\$71,177	0.394	936	470	59	1 STY
40-14-454-028	978 GAINNEY AVE	08/25/23	WD	\$35,000	\$14,700	42.00	\$29,463	\$7,418	\$27,582	\$62,986	0.438	700	470	59	1 STY
40-14-390-011	1014 HAMMOND ST	02/13/24	WD	\$31,000	\$12,800	41.29	\$25,621	\$6,160	\$24,840	\$55,603	0.447	650	470	54	1 STY
40-23-226-018	2406 CUMINGS AVE	06/08/23	WD	\$37,500	\$14,700	39.20	\$29,493	\$6,597	\$30,903	\$65,417	0.472	714	470	59	1 STY
40-14-455-002	955 GAINNEY AVE	07/13/23	WD	\$35,000	\$13,100	37.43	\$26,260	\$7,023	\$27,977	\$54,963	0.509	503	470	59	1 STY
40-23-206-004	2537 BROWN ST	07/22/22	WD	\$41,000	\$15,100	36.83	\$30,246	\$6,979	\$34,021	\$66,477	0.512	712	470	54	1 STY
40-23-206-020	2534 CUMINGS AVE	05/04/23	WD	\$50,000	\$17,700	35.40	\$35,377	\$7,049	\$42,951	\$80,937	0.531	796	470	59	1 STY
40-14-462-006	2457 GIBSON ST	09/12/23	MLC	\$60,000	\$21,300	35.50	\$42,565	\$10,402	\$49,598	\$91,894	0.540	914	470	59	1 STY
											0.382				
											0.376				
40-23-205-023	2618 CUMINGS AVE	08/29/22	WD	\$75,000	\$29,700	39.60	\$59,413	\$12,859	\$62,141	\$124,144	0.501	1,084	470	62	1 STY
40-23-134-016	2729 BROWN ST	10/12/23	MLC	\$35,000	\$19,400	55.43	\$44,903	\$7,561	\$27,439	\$99,579	0.276	936	470	63	1 STY
40-14-478-001	1005 DOWNEY ST	08/19/22	WD	\$82,500	\$38,900	47.15	\$77,794	\$13,487	\$69,013	\$160,768	0.429	1,506	470	74	1 STY
40-14-485-010	2013 BECKER ST	07/17/23	WD	\$105,000	\$33,300	31.71	\$66,669	\$7,406	\$97,594	\$148,158	0.659	1,099	470	75	1 STY
											0.389				

40-14-458-030	2446 REID ST	05/02/23	MLC	\$40,000	\$19,800	49.50	\$39,667	\$5,925	\$34,075	\$96,406	0.353	1,118	470	49	1.25 STY
40-23-206-018	2542 CUMINGS AVE	07/27/22	WD	\$70,500	\$23,200	32.91	\$46,354	\$7,481	\$63,019	\$103,661	0.608 0.485	1,128	470	62	1.25 STY
40-13-358-009	1125 BOSTON AVE	09/07/22	WD	\$36,500	\$20,600	56.44	\$41,258	\$9,842	\$26,658	\$89,760	0.297	1,296	470	54	1.5 STY
40-23-227-026	2118 CUMINGS AVE	09/03/23	LC	\$46,000	\$22,800	49.57	\$45,638	\$8,226	\$37,774	\$106,891	0.353	1,308	470	59	1.5 STY
40-13-356-008	1120 IDA AVE	12/19/23	WD	\$39,000	\$18,800	48.21	\$37,534	\$6,093	\$32,907	\$89,831	0.366	920	470	59	1.5 STY
40-13-357-019	1118 BOSTON AVE	01/04/24	QC	\$65,000	\$21,100	32.46	\$42,219	\$5,839	\$59,161	\$103,943	0.569	1,424	470	54	1.5 STY
40-14-486-016	2117 SWAYZE ST	05/25/22	WD	\$77,500	\$21,300	27.48	\$42,579	\$5,925	\$71,575	\$104,726	0.683	1,376	470	59	1.5 STY
40-14-477-023	2222 REID ST	08/07/23	WD	\$53,000	\$23,400	44.15	\$46,772	\$5,925	\$47,075	\$108,925	0.432	1,074	470	70	1.5 STY
40-23-227-019	2218 CUMINGS AVE	02/02/24	WD	\$60,000	\$24,500	40.83	\$48,935	\$9,016	\$50,984	\$114,054	0.447	1,230	470	59	1.75 STY
40-14-486-015	2121 SWAYZE ST	08/30/23	WD	\$25,000	\$16,900	67.60	\$33,804	\$5,925	\$19,075	\$79,654	0.239	902	470	54	2 STORY
40-14-484-034	2124 SWAYZE ST	10/06/23	WD	\$60,000	\$19,400	32.33	\$38,757	\$6,387	\$53,613	\$92,486	0.580	1,092	470	59	2 STORY
40-13-358-004	1104 PERSHING ST	09/07/22	WD	\$52,000	\$39,200	75.38	\$78,486	\$7,292	\$44,708	\$177,985	0.251	1,554	470	74	2 STORY
40-14-480-036	909 VOSBURG ST	04/27/23	WD	\$74,200	\$32,200	43.40	\$64,457	\$11,883	\$62,317	\$131,435	0.474	1,056	470	75	2 STORY
40-23-204-014	2554 BROWN ST	04/14/23	WD	\$30,000	\$26,300	87.67	\$52,693	\$5,908	\$24,092	\$133,671	0.180	1,905	470	54	FOUR UNIT
40-14-480-018	914 DURAND ST	06/30/22	WD	\$300,000	\$101,000	33.67	\$207,995	\$18,398	\$281,602	\$489,627	0.575	5,437	470	64	THREE UNIT
40-14-459-026	1002 DOWNEY ST	11/17/22	WD	\$40,000	\$22,300	55.75	\$44,641	\$5,854	\$34,146	\$110,820	0.308 0.354	1,201	470	59	TWO UNIT



<b>Totals:</b>	<b>\$2,006,900</b>	<b>\$890,800</b>	<b>\$1,799,248</b>	<b>\$1,698,254</b>	<b>\$4,044,907</b>
AVE	\$52,813				E.C.F. => 0.420
MED	\$39,500				Ave. E.C.F. => 0.403

Outliers

40-23-203-005	2629 SWAYZE ST	10/20/23	MLC	\$60,000	\$19,300	32.17	\$31,037	\$6,160	\$53,840	\$71,077	0.757	691	470	60	1 STY
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Single Family Economic Condition Factors ✕

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.350	0.350	0.350	0.350	0.350	0.350
1 STY	0.350	0.350	0.350	0.350	0.350	0.350
2 STORY	0.350	0.350	0.350	0.350	0.350	0.350
1.5 STY	0.350	0.350	0.350	0.350	0.350	0.350
1.25 STY	0.350	0.350	0.350	0.350	0.350	0.350
BI-LEVEL	0.350	0.350	0.350	0.350	0.350	0.350
TRI-LEVEL	0.350	0.350	0.350	0.350	0.350	0.350
ESTATE HOME	0.350	0.350	0.350	0.350	0.350	0.350
DUPLEX	0.350	0.350	0.350	0.350	0.350	0.350
TWO UNIT	0.350	0.350	0.350	0.350	0.350	0.350
THREE UNIT	0.350	0.350	0.350	0.350	0.350	0.350
FOUR UNIT	0.350	0.350	0.350	0.350	0.350	0.350

Close



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Building Depr.
41-17-378-023	2022 WINANS AVE	08/29/24	WD	\$45,000	\$15,100	33.56	\$30,299	\$5,277	\$39,723	\$83,407	0.476	868	485	1 STY	74
41-17-381-036	2025 MAYBURY AVE	02/07/24	WD	\$50,000	\$20,500	41.00	\$40,926	\$10,554	\$39,446	\$101,240	0.390	1,056	485	1 STY	67
41-20-129-006	2221 AITKEN AVE	10/31/24	WD	\$20,606	\$16,500	80.07	\$33,035	\$5,123	\$15,483	\$93,040	0.166	969	485	1 STY	67
41-20-129-006	2221 AITKEN AVE	10/31/24	WD	\$27,500	\$16,500	60.00	\$33,035	\$5,123	\$22,377	\$93,040	0.241	969	485	1 STY	67
41-17-378-002	1110 PINGREE AVE	03/18/24	WD	\$35,000	\$15,500	44.29	\$30,944	\$7,431	\$27,569	\$94,052	0.293	971	485	1 STY	62
41-17-380-029	1305 LIPPINCOTT BLVD	05/20/22	WD	\$25,000	\$14,500	58.00	\$28,957	\$4,445	\$20,555	\$81,707	0.252	704	485	1 STY	62
41-17-380-029	1305 LIPPINCOTT BLVD	11/29/23	WD	\$26,000	\$14,500	55.77	\$28,957	\$4,445	\$21,555	\$81,707	0.264	704	485	1 STY	62
41-20-127-007	2113 AITKEN AVE	01/17/23	WD	\$20,000	\$15,300	76.50	\$30,503	\$5,277	\$14,723	\$84,087	0.175	940	485	1 STY	62
41-17-356-032	2054 DWIGHT AVE	12/12/24	WD	\$40,000	\$13,600	34.00	\$27,223	\$4,123	\$35,877	\$77,000	0.466	864	485	1 STY	59
41-17-380-006	2017 BLADES AVE	09/13/22	WD	\$20,000	\$11,000	55.00	\$21,967	\$5,277	\$14,723	\$55,633	0.265	767	485	1 STY	55
41-17-451-006	1512 KENT ST	07/02/24	WD	\$37,000	\$12,100	32.70	\$24,188	\$4,588	\$32,412	\$65,333	0.496	780	485	1 STY	54
41-20-130-039	2306 BLADES AVE	06/23/23	WD	\$37,000	\$15,100	40.81	\$30,269	\$5,277	\$31,723	\$83,307	0.381	960	485	1 STY	54
41-17-377-015	2000 AITKEN AVE	07/11/23	WD	\$23,000	\$14,300	62.17	\$28,670	\$5,277	\$17,723	\$77,977	0.227	930	485	1.25 STY	62
41-17-377-022	2030 AITKEN AVE	01/23/24	WD	\$23,000	\$13,700	59.57	\$27,431	\$5,277	\$17,723	\$73,847	0.240	885	485	1.25 STY	54
41-17-377-022	2030 AITKEN AVE	04/09/24	WD	\$24,200	\$13,700	56.61	\$27,431	\$5,277	\$18,923	\$73,847	0.256	885	485	1.25 STY	54
41-17-357-020	2006 STANFORD AVE	08/29/23	WD	\$52,000	\$18,000	34.62	\$35,978	\$5,277	\$46,723	\$102,337	0.457	975	485	1.5 STY	62
41-17-452-005	1941 BURR BLVD	06/20/23	WD	\$80,000	\$28,900	36.13	\$57,801	\$4,537	\$75,463	\$177,547	0.425	1,842	485	1.75 STY	75
41-18-436-031	1607 BROAD CT	05/02/24	LC	\$95,000	\$33,100	34.84	\$66,201	\$7,075	\$87,925	\$197,087	0.446	1,811	485	2 STORY	72
41-18-436-020	535 E TWELFTH ST	08/05/24	WD	\$24,000	\$14,000	58.33	\$28,030	\$2,983	\$21,017	\$83,490	0.252	940	485	2 STORY	62
<b>Totals:</b>				<b>\$838,671</b>	<b>\$354,800</b>		<b>\$709,484</b>		<b>\$719,353</b>	<b>\$1,982,895</b>					
					<b>Sale. Ratio =&gt;</b>	<b>42.31</b>				<b>E.C.F. =&gt;</b>	<b>0.363</b>				
					<b>Std. Dev. =&gt;</b>	<b>15.32</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.350</b>				













Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Depr.	Building Style
40-23-228-015	1412 BRABYN AVE	07/25/22	WD	\$57,000	\$41,200	72.28	\$82,582	\$17,723	\$39,277	\$157,263	0.250	1,529	505	59	1 STY
40-23-228-012	1402 BRABYN AVE	01/26/24	WD	\$26,000	\$19,600	75.38	\$39,188	\$9,132	\$16,868	\$63,276	0.267	660	505	60	1 STY
40-23-251-021	2730 BRANDON ST	12/09/22	WD	\$30,000	\$22,300	74.33	\$44,615	\$10,840	\$19,160	\$71,105	0.269	721	505	60	1 STY
40-23-231-004	1413 LINCOLN DR	03/28/24	WD	\$60,000	\$27,200	45.33	\$54,393	\$12,709	\$47,291	\$87,756	0.539	970	505	55	1 STY
40-23-207-007	1425 BEAVER AVE	06/22/22	WD	\$57,000	\$25,400	44.56	\$50,715	\$12,595	\$44,405	\$80,253	0.553	696	505	60	1 STY
40-23-304-023	3314 MILLER RD	12/20/22	WD	\$70,000	\$29,800	42.57	\$59,679	\$13,500	\$56,500	\$97,219	0.581	912	505	60	1 STY
											0.401				
40-23-228-005	1419 IRENE AVE	09/16/22	WD	\$35,000	\$27,700	79.14	\$55,444	\$11,369	\$23,631	\$92,789	0.255	749	505	64	1 STY
40-23-301-033	3410 BRANDON ST	11/02/22	WD	\$50,000	\$34,300	68.60	\$68,568	\$27,100	\$22,900	\$87,301	0.262	602	505	69	1 STY
40-23-305-029	3101 MILLER RD	11/13/23	WD	\$48,123	\$33,300	69.20	\$66,669	\$19,461	\$28,662	\$99,385	0.288	934	505	64	1 STY
40-23-305-019	3313 MILLER RD	05/20/22	WD	\$55,000	\$38,200	69.45	\$76,421	\$15,392	\$39,608	\$128,482	0.308	1,062	505	64	1 STY
40-23-301-027	3406 BRANDON ST	12/06/22	WD	\$53,000	\$31,900	60.19	\$63,840	\$13,550	\$39,450	\$105,874	0.373	847	505	69	1 STY
40-23-305-009	3517 MILLER RD	06/01/23	WD	\$71,500	\$41,100	57.48	\$82,253	\$27,461	\$44,039	\$115,352	0.382	1,241	505	64	1 STY
40-23-179-028	2902 BRANDON ST	10/14/22	WD	\$64,000	\$33,800	52.81	\$67,682	\$13,550	\$50,450	\$113,962	0.443	1,026	505	69	1 STY
40-23-305-016	3401 MILLER RD	07/13/23	WD	\$87,000	\$44,400	51.03	\$88,774	\$22,339	\$64,661	\$139,863	0.462	1,230	505	64	1 STY
40-23-162-023	3310 YALE ST	11/16/23	WD	\$56,000	\$27,900	49.82	\$55,702	\$13,550	\$42,450	\$88,741	0.478	759	505	64	1 STY
40-23-305-005	3609 MILLER RD	03/29/24	WD	\$111,000	\$54,800	49.37	\$109,621	\$20,743	\$90,257	\$187,112	0.482	1,489	505	64	1 STY
40-23-305-077	3425 MILLER RD	03/16/23	WD	\$83,000	\$40,400	48.67	\$80,754	\$25,530	\$57,470	\$116,261	0.494	1,254	505	64	1 STY
40-23-179-014	3022 BRANDON ST	07/14/23	WD	\$71,000	\$31,700	44.65	\$63,381	\$13,550	\$57,450	\$104,907	0.548	1,081	505	64	1 STY
40-23-181-022	2918 YALE ST	04/08/22	WD	\$70,000	\$30,900	44.14	\$61,712	\$13,550	\$56,450	\$101,394	0.557	874	505	64	1 STY
40-23-162-009	3217 BRANDON ST	08/31/23	WD	\$84,000	\$36,000	42.86	\$71,907	\$13,550	\$70,450	\$122,857	0.573	914	505	69	1 STY
40-23-161-017	3322 BRANDON ST	01/05/24	WD	\$58,000	\$25,000	43.10	\$49,938	\$13,550	\$44,450	\$76,606	0.580	660	505	69	1 STY
40-23-179-017	3010 BRANDON ST	07/31/23	WD	\$99,000	\$41,600	42.02	\$83,185	\$13,550	\$85,450	\$146,600	0.583	1,102	505	69	1 STY
40-24-103-001	1225 BOSTON AVE	05/26/23	WD	\$75,000	\$31,800	42.40	\$63,583	\$15,449	\$59,551	\$101,335	0.588	850	505	64	1 STY
40-23-305-007	3601 MILLER RD	02/29/24	WD	\$100,000	\$42,300	42.30	\$84,590	\$20,743	\$79,257	\$134,415	0.590	1,240	505	64	1 STY
40-23-182-014	2842 YALE ST	02/20/24	WD	\$90,000	\$36,600	40.67	\$73,108	\$13,550	\$76,450	\$125,385	0.610	949	505	64	1 STY
40-23-162-015	3117 BRANDON ST	06/13/22	WD	\$58,000	\$22,900	39.48	\$45,739	\$13,550	\$44,450	\$67,766	0.656	652	505	64	1 STY
40-23-305-030	3023 MILLER RD	04/21/22	WD	\$115,000	\$43,400	37.74	\$86,760	\$18,929	\$96,071	\$142,802	0.673	1,471	505	64	1 STY
40-23-305-009	3517 MILLER RD	09/15/23	WD	\$110,000	\$41,100	37.36	\$82,253	\$27,461	\$82,539	\$115,352	0.716	1,241	505	64	1 STY
											0.500				
40-23-181-016	3014 YALE ST	03/21/23	WD	\$75,000	\$39,100	52.13	\$78,160	\$13,550	\$61,450	\$136,021	0.452	1,206	505	74	1 STY
											0.452				
40-23-251-010	2719 CHICAGO BLVD	01/26/23	WD	\$60,000	\$26,900	44.83	\$53,893	\$13,550	\$46,450	\$84,933	0.547	952	505	55	1.25 STY
40-23-252-031	2714 YALE ST	05/30/23	WD	\$86,000	\$26,500	30.81	\$53,098	\$10,840	\$75,160	\$88,964	0.845	934	505	60	1.25 STY
40-23-208-001	2645 CUMINGS AVE	09/30/22	WD	\$85,000	\$34,800	40.94	\$69,542	\$22,401	\$62,599	\$99,244	0.631	787	505	60	1.25 STY
40-23-228-019	1430 BRABYN AVE	02/16/24	QC	\$54,000	\$36,500	67.59	\$73,006	\$22,738	\$31,262	\$105,827	0.295	1,082	505	60	1.25 STY
40-23-302-016	3405 BRANDON ST	03/22/23	WD	\$40,000	\$29,000	72.50	\$58,048	\$13,550	\$26,450	\$93,680	0.282	1,198	505	60	1.25 STY



40-23-302-014	3413 BRANDON ST	08/24/23	WD	\$90,000	\$29,000	32.22	\$57,994	\$13,550	\$76,450	\$93,566	0.817	873	505	64	1.25 STY
40-23-251-023	2722 BRANDON ST	10/27/23	WD	\$87,000	\$27,700	31.84	\$55,435	\$10,840	\$76,160	\$93,884	0.811	895	505	64	1.25 STY
40-23-304-007	3301 YALE ST	05/06/22	WD	\$101,000	\$34,000	33.66	\$67,959	\$13,550	\$87,450	\$114,545	0.763	1,125	505	64	1.25 STY
40-23-162-020	3322 YALE ST	03/31/23	WD	\$95,000	\$41,000	43.16	\$81,930	\$13,550	\$81,450	\$143,958	0.566	1,547	505	64	1.25 STY
40-23-182-019	2826 YALE ST	09/27/22	WD	\$79,599	\$36,100	45.35	\$72,191	\$13,550	\$66,049	\$123,455	0.535	1,080	505	64	1.25 STY
40-23-183-016	3006 MILLER RD	01/19/24	WD	\$100,000	\$47,300	47.30	\$94,645	\$20,250	\$79,750	\$156,621	0.509	1,593	505	64	1.25 STY
40-23-252-001	2769 BRANDON ST	05/22/23	WD	\$72,000	\$36,200	50.28	\$72,481	\$10,840	\$61,160	\$129,771	0.471	1,230	505	64	1.25 STY
40-23-162-034	3114 YALE ST	05/31/22	WD	\$64,000	\$35,700	55.78	\$71,493	\$13,550	\$50,450	\$121,985	0.414	1,125	505	64	1.25 STY
40-23-212-011	2609 CHICAGO BLVD	02/29/24	WD	\$83,700	\$56,300	67.26	\$118,760	\$24,297	\$59,403	\$185,937	0.319	2,078	505	64	1.25 STY
40-24-102-011	1968 MILLER RD	10/10/22	WD	\$82,400	\$60,500	73.42	\$120,996	\$31,388	\$51,012	\$188,648	0.270	1,696	505	64	1.25 STY
40-23-253-027	2701 YALE ST	04/28/23	WD	\$84,000	\$26,800	31.90	\$53,596	\$10,840	\$73,160	\$90,013	0.813	941	505	69	1.25 STY
40-23-181-019	3002 YALE ST	08/28/23	WD	\$85,000	\$33,500	39.41	\$67,082	\$13,550	\$71,450	\$112,699	0.634	1,090	505	69	1.25 STY
40-23-302-017	3401 BRANDON ST	06/02/23	WD	\$85,000	\$33,700	39.65	\$67,389	\$13,550	\$71,450	\$113,345	0.630	910	505	69	1.25 STY
40-23-304-015	3113 YALE ST	11/22/22	WD	\$90,000	\$37,900	42.11	\$75,895	\$13,550	\$76,450	\$131,253	0.582	1,125	505	69	1.25 STY
40-23-212-021	2624 MILLER RD	12/21/23	WD	\$68,000	\$31,800	46.76	\$63,592	\$15,334	\$52,666	\$101,596	0.518	921	505	69	1.25 STY
40-23-161-024	3226 BRANDON ST	12/29/23	MLC	\$65,000	\$31,100	47.85	\$62,147	\$13,550	\$51,450	\$102,309	0.503	923	505	69	1.25 STY
40-23-210-006	1431 GAINNEY AVE	06/06/22	WD	\$99,000	\$50,400	50.91	\$100,856	\$24,057	\$74,943	\$161,682	0.464	1,224	505	69	1.25 STY
											0.536				
40-23-161-025	3222 BRANDON ST	12/01/23	CD	\$110,000	\$38,700	35.18	\$77,351	\$13,550	\$96,450	\$134,318	0.718	1,030	505	74	1.25 STY
40-23-182-003	2841 BRANDON ST	03/29/24	WD	\$110,000	\$49,800	45.27	\$99,642	\$13,550	\$96,450	\$181,246	0.532	1,283	505	74	1.25 STY
40-23-233-023	1411 WOODCROFT AVE	10/17/23	WD	\$105,000	\$48,500	46.19	\$96,963	\$15,755	\$89,245	\$170,964	0.522	1,528	505	75	1.25 STY
40-23-303-006	3529 YALE ST	11/14/22	WD	\$105,500	\$42,000	39.81	\$84,015	\$13,550	\$91,950	\$148,347	0.620	1,125	505	79	1.25 STY
											0.589				
40-23-229-005	1413 BRABYN AVE	12/18/23	WD	\$52,000	\$30,700	59.04	\$61,339	\$11,875	\$40,125	\$104,135	0.385	1,193	505	64	1.5 STY
											0.385				
40-23-211-001	2645 CHICAGO BLVD	06/26/23	WD	\$95,000	\$37,800	39.79	\$75,524	\$22,841	\$72,159	\$110,912	0.651	1,276	505	60	1.75 STY
40-23-211-005	1502 MONTERAY AVE	10/31/22	WD	\$134,900	\$49,600	36.77	\$99,104	\$19,896	\$115,004	\$166,754	0.690	1,278	505	74	1.75 STY
											0.674				







Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Depr.	Building Style
40-23-278-008	2307 RADCLIFFE AVE	06/15/22	WD	\$166,000	\$65,000	39.16	\$130,083	\$28,227	\$137,773	\$162,970	0.845	1,486	515	60	1 STY
40-24-105-001	2023 MILLER RD	08/08/22	WD	\$198,000	\$88,300	44.60	\$176,666	\$44,423	\$153,577	\$211,589	0.726	1,759	515	60	1.25 STY
40-24-106-011	2212 COLFAX AVE	09/09/22	WD	\$210,000	\$110,500	52.62	\$226,232	\$37,502	\$172,498	\$301,968	0.571	1,633	515	74	1.25 STY
40-24-107-011	1801 CHELSEA CIR	08/03/23	WD	\$250,000	\$115,800	46.32	\$231,688	\$41,662	\$208,338	\$304,042	0.685	2,252	515	75	1.25 STY
40-24-152-002	1805 RAMSAY BLVD	04/03/23	WD	\$189,900	\$100,000	52.66	\$199,925	\$36,591	\$153,309	\$261,334	0.587	2,290	515	60	2 STORY
40-24-152-011	1910 CAMBRIDGE AVE	06/29/22	WD	\$181,375	\$99,300	54.75	\$198,678	\$38,129	\$143,246	\$256,878	0.558	2,074	515	60	2 STORY
40-24-151-005	1910 RAMSAY BLVD	02/15/24	WD	\$310,000	\$129,000	41.61	\$258,069	\$44,407	\$265,593	\$341,859	0.777	2,091	515	74	2 STORY
40-24-151-005	1910 RAMSAY BLVD	09/29/22	WD	\$295,000	\$129,000	43.73	\$258,069	\$44,407	\$250,593	\$341,859	0.733	2,091	515	74	2 STORY
40-24-104-003	2214 RADCLIFFE AVE	06/24/22	WD	\$280,000	\$116,200	41.50	\$232,354	\$28,227	\$251,773	\$326,603	0.771 0.771	2,154	515	74	TRI-LEVEL
<b>Totals:</b>				<b>\$2,080,275</b>	<b>\$953,100</b>		<b>\$1,911,764</b>		<b>\$1,736,700</b>	<b>\$2,509,102</b>					
				<b>AVE \$231,142</b>						<b>E.C.F. =&gt; 0.692</b>					
				<b>MED \$210,000</b>						<b>Ave. E.C.F. =&gt; 0.695</b>					

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.700	0.700	0.700	0.650	0.650	0.650
1 STY	0.700	0.700	0.700	0.650	0.650	0.650
2 STORY	0.700	0.700	0.700	0.650	0.650	0.650
1.5 STY	0.700	0.700	0.700	0.650	0.650	0.650
1.25 STY	0.700	0.700	0.700	0.650	0.650	0.650
BI-LEVEL	0.700	0.700	0.700	0.650	0.650	0.650
TRI-LEVEL	0.700	0.700	0.700	0.650	0.650	0.650
ESTATE HOME	0.700	0.700	0.700	0.650	0.650	0.650
DUPLEX	0.700	0.700	0.700	0.650	0.650	0.650
TWO UNIT	0.700	0.700	0.700	0.650	0.650	0.650
THREE UNIT	0.700	0.700	0.700	0.650	0.650	0.650
FOUR UNIT	0.700	0.700	0.700	0.650	0.650	0.650

Close

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Land Value	Building Depr.
41-19-278-006	112 E LINSEY BLVD	12/21/23	WD	\$15,000	\$7,800	52.00	\$15,530	\$3,856	\$11,144	\$42,451	0.263	496	525	1 STY	\$3,856	50
41-19-103-011	2005 JARVIS ST	03/20/24	WD	\$23,000	\$16,400	71.30	\$32,721	\$5,632	\$17,368	\$98,505	0.176	864	525	1 STY	\$5,632	55
41-19-131-022	644 PARTRIDGE ST	03/26/24	WD	\$20,000	\$13,000	65.00	\$25,927	\$7,920	\$12,080	\$65,480	0.184	520	525	1 STY	\$7,920	55
40-24-276-003	2108 BROOKS ST	08/09/22	WD	\$36,000	\$14,600	40.56	\$29,156	\$4,789	\$31,211	\$88,607	0.352	816	525	1 STY	\$4,789	60
41-19-133-003	647 MONROE ST	09/05/23	LC	\$20,000	\$9,700	48.50	\$19,356	\$3,960	\$16,040	\$55,985	0.287	590	525	1 STY	\$3,960	60
41-19-432-004	214 E BELVIDERE AVE	07/19/22	WD	\$22,000	\$13,700	62.27	\$27,331	\$3,671	\$18,329	\$86,036	0.213	864	525	1 STY	\$3,520	60
41-19-432-032	3218 COLLINGWOOD PKWY	08/28/23	WD	\$22,000	\$16,000	72.73	\$31,911	\$6,333	\$15,667	\$93,011	0.168	836	525	1 STY	\$6,333	60
41-19-434-019	123 E LAKEVIEW AVE	12/01/23	WD	\$15,000	\$10,100	67.33	\$20,106	\$3,696	\$11,304	\$59,673	0.189	597	525	1 STY	\$3,696	60
41-19-437-059	226 E LAKEVIEW AVE	04/12/22	WD	\$39,000	\$12,500	32.05	\$25,071	\$3,400	\$35,600	\$78,804	0.452	876	525	1 STY	\$3,400	60
											0.253					
41-19-131-008	636 PARTRIDGE ST	12/27/22	WD	\$25,000	\$15,300	61.20	\$30,514	\$3,960	\$21,040	\$96,560	0.218	720	525	1 STY	\$3,960	64
41-19-132-023	2202 S GRAND TRAVERSE	11/21/23	WD	\$20,000	\$13,900	69.50	\$27,841	\$7,920	\$12,080	\$72,440	0.167	560	525	1 STY	\$7,920	64
41-19-133-006	639 MONROE ST	09/05/23	LC	\$20,000	\$9,000	45.00	\$17,988	\$3,972	\$16,028	\$50,967	0.314	568	525	1 STY	\$3,960	64
41-18-380-007	1437 OAK ST	11/16/22	WD	\$19,500	\$12,200	62.56	\$24,497	\$3,536	\$15,964	\$76,222	0.209	625	525	1 STY	\$3,536	69
41-18-381-019	1613 TACOMA ST	08/11/22	WD	\$27,400	\$10,700	39.05	\$21,443	\$3,520	\$23,880	\$65,175	0.366	640	525	1 STY	\$3,520	69
											0.255					
41-19-205-020	2038 CHURCH ST	01/24/24	QC	\$20,000	\$11,300	56.50	\$22,583	\$3,811	\$16,189	\$68,262	0.237	732	525	1.25 STY	\$3,811	60
41-19-435-003	208 MADISON AVE	07/13/22	WD	\$30,000	\$10,600	35.33	\$21,117	\$3,520	\$26,480	\$63,989	0.414	770	525	1.75 STY	\$3,520	69
41-19-437-007	128 E LAKEVIEW AVE	05/19/22	WD	\$56,000	\$21,300	38.04	\$42,606	\$3,836	\$52,164	\$140,982	0.370	1,828	525	2 STORY	\$3,836	63
41-19-437-007	128 E LAKEVIEW AVE	01/11/24	WD	\$58,000	\$21,300	36.72	\$42,606	\$3,836	\$54,164	\$140,982	0.384	1,828	525	2 STORY	\$3,836	63
41-19-128-009	1712 TACOMA ST	11/02/23	WD	\$39,900	\$17,500	43.86	\$34,962	\$4,048	\$35,852	\$112,415	0.319	1,232	525	2 STORY	\$4,048	64
40-24-229-003	2021 BROOKS ST	01/06/23	WD	\$36,000	\$13,800	38.33	\$27,629	\$4,336	\$31,664	\$84,702	0.374	987	525	2 STORY	\$4,336	69
											0.362					
41-19-254-041	213 W TOBIAS ST	04/08/22	WD	\$25,000	\$17,000	68.00	\$33,912	\$4,456	\$20,544	\$107,113	0.192	1,422	525	TWO UNIT	\$4,013	60
41-19-433-010	3302 S SAGINAW ST	10/31/23	WD	\$28,000	\$17,900	63.93	\$37,289	\$4,104	\$23,896	\$120,673	0.198	1,189	525	TWO UNIT	\$4,104	63
41-18-381-012	1511 TACOMA ST	03/31/23	WD	\$37,500	\$16,500	44.00	\$33,072	\$3,520	\$33,980	\$107,462	0.316	1,001	525	TWO UNIT	\$3,520	74



Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Depr.	Building Style	
40-24-377-003	1926 BAYBERRY LN	08/22/23	WD	\$109,000	\$38,400	35.23	\$76,880	\$25,268	\$83,732	\$103,224	0.811	1,103	\$75.91	530	65	1 STY	
40-24-377-021	1813 BRIARWOOD DR	10/19/23	WD	\$125,000	\$44,300	35.44	\$93,366	\$26,572	\$98,428	\$133,588	0.737	1,203	\$81.82	530	70	1 STY	
40-24-378-043	3624 BRIARWOOD DR	07/13/23	WD	\$94,900	\$41,600	43.84	\$83,282	\$24,387	\$70,513	\$117,790	0.599	1,152	\$61.21	530	65	1 STY	
40-24-377-032	3112 BRIARWOOD DR	05/19/23	WD	\$92,900	\$43,900	47.26	\$87,860	\$18,747	\$74,153	\$138,226	0.536	1,281	\$57.89	530	65	1 STY	
40-24-376-178	1825 CARMANBROOK PKWY	03/23/23	WD	\$110,000	\$53,000	48.18	\$105,974	\$26,863	\$83,137	\$158,222	0.525	1,441	\$57.69	530	65	1 STY	
40-24-376-179	1747 CARMANBROOK PKWY	07/07/23	WD	\$104,000	\$51,100	49.13	\$102,169	\$32,028	\$71,972	\$140,282	0.513	1,441	\$49.95	530	65	1 STY	
40-24-376-046	1802 BRIARWOOD DR	12/13/22	WD	\$95,000	\$46,900	49.37	\$93,781	\$27,991	\$67,009	\$131,580	0.509	1,439	\$46.57	530	65	1 STY	
40-24-376-186	1819 CARMANBROOK PKWY	04/22/22	WD	\$90,000	\$46,600	51.78	\$93,208	\$24,366	\$65,634	\$137,684	0.477	1,305	\$50.29	530	65	1 STY	
40-24-376-189	1919 CARMANBROOK PKWY	01/25/23	WD	\$105,000	\$58,500	55.71	\$116,991	\$28,566	\$76,434	\$176,850	0.432	1,833	\$41.70	530	65	1 STY	
40-24-377-033	3122 BRIARWOOD DR	02/23/24	WD	\$74,000	\$41,300	55.81	\$82,675	\$21,543	\$52,457	\$122,264	0.429	1,029	\$50.98	530	65	1 STY	
												0.557					
40-24-376-039	1902 BRIARWOOD DR	09/15/22	WD	\$109,900	\$42,600	38.76	\$85,119	\$16,908	\$92,992	\$129,926	0.716	1,102	\$84.38	530	74	1 STY	
40-24-378-012	1818 CARMANBROOK PKWY	04/21/23	WD	\$109,000	\$44,100	40.46	\$88,196	\$18,395	\$90,605	\$132,954	0.681	1,182	\$76.65	530	75	1 STY	
40-24-376-077	3619 BRIARWOOD DR	09/13/23	WD	\$62,500	\$42,400	67.84	\$84,856	\$18,980	\$43,520	\$125,478	0.347	1,124	\$38.72	530	75	1 STY	
40-24-378-004	1937 BAYBERRY LN	03/02/23	WD	\$94,900	\$46,800	49.32	\$93,542	\$17,310	\$77,590	\$145,204	0.534	1,203	\$64.50	530	80	1 STY	
<b>Totals:</b>				<b>\$1,376,100</b>	<b>\$641,500</b>		<b>\$1,287,899</b>		<b>\$1,048,176</b>	<b>\$1,893,272</b>			<b>\$59.88</b>				
				<b>AVE \$98,293</b>						<b>E.C.F. =&gt; 0.554</b>							
				<b>MED \$99,500</b>						<b>Ave. E.C.F. =&gt; 0.560</b>							

40-24-378-003 1911 BRIARWOOD DR 10/06/23 WD \$125,000 \$35,800 28.64 \$71,686 \$18,809 \$106,191 \$105,754 1.004 1,148 \$92.50 530 65 1 STY

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.575	0.575	0.575	0.550	0.550	0.550
1 STY	0.575	0.575	0.575	0.550	0.550	0.550
2 STORY	0.575	0.575	0.575	0.550	0.550	0.550
1.5 STY	0.575	0.575	0.575	0.550	0.550	0.550
1.25 STY	0.575	0.575	0.575	0.550	0.550	0.550
BI-LEVEL	0.575	0.575	0.575	0.550	0.550	0.550
TRI-LEVEL	0.575	0.575	0.575	0.550	0.550	0.550
ESTATE HOME	0.575	0.575	0.575	0.550	0.550	0.550
DUPLEX	0.575	0.575	0.575	0.550	0.550	0.550
TWO UNIT	0.575	0.575	0.575	0.550	0.550	0.550
THREE UNIT	0.575	0.575	0.575	0.550	0.550	0.550
FOUR UNIT	0.575	0.575	0.575	0.550	0.550	0.550

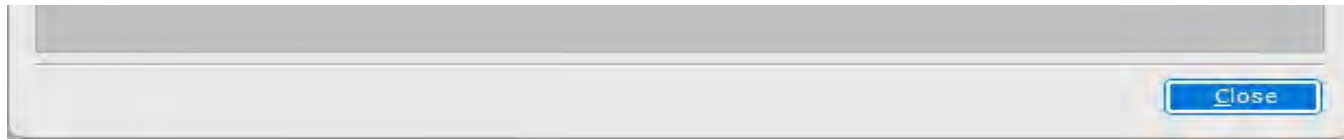
Close

Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Depr.	Building Style
40-24-476-027	1218 VERMILYA AVE	05/10/23	WD	\$19,000	\$11,700	61.58	\$23,411	\$6,240	\$12,760	\$49,060	0.260	764	535	49	1 STY
40-24-478-023	1306 LINCOLN AVE	09/07/22	WD	\$46,000	\$32,400	70.43	\$64,821	\$28,412	\$17,588	\$104,026	0.169	795	535	59	1 STY
40-24-278-029	1032 OSSINGTON AVE	02/15/24	WD	\$27,000	\$17,300	64.07	\$34,502	\$6,018	\$20,982	\$81,383	0.258	804	535	59	1 STY
40-24-454-045	1524 WALDMAN AVE	11/04/22	WD	\$40,000	\$24,500	61.25	\$48,957	\$14,040	\$25,960	\$99,763	0.260	960	535	59	1 STY
40-24-482-003	1321 PETTIBONE AVE	08/11/22	WD	\$30,000	\$17,900	59.67	\$35,816	\$9,360	\$20,640	\$75,589	0.273	790	535	59	1 STY
40-24-430-014	1019 VICTORIA AVE	10/13/23	WD	\$28,000	\$15,800	56.43	\$31,620	\$5,460	\$22,540	\$74,743	0.302	660	535	60	1 STY
40-24-278-035	2602 FENTON RD	04/06/22	WD	\$35,000	\$19,600	56.00	\$39,135	\$7,802	\$27,198	\$89,523	0.304	831	535	59	1 STY
40-24-454-045	1524 WALDMAN AVE	01/26/23	WD	\$45,000	\$24,500	54.44	\$48,957	\$14,040	\$30,960	\$99,763	0.310	960	535	59	1 STY
40-24-453-042	1610 PETTIBONE AVE	02/15/23	WD	\$40,000	\$20,200	50.50	\$44,646	\$14,040	\$25,960	\$75,360	0.344	720	535	59	1 STY
40-24-430-003	1141 VICTORIA AVE	02/15/23	WD	\$47,000	\$20,000	42.55	\$40,000	\$6,240	\$40,760	\$96,457	0.423	924	535	59	1 STY
40-24-484-006	1309 WALDMAN AVE	04/14/23	WD	\$35,000	\$14,500	41.43	\$29,028	\$6,240	\$28,760	\$65,109	0.442	740	535	59	1 STY
40-24-476-031	1202 VERMILYA AVE	03/28/24	WD	\$35,000	\$12,300	35.14	\$24,668	\$6,240	\$28,760	\$52,651	0.546	667	535	59	1 STY
40-24-484-004	1317 WALDMAN AVE	03/24/24	WD	\$37,000	\$12,800	34.59	\$25,631	\$6,240	\$30,760	\$55,403	0.555	746	535	59	1 STY
											0.349				
40-24-428-005	1121 BARRIE AVE	12/30/22	WD	\$25,000	\$19,100	76.40	\$38,160	\$5,920	\$19,080	\$92,114	0.207	792	535	62	1 STY
40-24-428-015	1027 BARRIE AVE	07/31/23	WD	\$27,000	\$18,700	69.26	\$37,489	\$5,920	\$21,080	\$90,197	0.234	777	535	67	1 STY
40-24-428-003	1129 BARRIE AVE	06/12/23	WD	\$35,000	\$18,300	52.29	\$36,670	\$5,920	\$29,080	\$87,857	0.331	662	535	67	1 STY
40-24-480-032	1202 PETTIBONE AVE	08/28/23	WD	\$27,500	\$14,200	51.64	\$28,316	\$6,240	\$21,260	\$63,074	0.337	768	535	62	1 STY
40-24-485-026	1032 W ATHERTON RD	03/23/23	WD	\$51,000	\$25,500	50.00	\$50,918	\$9,360	\$41,640	\$118,737	0.351	972	535	67	1 STY
40-24-485-025	1036 W ATHERTON RD	06/30/22	WD	\$36,000	\$17,700	49.17	\$35,402	\$6,240	\$29,760	\$83,320	0.357	864	535	62	1 STY
40-24-485-004	1129 WALDMAN AVE	04/07/22	WD	\$38,000	\$16,500	43.42	\$33,059	\$6,240	\$31,760	\$76,626	0.414	686	535	67	1 STY
40-24-454-048	1506 WALDMAN AVE	02/23/24	WD	\$66,000	\$26,500	40.15	\$51,890	\$10,650	\$55,350	\$131,310	0.422	1,384	535	64	1 STY
40-24-454-016	1525 PETTIBONE AVE	10/18/23	WD	\$63,600	\$22,300	35.06	\$44,595	\$9,828	\$53,772	\$99,334	0.541	920	535	64	1 STY
40-24-480-034	1317 LINCOLN AVE	08/01/23	LC	\$65,000	\$21,700	33.38	\$43,373	\$12,480	\$52,520	\$88,266	0.595	641	535	62	1 STY
											0.379				
40-24-481-043	1138 PETTIBONE AVE	05/09/22	WD	\$36,000	\$13,800	38.33	\$27,609	\$12,480	\$23,520	\$43,226	0.544	726	535	70	1 STY
40-24-453-043	1606 PETTIBONE AVE	12/02/22	WD	\$40,000	\$19,600	49.00	\$39,116	\$7,020	\$32,980	\$91,703	0.360	674	535	74	1 STY
40-24-482-019	1322 WALDMAN AVE	07/05/22	QC	\$30,000	\$22,100	73.67	\$44,274	\$12,480	\$17,520	\$90,840	0.193	968	535	59	1.25 STY
40-24-480-021	1314 PETTIBONE AVE	01/08/24	WD	\$25,000	\$17,400	69.60	\$34,830	\$6,240	\$18,760	\$81,686	0.230	1,041	535	59	1.25 STY
40-24-454-033	1634 WALDMAN AVE	04/28/23	WD	\$35,000	\$20,300	58.00	\$40,673	\$7,020	\$27,980	\$96,151	0.291	1,069	535	59	1.25 STY
40-24-452-019	1418 LINCOLN AVE	04/20/22	WD	\$45,000	\$24,400	54.22	\$48,815	\$12,480	\$32,520	\$103,814	0.313	960	535	59	1.25 STY
40-24-482-019	1322 WALDMAN AVE	04/13/23	WD	\$42,000	\$22,100	52.62	\$44,274	\$12,480	\$29,520	\$90,840	0.325	968	535	59	1.25 STY
40-24-454-047	1510 WALDMAN AVE	06/16/23	WD	\$39,000	\$19,000	48.72	\$38,043	\$6,240	\$32,760	\$90,866	0.361	904	535	59	1.25 STY
40-24-452-022	1406 LINCOLN AVE	04/13/23	WD	\$47,000	\$22,400	47.66	\$48,636	\$12,480	\$34,520	\$92,560	0.373	1,106	535	59	1.25 STY









Parcel Number	Street Address	Sale Date	Instr.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Depr.	Building Style
41-19-159-022	918 OSSINGTON AVE	04/22/22	WD	\$25,000	\$14,800	59.20	\$29,579	\$4,535	\$20,465	\$91,069	0.225	1,012	540	60	1 STY
41-19-309-009	863 VICTORIA AVE	10/20/23	WD	\$30,000	\$14,900	49.67	\$29,824	\$6,392	\$23,608	\$85,207	0.277	880	540	60	1 STY
41-19-378-033	736 LINCOLN AVE	06/30/22	WD	\$30,000	\$14,200	47.33	\$28,447	\$11,340	\$18,660	\$62,207	0.300	684	540	60	1 STY
41-19-303-020	926 BARRIE AVE	09/08/23	LC	\$26,000	\$11,700	45.00	\$23,334	\$5,670	\$20,330	\$64,233	0.317	710	540	60	1 STY
41-19-335-005	643 VICTORIA AVE	11/06/23	WD	\$31,000	\$11,900	38.39	\$23,826	\$4,410	\$26,590	\$70,604	0.377	720	540	55	1 STY
											0.299				
41-19-309-011	855 VICTORIA AVE	01/07/24	LC	\$20,000	\$16,200	81.00	\$32,427	\$4,962	\$15,038	\$91,550	0.164	640	540	68	1 STY
41-19-354-008	837 VERMILYA AVE	10/21/22	WD	\$30,000	\$22,800	76.00	\$45,642	\$11,025	\$18,975	\$115,390	0.164	1,024	540	68	1 STY
41-19-356-011	821 LINCOLN AVE	02/23/24	WD	\$33,000	\$26,500	80.30	\$52,920	\$10,650	\$22,350	\$131,310	0.170	1,384	540	64	1 STY
41-19-306-027	802 SIMCOE AVE	07/17/23	WD	\$20,500	\$15,200	74.15	\$30,364	\$6,300	\$14,200	\$80,213	0.177	871	540	63	1 STY
41-19-306-004	839 BARRIE AVE	07/21/22	WD	\$30,000	\$21,600	72.00	\$43,170	\$10,758	\$19,242	\$108,040	0.178	816	540	68	1 STY
41-19-377-010	615 NEUBERT AVE	10/23/23	WD	\$25,000	\$14,600	58.40	\$29,255	\$4,964	\$20,036	\$80,970	0.247	682	540	63	1 STY
41-19-379-014	648 LINCOLN AVE	09/20/23	WD	\$27,000	\$15,300	56.67	\$30,547	\$6,351	\$20,649	\$80,653	0.256	704	540	68	1 STY
41-19-161-010	927 OSSINGTON AVE	01/27/23	WD	\$32,000	\$17,900	55.94	\$35,789	\$4,446	\$27,554	\$104,477	0.264	828	540	64	1 STY
41-19-358-025	825 PETTIBONE AVE	06/15/22	WD	\$48,000	\$25,500	53.13	\$50,997	\$13,230	\$34,770	\$125,890	0.276	1,101	540	68	1 STY
41-19-306-014	840 SIMCOE AVE	10/10/22	CD	\$29,700	\$15,700	52.86	\$31,343	\$5,293	\$24,407	\$86,833	0.281	783	540	63	1 STY
41-19-308-003	839 SIMCOE AVE	03/13/24	WD	\$33,000	\$16,800	50.91	\$33,649	\$7,489	\$25,511	\$87,200	0.293	779	540	63	1 STY
41-19-303-031	938 BARRIE AVE	10/10/22	WD	\$39,000	\$18,900	48.46	\$37,771	\$12,852	\$26,148	\$83,063	0.315	680	540	63	1 STY
41-19-152-012	916 LEXINGTON AVE	07/15/22	WD	\$35,000	\$16,400	46.86	\$32,892	\$4,200	\$30,800	\$95,640	0.322	772	540	69	1 STY
41-19-328-034	748 BARRIE AVE	03/15/24	WD	\$30,000	\$12,200	40.67	\$24,367	\$6,300	\$23,700	\$60,223	0.394	729	540	63	1 STY
41-19-360-034	845 WALDMAN AVE	12/15/22	WD	\$30,000	\$11,900	39.67	\$23,732	\$8,820	\$21,180	\$49,707	0.426	616	540	63	1 STY
41-19-331-021	640 SIMCOE AVE	08/25/22	WD	\$26,000	\$9,800	37.69	\$19,503	\$4,410	\$21,590	\$50,310	0.429	616	540	63	1 STY
											0.272				
41-19-336-004	745 FREEMAN AVE	10/20/23	WD	\$30,000	\$15,100	50.33	\$30,270	\$4,410	\$25,590	\$79,569	0.322	656	540	74	1 STY
41-19-336-004	745 FREEMAN AVE	11/07/23	QC	\$30,000	\$15,100	50.33	\$30,270	\$4,410	\$25,590	\$79,569	0.322	656	540	74	1 STY
41-19-330-002	758 SIMCOE AVE	05/11/22	WD	\$57,000	\$27,200	47.72	\$54,386	\$13,035	\$43,965	\$127,234	0.346	1,055	540	74	1 STY
41-19-359-017	3710 BRUNSWICK AVE	04/26/22	WD	\$33,000	\$13,800	41.82	\$27,586	\$5,040	\$27,960	\$69,372	0.403	648	540	74	1 STY
41-19-301-008	924 BLOOR AVE	03/22/23	WD	\$44,000	\$17,200	39.09	\$34,444	\$5,244	\$38,756	\$89,846	0.431	768	540	74	1 STY
											0.365				
41-19-353-019	928 LINCOLN AVE	06/15/23	WD	\$51,000	\$17,100	33.53	\$34,142	\$5,670	\$45,330	\$87,606	0.517	975	540	60	1.25 STY
41-19-309-037	3106 CAMDEN AVE	09/28/22	WD	\$55,900	\$23,000	41.14	\$46,090	\$16,796	\$39,104	\$90,135	0.434	946	540	60	1.25 STY
41-19-337-022	632 NEUBERT AVE	12/15/22	WD	\$24,900	\$15,400	61.85	\$30,838	\$4,458	\$20,442	\$75,371	0.271	858	540	63	1.25 STY
41-19-377-029	643 NEUBERT AVE	02/27/23	WD	\$28,000	\$14,700	52.50	\$29,390	\$6,933	\$21,067	\$64,163	0.328	860	540	63	1.25 STY
41-19-355-010	943 LINCOLN AVE	09/22/22	QC	\$35,000	\$14,900	42.57	\$29,876	\$4,410	\$30,590	\$72,760	0.420	689	540	68	1.25 STY

41-19-334-002	3101 CAMDEN AVE	12/20/23	WD	\$55,000	\$22,300	40.55	\$44,558	\$6,602	\$48,398	\$108,446	0.446	1,011	540	68	1.25 STY
41-19-305-013	909 BARRIE AVE	11/10/22	WD	\$57,000	\$22,900	40.18	\$45,834	\$5,977	\$51,023	\$113,877	0.448	1,058	540	68	1.25 STY
41-19-353-024	912 LINCOLN AVE	07/22/22	WD	\$60,000	\$24,000	40.00	\$47,901	\$6,213	\$53,787	\$119,109	0.452	1,394	540	63	1.25 STY
41-19-332-019	724 VICTORIA AVE	07/31/23	WD	\$55,000	\$21,200	38.55	\$42,447	\$6,615	\$48,385	\$102,377	0.473	977	540	68	1.25 STY
											0.406				
41-19-160-007	843 REMINGTON AVE	01/10/24	WD	\$41,000	\$18,500	45.12	\$36,944	\$5,599	\$35,401	\$104,483	0.339	936	540	74	1.5 STY
41-19-354-019	842 LINCOLN AVE	05/19/22	WD	\$41,000	\$16,200	39.51	\$32,373	\$4,410	\$36,590	\$79,894	0.458	936	540	63	2 STORY
<b>Totals:</b>				<b>\$1,328,000</b>	<b>\$643,400</b>		<b>\$1,286,727</b>		<b>\$1,067,781</b>	<b>\$3,268,603</b>					
				<b>AVE \$35,892</b>						<b>E.C.F. =&gt; 0.327</b>					
				<b>MED \$31,000</b>						<b>Ave. E.C.F. =&gt; 0.332</b>					

41-19-303-018	934 BARRIE AVE	01/06/23	LC	\$52,000	\$11,400	21.92	\$22,867	\$5,670	\$46,330	\$62,535	0.741	600	540	60	1 STY
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Single Family Economic Condition Factors ✕

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.325	0.325	0.325	0.325	0.325	0.325
1 STY	0.325	0.325	0.325	0.325	0.325	0.325
2 STORY	0.325	0.325	0.325	0.325	0.325	0.325
1.5 STY	0.325	0.325	0.325	0.325	0.325	0.325
1.25 STY	0.325	0.325	0.325	0.325	0.325	0.325
BI-LEVEL	0.325	0.325	0.325	0.325	0.325	0.325
TRI-LEVEL	0.325	0.325	0.325	0.325	0.325	0.325
ESTATE HOME	0.325	0.325	0.325	0.325	0.325	0.325
DUPLEX	0.325	0.325	0.325	0.325	0.325	0.325
TWO UNIT	0.325	0.325	0.325	0.325	0.325	0.325
THREE UNIT	0.325	0.325	0.325	0.325	0.325	0.325
FOUR UNIT	0.325	0.325	0.325	0.325	0.325	0.325

Close



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Building Depr.	
41-20-404-030	3020 COMANCHE AVE	09/19/23	WD	\$95,000	\$38,200	40.21	\$76,419	\$12,054	\$82,946	\$102,984	0.805	948	550	1 STY	75	
41-20-404-035	3120 COMANCHE AVE	09/16/22	WD	\$86,000	\$37,900	44.07	\$75,751	\$11,694	\$74,306	\$102,491	0.725	948	550	1 STY	74	
41-20-455-009	3701 OGEMA AVE	08/24/22	WD	\$129,000	\$58,200	45.12	\$123,487	\$32,546	\$96,454	\$145,506	0.663	1,260	550	1 STY	65	
41-20-454-010	3622 OGEMA AVE	06/30/22	WD	\$137,000	\$52,000	37.96	\$104,058	\$18,656	\$118,344	\$136,643	0.866	1,307	550	1 STY	60	
41-20-402-034	3125 COMANCHE AVE	08/11/23	WD	\$88,000	\$40,000	45.45	\$80,089	\$11,842	\$76,158	\$109,195	0.697	1,242	550	1 STY	57	
41-20-404-034	3114 COMANCHE AVE	12/15/23	WD	\$78,000	\$32,900	42.18	\$65,703	\$11,694	\$66,306	\$86,414	0.767	948	550	1 STY	52	
											0.777					
41-20-402-037	3213 COMANCHE AVE	12/18/23	WD	\$45,000	\$29,500	65.56	\$59,099	\$11,842	\$33,158	\$75,611	0.439	948	550	1 STY	45	
41-20-452-012	707 ALGONQUIN AVE	11/08/22	WD	\$147,500	\$67,400	45.69	\$134,880	\$24,771	\$122,729	\$176,174	0.697	1,508	550	1.25 STY	74	
41-20-402-035	3201 COMANCHE AVE	07/22/22	WD	\$89,900	\$40,000	44.49	\$79,913	\$16,864	\$73,036	\$100,878	0.724	991	550	1.25 STY	60	
41-20-454-017	617 E ATHERTON RD	05/02/22	WD	\$87,000	\$42,700	49.08	\$85,445	\$17,362	\$69,638	\$108,933	0.639	1,286	550	1.25 STY	60	
41-20-402-028	3025 COMANCHE AVE	04/14/23	WD	\$135,000	\$39,100	28.96	\$78,191	\$11,842	\$123,158	\$106,158	1.160	1,502	550	1.25 STY	52	
41-20-402-017	2841 COMANCHE AVE	11/15/22	WD	\$136,000	\$46,700	34.34	\$93,378	\$16,123	\$119,877	\$123,608	0.970	1,200	550	1.5 STY	74	
41-20-404-004	2913 DEARBORN ST	02/15/23	WD	\$146,000	\$51,800	35.48	\$103,607	\$14,201	\$131,799	\$143,050	0.921	1,182	550	2 STORY	70	
41-20-404-024	2902 COMANCHE AVE	08/22/23	WD	\$60,000	\$31,500	52.50	\$62,984	\$13,748	\$46,252	\$78,778	0.587	991	550	2 STORY	52	
<b>Totals:</b>				<b>\$1,459,400</b>	<b>\$607,900</b>		<b>\$1,223,004</b>		<b>\$1,234,161</b>	<b>\$1,596,424</b>						
					<b>Sale. Ratio =&gt;</b>	<b>41.65</b>					<b>E.C.F. =&gt;</b>	<b>0.773</b>				
					<b>Std. Dev. =&gt;</b>	<b>8.83</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.763</b>				

Resold

41-20-402-034	3125 COMANCHE AVE	04/19/22	QC	\$62,500	\$40,000	64.00	\$80,089	\$11,842	\$50,658	\$109,195	0.464	1,242	550	1 STY	57
41-20-402-036	3207 COMANCHE AVE	02/15/24	WD	\$45,000	\$34,800	77.33	\$69,550	\$11,842	\$33,158	\$92,333	0.359	1,206	550	1.25 STY	52

Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.000	0.000	0.000	0.000	0.000	0.000
1 STY	0.725	0.725	0.725	0.725	0.725	0.725
2 STORY	0.725	0.725	0.725	0.725	0.725	0.725
1.5 STY	0.725	0.725	0.725	0.725	0.725	0.725
1.25 STY	0.725	0.725	0.725	0.725	0.725	0.725
BI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
TRI-LEVEL	0.000	0.000	0.000	0.000	0.000	0.000
ESTATE HOME	0.000	0.000	0.000	0.000	0.000	0.000
DUPLEX	0.000	0.000	0.000	0.000	0.000	0.000
TWO UNIT	0.000	0.000	0.000	0.000	0.000	0.000
THREE UNIT	0.000	0.000	0.000	0.000	0.000	0.000
FOUR UNIT	0.000	0.000	0.000	0.000	0.000	0.000

Close



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Building Depr.
41-20-428-024	3002 CHEYENNE AVE	03/19/24	\$65,000	WD	\$65,000	\$22,100	34.00	\$44,237	\$9,325	\$55,675	\$77,582	0.718	1,092	555	1 STY	50
41-20-428-003	2913 SHAWNEE AVE	02/20/24	\$35,000	WD	\$35,000	\$26,500	75.71	\$53,059	\$10,871	\$24,129	\$93,751	0.257	1,092	555	1 STY	60
41-20-457-002	3305 COMANCHE AVE	05/19/23	\$40,000	WD	\$40,000	\$24,700	61.75	\$49,415	\$9,189	\$30,811	\$89,391	0.345	946	555	1 STY	55
41-20-427-023	2914 SHAWNEE AVE	02/15/23	\$43,500	WD	\$43,500	\$25,200	57.93	\$50,449	\$9,325	\$34,175	\$91,387	0.374	1,092	555	1 STY	60
41-20-476-023	3701 CHEROKEE AVE	06/22/22	\$41,000	WD	\$41,000	\$22,600	55.12	\$45,283	\$9,100	\$31,900	\$80,407	0.397	1,092	555	1 STY	60
41-20-428-035	3118 CHEYENNE AVE	12/08/23	\$45,000	WD	\$45,000	\$23,100	51.33	\$46,272	\$9,325	\$35,675	\$82,104	0.435	1,092	555	1 STY	60
41-20-476-013	3509 CHEROKEE AVE	05/23/23	\$51,000	WD	\$51,000	\$26,100	51.18	\$52,156	\$9,100	\$41,900	\$95,680	0.438	1,092	555	1 STY	60
41-20-476-003	3305 CHEROKEE AVE	08/21/23	\$46,000	WD	\$46,000	\$23,000	50.00	\$45,941	\$9,758	\$36,242	\$80,407	0.451	1,092	555	1 STY	60
41-20-476-024	3705 CHEROKEE AVE	09/12/23	\$52,000	WD	\$52,000	\$23,200	44.62	\$46,316	\$8,925	\$43,075	\$83,091	0.518	1,092	555	1 STY	60
41-20-476-003	3305 CHEROKEE AVE	04/05/23	\$53,000	WD	\$53,000	\$23,000	43.40	\$45,941	\$9,758	\$43,242	\$80,407	0.538	1,092	555	1 STY	60
41-20-452-029	3514 DEARBORN ST	04/08/22	\$79,900	WD	\$79,900	\$26,400	33.04	\$52,818	\$11,502	\$68,398	\$91,813	0.745	1,192	555	1 STY	52
41-20-452-022	3406 DEARBORN ST	04/06/22	\$75,000	WD	\$75,000	\$24,100	32.13	\$48,164	\$9,202	\$65,798	\$86,582	0.760	815	555	1 STY	60
41-20-402-054	3110 CHEROKEE AVE	02/13/23	\$43,000	WD	\$43,000	\$29,400	68.37	\$58,712	\$9,215	\$33,785	\$109,993	0.307	1,316	555	1 STY	64
41-20-428-034	3114 CHEYENNE AVE	12/08/23	\$45,000	WD	\$45,000	\$27,000	60.00	\$54,064	\$9,325	\$35,675	\$99,420	0.359	1,092	555	1 STY	64
41-20-426-013	1205 MOHAWK AVE	09/09/22	\$51,900	WD	\$51,900	\$28,900	55.68	\$57,760	\$11,495	\$40,405	\$102,811	0.393	936	555	1 STY	69
41-20-430-002	2909 MENOMINEE AVE	12/22/22	\$55,000	WD	\$55,000	\$27,400	49.82	\$54,820	\$10,376	\$44,624	\$98,764	0.452	1,092	555	1 STY	64
41-20-457-048	3602 CHEROKEE AVE	10/12/23	\$78,000	WD	\$78,000	\$33,800	43.33	\$67,598	\$16,008	\$61,992	\$114,644	0.541	1,092	555	1 STY	64
41-20-429-007	3005 CHEYENNE AVE	07/08/22	\$65,000	WD	\$65,000	\$25,000	38.46	\$49,902	\$9,325	\$55,675	\$90,171	0.617	1,092	555	1 STY	64
41-20-426-007	1101 MOHAWK AVE	01/25/23	\$84,000	WD	\$84,000	\$26,000	30.95	\$51,931	\$9,586	\$74,414	\$94,100	0.791	936	555	1 STY	69
41-20-402-046	2918 CHEROKEE AVE	04/11/22	\$71,900	WD	\$71,900	\$30,100	41.86	\$60,194	\$9,520	\$62,380	\$112,609	0.554	1,092	555	1 STY	74
41-20-429-022	1210 MOHAWK AVE	10/31/22	\$80,000	WD	\$80,000	\$34,400	43.00	\$68,827	\$14,665	\$65,335	\$120,360	0.543	1,092	555	1 STY	74
41-20-455-015	3626 DEARBORN ST	09/05/23	\$52,000	WD	\$52,000	\$23,700	45.58	\$47,396	\$10,063	\$41,937	\$82,962	0.505	954	555	1.25 STY	57
41-20-457-012	3505 COMANCHE AVE	09/28/23	\$113,300	WD	\$113,300	\$34,100	30.10	\$68,121	\$9,189	\$104,111	\$130,960	0.795	1,175	555	1.25 STY	70
41-20-457-001	3301 COMANCHE AVE	12/18/23	\$82,000	WD	\$82,000	\$31,400	38.29	\$62,798	\$11,849	\$70,151	\$113,220	0.620	1,007	555	1.25 STY	73
41-20-453-010	3421 DEARBORN ST	07/22/22	\$120,000	WD	\$120,000	\$33,600	28.00	\$72,329	\$9,777	\$110,223	\$139,004	0.793	1,337	555	2 STORY	65
41-20-456-004	3619 DEARBORN ST	03/30/23	\$105,000	WD	\$105,000	\$49,400	47.05	\$98,814	\$21,182	\$83,818	\$172,516	0.486	2,880	555	FOUR UNIT	45
<b>Totals:</b>			<b>\$1,672,500</b>		<b>\$1,672,500</b>	<b>\$724,200</b>		<b>\$1,453,317</b>		<b>\$1,395,545</b>	<b>\$2,614,138</b>					
							<b>Sale. Ratio =&gt;</b>	<b>43.30</b>			<b>E.C.F. =&gt;</b>	<b>0.534</b>				
							<b>Std. Dev. =&gt;</b>	<b>12.15</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.528</b>				





Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Building Depr.
40-25-153-019	1829 LAUREL OAK DR	05/16/23	WD	\$72,000	\$41,300	57.36	\$82,694	\$18,621	\$53,379	\$150,760	0.354	1,737	563	2 STORY	65
40-25-153-034	1937 LAUREL OAK DR	09/01/23	WD	\$110,000	\$38,600	35.09	\$77,248	\$18,492	\$91,508	\$138,249	0.662	1,503	563	2 STORY	65
40-25-153-048	1905 LAUREL OAK DR	04/25/22	WD	\$101,000	\$46,200	45.74	\$92,329	\$17,243	\$83,757	\$176,673	0.474	1,755	563	2 STORY	65
40-25-153-060	1847 LAUREL OAK DR	06/10/22	WD	\$101,000	\$42,000	41.58	\$83,945	\$17,365	\$83,635	\$156,659	0.534	1,741	563	2 STORY	65
40-25-101-011	3828 PARK FOREST DR	11/02/23	WD	\$90,000	\$37,300	41.44	\$74,513	\$18,533	\$71,467	\$131,718	0.543	1,512	563	2 STORY	70
40-25-101-026	4006 PARK FOREST DR	04/13/23	WD	\$94,200	\$36,900	39.17	\$73,780	\$18,486	\$75,714	\$130,104	0.582	1,516	563	2 STORY	70
40-25-101-092	4028 PARK FOREST DR	06/30/23	WD	\$100,000	\$38,900	38.90	\$77,832	\$18,540	\$81,460	\$139,511	0.584	1,490	563	2 STORY	70
40-25-101-095	4206 PARK FOREST DR	05/23/22	WD	\$62,000	\$36,400	58.71	\$72,744	\$17,000	\$45,000	\$131,162	0.343	1,280	563	2 STORY	70
40-25-127-018	2016 STONEY BROOK CT	12/08/23	WD	\$127,000	\$51,500	40.55	\$103,068	\$18,946	\$108,054	\$197,934	0.546	1,817	563	2 STORY	70
40-25-127-063	2007 STONEY BROOK CT	01/20/23	WD	\$101,000	\$44,300	43.86	\$88,564	\$17,000	\$84,000	\$168,386	0.499	1,444	563	2 STORY	70
40-25-101-091	4026 PARK FOREST DR	04/22/22	WD	\$91,500	\$38,400	41.97	\$76,858	\$18,513	\$72,987	\$137,282	0.532	1,490	563	2 STORY	74
40-25-153-009	1951 LAUREL OAK DR	09/22/23	WD	\$100,500	\$46,500	46.27	\$92,984	\$18,297	\$82,203	\$175,734	0.468	1,755	563	2 STORY	74
40-24-351-037	1840 WILLOW BROOK CIR	05/23/22	WD	\$115,000	\$51,900	45.13	\$103,793	\$17,000	\$98,000	\$204,219	0.480	1,845	563	2 STORY	75
40-24-380-066	3703 GREENBROOK LN	08/31/23	WD	\$110,000	\$52,300	47.55	\$104,635	\$17,000	\$93,000	\$206,200	0.451	1,741	563	2 STORY	75
40-24-380-077	1715 TIMBERLANE DR	10/19/23	WD	\$70,000	\$48,600	69.43	\$97,156	\$17,000	\$53,000	\$188,602	0.281	1,717	563	2 STORY	75
40-24-380-077	1715 TIMBERLANE DR	03/22/24	WD	\$115,000	\$48,600	42.26	\$97,156	\$17,000	\$98,000	\$188,602	0.520	1,717	563	2 STORY	75
40-25-126-030	2004 CRESTBROOK LN	04/14/22	WD	\$90,000	\$46,900	52.11	\$93,733	\$18,365	\$71,635	\$177,336	0.404	1,740	563	2 STORY	75
40-25-126-034	2016 CRESTBROOK LN	03/13/24	WD	\$96,000	\$46,900	48.85	\$93,834	\$18,365	\$77,635	\$177,574	0.437	1,757	563	2 STORY	75

<b>Totals:</b>	<b>\$1,746,200</b>	<b>\$793,500</b>		<b>\$1,586,866</b>		<b>\$1,424,434</b>	<b>\$2,976,706</b>
		<b>Sale. Ratio =&gt;</b>	<b>45.44</b>			<b>E.C.F. =&gt;</b>	<b>0.479</b>
		<b>Std. Dev. =&gt;</b>	<b>8.42</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.483</b>

40-25-101-043	4306 PARK FOREST DR	06/26/23	QC	\$52,000	\$37,200	71.54	\$74,395	\$17,000	\$35,000	\$135,047	0.259	1,448	563	2 STORY	70
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Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.475	0.475	0.475	0.475	0.475	0.475
1 STY	0.475	0.475	0.475	0.475	0.475	0.475
2 STORY	0.475	0.475	0.475	0.475	0.475	0.475
1.5 STY	0.475	0.475	0.475	0.475	0.475	0.475
1.25 STY	0.475	0.475	0.475	0.475	0.475	0.475
BI-LEVEL	0.475	0.475	0.475	0.475	0.475	0.475
TRI-LEVEL	0.475	0.475	0.475	0.475	0.475	0.475
ESTATE HOME	0.475	0.475	0.475	0.475	0.475	0.475
DUPLEX	0.475	0.475	0.475	0.475	0.475	0.475
TWO UNIT	0.475	0.475	0.475	0.475	0.475	0.475
THREE UNIT	0.475	0.475	0.475	0.475	0.475	0.475
FOUR UNIT	0.475	0.475	0.475	0.475	0.475	0.475



Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Building Depr.
40-25-103-025	1810 PENBROOK LN	08/24/23	WD	\$160,000	\$42,800	26.75	\$85,561	\$19,980	\$140,020	\$100,894	1.388	1,351	565	1 STY	54
40-25-102-012	1824 PARK FOREST DR	01/29/24	WD	\$118,500	\$45,400	38.31	\$90,708	\$23,542	\$94,958	\$103,332	0.919	1,220	565	1 STY	57
40-25-104-024	1802 WINDSOR LN	10/13/23	WD	\$128,000	\$51,000	39.84	\$101,921	\$25,355	\$102,645	\$117,794	0.871	1,424	565	1 STY	57
40-25-104-035	1820 WINDSOR LN	07/27/22	CD	\$115,000	\$47,500	41.30	\$94,900	\$25,882	\$89,118	\$106,182	0.839	1,406	565	1 STY	57
40-25-106-022	1930 ROCKCREEK LN	01/04/23	WD	\$118,000	\$53,600	45.42	\$107,202	\$21,978	\$96,022	\$131,114	0.732	1,426	565	1 STY	57
40-25-102-015	1812 PARK FOREST DR	02/29/24	WD	\$149,900	\$51,900	34.62	\$103,851	\$22,975	\$126,925	\$124,425	1.020	1,678	565	1 STY	59
40-25-105-007	1917 WINDSOR LN	04/11/22	WD	\$119,000	\$50,100	42.10	\$100,118	\$23,808	\$95,192	\$117,400	0.811	1,511	565	1 STY	59
40-25-104-026	1922 WINDSOR LN	09/15/22	WD	\$130,000	\$60,800	46.77	\$126,490	\$27,947	\$102,053	\$151,605	0.673	1,967	565	1 STY	60
40-25-106-007	1917 GREENBRIAR LN	10/13/23	WD	\$110,000	\$52,500	47.73	\$104,998	\$21,645	\$88,355	\$119,076	0.742	1,366	565	1 STY	60
40-25-151-034	1842 LYNBROOK DR	10/27/23	WD	\$146,000	\$86,500	59.25	\$173,034	\$27,559	\$118,441	\$223,808	0.529	2,104	565	1 STY	60
40-25-103-001	1925 PARK FOREST DR	06/02/23	WD	\$95,000	\$55,300	58.21	\$110,666	\$30,115	\$64,885	\$115,073	0.564	1,448	565	1 STY	62
40-25-104-023	1821 PENBROOK LN	06/16/23	WD	\$106,500	\$45,200	42.44	\$90,414	\$20,252	\$86,248	\$100,231	0.860	1,265	565	1 STY	62
40-25-105-012	1833 WINDSOR LN	02/06/24	WD	\$106,000	\$55,800	52.64	\$111,530	\$24,489	\$81,511	\$124,344	0.656	1,652	565	1 STY	62
40-25-151-017	1813 ROCKCREEK LN	09/06/23	WD	\$125,000	\$60,800	48.64	\$121,616	\$23,976	\$101,024	\$139,486	0.724	1,600	565	1 STY	62
40-25-151-043	4210 GREENBROOK LN	10/31/23	WD	\$125,000	\$52,900	42.32	\$105,873	\$28,844	\$96,156	\$110,041	0.874	1,245	565	1 STY	62
40-25-103-005	1905 PARK FOREST DR	06/15/23	WD	\$135,000	\$67,000	49.63	\$133,900	\$20,646	\$114,354	\$161,791	0.707	1,811	565	1 STY	75
40-25-127-004	4309 GREENBROOK LN	04/05/23	WD	\$228,750	\$86,300	37.73	\$172,566	\$27,814	\$200,936	\$206,789	0.972	2,016	565	1 STY	75
40-25-104-008	4001 PARK FOREST DR	08/26/22	WD	\$132,500	\$61,800	46.64	\$123,531	\$23,488	\$109,012	\$142,919	0.763	1,536	565	1.5 STY	62
40-25-106-036	1814 ROCKCREEK LN	05/25/23	WD	\$155,000	\$73,600	47.48	\$147,204	\$26,574	\$128,426	\$185,585	0.692	2,348	565	2 STORY	60
40-25-176-007	4406 GREENBROOK LN	08/19/22	WD	\$175,000	\$77,800	44.46	\$155,670	\$24,776	\$150,224	\$201,375	0.746	1,933	565	2 STORY	60
40-25-176-034	4501 LYNBROOK DR	11/18/22	WD	\$174,900	\$84,500	48.31	\$169,087	\$24,502	\$150,398	\$206,550	0.728	2,149	565	2 STORY	62
40-25-177-009	1717 LYNBROOK DR	11/17/23	WD	\$170,000	\$93,700	55.12	\$187,471	\$32,667	\$137,333	\$221,149	0.621	2,228	565	2 STORY	62
40-25-177-009	1717 LYNBROOK DR	11/17/23	MLC	\$175,000	\$93,700	53.54	\$187,471	\$32,667	\$142,333	\$221,149	0.644	2,228	565	2 STORY	62
40-25-178-064	4710 CRESTBROOK LN	09/20/22	WD	\$150,000	\$70,700	47.13	\$141,482	\$24,550	\$125,450	\$167,046	0.751	1,918	565	2 STORY	62
40-25-152-049	1858 LAUREL OAK DR	02/21/23	WD	\$165,000	\$93,800	56.85	\$187,630	\$25,341	\$139,659	\$231,841	0.602	1,895	565	2 STORY	73
40-25-152-049	1858 LAUREL OAK DR	10/19/22	WD	\$160,000	\$93,800	58.63	\$187,630	\$25,341	\$134,659	\$231,841	0.581	1,895	565	2 STORY	73



40-25-105-031	1830 GREENBRIAR LN	07/21/22	WD	\$133,500	\$69,600	52.13	\$139,246	\$26,929	\$106,571	\$172,795	0.617	1,984	565	TRI-LEVEL	54
40-25-151-016	1817 ROCKCREEK LN	09/22/23	WD	\$155,000	\$72,200	46.58	\$144,363	\$32,460	\$122,540	\$159,861	0.767	1,778	565	TRI-LEVEL	62

40-25-152-016	1809 LYNBROOK DR	06/08/22	WD	\$170,000	\$79,300	46.65	\$158,560	\$25,495	\$144,505	\$190,093	0.760	1,840	565	TRI-LEVEL	74
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**Totals:**      **\$4,131,550**      **\$1,929,900**      **\$3,864,693**      **\$3,389,953**      **\$4,585,588**  
**Sale. Ratio => 46.71**      **E.C.F. => 0.739**  
**Std. Dev. => 7.49**      **Ave. E.C.F. => 0.764**

Outlier

40-25-177-024	1702 LAUREL OAK DR	06/24/22	WD	\$150,000	\$102,000	68.00	\$204,065	\$31,083	\$118,917	\$247,117	0.481	2,141	565	TRI-LEVEL	70
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Single Family Economic Condition Factors X

NOTE: Percentages below represent overall Building Percent Good. Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.725	0.725	0.725	0.725	0.725	0.725
1 STY	0.725	0.725	0.725	0.725	0.725	0.725
2 STORY	0.725	0.725	0.725	0.725	0.725	0.725
1.5 STY	0.725	0.725	0.725	0.725	0.725	0.725
1.25 STY	0.725	0.725	0.725	0.725	0.725	0.725
BI-LEVEL	0.725	0.725	0.725	0.725	0.725	0.725
TRI-LEVEL	0.725	0.725	0.725	0.725	0.725	0.725
ESTATE HOME	0.725	0.725	0.725	0.725	0.725	0.725
DUPLEX	0.725	0.725	0.725	0.725	0.725	0.725
TWO UNIT	0.725	0.725	0.725	0.725	0.725	0.725
THREE UNIT	0.725	0.725	0.725	0.725	0.725	0.725
FOUR UNIT	0.725	0.725	0.725	0.725	0.725	0.725

Close





Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Building Depr.
41-30-178-020	734 INGLESIDE AVE	03/04/24	WD	\$58,800	\$25,400	43.20	\$50,846	\$8,685	\$50,115	\$93,691	0.535	640	580	1 STY	75
41-19-452-015	501 PETTIBONE AVE	09/19/22	WD	\$150,000	\$53,800	35.87	\$107,575	\$18,335	\$131,665	\$198,311	0.664	1,719	580	1 STY	74
41-30-154-004	858 INGLESIDE AVE	08/26/22	WD	\$61,500	\$27,700	45.04	\$55,365	\$10,571	\$50,929	\$105,398	0.483	905	580	1 STY	67
41-19-452-024	514 WALDMAN AVE	08/23/23	WD	\$77,000	\$20,400	26.49	\$40,843	\$8,879	\$68,121	\$75,209	0.906	852	580	1 STY	62
41-30-127-022	616 CAMPBELL ST	11/23/22	WD	\$40,000	\$20,800	52.00	\$41,550	\$8,598	\$31,402	\$77,534	0.405	739	580	1 STY	62
41-30-127-022	616 CAMPBELL ST	05/16/22	WD	\$34,000	\$20,800	61.18	\$41,550	\$8,598	\$25,402	\$77,534	0.328	739	580	1 STY	62
41-30-127-022	616 CAMPBELL ST	01/26/23	WD	\$44,000	\$20,800	47.27	\$41,550	\$8,598	\$35,402	\$77,534	0.457	739	580	1 STY	62
41-30-134-017	740 CLINTON ST	05/04/22	WD	\$52,000	\$20,100	38.65	\$40,166	\$8,106	\$43,894	\$75,435	0.582	724	580	1 STY	62
41-30-206-040	4405 CUTHBERTSON ST	11/30/22	WD	\$28,000	\$17,500	62.50	\$35,026	\$9,514	\$18,486	\$60,028	0.308	784	580	1 STY	62
41-19-380-011	719 LINCOLN AVE	05/24/22	WD	\$43,000	\$19,400	45.12	\$38,815	\$8,685	\$34,315	\$75,325	0.456	704	580	1 STY	60
41-19-385-017	630 W ATHERTON RD	02/09/23	WD	\$66,000	\$21,100	31.97	\$42,221	\$8,685	\$57,315	\$83,840	0.684	768	580	1 STY	59
41-30-132-020	734 ALVORD AVE	06/15/22	WD	\$58,000	\$20,900	36.03	\$41,727	\$8,685	\$49,315	\$82,605	0.597	789	580	1 STY	59
41-30-133-005	635 CRAWFORD ST	09/12/23	WD	\$57,000	\$20,800	36.49	\$41,600	\$8,685	\$48,315	\$82,288	0.587	819	580	1 STY	59
41-30-158-007	841 MAJOR ST	06/03/22	WD	\$20,000	\$15,300	76.50	\$30,526	\$6,755	\$13,245	\$59,428	0.223	702	580	1 STY	59
41-30-159-044	822 W HEMPHILL RD	09/26/23	WD	\$69,000	\$31,100	45.07	\$62,141	\$10,660	\$58,340	\$114,402	0.510	1,065	580	1.25 STY	75
41-30-251-011	519 CLINTON ST	03/07/24	WD	\$76,500	\$30,200	39.48	\$60,375	\$8,685	\$67,815	\$114,867	0.590	922	580	1.25 STY	75
41-30-202-015	511 CAMPBELL ST	08/26/22	WD	\$62,900	\$26,000	41.34	\$52,029	\$9,888	\$53,012	\$93,647	0.566	845	580	1.25 STY	74
41-30-129-005	631 CAMPBELL ST	01/19/23	WD	\$79,900	\$30,800	38.55	\$61,674	\$10,877	\$69,023	\$119,522	0.577	924	580	1.25 STY	67
41-30-130-010	713 LELAND ST	09/29/23	WD	\$38,000	\$23,600	62.11	\$47,110	\$8,899	\$29,101	\$89,908	0.324	990	580	1.25 STY	67
41-19-382-013	707 PETTIBONE AVE	11/30/23	WD	\$43,900	\$24,600	56.04	\$49,188	\$8,685	\$35,215	\$95,301	0.370	960	580	1.25 STY	62
41-19-383-015	636 WALDMAN AVE	07/24/23	WD	\$38,000	\$21,800	57.37	\$43,545	\$8,685	\$29,315	\$82,024	0.357	765	580	1.25 STY	62
41-30-135-016	634 CLINTON ST	05/22/23	WD	\$61,000	\$23,400	38.36	\$46,706	\$8,685	\$52,315	\$89,461	0.585	922	580	1.25 STY	62
41-30-206-030	4213 CUTHBERTSON ST	05/25/22	WD	\$70,000	\$24,200	34.57	\$48,484	\$9,514	\$60,486	\$91,694	0.660	932	580	1.25 STY	62
41-30-126-006	731 W ATHERTON RD	03/10/23	WD	\$34,000	\$23,400	68.82	\$46,837	\$8,685	\$25,315	\$95,380	0.265	998	580	1.25 STY	59
41-30-133-016	640 ALVORD AVE	12/18/23	WD	\$29,000	\$19,200	66.21	\$38,353	\$8,685	\$20,315	\$74,170	0.274	731	580	1.25 STY	59
41-30-202-014	515 CAMPBELL ST	07/21/22	WD	\$30,000	\$19,800	66.00	\$39,576	\$8,899	\$21,101	\$76,693	0.275	956	580	1.25 STY	59
41-30-128-001	749 CAMPBELL ST	08/21/23	QC	\$39,600	\$22,700	57.32	\$45,344	\$9,888	\$29,712	\$88,640	0.335	923	580	1.25 STY	59
41-30-132-016	750 ALVORD AVE	01/23/23	WD	\$37,500	\$21,000	56.00	\$42,036	\$9,650	\$27,850	\$80,965	0.344	917	580	1.25 STY	59
41-30-159-025	825 MARKHAM ST	12/14/22	WD	\$51,000	\$27,600	54.12	\$55,293	\$9,109	\$41,891	\$115,460	0.363	1,245	580	1.25 STY	59
41-19-381-025	3512 S GRAND TRAVERSE	11/02/22	WD	\$42,000	\$22,400	53.33	\$44,821	\$8,553	\$33,447	\$90,670	0.369	1,086	580	1.25 STY	55
41-19-384-009	723 WALDMAN AVE	12/30/22	WD	\$43,900	\$21,700	49.43	\$43,451	\$8,376	\$35,524	\$87,688	0.405	956	580	1.25 STY	59
41-30-128-010	717 CAMPBELL ST	09/26/22	WD	\$50,000	\$23,700	47.40	\$47,472	\$8,899	\$41,101	\$96,433	0.426	1,020	580	1.25 STY	59
41-30-126-007	727 W ATHERTON RD	07/27/22	WD	\$65,000	\$26,300	40.46	\$52,587	\$8,685	\$56,315	\$109,755	0.513	1,309	580	1.25 STY	59



41-30-176-002	745 CLINTON ST	07/27/23	WD	\$56,000	\$20,900	37.32	\$41,864	\$8,685	\$47,315	\$82,948	0.570	923	580	1.25 STY	59
41-30-128-008	725 CAMPBELL ST	02/21/24	WD	\$64,000	\$19,700	30.78	\$39,378	\$8,899	\$55,101	\$76,198	0.723	900	580	1.25 STY	59
41-30-204-011	519 CRAWFORD ST	05/06/22	WD	\$75,000	\$24,800	33.07	\$49,664	\$8,685	\$66,315	\$96,421	0.688	1,044	580	TWO UNIT	62
<b>Totals:</b>				<b>\$1,945,500</b>	<b>\$853,700</b>		<b>\$1,707,288</b>		<b>\$1,613,845</b>	<b>\$3,286,405</b>					
					<b>Sale. Ratio =&gt;</b>	<b>43.88</b>					<b>E.C.F. =&gt;</b>	<b>0.491</b>			
					<b>Std. Dev. =&gt;</b>	<b>12.32</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.481</b>			

resold

41-30-178-020	734 INGLESIDE AVE	03/29/23	WD	\$26,000	\$25,400	97.69	\$50,846	\$8,685	\$17,315	\$93,691	0.185	640	580	1 STY	75
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Single Family Economic Condition Factors

NOTE: Percentages below represent overall Building Percent Good.

Set Field Options...

Building Style	91-100%	81-90%	71-80%	61-70%	51-60%	0-50%
1.75 STY	0.550	0.550	0.550	0.475	0.475	0.475
1 STY	0.550	0.550	0.550	0.475	0.475	0.475
2 STORY	0.550	0.550	0.550	0.475	0.475	0.475
1.5 STY	0.550	0.550	0.550	0.475	0.475	0.475
1.25 STY	0.550	0.550	0.550	0.475	0.475	0.475
BI-LEVEL	0.550	0.550	0.550	0.475	0.475	0.475
TRI-LEVEL	0.550	0.550	0.550	0.475	0.475	0.475
ESTATE HOME	0.550	0.550	0.550	0.475	0.475	0.475
DUPLEX	0.550	0.550	0.550	0.475	0.475	0.475
TWO UNIT	0.550	0.550	0.550	0.475	0.475	0.475
THREE UNIT	0.550	0.550	0.550	0.475	0.475	0.475
FOUR UNIT	0.550	0.550	0.550	0.475	0.475	0.475

Close





Parcel Number	Street Address	Sale Date	Instr.	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Building Depr.
41-29-202-006	520 BUCKINGHAM AVE	12/12/23	CD	\$58,500	\$45,900	78.46	\$91,702	\$14,300	\$44,200	\$172,004	0.257	1,402	590	1 STY	64
41-29-204-046	626 LETA AVE	08/29/23	WD	\$80,000	\$56,400	70.50	\$112,849	\$29,954	\$50,046	\$184,211	0.272	1,142	590	1 STY	69
41-29-101-015	313 BUCKINGHAM AVE	02/24/23	WD	\$50,000	\$35,600	71.20	\$71,137	\$15,062	\$34,938	\$124,611	0.280	1,219	590	1 STY	64
41-29-201-020	3813 CIRCLE DR	06/21/22	WD	\$55,300	\$36,000	65.10	\$72,012	\$14,129	\$41,171	\$128,629	0.320	1,180	590	1 STY	62
41-29-202-041	629 BURROUGHS AVE	11/20/23	WD	\$50,000	\$30,600	61.20	\$61,171	\$13,986	\$36,014	\$104,856	0.343	822	590	1 STY	64
41-29-251-016	621 LOCHHEAD AVE	01/27/23	WD	\$47,000	\$28,500	60.64	\$57,016	\$12,870	\$34,130	\$98,102	0.348	680	590	1 STY	69
41-29-126-023	435 BUCKINGHAM AVE	12/05/23	WD	\$80,000	\$46,300	57.88	\$92,536	\$14,300	\$65,700	\$173,858	0.378	1,638	590	1 STY	69
41-29-257-040	617 MACDONALD AVE	09/16/22	WD	\$75,000	\$40,000	53.33	\$84,828	\$18,881	\$56,119	\$146,549	0.383	1,248	590	1 STY	69
41-29-203-021	626 BURROUGHS AVE	08/22/22	WD	\$57,000	\$31,300	54.91	\$62,543	\$14,300	\$42,700	\$107,207	0.398	802	590	1 STY	69
41-29-128-003	410 BURROUGHS AVE	09/16/22	WD	\$69,900	\$37,100	53.08	\$74,226	\$15,252	\$54,648	\$131,053	0.417	1,194	590	1 STY	69
41-29-178-047	4306 CIRCLE DR	09/19/23	WD	\$60,000	\$31,300	52.17	\$62,631	\$14,353	\$45,647	\$107,284	0.425	768	590	1 STY	69
41-29-201-021	3817 CIRCLE DR	08/05/22	WD	\$80,000	\$37,700	47.13	\$75,369	\$20,451	\$59,549	\$122,040	0.488	912	590	1 STY	64
41-29-178-016	4225 MENTON AVE	06/26/23	WD	\$67,000	\$31,200	46.57	\$62,357	\$12,587	\$54,413	\$110,600	0.492	777	590	1 STY	69
41-29-201-008	546 E ATHERTON RD	03/26/24	WD	\$75,000	\$34,800	46.40	\$69,582	\$17,495	\$57,505	\$115,749	0.497	1,020	590	1 STY	69
41-29-253-013	607 DELL AVE	09/29/23	WD	\$80,000	\$36,800	46.00	\$73,523	\$14,332	\$65,668	\$131,536	0.499	912	590	1 STY	69
41-29-179-054	629 MC KEIGHAN AVE	01/31/24	WD	\$74,900	\$30,700	40.99	\$61,341	\$12,093	\$62,807	\$109,440	0.574	799	590	1 STY	69
41-29-177-010	4209 CUSTER AVE	10/26/23	MLC	\$84,900	\$34,600	40.75	\$69,148	\$12,587	\$72,313	\$125,691	0.575	1,028	590	1 STY	69
41-29-202-039	621 BURROUGHS AVE	03/15/24	WD	\$75,000	\$29,900	39.87	\$59,743	\$13,986	\$61,014	\$101,682	0.600	722	590	1 STY	64
41-29-101-024	353 BUCKINGHAM AVE	05/16/23	WD	\$80,000	\$30,500	38.13	\$60,942	\$14,619	\$65,381	\$102,940	0.635	832	590	1 STY	64
41-29-177-002	4117 CUSTER AVE	07/31/23	WD	\$68,900	\$26,400	38.32	\$52,759	\$13,885	\$55,015	\$86,387	0.637	670	590	1 STY	64
41-29-104-020	4010 RED ARROW RD	08/07/23	WD	\$121,000	\$46,200	38.18	\$92,359	\$28,708	\$92,292	\$141,447	0.652	1,320	590	1 STY	64
41-29-203-020	622 BURROUGHS AVE	06/26/23	WD	\$89,000	\$32,500	36.52	\$64,960	\$14,300	\$74,700	\$112,578	0.664	1,027	590	1 STY	69
41-29-177-050	4302 MENTON AVE	06/07/23	WD	\$80,000	\$28,600	35.75	\$57,151	\$13,440	\$66,560	\$97,136	0.685	704	590	1 STY	69
41-29-179-047	601 MC KEIGHAN AVE	04/29/22	WD	\$48,000	\$17,800	37.08	\$35,589	\$12,870	\$35,130	\$50,487	0.696	616	590	1 STY	64
41-29-104-020	4010 RED ARROW RD	05/27/22	WD	\$117,000	\$39,000	33.33	\$78,011	\$14,360	\$102,640	\$141,447	0.726	1,320	590	1 STY	64
41-29-176-030	322 LETA AVE	08/02/22	WD	\$95,000	\$31,800	33.47	\$63,621	\$12,686	\$82,314	\$113,189	0.727	971	590	1 STY	69
											0.499				
41-29-178-048	4310 CIRCLE DR	03/02/23	WD	\$72,000	\$34,800	48.33	\$69,657	\$14,642	\$57,358	\$122,256	0.469	768	590	1 STY	79
41-29-102-030	341 BURROUGHS AVE	02/02/23	WD	\$65,000	\$28,900	44.46	\$57,839	\$13,986	\$51,014	\$97,451	0.523	926	590	1.25 STY	60

41-29-258-001	4601 RED ARROW RD	11/29/23	WD	\$106,000	\$55,100	51.98	\$110,140	\$30,061	\$75,939	\$177,953	0.427	1,367	590	1.25 STY	69
41-29-104-014	3918 RED ARROW RD	03/13/23	WD	\$80,000	\$41,500	51.88	\$83,077	\$14,432	\$65,568	\$152,544	0.430	1,294	590	1.25 STY	70
41-29-102-017	368 BUCKINGHAM AVE	05/04/23	WD	\$81,600	\$42,000	51.47	\$84,036	\$21,450	\$60,150	\$139,080	0.432	1,135	590	1.25 STY	64
41-29-254-002	4307 OGEMA AVE	06/15/22	WD	\$62,000	\$31,700	51.13	\$63,459	\$14,485	\$47,515	\$108,831	0.437	926	590	1.25 STY	69
41-29-102-028	337 BURROUGHS AVE	04/14/22	WD	\$61,500	\$31,400	51.06	\$62,815	\$13,986	\$47,514	\$108,509	0.438	926	590	1.25 STY	64
41-29-176-021	4313 RED ARROW RD	11/17/23	WD	\$59,000	\$28,600	48.47	\$57,267	\$12,870	\$46,130	\$98,660	0.468	732	590	1.25 STY	69
41-29-178-041	4218 CIRCLE DR	03/20/24	WD	\$84,900	\$40,700	47.94	\$81,394	\$14,608	\$70,292	\$148,413	0.474	1,235	590	1.25 STY	69
41-29-206-006	714 BUCKINGHAM AVE	08/12/22	WD	\$82,900	\$35,500	42.82	\$71,008	\$14,144	\$68,756	\$126,364	0.544	1,096	590	1.25 STY	69
41-29-203-004	4017 CIRCLE DR	09/30/22	WD	\$111,500	\$48,000	43.05	\$95,920	\$22,724	\$88,776	\$162,658	0.546	1,624	590	1.25 STY	64
41-29-176-049	4230 CUSTER AVE	11/13/23	WD	\$74,900	\$31,600	42.19	\$63,191	\$12,587	\$62,313	\$112,453	0.554	954	590	1.25 STY	69
41-29-254-006	710 LOCHHEAD AVE	01/12/23	WD	\$76,900	\$31,800	41.35	\$63,500	\$14,300	\$62,600	\$109,333	0.573	954	590	1.25 STY	69
41-29-258-004	530 MACDONALD AVE	04/10/23	WD	\$79,900	\$31,900	39.92	\$63,831	\$13,147	\$66,753	\$112,631	0.593	870	590	1.25 STY	69
41-29-101-027	361 BUCKINGHAM AVE	11/17/23	WD	\$100,000	\$38,000	38.00	\$76,018	\$14,300	\$85,700	\$137,151	0.625	1,072	590	1.25 STY	64
41-29-276-062	701 MACDONALD AVE	02/29/24	WD	\$102,500	\$37,000	36.10	\$74,039	\$18,770	\$83,730	\$122,820	0.682	954	590	1.25 STY	69
41-29-253-018	4321 CIRCLE DR	10/05/23	WD	\$140,000	\$41,900	29.93	\$83,766	\$20,340	\$119,660	\$140,947	0.849	962	590	1.25 STY	69
41-29-254-028	711 DELL AVE	06/23/23	WD	\$140,500	\$38,000	27.05	\$75,915	\$14,300	\$126,200	\$136,922	0.922	1,406	590	1.25 STY	69

0.562

41-29-103-017	329 LETA AVE	01/20/23	WD	\$106,000	\$49,800	46.98	\$99,675	\$22,243	\$83,757	\$172,071	0.487	1,391	590	1.25 STY	74
41-29-104-062	4434 RED ARROW RD	08/25/23	WD	\$99,000	\$31,900	32.22	\$63,767	\$13,064	\$85,936	\$112,673	0.763	732	590	1.25 STY	75

41-29-127-008	432 BUCKINGHAM AVE	06/16/23	WD	\$72,000	\$45,900	63.75	\$91,887	\$15,158	\$56,842	\$170,509	0.333	1,556	590	2 STORY	64
41-29-202-023	630 BUCKINGHAM AVE	06/20/23	WD	\$87,500	\$29,000	33.14	\$58,024	\$14,300	\$73,200	\$97,164	0.753	936	590	2 STORY	64
41-29-126-009	440 E ATHERTON RD	03/29/24	WD	\$156,000	\$56,900	36.47	\$113,723	\$18,143	\$137,857	\$212,400	0.649	1,815	590	2 STORY	69
41-29-254-004	4319 OGEMA AVE	01/30/23	WD	\$130,000	\$48,400	37.23	\$96,884	\$19,425	\$110,575	\$172,131	0.642	1,474	590	2 STORY	69





