#### 20025 COMMERCIAL ECF ANALYSIS NEIGHBORHOODS #01 EAST FRONT STREET COMMERCIAL; #02 DOWNTOWN COMM; #03 NEAR DOWNTOWN COMM

March   Marc	Parcel Number	Street Address	Sale Date	Sale Price Instr	r. Terms of Sale	Adi. Sale \$	Asd, when Sold	Asd/Adi, Sale	Cur. Appraisal	Land + Yard	Bldg, Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area [	Dev. by Mean (%)	Building Style	Land Value Other Parcels in Sa	ale Land Table Pi
Column   C																		Duitting Style		
March   Marc																				
1931   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   1946   19																				
Marked   M														2,894	\$88.86	00003	21.7480		\$16,997	NEAR DOWNTOWN COMP
Martin   M																				
1800 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1																				
Second   S	8-0085-10-6	2670 W JOHN BEERS	03/14/23	\$189,000 WD	03-ARM'S LENGTH	\$189,000	\$87,000	46.03	\$223,446	\$91,194	\$97,806	\$176,807	0.553							
Column   C	34-0001-11-5	2701 LAKE SHORE	09/27/22	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$127,000	50.80	\$282,038	\$143,591	\$106,409	\$185,090	0.575							
Second Column   Second Colum	21-0011-14-8	5675 FAIRVIEW	06/15/23	\$270,000 OTH		\$270,000	\$133,700	49.52	\$303.627	\$133,279	\$136,721	\$227,738	0.600							
Column   C																				
Marie   Mari																				
Second   S									4,		+,									
2000 200 200 200 200 200 200 200 200 20																				
March   Marc																				
SECRET SE																				
Second   S		9999 RED ARROW	10/18/22	\$825,000 MLC					\$844,176	\$411,674										
Second   S	340-0022-02-1	2797 KIMMEL	03/10/23	\$220,000 WD	03-ARM'S LENGTH	\$220,000	\$85,300	38.77	\$220,947	\$71,456	\$148,544	\$199,854	0.743							
Secure 1	028-0085-08-4	2658 W JOHN BEERS	06/10/22	\$200,000 MLC	03-ARM'S LENGTH	\$200,000	\$73,500	36.75	\$199,169	\$95,733	\$104,267	\$138,283	0.754							
Section   Sect	340-0215-01-1	720 MAIN	03/31/23	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$97,400	38.96	\$247.512	\$59,326	\$190.674	\$251,586	0.758							
1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   1988   19		5756 RED ARROW					\$287,000													
Second																				
Control   Cont																				
1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945   1945																				
SECONOMINA   SEC																				
Marche   M																				
March   Marc			03/17/23				\$107,100		\$204,105		\$198,901									
200 077-0 5   VAMOS 191/22   244,00 0 10   0.9495 19251   544,00   250   0.9495 19251   544,00   250   0.9495 19251   544,00   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.9495 19251   250   0.																				
March   Marc	0019-0106-05-6	10107 RED ARROW	05/12/23	\$730,000 WD	03-ARM'S LENGTH	\$730,000	\$268,500	36.78	\$618,732	\$236,287	\$493,713	\$511,290	0.966							
March   Marc	3200-0278-05-2	5 W MADISON	10/14/22	\$445,000 OTH	03-ARM'S LENGTH	\$445,000	\$160,100	35.98	\$364,297	\$98,824	\$346,176	\$354,910	0.975							
Market   M	0003-0076-02-0	W US 12		\$300,000 WD	03-ARM'S LENGTH	\$300,000	\$88,500	29.50	\$258,589	\$127,089	\$172.911	\$175.802	0.984							
100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100																				
200   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100   100																				
14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76   14.65,76																				
Sub-life	0340-0026-01-7	4228 LAKE	06/02/23	\$500,000 WD	U3-ARM 5 LENGTH	\$500,000	\$109,200	33.84	\$314,033	\$00,090	\$444,404	\$340,300	1.283							
Sub-life																				
Sample   S			Tetaler	\$14 EDC 705		\$14 AEC 7CE	¢c 271 200		\$12 E0E 041		\$10 107 COO	\$12,400,622			¢c2 22		1 5700			
140			iotats:	\$14,506,765		\$14,456,765	\$6,271,200		\$13,585,941		\$10,187,689				\$62.33		1.5/90			
000 007-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-											_									
1310-016-00-01 914-MAN												.C.F. =>								
1310-10-0-0-0-1 94 MAN												.C.F. =>					ficient of Var=>	21.53026166		
MAX ECF - 1.309 MAX ECF - 1.079 MAX ECF - 0.479 MAX ECF - 0.47											A	.C.F. => .ve. E.C.F. =>					ficient of Var=>	21.53026166		
## STREET OF THE PARTY OF THE P											A	:.C.F. => ive. E.C.F. => ORIG ECF = 0.894					ficient of Var=>	21.53026166		
## STREET OF THE PARTY OF THE P											A	:.C.F. => ive. E.C.F. => ORIG ECF = 0.894					ficient of Var=>	21.53026166		
318 00109-01 918 MAN 060022 \$315,000 WD 03-ARMS EINCHI \$315,000 \$96,100 30.51 \$202,870 \$74,114 \$240,886 \$172,134 \$1.996 \$27,8222 \$1.477 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996 \$1.996											0 S	C.C.F. => LVE. E.C.F. => DRIG ECF = 0.894 STD DEV = 0.415					ficient of Var=>	21.53026166		
980-980-09-14 10N EH											0 S	C.C.F. => LVE. E.C.F. => DRIG ECF = 0.894 STD DEV = 0.415					fficient of Var=>	21.53026166		
980-980-09-14 10N EH											O S'	C.C.F. =>  NVE. E.C.F. =>  DRIG ECF = 0.894  STD DEV = 0.415  MAX ECF = 1.309					fficient of Var=>	21.53026166		
1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000   1000											O S'	C.C.F. =>  NVE. E.C.F. =>  DRIG ECF = 0.894  STD DEV = 0.415  MAX ECF = 1.309					ficient of Var=>	21.53026166		
340-0038-0-98 104 NEH 09/39/23 \$855,000 W0 19-MULTPARCELARM'S LEMPIH \$880,000 \$120,700 17.62 \$400,697 \$105,628 \$579,372 \$394,477 \$1.469 \$1000010-010-010-010-010-010-010-010-010	160-0108-00-1	914 MAIN	06/30/22	\$315,000 Wh	03-ARM'S LENGTH	į	Std. Dev. =>	12.65	\$202,870	\$74.114	A O S' M M	DRIG ECF = 0.894 ATD DEV = 0.415 AX ECF = 1.309 AIN ECF = 0.479	0.805				ficient of Var=>	21.53026166		
12   12   13   14   14   15   15   15   15   15   15						\$315,000	\$96,100	12.65 30.51			A O S' M M M	AX ECF = 1.309 MIN ECF = 0.479 \$172,134	1.399				ficient of Var=>	21.53026166		
1300-1135-0-0-8 128 N-HITTAKER 0713/23 \$450,000 ND 03.ARMS-LENGTH \$540,000 \$177,000 32.83 \$201,611 \$46,000 \$172,000 \$6,000 \$172,000 \$6,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000 \$172,000	6000-0020-01-4	105 N ELM	01/04/24	\$473,250 WD	03-ARM'S LENGTH	\$315,000 \$473,250	\$96,100 \$110,400	12.65 30.51 23.33	\$285,462	\$81,541	A O S S M M M S 240,886 \$391,709	AX ECF = 1.309  AX ECF = 0.479  \$172,134  \$272,622	1.399 1.437				ficient of Var=>	21.53026166		
1340 024-01-01 140 WHITTAKER 07/13/22 \$450,000 WD 03.ARMS LENGTH \$450,000 \$127,100 \$2.91 \$200,007 \$42.85 \$19.83 \$39.867 \$253,118 \$1.575 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$1.677 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$10.582 \$1	0340-0038-00-8	105 N ELM 104 N ELM	01/04/24 06/29/23	\$473,250 WD \$685,000 WD	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH	\$315,000 \$473,250 \$685,000	\$96,100 \$110,400 \$120,700	30.51 23.33 17.62	\$285,462 \$400,697	\$81,541 \$105,628	A O O S M M M M \$240,886 \$391,709 \$579,372	AX ECF = 1.309 MIN ECF = 0.415 MAX ECF = 1.309 MIN ECF = 0.479 \$172,134 \$272,622 \$394,477	1.399 1.437 1.469				ficient of Var=>	21.53026166		
1025-000-0-0-4   1303 STATE	0000-0020-01-4 0340-0038-00-8 0010-0010-04-2	105 N ELM 104 N ELM 225 E BUFFALO	01/04/24 06/29/23 05/06/22	\$473,250 WD \$685,000 WD \$333,000 WD	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000	\$96,100 \$110,400 \$122,700 \$124,500	30.51 23.33 17.62 37.39	\$285,462 \$400,697 \$200,338	\$81,541 \$105,628 \$63,672	\$240,886 \$391,709 \$579,372 \$269,328	C.C.F. => vec. E.C.F. =>  ORIG ECF = 0.894  ORIG ECF = 0.415  MAX ECF = 1.309  \$172.134  \$272.622 \$394.477 \$182.709	1.399 1.437 1.469 1.474				ficient of Var=>	21.53026166		
1909-0074-02-6   346 SWHITTAKER   021/01/24   \$228,000   WD   03-ABMS_LENGTH   \$228,000   \$127,700   42.85   \$199,538   \$115,823   \$122,17   \$110,882   1.647   \$134,945   \$144,944   \$1004423   \$270,000   WD   03-ABMS_LENGTH   \$270,000   \$244,800   30.60   \$385,534   \$44,670   \$791,330   \$444,277   \$184,881   \$1004423   \$380,000   WD   03-ABMS_LENGTH   \$13,90,000   \$244,800   30.60   \$385,8534   \$44,670   \$791,330   \$444,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277   \$184   \$44,277	0000-0020-01-4 0340-0038-00-8 0010-0010-04-2 0340-0135-00-8	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER	01/04/24 06/29/23 05/06/22 02/10/23	\$473,250 WD \$685,000 WD \$333,000 WD \$540,000 OTH	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$540,000	\$96,100 \$110,400 \$120,700 \$1277,300	30.51 23.33 17.62 37.39 32.83	\$285,462 \$400,697 \$200,338 \$291,611	\$81,541 \$105,628 \$63,672 \$46,153	A O S S M M M M M S \$240,886 \$391,709 \$579,372 \$269,328 \$493,847	C.C.F. => vee. E.C.F. => DRIG ECF = 0.894 TID DEV = 0.415  MAX ECF = 1.309 MIN ECF = 0.479  \$172,134 \$272,622 \$394,477 \$182,709 \$328,152	1.399 1.437 1.469 1.474 1.505				ficient of Var=>	21.53026166		
1240-024-01-0 24 NWHITTAKER 1004/23 \$270,00 WD 03-ARMS LENGTH \$270,00 \$95,400 \$35.33 \$133,271 \$29,323 \$240,677 \$138,6988 1.732  1250-03-01-127 715 FRONT ST 06/08/23 \$1,350,000 WD 03-ARMS LENGTH \$15,00,00 \$244,800 30.60 \$458,6524 \$46,670 \$751,330 \$414,257 1.814  1052-001-127 715 FRONT ST 06/08/23 \$1,350,000 WD 03-ARMS LENGTH \$1,500,000 \$334,600 24.79 \$793,382 \$202,766 \$1,147,234 \$731,666 1.688 8,075 \$142.07 0001 156,7546 C \$167,698 EAST FRONT ST. COMM 035-0260-0-1 105 DAYS AVE 08/30/23 \$115,000 WD 03-ARMS LENGTH \$15,000 \$30,700 26.70 \$63,824 \$13,421 \$101,579 \$52,457 1.626 1.200 \$84.65 0003 162,6376 \$13,421 NEAP DOWNTOWN CO \$101,000-1-1-0 \$101,000 \$101,000-1-1-0 \$101,000 \$101,000-1-1-0 \$101,000 \$101,000-1-1-0 \$101,000 \$101,000-1-1-0 \$101,000 \$101,000-1-1-0 \$101,000 \$101,000-1-1-0 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000 \$101,000-1-1-1 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000 \$101,000	0000-0020-01-4 0340-0038-00-8 0010-0010-04-2 0340-0135-00-8 0340-0245-01-6	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 14 N WHITTAKER	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22	\$473,250 WD \$685,000 WD \$333,000 WD \$540,000 OTH \$450,000 WD	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$540,000	\$96,100 \$110,400 \$12,700 \$124,500 \$177,300 \$121,100	30.51 23.33 17.62 27.39 32.83 26.91	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675	\$81,541 \$105,628 \$63,672 \$46,153 \$51,343	\$240,886 \$391,709 \$579,372 \$269,328 \$493,847 \$398,657	C.C.F. => we. E.C.F. => we. E.C.F. => PRIG ECF = 0.894 TID DEV = 0.415  4AX ECF = 1.309 MIN ECF = 0.479  \$172.134 \$272.622 \$394.477 \$182.709 \$328.152 \$253,118	1.399 1.437 1.469 1.474 1.505 1.575				ficient of Var=>	21.53026166		
3340-0244-01-0 24 NWHITTAKER 10/04/23 \$270,000 WD 03-ARM'S LENGTH \$270,000 \$95,000 \$3.33 \$133,27! \$29,23 \$24,067 \$138,998 \$1.732 361,000 23 \$1,350,000 WD 03-ARM'S LENGTH \$1,350,000 \$244,800 \$3.60 \$358,534 \$48,670 \$751,330 \$414,257 \$1.814  3025-0515-127 715 E FRONTST 06/09/23 \$1,350,000 WD 03-ARM'S LENGTH \$1,350,000 \$334,600 \$24,79 \$793,822 \$202,766 \$1,147,224 \$731,806 \$1.588 8,075 \$142,07 0001 156,7546 C \$167,698 EAST FRONT ST. COMM 0055-026-00-1 105 DAYS AVE 08/30/23 \$115,000 WD 03-ARM'S LENGTH \$15,000 \$30,700 \$2.70 \$63,824 \$13,421 \$101,579 \$62,457 1.626 1.200 \$84.65 00003 162,6376 \$13,421 NEAR DOWNTOWN CO  3021-0005-13-0 5505 FED ARROW 06/23/22 \$150,000 WD 03-ARM'S LENGTH \$150,000 \$87,900 58,600 \$12,682 \$72,455 \$77,545 \$187,499 0.414  2170-007-40-0-6 1014 MAIN 09/27/23 \$220,000 WD 03-ARM'S LENGTH \$220,000 \$152,000 \$152,000 \$152,000 \$80.99 \$27,192 \$76,035 \$143,965 \$335,771 0.429  30340-0419-0-4 115 W PAIN 05/04/23 \$414,960 \$325,000 \$327,000 \$27,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$327,000 \$3	0340-0020-01-4 0340-0038-00-8 0010-0010-04-2 0340-0135-00-8 0340-0245-01-6	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 14 N WHITTAKER	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22	\$473,250 WD \$685,000 WD \$333,000 WD \$540,000 OTH \$450,000 WD	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$540,000	\$96,100 \$110,400 \$12,700 \$124,500 \$177,300 \$121,100	30.51 23.33 17.62 27.39 32.83 26.91	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675	\$81,541 \$105,628 \$63,672 \$46,153 \$51,343	\$240,886 \$391,709 \$579,372 \$269,328 \$493,847 \$398,657	C.C.F. => we. E.C.F. => we. E.C.F. => PRIG ECF = 0.894 TID DEV = 0.415  4AX ECF = 1.309 MIN ECF = 0.479  \$172.134 \$272.622 \$394.477 \$182.709 \$328.152 \$253,118	1.399 1.437 1.469 1.474 1.505 1.575				ficient of Var=>	21.53026166		
26 NWHITTAKER 10/04/23 \$800,000 WD 03-ARM'S LENGTH \$800,000 \$244,800 30.60 \$334,600 24.79 \$733,802 \$242,766 \$11,47,234 \$731,866 1.568 8,075 \$142.07 00001 156,7546 C \$167,698 EAST FRONT ST. COMBOS 50260-0-1 105 DAYS AVE 08/30/23 \$115,000 WD 03-ARM'S LENGTH \$15,000 \$30,700 26.70 \$26.70 \$63,824 \$134,21 \$101,579 \$62,457 1.626 1.200 \$84.65 00003 162,6376 \$134,221 \$167,698 EAST FRONT ST. COMBOS 50260-0-1 105 DAYS AVE 08/30/23 \$15,000 WD 03-ARM'S LENGTH \$15,000 \$30,700 26.70 \$80,824 \$13,421 \$101,579 \$62,457 1.626 1.200 \$84.65 00003 162,6376 \$134,221 \$167,698 EAST FRONT ST. COMBOS 50260-0-1 105 DAYS AVE 08/30/23 \$15,000 WD 03-ARM'S LENGTH \$150,000 \$30,700 \$84.600 70.24 \$879,789 \$116,767 \$316,233 \$750,029 0.412 \$101,400 \$115,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$1	6000-0020-01-4 0340-0038-00-8 0010-0010-04-2 0340-0135-00-8 0340-0245-01-6 0026-0005-00-4	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 14 N WHITTAKER 1303 STATE	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23	\$473,250 WD \$685,000 WD \$333,000 WD \$540,000 OTH \$450,000 WD \$350,000 WD	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$440,000 \$450,000	\$96,100 \$110,400 \$120,700 \$124,500 \$177,300 \$121,100 \$127,5400	30.51 23.33 17.62 27.39 32.83 26.91 50.11	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121	\$81,541 \$105,628 \$63,672 \$46,153 \$51,343 \$51,836	\$240,886 \$391,709 \$579,372 \$269,328 \$493,847 \$398,657 \$288,164	C.C.F. ⇒>  we. E.C.F. ⇒>  we. E.C.F. ⇒>  DRIG ECF = 0.894  YD DEV = 0.415  4AX ECF = 1.309  ### HIN ECF = 0.479  \$172,134  \$272,622 \$394,477 \$182,709 \$328,152 \$253,118 \$187,547	1.399 1.437 1.469 1.474 1.505 1.575 1.590				ficient of Var=>	21.53026166		
0025-0015-12-7 715 EFRONTST 0608/923 \$1,350,000 WD 03-ARM'S LENGTH \$1,350,000 \$334,600 24.79 \$79,382 \$20,766 \$1,47,234 \$731,866 1.588 8,075 \$142.07 00001 156,7546 C \$167,688 EAST FRONT ST. COMM 0005-0206-00-1 105 DAY/S AVE 08/30/23 \$115,000 WD 03-ARM'S LENGTH \$1,500,000 \$30,700 26.70 \$83,824 \$13,421 \$101,579 \$82,457 1.626 1.200 \$84.65 00003 162,6376 \$12,6376 \$13,421 NEAR DOWNTOWN CO 00021-0005-13-0 \$505 RED ARROW 06/23/22 \$150,000 WD 03-ARM'S LENGTH \$150,000 \$87,900 \$86,00 \$212,682 \$72,455 \$77,545 \$187,469 0.414 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,400 \$101,40	6000-0020-01-4 0340-0038-00-8 0010-0010-04-2 0340-0135-00-8 0340-0245-01-6 0026-0005-00-4 4900-0074-02-6	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 14 N WHITTAKER 1303 STATE 346 S WHITTAKER	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/24	\$473,250 WD \$685,000 WD \$333,000 WD \$540,000 OTH \$450,000 WD \$350,000 WD \$298,000 WD	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$450,000 \$350,000 \$298,000	\$96,100 \$110,400 \$120,700 \$124,500 \$121,100 \$121,100 \$127,200 \$127,200	12.65 30.51 23.33 17.62 37.39 32.83 26.91 50.11 42.85	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$198,538	\$81,541 \$105,628 \$63,672 \$46,153 \$51,343 \$51,836 \$115,823	A 0 0 S	C.C.F. => we. E.C.F. => we. E.C.F. => DRIG ECF = 0.894 VID DEV = 0.415 MAX ECF = 1.309 MIN ECF = 0.479 \$172,134 \$272,622 \$394,477 \$182,709 \$238,152 \$253,118 \$187,547 \$110,582	1.399 1.437 1.469 1.474 1.505 1.575 1.590				ficient of Var=>	21.53026166		
0035-0206-0-1 105 DAYS AVE 08/30/23 \$115,00 WD 03-ARM'S LENGTH \$115,000 \$30,700 26.70 \$63,824 \$13,421 \$101,579 \$62,457 1.626 1,200 \$84.65 00003 162.6376 \$13,421 NEAR DOWNTOWN CO 0021-0005-13-0 5505 RED ARROW 06/23/22 \$150,000 WD 03-ARM'S LENGTH \$150,000 \$87,800 58.60 \$212,682 \$72,455 \$77,545 \$187,469 0.414 0018-0039-03-2 9500 RED ARROW 02/24/23 \$655,000 WD 19-MULTI PARCEL ARM'S LENGTH \$20,000 \$150,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$161,000 \$16	6000-0020-01-4 0340-0038-00-8 0010-0010-04-2 0340-0135-00-8 0340-0245-01-6 0026-0005-00-4 4900-0074-02-6 0340-0244-01-0	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 14 N WHITTAKER 1303 STATE 346 S WHITTAKER 24 N WHITTAKER	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/24 10/04/23	\$473,250 WD \$685,000 WD \$333,000 WD \$540,000 OTH \$450,000 WD \$350,000 WD \$298,000 WD	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$315,000 \$473,250 \$885,000 \$333,000 \$540,000 \$350,000 \$298,000	\$96,100 \$110,400 \$120,700 \$124,500 \$177,300 \$171,400 \$177,400 \$177,400 \$177,400	30.51 23.33 17.62 37.39 32.83 26.91 50.11 42.85 35.33	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$198,538 \$133,271	\$81,541 \$105,628 \$63,672 \$46,153 \$51,343 \$51,836 \$115,823 \$29,323	A 0 0 S M M M M S 240,886 \$391,709 \$579,372 \$269,328 \$493,847 \$398,657 \$290,164 \$182,177 \$240,677	C.C.F. ⇒>  ve. E.C.F. ⇒  ve. E.C.F.	1.399 1.437 1.469 1.474 1.505 1.575 1.590 1.647 1.732				ficient of Var=>	21.53026166		
021-0005-13-0 5505 RED ARROW 06/23/22 \$150,000 WD 03-ARM'S LENGTH \$150,000 \$87,900 58.60 \$212.682 \$72,455 \$77,545 \$187,469 0.414  0018-0039-03-2 5506 RED ARROW 02/24/23 \$635,000 WD 19-MULTI PARCEL ARM'S LENGTH \$635,000 \$446,000 70.24 \$879,789 \$318,767 \$316,233 \$750,029 0.422  3170-0074-00-6 1014 MAIN 03/27/23 \$220,000 WD 03-ARM'S LENGTH \$220,000 \$152,000 69.09 \$237,192 \$76,035 \$143,965 \$774,821 0.429  0340-0019-00-2 11 ELINDEN 12/21/23 \$325,000 WD 03-ARM'S LENGTH \$325,000 \$327,200 100.68 \$465,364 \$113.882 \$211,118 \$468,896 0.449  0340-0011-00-2 11 ELINDEN 12/21/23 \$325,000 WD 03-ARM'S LENGTH \$229,900 \$134,900 \$8.68 \$306,637 \$110,666 \$119,234 \$261,993 0.455   **********************************	6000-0020-01-4 0340-0038-00-8 0010-0010-04-2 0340-0135-00-8 0340-0245-01-6 0026-0005-00-4 4900-0074-02-6 0340-0244-01-0 0340-0243-01-3	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 14 N WHITTAKER 1303 STATE 346 S WHITTAKER 24 N WHITTAKER 26 N WHITTAKER	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/24 10/04/23	\$473,250 WD \$685,000 WD \$333,000 WD \$540,000 OTH \$450,000 WD \$296,000 WD \$270,000 WD \$800,000 WD	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$450,000 \$350,000 \$298,000 \$270,000 \$800,000	\$96,100 \$110,400 \$120,700 \$124,500 \$121,100 \$127,700 \$127,700 \$95,400 \$24,4600	30.51 23.33 17.62 37.39 32.83 26.91 42.85 35.33 30.60	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$198,538 \$133,271 \$358,534	\$81,541 \$105,628 \$63,672 \$46,153 \$51,843 \$51,836 \$115,823 \$29,323 \$48,670	\$240,886 \$391,709 \$579,372 \$269,328 \$493,847 \$398,657 \$298,154 \$182,177 \$240,677 \$751,330	C.F. => vw. E.C.F. => vw. E.C.F. => vw. E.C.F. => DRIG ECF = 0.894 t7D DEV = 0.415 4AX ECF = 1.309 4IN ECF = 0.479 \$172,134 \$272,622 \$394,477 \$182,709 \$328,152 \$253,118 \$187,547 \$110,582 \$138,968 \$144,257	1.399 1.437 1.469 1.474 1.505 1.575 1.590 1.647 1.732 1.814	Av	ve. Variance=>	17.3353 Coeff			\$167.009	EASTEDONTST COMME
0018-0039-03-2 9500 RED ARROW 02/24/23 \$635,00 WD 19-MULTI PARCEL RAM'S LENGTH \$635,00 \$446,000 70.24 \$879,789 \$318,767 \$316,233 \$750,029 0.422  \$170-0074-00-6 1014 MAIN 05/27/23 \$220,000 WD 03-ARM'S LENGTH \$220,000 \$152,000 69.09 \$277,192 \$76,035 \$143,965 \$335,771 0.429  \$330-00149-00-4 115 W MAIN 05/04/23 \$414,960 LG 03-ARM'S LENGTH \$414,960 \$339,500 81.82 \$658,861 \$79,295 \$335,665 \$774,821 0.429  \$330-00101-00-2 11 EUNDEN 12/21/23 \$325,000 WD 03-ARM'S LENGTH \$229,000 \$327,200 100.68 \$465,364 \$113,882 \$211,118 \$469,896 0.449  \$300-0001-00-4 416 LAKE 06/23/23 \$229,000 WD 19-MULTI PARCEL ARM'S LENGTH \$229,000 \$134,900 58.68 \$306,637 \$110,666 \$119,234 \$261,993 0.455  ***THER*********************************	6000-0020-01-4 0340-0038-00-8 0010-0010-04-2 0340-0135-00-8 0340-0245-01-6 0026-0005-00-4 4900-0074-02-6 0340-0244-01-0 0340-0243-01-3 0025-0015-12-7	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 14 N WHITTAKER 1303 STATE 346 S WHITTAKER 24 N WHITTAKER 26 N WHITTAKER 715 E FRONT ST	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/24 10/04/23 10/04/23	\$473,250 WD \$685,000 WD \$333,000 WD \$540,000 OTH \$450,000 WD \$296,000 WD \$270,000 WD \$270,000 WD \$1,350,000 WD	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$450,000 \$298,000 \$270,000 \$200,000 \$1,350,000	\$96,100 \$110,400 \$120,700 \$124,500 \$177,300 \$175,400 \$175,400 \$127,700 \$244,800 \$344,600	30.51 23.33 17.62 37.39 32.83 26.91 50.11 42.85 35.33 30.60 24.79	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$196,538 \$133,271 \$358,534 \$793,382	\$81,541 \$105,628 \$63,672 \$46,153 \$51,343 \$51,836 \$115,823 \$29,323 \$48,670 \$202,766	A 0 0 S S M M M M M M M M M M M M M M M M	i.C.F. ⇒ > ve. E.C.F. ⇒ > ve. E.C.F. ⇒ > ve. E.C.F. ⇒ > ve. E.C.F. ⇒ > o.894 tr.D DEV = 0.415 dr.D DEV = 0.415 dr.D DEV = 0.415 dr.D DEV = 0.415 dr.D DEV = 0.419 sin. ECF = 0.479 sin. ECF = 0.	1.399 1.437 1.469 1.474 1.505 1.575 1.590 1.647 1.732 1.814	Av 8,075	ve. Variance=> \$142.07	17.3353 Coeff	156.7546 C			EAST FRONT ST. COMMER
0018-0039-03-2 9500 RED ARROW 02/24/23 \$635,00 WD 19-MULTI PARCEL RAM'S LENGTH \$635,00 \$446,000 70.24 \$879,789 \$318,767 \$316,233 \$750,029 0.422  \$170-0074-00-6 1014 MAIN 05/27/23 \$220,000 WD 03-ARM'S LENGTH \$220,000 \$152,000 69.09 \$277,192 \$76,035 \$143,965 \$335,771 0.429  \$330-00149-00-4 115 W MAIN 05/04/23 \$414,960 LG 03-ARM'S LENGTH \$414,960 \$339,500 81.82 \$658,861 \$79,295 \$335,665 \$774,821 0.429  \$330-00101-00-2 11 EUNDEN 12/21/23 \$325,000 WD 03-ARM'S LENGTH \$229,000 \$327,200 100.68 \$465,364 \$113,882 \$211,118 \$469,896 0.449  \$300-0001-00-4 416 LAKE 06/23/23 \$229,000 WD 19-MULTI PARCEL ARM'S LENGTH \$229,000 \$134,900 58.68 \$306,637 \$110,666 \$119,234 \$261,993 0.455  ***THER*********************************	6000-0020-01-4 0340-0038-00-8 0010-0010-04-2 0340-0135-00-8 0340-0245-01-6 0026-0005-00-4 4900-0074-02-6 0340-0244-01-0 0340-0243-01-3 0025-0015-12-7	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 14 N WHITTAKER 1303 STATE 346 S WHITTAKER 24 N WHITTAKER 26 N WHITTAKER 715 E FRONT ST	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/24 10/04/23 10/04/23	\$473,250 WD \$685,000 WD \$333,000 WD \$540,000 OTH \$450,000 WD \$296,000 WD \$270,000 WD \$270,000 WD \$1,350,000 WD	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$450,000 \$298,000 \$270,000 \$200,000 \$1,350,000	\$96,100 \$110,400 \$120,700 \$124,500 \$177,300 \$175,400 \$175,400 \$127,700 \$244,800 \$344,600	30.51 23.33 17.62 37.39 32.83 26.91 50.11 42.85 35.33 30.60 24.79	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$196,538 \$133,271 \$358,534 \$793,382	\$81,541 \$105,628 \$63,672 \$46,153 \$51,343 \$51,836 \$115,823 \$29,323 \$48,670 \$202,766	A 0 0 S S M M M M M M M M M M M M M M M M	i.C.F. ⇒ > ve. E.C.F. ⇒ > ve. E.C.F. ⇒ > ve. E.C.F. ⇒ > ve. E.C.F. ⇒ > o.894 tr.D DEV = 0.415 dr.D DEV = 0.415 dr.D DEV = 0.415 dr.D DEV = 0.415 dr.D DEV = 0.419 sin. ECF = 0.479 sin. ECF = 0.	1.399 1.437 1.469 1.474 1.505 1.575 1.590 1.647 1.732 1.814	Av 8,075	ve. Variance=> \$142.07	17.3353 Coeff	156.7546 C			EAST FRONT ST. COMMER NEAR DOWNTOWN COMM
3170-0074-0-0-6 1014 MAIN 03/27/23 \$220,000 WD 03-ARM'S LENGTH \$220,000 \$152,000 \$9.09 \$327,192 \$76,035 \$143,965 \$335,771 0,429  3040-014-00-4 115 W ANN 05/04/23 \$41,460 LC 03-ARM'S LENGTH \$414,660 \$3399,500 \$182 \$68,861 \$79,295 \$335,665 \$774,821 0,433  3040-0011-00-2 11 EUNDEN 12/21/23 \$325,000 WD 03-ARM'S LENGTH \$225,000 \$327,200 100.68 \$465,364 \$113,882 \$211,118 \$469,986 0,449  3040-0006-01-6 4164 LAKE 06/23/23 \$229,00 WD 19-MULTI PARCEL ARM'S LENGTH \$229,900 \$134,900 58.68 \$306,837 \$110,666 \$119,234 \$261,993 0,455  ***  ***  ***  ***  ***  ***  ***	5000-0020-01-4 30340-0038-00-8 0010-0010-04-2 30340-0135-00-8 00340-0245-01-6 0026-0005-00-4 4900-0074-02-6 30340-0243-01-3 3025-0015-12-7 0035-0206-00-1	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 14 N WHITTAKER 130 S TATE 346 S WHITTAKER 24 N WHITTAKER 25 N WHITTAKER 715 E FRONT ST 105 DAYS AVE	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/24 10/04/23 06/08/23 08/30/23	\$473,250 WD \$685,000 WD \$333,000 WD \$540,000 OTH \$450,000 WD \$296,000 WD \$270,000 WD \$270,000 WD \$1,350,000 WD \$11,500,000 WD	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$450,000 \$296,000 \$270,000 \$270,000 \$1,350,000 \$1,150,000	\$96,100 \$110,400 \$120,700 \$124,500 \$121,100 \$121,100 \$121,100 \$127,700 \$95,400 \$334,600 \$30,700	12.65 30.51 23.33 17.62 37.39 32.83 26.91 50.11 42.85 35.33 30.60 24.79 26.70	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$198,538 \$133,271 \$358,534 \$793,382 \$63,824	\$81,541 \$105,628 \$63,672 \$46,153 \$51,343 \$51,836 \$115,823 \$29,323 \$48,670 \$202,766 \$13,421	\$240,886 \$391,709 \$579,372 \$269,329 \$493,847 \$398,657 \$298,164 \$182,177 \$240,677 \$751,330 \$1,147,234 \$101,579	i.C.F. =>  we. E.C.F. =>  superior =>  superio	1.399 1.437 1.469 1.474 1.505 1.575 1.590 1.647 1.732 1.814 1.568 1.626	Av 8,075	ve. Variance=> \$142.07	17.3353 Coeff	156.7546 C			
0340-0149-0-4 115 W MAIN 05/04/23 \$414,960 LC 03-ARM'S LENGTH \$414,960 \$339,500 81.82 \$658,861 \$79,295 \$335,665 \$774,821 0.433 0340-0110-0-2 11 E LINDEN 12/21/23 \$325,000 WD 03-ARM'S LENGTH \$325,000 \$327,200 100.68 \$465,364 \$113,882 \$211,118 \$469,996 0.449 0340-0006-0-6 418-4 LAKE 06/23/23 \$229,00 WD 19-MULTI PARCEL ARM'S LENGTH \$229,000 \$134,900 58.68 \$306,637 \$110,666 \$119,234 \$261,993 0.455  TURE  1600-0005-01-4 221 E FRONT ST 08/22/22 \$1,200,000 CD 03-ARM'S LENGTH \$1,200,000 \$82,500 6.88 \$219,714 \$34,755 \$1,165,245 \$229,193 5.084 2,160 \$539,47 00002 508.4114 \$34,309 DOWNTOWN COMMER 5034-0041-00-7 111 NAMN ST 10/28/22 \$300,000 WD 03-ARM'S LENGTH \$30,000 \$84,700 18.23 \$18,544 \$10,792 \$289,208 \$133,522 2.166 2,582 \$112.01 00003 216.6000 \$10,792 5-8440-0041-01-5 NEAR DOWNTOWN COMMER 50340 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,792 \$10,79	6000-0020-01-4 0340-0038-00-8 0010-00110-02 0340-0135-00-8 0340-0245-01-6 0026-0005-00-4 4900-0074-02-6 0340-0243-01-3 0025-0015-12-7 0035-0206-00-1	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 14 N WHITTAKER 1303 STATE 346 S WHITTAKER 24 N WHITTAKER 25 N WHITTAKER 105 DAYS AVE 5505 RED ARROW	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/24 10/04/23 06/08/23 08/30/23	\$473.250 WD \$685,000 WD \$333.000 WD \$433,000 WD \$4540,000 WD \$356,000 WD \$279,000 WD \$279,000 WD \$270,000 WD \$115,000 WD \$115,000 WD	03-ARM'S LENGTH 13-MULIT PARCEL ARM'S LENGTH 03-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$540,000 \$250,000 \$270,000 \$115,000	\$96,100 \$110,400 \$120,700 \$124,500 \$121,100 \$127,700 \$121,700 \$127,700 \$244,800 \$334,600 \$346,000 \$30,700	30.51 23.33 17.62 37.39 32.83 26.91 50.11 42.85 35.33 30.60 24.79 26.70	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$196,538 \$133,271 \$356,534 \$793,382 \$63,824	\$81,541 \$105,628 \$63,672 \$46,153 \$51,343 \$51,836 \$115,823 \$29,323 \$48,670 \$202,766 \$13,421	\$240,886 \$391,709 \$579,372 \$269,322 \$493,847 \$398,657 \$295,164 \$182,177 \$751,330 \$1,147,234 \$101,579	C.C.F. =>  ve. E.C.F. =>  ve. E.C.F. =>  DRIG ECF = 0.894  TID DEV = 0.415  MAX ECF = 1.309  MIN ECF = 0.479  \$172,134  \$272,622 \$394,477 \$182,709  \$238,152 \$253,118 \$187,547 \$110,582 \$139,868 \$414,257 \$731,866 \$62,457	1.399 1.437 1.469 1.474 1.505 1.570 1.571 1.732 1.814 1.566 0.414	Av 8,075	ve. Variance=> \$142.07	17.3353 Coeff	156.7546 C			
324-0411-0-2 11 ELINDEN 12/12/3 \$325,000 WD 03-ARM'S LENGTH \$325,000 \$327,200 100.68 \$465,364 \$113,882 \$211,118 \$469,896 0.449  3240-0401-0-6 4164 LKE 06/23/23 \$229,900 WD 19-MULTI PARCEL ARM'S LENGTH \$229,900 \$134,900 58.68 \$306,637 \$110,666 \$119,234 \$261,993 0.455  ***  ***  ***  ***  ***  ***  ***	5000-0020-01-4 3340-0038-00-8 0010-00110-02 0340-0135-00-8 3340-0135-00-8 3340-0245-01-6 0026-0005-00-00-4 4900-0074-02-6 3340-0243-01-3 0025-0015-12-7 0035-0206-00-1	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 14 N WHITTAKER 1303 STATE 346 S WHITTAKER 24 N WHITTAKER 25 N WHITTAKER 105 DAYS AVE 5505 RED ARROW	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/24 10/04/23 06/08/23 08/30/23	\$473.250 WD \$685,000 WD \$333.000 WD \$433,000 WD \$4540,000 WD \$356,000 WD \$279,000 WD \$279,000 WD \$270,000 WD \$115,000 WD \$115,000 WD	03-ARM'S LENGTH 13-MULIT PARCEL ARM'S LENGTH 03-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$540,000 \$250,000 \$270,000 \$115,000	\$96,100 \$110,400 \$120,700 \$124,500 \$121,100 \$127,700 \$121,700 \$127,700 \$244,800 \$334,600 \$346,000 \$30,700	30.51 23.33 17.62 37.39 32.83 26.91 50.11 42.85 35.33 30.60 24.79 26.70	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$196,538 \$133,271 \$356,534 \$793,382 \$63,824	\$81,541 \$105,628 \$63,672 \$46,153 \$51,343 \$51,836 \$115,823 \$29,323 \$48,670 \$202,766 \$13,421	\$240,886 \$391,709 \$579,372 \$269,322 \$493,847 \$398,657 \$295,164 \$182,177 \$751,330 \$1,147,234 \$101,579	C.C.F. =>  ve. E.C.F. =>  ve. E.C.F. =>  DRIG ECF = 0.894  TID DEV = 0.415  MAX ECF = 1.309  MIN ECF = 0.479  \$172,134  \$272,622 \$394,477 \$182,709  \$238,152 \$253,118 \$187,547 \$110,582 \$139,868 \$414,257 \$731,866 \$62,457	1.399 1.437 1.469 1.474 1.505 1.570 1.571 1.732 1.814 1.566 0.414	Av 8,075	ve. Variance=> \$142.07	17.3353 Coeff	156.7546 C			
324-0411-0-2 11 ELINDEN 12/12/3 \$325,000 WD 03-ARM'S LENGTH \$325,000 \$327,200 100.68 \$465,364 \$113,882 \$211,118 \$469,896 0.449  3240-0401-0-6 4164 LKE 06/23/23 \$229,900 WD 19-MULTI PARCEL ARM'S LENGTH \$229,900 \$134,900 58.68 \$306,637 \$110,666 \$119,234 \$261,993 0.455  ***  ***  ***  ***  ***  ***  ***	5000-0020-01-4 30340-0038-00-8 30340-0038-00-8 30340-0245-01-6 30340-0245-01-6 30340-0244-01-0 30340-0243-01-3 30055-0015-12-7 30055-0206-00-1	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 14 N WHITTAKER 1303 STATE 346 S WHITTAKER 26 N WHITTAKER 26 N WHITTAKER 715 E FRONT ST 105 DAYS AVE 5505 RED ARROW 9500 RED ARROW	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/24 10/04/23 10/04/23 06/08/23 08/30/23	\$473,250 WD \$885,000 WD \$333,000 WD \$430,000 WH \$450,000 WD \$250,000 WD \$259,000 WD \$270,000 WD \$1150,000 WD \$115,000 WD \$115,000 WD \$150,000 WD	03-ARMS LENGTH 19-MULTI PARCEL ARMS LENGTH 03-ARMS LENGTH 103-ARMS LENGTH 103-ARMS LENGTH 103-ARMS LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$450,000 \$350,000 \$270,000 \$1,350,000 \$11,500 \$150,000	\$96,100 \$110,400 \$112,700 \$124,500 \$121,100 \$127,700 \$121,100 \$127,700 \$95,400 \$334,600 \$30,700 \$30,700	30.51 23.33 17.62 37.39 32.83 26.91 42.85 35.33 30.60 24.79 26.70 58.80 70.24	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$199,538 \$133,271 \$358,534 \$793,382 \$63,824	\$81,541 \$105,628 \$83,672 \$46,153 \$51,243 \$51,836 \$115,823 \$29,323 \$48,670 \$202,766 \$13,421 \$72,455 \$318,767	\$240,886 \$391,709 \$579,372 \$269,328 \$499,847 \$398,657 \$298,154 \$112,177 \$240,677 \$751,330 \$1,147,234 \$101,579 \$77,545	i.C.F. => we. E.C.F. => we. E.C.F. => we. E.C.F. => Nei E	1.399 1.437 1.469 1.472 1.505 1.575 1.590 1.647 1.732 1.814 1.668 1.626 0.414 0.422	Av 8,075	ve. Variance=> \$142.07	17.3353 Coeff	156.7546 C			
0840-0006-01-6 4164 LAKE 06/23/23 \$229,00 WD 19-MULTI PARCEL ARM'S LENGTH \$220,900 \$134,900 58.88 \$306,637 \$110,666 \$119,234 \$261,993 0.455  TLIER  1800-0005-01-4 221 E FRONT ST 08/22/22 \$1,200,000 CD 03-ARM'S LENGTH \$1,200,000 \$82,500 6.88 \$219,714 \$34,755 \$1,165,245 \$229,193 5.084 2,160 \$539.47 00002 508.4114 \$34,309 DOWNTOWN COMMERCATION OF THE COMPANY OF THE C	6000-0020-01-4 0340-0038-00-8 0340-0038-00-8 0340-0135-00-8 0340-0245-01-6 0028-0005-00-4 4890-0074-02-6 03340-0244-01-0 03340-0243-01-3 0025-0015-12-7 0035-0206-00-1 0021-0005-13-0 0021-0005-13-0 0018-0038-03-2	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 130 S 15ATE 346 S WHITTAKER 24 N WHITTAKER 25 N WHITTAKER 26 N WHITTAKER 26 N WHITTAKER 2715 E FRONT ST 105 DAYS AVE 5505 RED ARROW 5500 RED ARROW 1014 MAIN	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/24 10/04/23 06/08/23 08/30/23	\$473.250 WD \$685,000 WD \$433,000 WD \$433,000 WD \$430,000 WD \$350,000 WD \$250,000 WD \$270,000 WD \$115,000 WD \$115,000 WD \$150,000 WD \$250,000 WD	03-ARM'S LENGTH 13-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$450,000 \$350,000 \$270,000 \$1350,000 \$1150,000 \$1150,000 \$220,000	\$96,100 \$110,400 \$120,700 \$124,500 \$127,700 \$127,700 \$127,700 \$127,700 \$127,700 \$30,700 \$344,600 \$334,600 \$346,600 \$446,600	30.51 23.33 17.62 37.39 32.89 26.91 50.11 42.85 35.33 30.60 24.79 26.70	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$199,538 \$133,271 \$356,534 \$793,382 \$63,824 \$212,682 \$277,789	\$81,541 \$105,628 \$63,672 \$46,153 \$51,343 \$51,836 \$115,823 \$29,323 \$48,670 \$202,766 \$13,421 \$72,455 \$318,767 \$76,035	\$240,886 \$391,709 \$579,372 \$269,328 \$493,847 \$398,657 \$298,164 \$182,177 \$751,330 \$1,147,234 \$101,579	C.C.F. ⇒>  ve. E.C.F. ⇒  ve. E.C.F.	1,399 1,437 1,469 1,474 1,505 1,575 1,590 1,647 1,732 1,814 1,626 0,414 0,422 0,422	Av 8,075	ve. Variance=> \$142.07	17.3353 Coeff	156.7546 C			
** ILIGE 1600-0005-01-4 221 E FRONT ST 08/22/2 \$1,200,000 CD 03-ARM'S LENGTH \$1,200,000 \$82,500 6.88 \$219,714 \$34,755 \$1,165,245 \$229,193 5.084 2,160 \$539,47 00002 508.4114 \$34,309 DOWNTOWN COMMER 0340-0041-00-7 111 N MAIN ST 10/28/22 \$300,000 WD 03-ARM'S LENGTH \$300,000 \$54,700 18.23 \$118,544 \$10,792 \$289,208 \$133,522 2.166 2,582 \$112.01 00003 216.6000 \$10,792 58-0340-0041-01-5 NEAR DOWNTOWN CO	6000-0020-01-4 0340-0038-00-8 0010-0010-0410-04-2 0340-0135-00-8 0340-0135-00-8 0340-0135-01-8 0026-0005-00-4 4900-0074-02-6 0340-0244-01-0 0340-0244-01-0 0340-0244-01-0 0350-0055-0056-01-1 0021-00055-13-0 0018-0038-03-2 0370-0074-00-6 0340-0149-00-4	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 1303 STATE 346 S WHITTAKER 24 N WHITTAKER 25 N WHITTAKER 26 N WHITTAKER 26 N WHITTAKER 2715 E FRONT ST 105 DAYS AVE 5505 RED ARROW 9500 RED ARROW 1014 MAIN 115 W MAIN	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/24 10/04/23 06/08/23 06/33/22 02/24/23 03/27/23	\$473,250 WD \$685,000 WD \$333,000 WD \$4540,000 WD \$356,000 WD \$279,000 WD \$279,000 WD \$277,000 WD \$1150,000 WD \$1150,000 WD \$1350,000 WD \$1414,000 WD	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH 103-ARM'S LENGTH	\$315,000 \$473,250 \$885,000 \$333,000 \$450,000 \$298,000 \$270,000 \$115,000 \$115,000 \$635,000 \$220,000 \$220,000	\$96,100 \$110,400 \$120,700 \$124,500 \$177,300 \$121,100 \$127,700 \$121,100 \$244,800 \$334,600 \$30,700 \$446,000 \$152,000 \$346,000 \$339,500	30.51 23.33 17.62 37.39 32.83 26.91 50.11 42.85 35.33 30.60 24.79 56.70 56.60 70.24 69.09 81.82	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$196,538 \$133,271 \$356,534 \$793,382 \$63,824 \$212,682 \$877,789 \$556,861	\$1.541 \$105.628 \$53.672 \$46.153 \$51,836 \$115.823 \$48.670 \$202,766 \$13.421 \$72,455 \$318,767 \$76,035	\$240,886 \$391,709 \$579,372 \$269,328 \$493,847 \$398,657 \$298,164 \$182,177 \$240,677 \$751,330 \$1,147,234 \$101,1579 \$375,545 \$316,233 \$143,955 \$335,665	C.C.F. =>  ve. E.C.F.	1,399 1,437 1,469 1,474 1,505 1,575 1,590 1,647 1,732 1,814 1,668 1,626 0,414 0,422 0,429 0,433	Av 8,075	ve. Variance=> \$142.07	17.3353 Coeff	156.7546 C			
1600-0005-01-4 221 E FRONT ST 08/22/22 \$1,200,000 CD 03-ARM'S LENGTH \$1,200,000 \$82,500 6.88 \$219,714 \$34,755 \$1,165,245 \$229,193 5.084 2,160 \$539.47 00002 508.4114 \$34,309 DOWNTOWN COMMER 0304-0041-00-7 111 N MAIN ST 10/28/22 \$300,000 WD 03-ARM'S LENGTH \$300,000 \$54,700 18.23 \$118,544 \$10,792 \$289,208 \$133,522 2.166 2,582 \$112.01 00003 216.6000 \$10,792 58-0340-0041-01-5 NEAR DOWNTOWN CO	6000.002.0.1-4. 6000.002.0.1-4. 00340.0038.00-8 00340.0138-00-8 00340.0138-00-8 03340.0245-01-6 0028-0005-00-4 00028-0005-00-4 00028-0005-00-4 00340-0244-01-0 00340-0244-01-0 00340-0245-01-3 0035-0206-00-1 00021-0005-12-0 0018-0033-02-2 3170-0074-00-6 03340-0148-00-4 03340-0148-00-4	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 130 S STATE 24 N WHITTAKER 130 S STATE 24 N WHITTAKER 25 N WHITTAKER 26 N WHITTAKER 26 N WHITTAKER 27 LIS FERON ST 105 DAYS AVE 550S RED ARROW 1014 MAIN 115 W MAIN 115 W MAIN 11 E LINDEN	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/24 10/04/23 10/04/23 06/08/23 08/30/23 06/23/22 02/24/23 03/27/23 05/04/23 12/21/23	\$473.250 WD \$685,000 WD \$333,000 WD \$430,000 WD \$330,000 WD \$350,000 WD \$296,000 WD \$270,000 WD \$270,000 WD \$115,000 WD \$115,000 WD \$115,000 WD \$145,000 WD \$145,000 WD \$150,000 WD \$150,0	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$450,000 \$270,000 \$270,000 \$13,50,000 \$115,000 \$150,000 \$435,000 \$435,000 \$444,960 \$225,000	\$96,100 \$10,400 \$110,400 \$120,700 \$124,500 \$121,100 \$177,300 \$121,1100 \$177,400 \$334,600 \$337,700 \$446,000 \$152,000 \$335,000 \$335,000	12.65 30.51 23.33 17.62 37.39 32.83 26.91 50.11 42.85 35.33 30.60 24.79 26.70 58.60 70.24 69.09 81.82 100.88	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$199,538 \$133,271 \$359,534 \$733,382 \$63,824 \$12,682 \$277,192 \$658,861 \$465,364	\$1.541 \$105,628 \$33,672 \$46,153 \$51,343 \$51,343 \$51,836 \$115,823 \$29,323 \$48,670 \$202,766 \$13,421 \$72,455 \$318,767 \$76,035 \$79,295	\$240,886 \$391,709 \$573,372 \$269,328 \$493,847 \$398,657 \$298,164 \$112,177 \$240,677 \$751,130 \$1,147,234 \$101,579 \$77,545 \$316,233 \$143,965 \$335,665	i.C.F. ⇒ > ve. E.C.F. ⇒ > ve. E.C.F	1.399 1.437 1.469 1.474 1.505 1.575 1.590 1.647 1.732 1.814 1.568 1.626 0.414 0.422 0.423 0.433	Av 8,075	ve. Variance=> \$142.07	17.3353 Coeff	156.7546 C			
1600-0005-01-4 221 E FRONT ST 08/22/2 \$1,200,000 CD 03-ARM'S LENGTH \$1,200,000 \$82,500 6.88 \$219,714 \$34,755 \$1,165,245 \$229,193 5.084 2,160 \$539.47 00002 508.4114 \$34,309 DOWNTOWN COMMER 3034-0041-00-7 111 N MAIN ST 10/28/22 \$300,000 WD 03-ARM'S LENGTH \$300,000 \$54,700 18.23 \$118,544 \$10,792 \$289,208 \$133,522 2.166 2,582 \$112.01 00003 216.6000 \$10,792 58-0340-0041-01-5 NEAR DOWNTOWN CO	\$000.002.0.1-4. \$000.002.0.1-4. \$001.0010.04.2 \$0340.0038.00-8 \$001.0010.04.2 \$0340.0135.00-8 \$0340.0245.01-6 \$0026.0005.00-4 \$000.0074.02-6 \$0340.0244.01-0 \$0340.0244.01-0 \$0340.0244.01-0 \$0340.0244.01-0 \$0340.0245.01-3 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$0021.0005.12-0 \$	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 130 S STATE 24 N WHITTAKER 130 S STATE 24 N WHITTAKER 25 N WHITTAKER 26 N WHITTAKER 26 N WHITTAKER 27 LIS FERON ST 105 DAYS AVE 550S RED ARROW 1014 MAIN 115 W MAIN 115 W MAIN 11 E LINDEN	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/24 10/04/23 10/04/23 06/08/23 08/30/23 06/23/22 02/24/23 03/27/23 05/04/23 12/21/23	\$473.250 WD \$685,000 WD \$333,000 WD \$430,000 WD \$330,000 WD \$350,000 WD \$296,000 WD \$270,000 WD \$270,000 WD \$115,000 WD \$115,000 WD \$115,000 WD \$145,000 WD \$145,000 WD \$150,000 WD \$150,0	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$450,000 \$270,000 \$270,000 \$13,50,000 \$115,000 \$150,000 \$435,000 \$435,000 \$444,960 \$225,000	\$96,100 \$10,400 \$110,400 \$120,700 \$124,500 \$121,100 \$177,300 \$121,1100 \$177,400 \$334,600 \$337,700 \$446,000 \$152,000 \$335,000 \$335,000	12.65 30.51 23.33 17.62 37.39 32.83 26.91 50.11 42.85 35.33 30.60 24.79 26.70 58.60 70.24 69.09 81.82 100.88	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$199,538 \$133,271 \$359,534 \$733,382 \$63,824 \$12,682 \$277,192 \$658,861 \$465,364	\$1.541 \$105,628 \$33,672 \$46,153 \$51,343 \$51,343 \$51,836 \$115,823 \$29,323 \$48,670 \$202,766 \$13,421 \$72,455 \$318,767 \$76,035 \$79,295	\$240,886 \$391,709 \$573,372 \$269,328 \$493,847 \$398,657 \$298,164 \$112,177 \$240,677 \$751,130 \$1,147,234 \$101,579 \$77,545 \$316,233 \$143,965 \$335,665	i.C.F. ⇒ > ve. E.C.F. ⇒ > ve. E.C.F	1.399 1.437 1.469 1.474 1.505 1.575 1.590 1.647 1.732 1.814 1.568 1.626 0.414 0.422 0.423 0.433	Av 8,075	ve. Variance=> \$142.07	17.3353 Coeff	156.7546 C			
2340-0401-00-7 111 N MAIN ST 10/28/22 \$300,000 WD 03-ARM'S LENGTH \$300,000 \$54,700 18.23 \$118,544 \$10,792 \$289,208 \$133,522 2.166 2,582 \$112.01 00003 216,6000 \$10,792 58-0340-0041-01-5 NEAR DOWNTOWN CO	3000.0029.01-4 3240.0038.00-8 3010-0010-010-010-012 3040.0135-00-8 3040.0245-01-6 3026.0005-00-4 1900.0074-02-6 3040.0245-01-8 3040.0244-01-0 3040.0243-01-3 3025-0015-12-7 0005-0026-00-1 0011-0005-12-0 0018-0039-03-2 2170-0074-00-6 3040.0041-00-2 3040.0011-00-2 3040.0011-00-2	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 130 S STATE 24 N WHITTAKER 130 S STATE 24 N WHITTAKER 25 N WHITTAKER 26 N WHITTAKER 26 N WHITTAKER 27 LIS FERON ST 105 DAYS AVE 550S RED ARROW 1014 MAIN 115 W MAIN 115 W MAIN 11 E LINDEN	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/24 10/04/23 10/04/23 06/08/23 08/30/23 06/23/22 02/24/23 03/27/23 05/04/23 12/21/23	\$473.250 WD \$685,000 WD \$333,000 WD \$430,000 WD \$330,000 WD \$350,000 WD \$296,000 WD \$270,000 WD \$270,000 WD \$115,000 WD \$115,000 WD \$115,000 WD \$145,000 WD \$145,000 WD \$150,000 WD \$150,0	03-ARM'S LENGTH 19-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$450,000 \$270,000 \$270,000 \$13,50,000 \$115,000 \$150,000 \$435,000 \$435,000 \$444,960 \$225,000	\$96,100 \$10,400 \$110,400 \$120,700 \$124,500 \$121,100 \$177,300 \$121,1100 \$177,400 \$334,600 \$337,700 \$446,000 \$152,000 \$335,000 \$335,000	12.65 30.51 23.33 17.62 37.39 32.83 26.91 50.11 42.85 35.33 30.60 24.79 26.70 58.60 70.24 69.09 81.82 100.88	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$199,538 \$133,271 \$359,534 \$733,382 \$63,824 \$12,682 \$277,192 \$658,861 \$465,364	\$1.541 \$105,628 \$33,672 \$46,153 \$51,343 \$51,343 \$51,836 \$115,823 \$29,323 \$48,670 \$202,766 \$13,421 \$72,455 \$318,767 \$76,035 \$79,295	\$240,886 \$391,709 \$573,372 \$269,328 \$493,847 \$398,657 \$298,164 \$112,177 \$240,677 \$751,130 \$1,147,234 \$101,579 \$77,545 \$316,233 \$143,965 \$335,665	i.C.F. ⇒ > ve. E.C.F. ⇒ > ve. E.C.F	1.399 1.437 1.469 1.474 1.505 1.575 1.590 1.647 1.732 1.814 1.568 1.626 0.414 0.422 0.423 0.433	Av 8,075	ve. Variance=> \$142.07	17.3353 Coeff	156.7546 C			
	000-022-0.1-4 340-038-00-8 010-0010-041-04-2 340-0135-00-8 340-0245-01-6 026-0005-00-4 340-0244-01-0 340-0243-01-3 025-0015-12-7 035-0206-00-1 021-0005-13-0 018-0039-03-2 170-0074-00-6 340-0146-00-4 340-011-00-2	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 14 N WHITTAKER 1303 STATE 346 S WHITTAKER 24 N WHITTAKER 25 N WHITTAKER 26 N WHITTAKER 26 N WHITTAKER 2715 F FRONT ST 105 DAYS AVE 5505 RED ARROW 5500 RED ARROW 1014 MAIN 115 W MAIN 115 LUNDEN 4164 LAKE	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/23 10/04/23 10/04/23 06/08/23 08/30/23 06/23/22 02/24/23 05/04/23 05/04/23 06/23/23	\$473.250 WD \$685,000 WD \$333,000 WD \$333,000 WD \$336,000 WD \$350,000 WD \$250,000 WD \$270,000 WD \$270,000 WD \$115,000 WD \$115,000 WD \$220,000 WD \$2220,000 WD \$2220,000 WD \$2220,000 WD \$2220,000 WD \$2220,000 WD \$2220,000 WD	03-ARM'S LENGTH 13-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH 103-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$540,000 \$350,000 \$270,000 \$1,350,000 \$115,000 \$635,000 \$220,000 \$414,960 \$220,000 \$220,000 \$220,000	\$96,100 \$110,400 \$110,400 \$120,700 \$121,100 \$121,100 \$127,700 \$127,700 \$127,700 \$355,400 \$334,800 \$334,800 \$33,700 \$87,900 \$446,000 \$152,000 \$339,500 \$327,200	12.65 30.51 23.33 17.62 37.39 32.83 26.91 42.85 35.33 30.60 24.79 26.70 58.60 70.24 69.09 81.82 100.68 58.68	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$198,538 \$133,271 \$358,534 \$793,382 \$63,824 \$212,682 \$379,789 \$327,192 \$658,861 \$465,364 \$306,637	\$1.541 \$105,628 \$63,672 \$46,153 \$51,243 \$51,836 \$115,823 \$29,323 \$48,670 \$202,766 \$13,421 \$72,455 \$318,767 \$76,035 \$79,295 \$113,882 \$110,666	\$240,886 \$391,709 \$579,372 \$269,328 \$493,847 \$398,657 \$279,164 \$182,177 \$751,330 \$1,147,234 \$101,579 \$77,545 \$316,233 \$143,965 \$335,665 \$211,118 \$119,234	C.C.F. ⇒>  ve. E.C.F. ⇒>  ve. E.C.F. ⇒>  DRIG ECF = 0.894  TID DEV = 0.415  4AX ECF = 1.309  4IN ECF = 0.479  \$172,134  \$272,622 \$394,477 \$182,709 \$328,152 \$353,118 \$187,547 \$110,592 \$138,566 \$414,257 \$731,866 \$62,457  \$187,469 \$750,029 \$335,771 \$774,921 \$469,993	1.399 1.437 1.469 1.474 1.505 1.575 1.590 1.647 1.732 1.814 1.568 0.414 0.422 0.433 0.449 0.455	8,075 1,200	ve. Variance=>  \$142.07 \$84.65	17.3353 Coeff	156.7546 C 162.6376		\$13,421	NEAR DOWNTOWN COM
	\$000-002-0.1-4 \$000-002-0.1-4 \$0010-0010-04-2 \$0340-0038-0-8 \$0010-0010-04-2 \$0340-0135-00-8 \$0340-0245-01-6 \$0026-0005-00-4 \$026-0005-00-4 \$0340-0244-01-0 \$0340-0244-01-0 \$0340-0244-01-0 \$0340-0244-01-0 \$0340-0243-01-3 \$0025-0015-12-7 \$0035-0206-00-1 \$0021-0005-13-0 \$0010-0039-03-2 \$0340-0149-00-4 \$0340-0149-00-6 \$0340-0149-00-4 \$0340-0016-01-6	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 14 N WHITTAKER 1303 STATE 346 S WHITTAKER 24 N WHITTAKER 25 N WHITTAKER 26 N WHITTAKER 26 N WHITTAKER 2715 F FRONT ST 105 DAYS AVE 5505 RED ARROW 5500 RED ARROW 1014 MAIN 115 W MAIN 115 LUNDEN 4164 LAKE	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/23 10/04/23 10/04/23 06/08/23 08/30/23 06/23/22 02/24/23 05/04/23 05/04/23 06/23/23	\$473.250 WD \$685,000 WD \$333,000 WD \$333,000 WD \$336,000 WD \$350,000 WD \$250,000 WD \$270,000 WD \$270,000 WD \$115,000 WD \$115,000 WD \$220,000 WD \$2220,000 WD \$2220,000 WD \$2220,000 WD \$2220,000 WD \$2220,000 WD \$2220,000 WD	03-ARM'S LENGTH 13-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH 103-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$540,000 \$350,000 \$270,000 \$1,350,000 \$115,000 \$635,000 \$220,000 \$414,960 \$220,000 \$220,000 \$220,000	\$96,100 \$110,400 \$110,400 \$120,700 \$121,100 \$121,100 \$127,700 \$127,700 \$127,700 \$355,400 \$334,800 \$334,800 \$33,700 \$87,900 \$446,000 \$152,000 \$339,500 \$327,200	12.65 30.51 23.33 17.62 37.39 32.83 26.91 42.85 35.33 30.60 24.79 26.70 58.60 70.24 69.09 81.82 100.68 58.68	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$198,538 \$133,271 \$358,534 \$793,382 \$63,824 \$212,682 \$379,789 \$327,192 \$658,861 \$465,364 \$306,637	\$1.541 \$105,628 \$63,672 \$46,153 \$51,243 \$51,836 \$115,823 \$29,323 \$48,670 \$202,766 \$13,421 \$72,455 \$318,767 \$76,035 \$79,295 \$113,882 \$110,666	\$240,886 \$391,709 \$579,372 \$269,328 \$493,847 \$398,657 \$279,164 \$182,177 \$751,330 \$1,147,234 \$101,579 \$77,545 \$316,233 \$143,965 \$335,665 \$211,118 \$119,234	C.C.F. ⇒>  ve. E.C.F. ⇒>  ve. E.C.F. ⇒>  DRIG ECF = 0.894  TID DEV = 0.415  4AX ECF = 1.309  4IN ECF = 0.479  \$172,134  \$272,622 \$394,477 \$182,709 \$328,152 \$353,118 \$187,547 \$110,592 \$138,566 \$414,257 \$731,866 \$62,457  \$187,469 \$750,029 \$335,771 \$774,921 \$469,993	1.399 1.437 1.469 1.474 1.505 1.575 1.590 1.647 1.732 1.814 1.568 0.414 0.422 0.433 0.449 0.455	8,075 1,200	ve. Variance=>  \$142.07 \$84.65	17.3353 Coeff	156.7546 C 162.6376		\$13,421	
	.6900-0020-01-4 -0340-0038-0-8 -0010-0010-010-04-2 -0340-0135-00-8 -0340-0135-00-8 -0340-0245-01-6 -0026-0005-00-4 -4500-0074-02-6 -0026-0015-10-7 -00340-0244-01-0 -0340-0244-01-1 -0021-0005-13-0 -0018-0038-03-2 -3170-0074-00-6 -0340-0139-00-4 -0340-0106-01-6 -0340-016-00-6 -0340-016-00-6 -0340-016-00-6 -0340-016-01-6 -0340-016-01-6 -0340-016-01-6	105 N ELM 104 N ELM 225 E BUFFALO 128 N WHITTAKER 14 N WHITTAKER 1303 STATE 346 S WHITTAKER 24 N WHITTAKER 26 N WHITTAKER 2715 E FRONT ST 105 DAYS AVE 5505 RED ARROW 9500 RED ARROW 1014 MAIN 115 W MAIN 11 E UNDEN 4164 LAKE	01/04/24 06/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/24 10/04/23 06/09/23 06/09/23 06/23/22 02/24/23 05/04/23 12/21/23 06/23/23	\$473,250 WD \$685,000 WD \$333,000 WD \$4540,000 WD \$356,000 WD \$279,000 WD \$279,000 WD \$150,000 WD \$115,000 WD \$115,000 WD \$1270,000 WD \$1270,000 WD \$150,000 WD \$150,000 WD \$150,000 WD \$150,000 WD \$220,000 WD \$220,000 WD \$220,000 WD \$220,000 WD \$220,000 WD	03-ARM'S LENGTH 19-MULIT PARCEL ARM'S LENGTH 03-ARM'S LENGTH 19-MULIT PARCEL ARM'S LENGTH 03-ARM'S LENGTH 19-MULIT PARCEL ARM'S LENGTH	\$315,000 \$473,250 \$885,000 \$333,000 \$450,000 \$298,000 \$270,000 \$115,000 \$115,000 \$220,000 \$220,000 \$220,000 \$220,000 \$225,000 \$229,900	\$96,100 \$110,400 \$120,700 \$124,500 \$177,300 \$121,100 \$127,700 \$95,400 \$127,700 \$95,400 \$334,600 \$3446,000 \$152,000 \$339,500 \$339,500 \$339,500 \$327,200 \$134,900	30.51 23.33 17.62 37.39 32.83 26.91 42.85 35.33 30.60 24.79 58.60 70.24 69.09 81.82 100.68 58.68	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$196,538 \$133,271 \$356,534 \$793,382 \$63,824 \$212,682 \$379,789 \$327,192 \$556,861 \$465,364 \$306,637	\$1.541 \$105.628 \$53.672 \$46.153 \$51,243 \$51,836 \$115.823 \$29,323 \$48,670 \$202,766 \$13,421 \$72,455 \$318,767 \$76,035 \$79,295 \$113,882 \$110,666	\$240,886 \$391,709 \$579,372 \$269,324 \$495,847 \$398,657 \$298,164 \$182,177 \$240,677 \$751,330 \$1,147,234 \$101,1579 \$316,233 \$143,965 \$335,665 \$211,118 \$119,234	i.C.F. = > we. E.C.F. = > 0.894   TD DEV = 0.415   MAX ECF = 1.309   MIN ECF = 0.479   \$172,134   \$272,622   \$394,477   \$182,709   \$228,152   \$253,118   \$187,547   \$110,582   \$139,868   \$414,257   \$731,866   \$62,457   \$187,469   \$750,029   \$335,771   \$774,821   \$469,896   \$261,993   \$229,193	1,399 1,437 1,469 1,474 1,505 1,579 1,547 1,732 1,814 1,568 1,626 1,620 0,433 0,449 0,455	8,075 1,200 2,160	\$142.07 \$142.07 \$84.65	17.3353 Coeff  00001 00003	156.7546 C 162.6376		\$13,421 \$34,309	NEAR DOWNTOWN COMP
	000-002-0.1-4 340-0038-00-8 010-0010-04-2 340-0135-00-8 340-0235-01-6 026-0005-00-4 900-0074-02-6 340-0244-01-0 340-0243-01-3 025-0015-12-7 035-0206-00-1 021-0005-13-0 018-0039-03-2 170-0074-00-6 340-0149-00-4 340-0016-01-6 LIER 600-0005-01-4 340-0016-07-7	105 N ELM 104 N ELM 225 E BUFALO 128 N WHITTAKER 130 S STATE 24 N WHITTAKER 130 S STATE 24 N WHITTAKER 25 N WHITTAKER 26 N WHITTAKER 26 N WHITTAKER 26 N WHITTAKER 27 IS FERON ST 105 DAYS AVE 5505 RED ARROW 9500 RED ARROW 1014 MAIN 115 W MAIN 115 W MAIN 116 LINDEN 4184 LAKE	01/04/24 08/29/23 05/06/22 02/10/23 07/13/22 09/22/23 02/16/24 10/04/23 10/04/23 06/08/23 08/30/23 08/22/22 02/24/23 03/27/23 05/04/23 06/23/23	\$473.250 WD \$685,000 WD \$333,000 WD \$430,000 WD \$450,000 WD \$550,000 WD \$296,000 WD \$298,000 WD \$298,000 WD \$11,500,000 WD \$11,50,000 WD \$115,000 WD \$150,000 WD \$222,000 WD \$222,000 WD \$222,000 WD \$222,000 WD \$222,000 WD	03-ARM'S LENGTH 13-MULTI PARCEL ARM'S LENGTH 03-ARM'S LENGTH 103-ARM'S LENGTH 13-MULTI PARCEL ARM'S LENGTH 13-MULTI PARCEL ARM'S LENGTH 13-ARM'S LENGTH	\$315,000 \$473,250 \$685,000 \$333,000 \$450,000 \$296,000 \$270,000 \$1350,000 \$1150,000 \$150,000 \$220,000 \$220,000 \$220,000 \$220,000 \$220,000 \$220,000 \$220,000 \$220,000 \$220,000	\$96,100 \$110,400 \$120,700 \$124,500 \$127,300 \$121,100 \$127,700 \$127,700 \$127,700 \$121,100 \$177,400 \$127,700 \$144,600 \$334,600 \$334,600 \$334,600 \$339,500 \$152,200 \$134,900 \$346,000 \$346,000 \$352,7200 \$134,900	12.65 30.51 23.33 17.62 37.39 32.88 26.91 50.11 42.85 35.33 30.60 24.79 26.70 58.60 70.24 69.09 81.82 100.68 58.88	\$285,462 \$400,697 \$200,338 \$291,611 \$240,675 \$192,121 \$199,538 \$133,271 \$358,534 \$793,382 \$63,824 \$212,682 \$379,789 \$327,192 \$558,861 \$306,637	\$1.541 \$105,628 \$33,672 \$46,153 \$51,343 \$51,343 \$115,823 \$29,323 \$48,670 \$202,766 \$13,421 \$72,455 \$318,767 \$76,035 \$79,295 \$113,882 \$110,666	\$240,886 \$391,709 \$579,372 \$269,328 \$493,847 \$398,657 \$298,164 \$182,177 \$751,330 \$1,147,234 \$101,579 \$77,545 \$316,233 \$143,965 \$211,118 \$119,234	i.C.F. ⇒ > 10ve. E.C.F. ⇒	1,399 1,437 1,469 1,474 1,505 1,575 1,575 1,590 1,647 1,732 1,814 1,626 0,414 0,422 0,433 0,449 0,455	8,075 1,200 2,160 2,582	\$142.07 \$84.65	17.3353 Coeff  00001 00003	156.7546 C 162.6376		\$13,421 \$34,309 \$10,792 58-0340-0041-01-5	NEAR DOWNTOWN COMP

#### 20025 COMMERCIAL ECF ANALYSIS NEIGHBORHOODS #01 EAST FRONT STREET COMMERCIAL; #02 DOWNTOWN COMM; #03 NEAR DOWNTOWN COMM

Parcel Number	Street Address	Sale Date	Sale Price Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
58-1500-0090-00-7	708 S RED BUD TR	07/15/22	\$130,000 WD	03-ARM'S LENGTH	\$130,000	\$47,300	36.38	\$124,088	\$49,764	\$80,236	\$112,103	0.716	3,598	\$22.30	00006	0.0000
76-3000-0010-00-1	2522 NILES	07/11/23	\$223,900 MLC	03-ARM'S LENGTH	\$223,900	\$154,200	68.87	\$285,780	\$112,002	\$111,898	\$232,324	0.482				
56-0017-0024-00-2	4055 LAKE	01/31/24	\$300,000 WD	19-MULTI PARCEL ARM'S LENGTH	\$300,000	\$159,300	53.10	\$346,368	\$204,209	\$95,791	\$190,052	0.504				
45-0028-0085-10-6	2670 W JOHN BEERS	03/14/23	\$189,000 WD	03-ARM'S LENGTH	\$189,000	\$87,000	46.03	\$223,446	\$91,194	\$97,806	\$176,807	0.553				
76-0034-0001-11-5	2701 LAKE SHORE	09/27/22	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$127,000	50.80	\$282,038	\$143,591	\$106,409	\$185,090	0.575				
45-0021-0011-14-8	5675 FAIRVIEW	06/15/23	\$270,000 OTH	03-ARM'S LENGTH	\$270,000	\$133,700	49.52	\$303,627	\$133,279	\$136,721	\$227,738	0.600				
32-0340-0147-00-5	103 E FERRY	06/09/22	\$150,000 MLC	03-ARM'S LENGTH	\$150,000	\$85,400	56.93	\$169,921	\$32,257	\$117,743	\$184,043	0.640				
47-0003-0076-03-8	6814 W US 12	01/26/24	\$410,000 WD	03-ARM'S LENGTH	\$410,000	\$124,000	30.24	\$429,531	\$274,852	\$135,148	\$206,790	0.654				
76-7130-0006-00-3	820 HIGHLAND	02/16/24	\$325,000 WD	03-ARM'S LENGTH	\$325,000	\$180,200	55.45	\$343,466	\$101,432	\$223,568	\$323,575	0.691				
76-0034-0083-07-3	3029 LAKE SHORE	01/31/24	\$885,632 WD	03-ARM'S LENGTH	\$835,632	\$435,200	52.08	\$860,948	\$337,044	\$498,588	\$700,406	0.712				
45-0021-0011-10-5	2757 W JOHN BEERS	05/17/23	\$375,000 WD	03-ARM'S LENGTH	\$375,000	\$210,300	56.08	\$383,720	\$196,482	\$178,518	\$250,318	0.713				
56-0019-0126-01-4	9999 RED ARROW	10/18/22	\$825,000 MLC	19-MULTI PARCEL ARM'S LENGTH	\$825,000	\$434,800	52.70	\$844,176	\$411,674	\$413,326	\$578,211	0.715				
		Totals:	\$4,333,532		\$4,283,532	\$2,178,400		\$4,597,109		\$2,195,752	\$3,367,457			\$22.30		2.2489
						Sale. Ratio =>	50.86				E.C.F. =>	0.652		td. Deviation=>	0.085396188	
						Std. Dev. =>	9.90				Ave. E.C.F. =>	0.630	A	ve. Variance=>	0.0000 C	oefficient of Var=>
											ORIG ECF = 0.588 STD DEV = 0.129 MAX ECF = 0.715 MIN ECF = 0.457					
45-0340-0022-02-1	2797 KIMMEL	03/10/23	\$220,000 WD	03-ARM'S LENGTH	\$220,000	\$85,300	38.77	\$220,947	\$71,456	\$148,544	\$199,854	0.743				
45-0028-0085-08-4	2658 W JOHN BEERS	06/10/22	\$200,000 MLC	03-ARM'S LENGTH	\$200,000	\$73,500	36.75	\$199,169	\$95,733	\$104,267	\$138,283	0.754				
76-0340-0215-01-1	720 MAIN	03/31/23	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$97,400	38.96	\$247,512	\$59,326	\$190,674	\$251,586	0.758				
45-0028-0041-00-1	5756 RED ARROW	01/17/23	\$585,000 WD	03-ARM'S LENGTH	\$585,000	\$287,000	49.06	\$575,004	\$120,315	\$464,685	\$607,873	0.764				
45-0021-0005-13-0	5505 RED ARROW	06/23/22	\$150,000 WD	03-ARM'S LENGTH	\$150,000	\$87,900	58.60	\$212,682	\$72,455	\$77,545	\$187,469	0.414				
56-0018-0039-03-2	9500 RED ARROW	02/24/23	\$635,000 WD	19-MULTI PARCEL ARM'S LENGTH	\$635,000	\$446,000	70.24	\$879,789	\$318,767	\$316,233	\$750,029	0.422				
76-3170-0074-00-6	1014 MAIN	03/27/23	\$220,000 WD	03-ARM'S LENGTH	\$220,000	\$152,000	69.09	\$327,192	\$76,035	\$143,965	\$335,771	0.429				
54-0340-0149-00-4	115 W MAIN	05/04/23	\$414,960 LC	03-ARM'S LENGTH	\$414,960	\$339,500	81.82	\$658,861	\$79,295	\$335,665	\$774,821	0.433				
47-0340-0011-00-2	11 E LINDEN	12/21/23	\$325,000 WD	03-ARM'S LENGTH	\$325,000	\$327,200	100.68	\$465,364	\$113,882	\$211,118	\$469,896	0.449				
56-0340-0006-01-6	4164 LAKE	06/23/23	\$229,900 WD	19-MULTI PARCEL ARM'S LENGTH	\$229,900	\$134,900	58.68	\$306,637	\$110,666	\$119,234	\$261,993	0.455				

45-0028-0085-09-2	2650 W JOHN BEERS	08/15/23	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$123,500	98.80	\$276,170	\$98,316	\$26,684	\$237,773	0.112	
51-0805-0036-03-0	400 RIVERVIEW	12/07/22	\$875,000 CD	03-ARM'S LENGTH	\$875,000	\$1,363,200	155.79	\$2,926,872	\$329,097	\$545,903	\$3,472,961	0.157	
76-2700-0009-18-4	2907 DIVISION	02/13/23	\$323,800 WD	03-ARM'S LENGTH	\$323,800	\$336,000	103.77	\$771,902	\$133,529	\$190,271	\$853,440	0.223	
32-2690-0089-00-1	102 ST JOSEPH	04/14/23	\$80,000 MLC	03-ARM'S LENGTH	\$80,000	\$69,600	87.00	\$119,915	\$58,163	\$21,837	\$82,556	0.265	
51-0340-0199-04-0	W WALL	04/19/22	\$189,900 MLC	03-ARM'S LENGTH	\$189,900	\$121,500	63.98	\$355,504	\$80,255	\$109,645	\$367,980	0.298	
32-0340-0122-00-2	126 E FERRY	05/12/23	\$100,000 WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000	\$103,800	103.80	\$154,856	\$62,359	\$37,641	\$123,659	0.304	
47-0003-0076-02-0	W US 12	03/29/24	\$300,000 WD	03-ARM'S LENGTH	\$300,000	\$88,500	29.50	\$258,589	\$127,089	\$172,911	\$175,802	0.984	
47-0340-0024-00-7	1 OAK	06/14/22	\$435,000 CD	03-ARM'S LENGTH	\$435,000	\$158,200	36.37	\$345,017	\$91,634	\$343,366	\$338,747	1.014	
76-1500-0002-01-7	807 NAPIER	12/29/23	\$225,000 WD	03-ARM'S LENGTH	\$225,000	\$85,700	38.09	\$164,010	\$64,865	\$160,135	\$132,547	1.208	
56-0340-0026-01-7	4228 LAKE	06/02/23	\$500,000 WD	03-ARM'S LENGTH	\$500,000	\$169,200	33.84	\$314,633	\$55,596	\$444,404	\$346,306	1.283	
56-0340-0026-01-7	4228 LAKE	06/02/23	\$500,000 WD	03-ARM'S LENGTH	\$500,000	\$169,200	33.84	\$314,633	\$55,596	\$444,404	\$346,306	1.283	
58-0025-0015-12-7	715 E FRONT	06/13/23	\$1,350,000 WD	03-ARM'S LENGTH	\$1,350,000	\$405,000	30.00	\$826,601	\$149,923	\$1,200,077	\$904,650	1.327	
76-3160-0108-00-1	914 MAIN	06/30/22	\$315.000 WD	03-ARM'S LENGTH	\$315,000	\$96,100	30.51	\$202.870	\$74,114	\$240,886	\$172.134	1.399	
47-6000-0020-01-4	105 N ELM	01/04/24	\$473,250 WD	03-ARM'S LENGTH	\$473,250	\$110,400	23.33	\$285,462	\$81,541	\$391,709	\$272,622	1.437	
47-0340-0038-00-8	104 N ELM	06/29/23	\$685,000 WD	19-MULTI PARCEL ARM'S LENGTH	\$685,000	\$120,700	17.62	\$400.697	\$105,628	\$579,372	\$394,477	1,469	
62-0010-0010-04-2	225 E BUFFALO	05/06/22	\$333,000 WD	03-ARM'S LENGTH	\$333,000	\$124,500	37.39	\$200,338	\$63,672	\$269,328	\$182,709	1,474	
62-0340-0135-00-8	128 N WHITTAKER	02/10/23	\$540,000 OTH	03-ARM'S LENGTH	\$540,000	\$177,300	32.83	\$291.611	\$46,153	\$493,847	\$328,152	1.505	
62-0340-0245-01-6	14 N WHITTAKER	07/13/22	\$450,000 WD	03-ARM'S LENGTH	\$450,000	\$121,100	26.91	\$240,675	\$51,343	\$398,657	\$253,118	1.575	
76-0026-0005-00-4	1303 STATE	09/22/23	\$350,000 WD	03-ARM'S LENGTH	\$350,000	\$175,400	50.11	\$192.121	\$51.836	\$298,164	\$187,547	1.590	
62-4900-0074-02-6	346 S WHITTAKER	02/16/24	\$298,000 WD	03-ARM'S LENGTH	\$298,000	\$127,700	42.85	\$198,538	\$115,823	\$182,177	\$110.582	1.647	
62-0340-0244-01-0	24 N WHITTAKER	10/04/23	\$270,000 WD	03-ARM'S LENGTH	\$270,000	\$95,400	35.33	\$133,271	\$29,323	\$240,677	\$138,968	1.732	
62-0340-0243-01-3	26 N WHITTAKER	10/04/23	\$800,000 WD	03-ARM'S LENGTH	\$800,000	\$244,800	30.60	\$358,534	\$48,670	\$751,330	\$414,257	1.814	
62-7100-0001-00-8	910 W BUFFALO	06/17/22	\$525.000 WD	03-ARM'S LENGTH	\$525,000	\$142,500	27.14	\$275,464	\$121,213	\$403,787	\$206,218	1.958	
54-0340-0050-02-4	120 WATER	02/23/23	\$250,000 MLC	03-ARM'S LENGTH	\$250,000	\$83,300	33.32	\$235,291	\$43,673	\$206,327	\$256,174	0.805	
54-0340-0141-03-8	143 E MAIN	08/19/22	\$300,000 WD	03-ARM'S LENGTH	\$300,000	\$0	0.00	\$280,259	\$56,065	\$243,935	\$299,725	0.814	
76-0034-0083-06-5	3019 LAKE SHORE	06/13/22	\$3,500,000 CD	03-ARM'S LENGTH	\$3,500,000	\$1,560,400	44.58	\$3,139,605	\$348,140	\$3,151,860	\$3,731,905	0.845	
12-0015-0024-05-4	4641 RED ARROW	03/29/23	\$1,050,000 WD	03-ARM'S LENGTH	\$1,050,000	\$528,100	50.30	\$950,714	\$374,430	\$675,570	\$770,433	0.877	
47-0340-0006-00-9	13 S ELM	03/17/23	\$240,000 WD	03-ARM'S LENGTH	\$240,000	\$107,100	44.63	\$204,105	\$41,099	\$198,901	\$217,922	0.913	
56-0019-0116-03-0	9735 RED ARROW	06/17/22	\$345,533 WD	03-ARM'S LENGTH	\$345,533	\$138,700	40.14	\$302,425	\$125,340	\$220,193	\$236,745	0.930	
56-0019-0106-05-6	10107 RED ARROW	05/12/23	\$730,000 WD	03-ARM'S LENGTH	\$730,000	\$268,500	36.78	\$618,732	\$236,287	\$493,713	\$511,290	0.966	
62-8200-0278-05-2	5 W MADISON	10/14/22	\$445,000 OTH	03-ARM'S LENGTH	\$445,000	\$160,100	35.98	\$364,297	\$98,824	\$346,176	\$354,910	0.975	

### 2025 INDUSTRIAL ECF ANALYSIS

Parcel Number	Street Address	Sale Date	Sale Price Instr	. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
14-0014-0015-03-0	2530 N 5TH	11/17/22	\$175,000 WD	03-ARM'S LENGTH	\$175,000	\$32,300	18.46	\$107,032	\$49,852	\$125,148	\$118,877	1.053					
15-0024-0018-06-0	9918 N TUDOR	10/03/22	\$900,000 WD	03-ARM'S LENGTH	\$900,000	\$256,000	28.44	\$875,596	\$194,119	\$705,881	\$1,416,792	0.498					
54-0340-0086-03-7	285 TERRITORIAL	03/09/23	\$350,000 WD	03-ARM'S LENGTH	\$350,000	\$74,400	21.26	\$275,477	\$17,715	\$332,285	\$535,888	0.620					
58-0034-0035-02-0	317 POST	04/07/22	\$375,000 MLC	03-ARM'S LENGTH	\$375,000	\$82,700	22.05	\$168,235	\$45,851	\$329,149	\$254,437	1.294					
		Totals:	#REF!		\$1,800,000	\$445,400		\$1,426,340		\$1,492,463	\$2,325,994			#REF!		#REF!	<u>.</u>
						Sale. Ratio =>	24.74			E	.C.F. =>	0.642		Std. Deviation=>	#REF!		
						Std. Dev. =>	4.22				ve. E.C.F. =>	#REF!		Ave. Variance=>	#REF! Co	efficient of Var=>	#REF!

71-5460-0055-00-1	1110 WALKER	06/30/23	\$50,000 WD	19-MULTI PARCEL ARM'S LEI	\$50,000	\$52,400	104.80	\$84,689	\$43,086	\$6,914	\$86,493	0.080					
21-0028-0006-03-0	HENNESEY	12/22/23	\$175,000 OTH	03-ARM'S LENGTH	\$175,000	\$30,200	17.26	\$168,764	\$167,384	\$7,616	\$2,869	2.655					
14-0014-0015-07-2	2700 N 5TH	02/23/24	\$236,000 CD	19-MULTI PARCEL ARM'S LEI	\$236,000	\$197,300	83.60	\$403,583	\$142,118	\$93,882	\$547,055	0.172					
35-1300-0045-01-6	7220 FIRST	04/06/22	\$199,900 WD	03-ARM'S LENGTH	\$199,900	\$158,900	79.49	\$421,527	\$49,302	\$150,598	\$773,857	0.195					
58-0036-0259-01-3	600 CECIL AVE	05/03/23	\$85,000 WD	03-ARM'S LENGTH	\$85,000	\$230,900	271.65	\$101,185	\$65,874	\$19,126	\$56,588	0.338	136,503	\$0.14	00005	33.7986	
03-0032-0030-20-0	1007 NICKERSON	02/01/24	\$750,000 MLC	03-ARM'S LENGTH	\$750,000	\$491,400	65.52	\$804,558	\$202,101	\$547,899	\$1,252,509	0.437					
54-2800-0002-02-3	1320 PAW PAW	09/22/22	\$8,080,514 CD	03-ARM'S LENGTH	\$8,080,514	\$1,501,600	18.58	\$8,157,002	\$388,282	\$7,692,232	\$16,151,185	0.476					

#### 2025 ECF NEIGHBORHOOD #11 FAR NE AREA; #12 NEAR NE AREA; #14 ELIZABETH ARCTIC FULTON & N MAIN

Parcel Number	Street Address	Sale Date	Sale Price Instr.	. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Other Parcels in Sale	Land Table	Property Class Build	lding Depr.
58-0026-0062-09-3	506 W FOURTH ST	08/05/22	\$265,000 WD	03-ARM'S LENGTH	\$265,000	\$119,600	45.13	\$291,225	\$47,427	\$217,573	\$175,394	1.240	2,202	\$98.81	00018	2.6350 C			\$46,287	No		FAR NORTHWEST AREA	401	45
58-0026-0062-11-5	510 W FOURTH ST	08/05/22	\$170,000 WD	03-ARM'S LENGTH	\$170,000	\$101,600	59.76	\$194,736	\$37,886	\$132,114	\$112,842	1.171	1,937	\$68.21	00018	4.3339 C			\$36,448	No		FAR NORTHWEST AREA	401	34
58-0026-0062-16-6	512 W FOURTH ST	12/07/22	\$399,900 WD	03-ARM'S LENGTH	\$399,900	\$169,800	42.46	\$379,000	\$38,027	\$361,873	\$245,304	1.475	3,096	\$116.88	00018	26.1071 B			\$16,798	No		FAR NORTHWEST AREA	401	38
58-0026-0107-04-6	925 N DETROIT ST	09/20/22	\$250,500 WD	03-ARM'S LENGTH	\$250,500	\$120,900	48.26	\$282,035	\$42,712	\$207,788	\$172,175	1.207	1,592	\$130.52	00018	0.7287 C			\$34,554	No		FAR NORTHWEST AREA	401	61
58-0900-0001-00-4	510 N RED BUD TR	08/03/23	\$135,000 WD	03-ARM'S LENGTH	\$135,000	\$38,800	28.74	\$105,682	\$46,070	\$88,930	\$73,960	1.202	1,032	\$86.17	00012	1.1728 D			\$46,070	No		NEAR NORTHEAST AREA	401	45
58-2000-0238-00-8	806 ENTERPRISE ST	11/14/22	\$123,500 WD	03-ARM'S LENGTH	\$123,500	\$34,800	28.18	\$108,690	\$45,328	\$78,172	\$78,613	0.994	1,348	\$57.99	00012	21.9738 CD			\$44,475	No		NEAR NORTHEAST AREA	401	45
58-2500-0009-00-1	116 FULTON ST	10/21/22	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$29,800	23.84	\$110,586	\$39,060	\$85,940	\$88,742	0.968	1,200	\$71.62	00014	24.5704 C			\$38,003	No		ELIZABETH ARCTIC FULT	O 401	45
58-2500-0030-00-0	106 ARCTIC ST	05/12/22	\$150,000 WD	03-ARM'S LENGTH	\$150,000	\$38,300	25.53	\$108,693	\$40,965	\$109,035	\$84,030	1.298	1,664	\$65.53	00014	8.3446 CD			\$39,138	No		ELIZABETH ARCTIC FULT	O 401	47
58-4850-0026-01-7	502 N MAIN ST	11/17/23	\$274,000 WD	03-ARM'S LENGTH	\$274,000	\$83,400	30.44	\$225,822	\$99,174	\$174,826	\$157,132	1.113	1,400	\$124.88	00014	10.1520 C			\$93,064	No		ELIZABETH ARCTIC FULT	O 401	45
58-7300-0032-00-7	523 MICHIGAN ST	08/19/22	\$97,500 WD	03-ARM'S LENGTH	\$97,500	\$21,200	21.74	\$70,218	\$30,380	\$67,120	\$49,427	1.358	800	\$83.90	00012	14.3838 D			\$27,221	No		NEAR NORTHEAST AREA	401	45
58-7500-0003-00-0	728 CHIPPEWA ST	01/12/24	\$179,500 WD	03-ARM'S LENGTH	\$179,500	\$92,800	51.70	\$216,179	\$79,307	\$100,193	\$98,469	1.018	1,122	\$89.30	00018	19.6622 CD			\$78,341	No		FAR NORTHWEST AREA	401	45
58-7500-0063-00-2	909 CHIPPEWA ST	12/02/22	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$62,700	40.45	\$149,314	\$17,188	\$137,812	\$95,055	1.450	1,261	\$109.29	00018	23.5688 C			\$15,276	No		FAR NORTHWEST AREA	401	45
58-7500-0064-00-9	747 CHIPPEWA ST	02/05/24	\$90,000 WD	03-ARM'S LENGTH	\$90,000	\$41,000	45.56	\$86,903	\$13,988	\$76,012	\$52,457	1.449	728	\$104.41	00018	23.4909 CD			\$11,216	No		FAR NORTHWEST AREA	401	41
58-7500-0065-01-3	727 CHIPPEWA ST	07/18/22	\$113,000 WD	03-ARM'S LENGTH	\$113,000	\$51,400	45.49	\$131,811	\$53,814	\$59,186	\$56,113	1.055	828	\$71.48	00018	15.9364 D			\$51,042	No		FAR NORTHWEST AREA	401	45
		Totals:	\$2,527,900		\$2,527,900	\$1,006,100		\$2,460,894		\$1,896,574	\$1,539,712			\$91.36		1.7642								
						Sale. Ratio =>	39.80				.C.F. =>	1.232	5	td. Deviation=>	0.173720387									
						Std. Dev. =>	11.81				lve. E.C.F. =>	1.214		ve. Variance=>	14.0757 C	coefficient of Var=>	11.59328348							

ORIG ECF = 1.206 STD DEV = 0.384

MAX ECF = 1.590 MIN ECF = 0.822

58-2500-0028-01-3	102 ARCTIC ST	05/31/22	\$170,000 WD	03-ARM'S LENGTH	\$170,000	\$34,600	20.35	\$84,397	\$19,548	\$150,452	\$80,458	1.870	1,664	\$90.42	00014	65.5819 CD	\$17,170 No	58-2500-0028-02-1	ELIZABETH ARCTIC FULTO	401	45
58-7300-0029-00-6	517 MICHIGAN ST	12/07/23	\$185,000 WD	03-ARM'S LENGTH	\$185,000	\$42,200	22.81	\$101,621	\$35,280	\$149,720	\$82,309	1.819	816	\$183.48	00012	60.4871 CD	\$27,221 No		NEAR NORTHEAST AREA	401	45
58-0025-0021-00-3	504 RIVER ST	06/09/23	\$225,000 WD	03-ARM'S LENGTH	\$225,000	\$65,100	28.93	\$247,778	\$178,751	\$46,249	\$85,641	0.540	1,101	\$42.01	00012	67.4099 D	\$162,355 No		NEAR NORTHEAST AREA	401	51
58-2500-0054-00-6	107 ARCTIC ST	02/29/24	\$105,000 WD	03-ARM'S LENGTH	\$105,000	\$51,800	49.33	\$154,354	\$78,821	\$26,179	\$93,713	0.279	1,614	\$16.22	00014	93.4778 CD	\$76,007 No		ELIZABETH ARCTIC FULTO	401	45
58-2000-0358-01-1	515 RIVER ST	08/03/22	\$170,000 WD	03-ARM'S LENGTH	\$170,000	\$30,500	17.94	\$123,270	\$73,784	\$96,216	\$61,397	1.567	1,008	\$95.45	00012	35.2982 D	\$56,257 No		NEAR NORTHEAST AREA	401	45
58-2500-0028-02-1	104 ARCTIC ST	05/31/22	\$170,000 WD	03-ARM'S LENGTH	\$170,000	\$32,200	18.94	\$84,397	\$19,548	\$150,452	\$80,458	1.870	1,664	\$90.42	00014	65.5819 CD	\$17,170 No	58-2500-0028-01-3	ELIZABETH ARCTIC FULTO	401	45
58-7300-0004-00-3	520 MICHIGAN ST	03/15/23	\$175,000 WD	03-ARM'S LENGTH	\$175,000	\$32,800	18.74	\$136,865	\$59,815	\$115,185	\$95,596	1.205	1,331	\$86.54	00012	0.9209 CD	\$56,033 No		NEAR NORTHEAST AREA	401	48
58-7300-0018-00-4	315 RIVER ST	03/20/24	\$41,000 WD	03-ARM'S LENGTH	\$41,000	\$31,000	75.61	\$82,769	\$31,328	\$9,672	\$63,823	0.152	1,235	\$7.83	00012	106.2585 D	\$31,328 No		NEAR NORTHEAST AREA	401	45
58-7300-0004-00-3	520 MICHIGAN ST	07/01/22	\$68,000 WD	03-ARM'S LENGTH	\$68,000	\$32,800	48.24	\$136,865	\$59,815	\$8,185	\$95,596	0.086	1,331	\$6.15	00012	112.8509 CD	\$56,033 No		NEAR NORTHEAST AREA	401	48

# 2025 RESIDENTIAL ECF ANALYSIS NEIGH 13 S/S SMITH & CLARK AREA; #15 DAYS AVE S; #16 NEAR NORH SIDE N MAIN; #17 NEAR SOUTH SIDE; #20 SOUTH REDBUD & EAST

Parcel Number	Street Address	Sale Date	Sale Price Inst	. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%) Building Style	Land Value	Other Parcels in Sale Land Table		/Class Buildin	ng Depr.
58-0026-0123-00-9	114 W FOURTH ST	06/16/23	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$50,000	32.26	\$129,791	\$43,875	\$111,125	\$71,537	1.553	1,152	\$96.46	00016	19.2616 REVIEWED	\$42,964	NEAR NORTH SIDE	N. MAI	401	54
58-0035-0154-00-1	305 PHELPS ST	09/30/22	\$138,000 WD	03-ARM'S LENGTH	\$138,000	\$38,800	28.12	\$122,176	\$38,405	\$99,595	\$69,751	1.428	1,220	\$81.64	00017	6.7089 D	\$37,988	NEAR SOUTH SIDE.		401	45
58-0035-0154-00-1	305 PHELPS ST	02/09/24	\$165,000 WD	03-ARM'S LENGTH	\$165,000	\$46,300	28.06	\$122,176	\$38,405	\$126,595	\$69,751	1.815	1,220	\$103.77	00017	45.4180 D	\$37,988	NEAR SOUTH SIDE.	AREA	401	45
58-0035-0183-02-7	112 W ALEXANDER ST	08/16/22	\$116,000 WD	03-ARM'S LENGTH	\$116,000	\$44,800	38.62	\$145,305	\$49,220	\$66,780	\$80,004	0.835	1,290	\$51.77	00017	52.6069 REVIEWED	\$49,220	NEAR SOUTH SIDE.	AREA	401	45
58-0340-0031-00-1	205 N MAIN ST	01/05/24	\$190,000 WD	03-ARM'S LENGTH	\$190,000	\$59,700	31.42	\$145,433	\$30,241	\$159,759	\$95,913	1.666	1,603	\$99.66	00016	30.4883 D	\$28,771	NEAR NORTH SIDE		401	45
58-1500-0006-01-4	204 S OAK ST	10/23/23	\$165,000 WD	03-ARM'S LENGTH	\$165,000	\$58,700	35.58	\$149,509	\$41,310	\$123,690	\$90,091	1.373	1,521	\$81.32	00017	1.2174 CD	\$40,439	NEAR SOUTH SIDE.		401	45
58-1500-0043-00-9	208 DAYS AVE	01/31/24	\$140,000 WD	03-ARM'S LENGTH	\$140,000	\$44,600	31.86	\$147,731	\$46,377	\$93,623	\$84,391	1.109	1,571	\$59.59	00017	25.1384 REVIEWED	\$43,961	NEAR SOUTH SIDE.		401	45
58-1500-0072-00-9	607 S OAK ST	08/22/22	\$100,000 WD	03-ARM'S LENGTH	\$100,000	\$36,000	36.00	\$130,304	\$40,823	\$59,177	\$74,505	0.794	1,165	\$50.80	00015	56.6511 D	\$40,439	DAYS AVE SOUTH A	REA	401	45
58-1500-0089-02-5	703 DAYS AVE	06/14/22	\$122,000 WD	03-ARM'S LENGTH	\$122,000	\$33,700	27.62	\$115,352	\$45,915	\$76,085	\$57,816	1.316	808	\$94.16	00015	4.4790 D	\$45,567	DAYS AVE SOUTH A	REA	401	45
58-1500-0110-00-8	403 DAYS AVE	08/12/22	\$165,000 WD	03-ARM'S LENGTH	\$165,000	\$44,600	27.03	\$137,317	\$40,886	\$124,114	\$80,292	1.546	1,300	\$95.47	00017	18.5003 D	\$40,439	NEAR SOUTH SIDE.		401	45
58-1500-0129-00-1	210 S RED BUD TR	05/27/22	\$200,000 WD	03-ARM'S LENGTH	\$200,000	\$45,500	22.75	\$176,268	\$40,439	\$159,561	\$113,097	1.411	2,189	\$72.89	00017	5.0063 D	\$40,439	NEAR SOUTH SIDE.		401	46
58-1600-0026-00-3	213 ETHIRD ST	05/20/22	\$216,000 WD	03-ARM'S LENGTH	\$216,000	\$47,100	21.81	\$177,341	\$43,679	\$172,321	\$111,292	1.548	1,632	\$105.59	00016	18.7589 CD	\$43,679	NEAR NORTH SIDE		401	53
58-1600-0031-00-7	319 N MAIN ST	06/30/22	\$116,000 WD	03-ARM'S LENGTH	\$116,000	\$33,500	28.88	\$101,182	\$28,614	\$87,386	\$60,423	1.446	768	\$113.78	00016	8.5463 CD	\$28,009	NEAR NORTH SIDE		401	45
58-1600-0033-00-0	305 N RED BUD TR	06/28/23	\$95,000 WD	03-ARM'S LENGTH	\$95,000	\$44,300	46.63	\$119,061	\$43,334	\$51,666	\$63,053	0.819	750	\$68.89	00016	54.1373 D	\$40,439	NEAR NORTH SIDE	N. MAI	401	41
58-1600-0038-01-0	214 E FOURTH ST	02/14/23	\$80,000 WD	03-ARM'S LENGTH	\$80,000	\$19,100	23.88	\$64,717	\$14,990	\$65,010	\$41,405	1.570	624	\$104.18	00016	20.9338 REVIEWED	\$14,990	NEAR NORTH SIDE		401	45
58-1600-0044-00-1	314 SHORT ST	12/21/23	\$110,000 WD	03-ARM'S LENGTH	\$110,000	\$44,500	40.45	\$113,677	\$31,672	\$78,328	\$68,281	1.147	1,016	\$77.09	00016	21.3627 D	\$30,635	NEAR NORTH SIDE	N. MAI	401	45
58-1600-0055-00-3	309 N MAIN ST	04/13/22	\$175,000 WD	03-ARM'S LENGTH	\$175,000	\$63,600	36.34	\$182,506	\$48,662	\$126,338	\$111,444	1.134	1,503	\$84.06	00016	22.7128 CD	\$46,582	NEAR NORTH SIDE		401	54
58-6750-0004-00-0	111 W FOURTH ST	10/14/22	\$235,000 WD	03-ARM'S LENGTH	\$235,000	\$71,400	30.38	\$206,196	\$60,578	\$174,422	\$121,247	1.439	1,746	\$99.90	00016	7.7789 REVIEWED	\$49,150	NEAR NORTH SIDE	N. MAI	401	45
58-6750-0005-01-4	316 MOCCASIN	06/23/22	\$190,000 WD	03-ARM'S LENGTH	\$190,000	\$42,000	22.11	\$157,353	\$45,820	\$144,180	\$92,867	1.553	1,296	\$111.25	00016	19.1771 CD	\$45,212	NEAR NORTH SIDE	N. MAI	401	45
58-6750-0005-01-4	316 MOCCASIN	03/21/23	\$189,400 WD	03-ARM'S LENGTH	\$189,400	\$42,000	22.18	\$157,353	\$45,820	\$143,580	\$92,867	1.546	1,296	\$110.79	00016	18.5310 CD	\$45,212	NEAR NORTH SIDE		401	45
58-6900-0012-00-9	506 BERRIEN ST	06/03/22	\$154,000 WD	03-ARM'S LENGTH	\$154,000	\$48,900	31.75	\$142,049	\$41,607	\$112,393	\$83,632	1.344	1,194	\$94.13	00020	1.6875 D	\$40,439	SOUTH REDBUD &		401	46
58-6900-0015-00-8	406 BERRIEN ST	06/30/23	\$215,000 WD	03-ARM'S LENGTH	\$215,000	\$74,800	34.79	\$209,875	\$83,222	\$131,778	\$105,456	1.250	1,696	\$77.70	00020	11.1177 CD	\$80,877	SOUTH REDBUD &	AST	401	45
58-7250-0063-00-0	108 W DEWEY ST	07/31/23	\$185,000 WD	03-ARM'S LENGTH	\$185,000	\$49,000	26.49	\$159,733	\$42,732	\$142,268	\$97,420	1.460	1,248	\$114.00	00016	9.9587 C	\$42,476	NEAR NORTH SIDE	N. MAI	401	45
58-7250-0064-00-6	110 W DEWEY ST	03/29/24	\$274,000 WD	03-ARM'S LENGTH	\$274,000	\$94,300	34.42	\$219,592	\$43,392	\$230,608	\$146,711	1.572	1,754	\$131.48	00016	21.1076 C	\$42,476	NEAR NORTH SIDE	N. MAI	401	52
58-7250-0076-00-4	110 W THIRD ST	03/24/23	\$180,000 WD	03-ARM'S LENGTH	\$180,000	\$63,900	35.50	\$179,148	\$44,558	\$135,442	\$112,065	1.209	1,632	\$82.99	00016	15.2172 CD	\$43,679	NEAR NORTH SIDE	N. MAI	401	55
58-8550-0008-00-3	109 W FIFTH ST	12/20/23	\$110,000 WD	03-ARM'S LENGTH	\$110,000	\$36,800	33.45	\$93,086	\$24,678	\$85,322	\$56,959	1.498	832	\$102.55	00016	13.7174 D	\$24,272	NEAR NORTH SIDE	N. MAI	401	45
		Totals:	\$4,180,400		\$4,180,400	\$1,277,900		\$3,804,231		\$3,081,146	\$2,252,271			\$91.00		0.7242					
						Sale. Ratio =>	30.57				E.C.F. =>	1.368	:	Std. Deviation=>	0.261034759						
						Std. Dev. =>	6.17				Ave. E.C.F. =>	1.361		Ave. Variance=>	20.3931 C	oefficient of Var=> 14.9863969	1				

ORIG ECF = 1.281 STD DEV = 0.502

MAX ECF = 1.783

										ECF = 1.783 ECF = 0.779										
									PHIN	EGF = 0.779										
58-1200-0026-00-8	307 W SMITH ST	05/08/23	\$138,000 WD	03-ARM'S LENGTH	\$138,000	\$33,200	24.06	\$99,969	\$45,494	\$92,506	\$45,358	2.039	735	\$125.86	00013	67.8687 D	\$45,228	S/S SMITH & CLARK ST AR	401	45
58-1200-0032-00-8	125 W SMITH ST	09/09/22	\$162,000 WD	03-ARM'S LENGTH	\$162,000	\$34,600	21.36	\$120,147	\$48,260	\$113,740	\$59,856	1.900	900	\$126.38	00013	53.9453 D	\$48,260	S/S SMITH & CLARK ST AR	401	45
58-1500-0078-00-7	703 S OAK ST	05/23/23	\$263,500 WD	03-ARM'S LENGTH	\$263,500	\$70,800	26.87	\$177,240	\$41,407	\$222,093	\$113,100	1.964	1,691	\$131.34	00015	60.2913 CD	\$40,439	DAYS AVE SOUTH AREA	401	59
58-0340-0019-00-1	207 E THIRD ST	07/22/22	\$40,000 WD	03-ARM'S LENGTH	\$40,000	\$39,300	98.25	\$98,313	\$33,747	\$6,253	\$53,760	0.116	1,736	\$3.60	00016	124.4462 D	\$33,391	NEAR NORTH SIDE/N. MAI	401	25
58-1500-0058-02-2	406 DAYS AVE	08/31/22	\$50,000 WD	03-ARM'S LENGTH	\$50,000	\$45,400	90.80	\$90,076	\$41,646	\$8,354	\$40,325	0.207	2,009	\$4.16	00017	115.3607 D	\$41,646	NEAR SOUTH SIDE AREA	401	19
58-1600-0048-00-7	315 SHORT ST	12/21/22	\$49,000 WD	03-ARM'S LENGTH	\$49,000	\$27,200	55.51	\$79,963	\$19,929	\$29,071	\$49,987	0.582	788	\$36.89	00016	77.9200 D	\$19,929	NEAR NORTH SIDE/N. MAI	401	45
58-6750-0004-00-0	111 W FOURTH ST	06/08/22	\$75,000 WD	03-ARM'S LENGTH	\$75,000	\$71,400	95.20	\$206,196	\$60,578	\$14,422	\$121,247	0.119	1,746	\$8.26	00016	124.1828 REVIEWED	\$49,150	NEAR NORTH SIDE/N. MAI	401	45
58-6800-0001-00-1	203 S RED BUD TR	01/01/24	\$98,000 WD	03-ARM'S LENGTH	\$98,000	\$53,800	54.90	\$154,344	\$63,745	\$34,255	\$75,436	0.454	1,176	\$29.13	00020	90.6684 D	\$63,745	SOUTH REDBUD & EAST	401	45
58-7250-0062-00-3	106 W DEWEY ST	03/04/24	\$250,000 WD	03-ARM'S LENGTH	\$250,000	\$25,500	10.20	\$200,874	\$50,483	\$199,517	\$125,221	1.593	2,192	\$91.02	00016	23.2538 CD	\$48,544	NEAR NORTH SIDE/N. MAI	401	49
58-6900-0011-00-2	508 BERRIEN ST	08/31/22	\$187,500 WD	03-ARM'S LENGTH	\$187,500	\$36,500	19.47	\$113,042	\$40,473	\$147,027	\$60,424	2.433	758	\$193.97	00020	107.2487 D	\$40,439	SOUTH REDBUD & EAST	401	48
58-1600-0032-00-3	320 N OAK ST	11/17/22	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$22,800	14.25	\$75,904	\$31,144	\$128,856	\$37,269	3.457	856	\$150.53	00016	209.6688 D	\$28,009	NEAR NORTH SIDE/N. MAI	401	32
58-1500-0049-01-5	308 DAYS AVE	07/26/23	\$40,000 WD	03-ARM'S LENGTH	\$40,000	\$63,600	159.00	\$155,655	\$33,391	\$6,609	\$101,802	0.065	1,992	\$3.32	00017	129.5855 D	\$33,391	NEAR SOUTH SIDE AREA	401	45
58-0026-0130-00-5	101 E FOURTH ST	01/01/24	\$43,000 WD	03-ARM'S LENGTH	\$43,000	\$54,200	126.05	\$140,807	\$42,905	\$95	\$81,517	0.001	1,592	\$0.06	00016	135.9610 D	\$41,522	NEAR NORTH SIDE/N. MAI	401	45

Property Class   Building Depr.   401   45   401   38   401   48   401   48   401   41   41   41   41   41   41   4
401 34 401 38 401 49 401 61 61 62 64 65 66 67 68 68 69 69 69 69 69 69 69 69 69 69
401 38 401 49 401 61 REA 401 45 REA 401 45 REA 401 45 401 45
401 49 401 61 REA 401 45 REA 401 45 REA 401 45 401 45
401 61 REA 401 45 REA 401 45 REA 401 45 401 45
REA 401 45 REA 401 45 REA 401 45 401 45
REA 401 45 REA 401 45 401 45
REA 401 45 401 45
401 45
401 41
401 52
REA 401 45
401 45
401 45
REA 401 51

#### 2025 RESIDENTIAL ECF NEIGHBORHOODS #19 NEAR SW AREA; #24 MILLE MCUMBER OTTAWA AREA; #27 FAR WEST FRONT ROE POLIS HILLVIEW; #30 FAR SW TERRE COUPE AREA; #31 WEST - CHICAGO CAYUGA ROE AREA

Parcel Number	Street Address	Sale Date	Sale Price Instr.	. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class Bui	ilding Depr.
58-0034-0032-00-4	811 TERRE COUPE RD	05/05/22	\$150,000 WD	03-ARM'S LENGTH	\$150,000	\$64,100	42.73	\$172,332	\$33,057	\$116,943	\$100,924	1.159	1,264	\$92.52	00030	27.9362 CD		\$24,672		FAR SW - TERRE COUPE	A 401	45
58-0035-0229-00-1	318 TERRE COUPE RD	08/12/22	\$248,000 WD	03-ARM'S LENGTH	\$248,000	\$63,700	25.69	\$198,593	\$27,908	\$220,092	\$123,685	1.779	1,680	\$131.01	00030	34.1372 C		\$24,320		FAR SW - TERRE COUPE	A 401	53
58-1200-0057-00-1	119 W CHICAGO ST	08/22/23	\$132,000 WD	03-ARM'S LENGTH	\$132,000	\$43,400	32.88	\$115,606	\$38,260	\$93,740	\$56,048	1.673	977	\$95.95	00019	23.4413 D		\$37,641		NEAR SOUTHWEST AREA	A 401	41
58-1200-0070-00-7	203 CLARK ST	05/08/23	\$215,000 WD	03-ARM'S LENGTH	\$215,000	\$59,200	27.53	\$180,498	\$59,765	\$155,235	\$87,488	1.774	1,094	\$141.90	00019	33.6277 D		\$35,644		NEAR SOUTHWEST AREA	401	54
58-1300-0010-00-1	316 W CHICAGO ST	03/18/24	\$335,000 WD	03-ARM'S LENGTH	\$335,000	\$151,600	45.25	\$359,680	\$80,080	\$254,920	\$202,609	1.258	3,148	\$80.98	00019	17.9898 CD		\$79,185		NEAR SOUTHWEST AREA	A 401	51
58-1350-0020-00-2	623 W FRONT ST	06/27/22	\$121,700 WD	03-ARM'S LENGTH	\$121,700	\$40,400	33.20	\$111,253	\$31,679	\$90,021	\$57,662	1.561	832	\$108.20	00027	12.3089 REVI	EWED	\$28,859		FAR WEST, FRONT ROE P	PC 401	50
58-1350-0035-00-0	809 W FRONT ST	10/28/22	\$165,000 WD	03-ARM'S LENGTH	\$165,000	\$56,400	34.18	\$151,663	\$42,974	\$122,026	\$78,760	1.549	1,057	\$115.45	00027	11.1250 CD		\$28,859		FAR WEST, FRONT ROE P	PC 401	45
58-1350-0052-00-1	722 W ROE ST	07/07/23	\$119,810 WD	03-ARM'S LENGTH	\$119,810	\$59,000	49.24	\$125,442	\$28,052	\$91,758	\$70,572	1.300	1,352	\$67.87	00027	13.7891 CD		\$28,052		FAR WEST, FRONT ROE P	PC 401	46
58-1350-0098-00-1	709 W ROE ST	09/02/22	\$130,000 WD	03-ARM'S LENGTH	\$130,000	\$34,100	26.23	\$109,236	\$42,455	\$87,545	\$48,392	1.809	528	\$165.80	00027	37.0992 D		\$42,079		FAR WEST, FRONT ROE P	PC 401	45
58-1350-0100-00-6	713 W ROE ST	06/23/23	\$215,000 WD	03-ARM'S LENGTH	\$215,000	\$92,300	42.93	\$220,990	\$50,817	\$164,183	\$123,314	1.331	1,356	\$121.08	00027	10.6662 C		\$42,079		FAR WEST, FRONT ROE P	PC 401	45
58-3050-0027-00-9	115 TERRE COUPE RD	10/11/23	\$165,000 WD	03-ARM'S LENGTH	\$165,000	\$63,000	38.18	\$155,479	\$42,135	\$122,865	\$82,133	1.496	994	\$123.61	00031	5.7834 CD		\$41,457		WEST - CHICAGO CAYUO	G/ 401	52
58-3050-0044-00-1	125 S CAYUGA ST	08/12/22	\$152,500 WD	03-ARM'S LENGTH	\$152,500	\$74,700	48.98	\$198,759	\$35,848	\$116,652	\$118,051	0.988	2,292	\$50.90	00031	44.9941 CD		\$35,306		WEST - CHICAGO CAYUO	G/ 401	45
58-4900-0002-01-1	305 W FRONT ST	03/03/23	\$305,000 WD	03-ARM'S LENGTH	\$305,000	\$107,800	35.34	\$267,255	\$46,984	\$258,016	\$159,617	1.616	2,046	\$126.11	00019	17.8386 C		\$41,114		NEAR SOUTHWEST AREA	A 401	51
58-4900-0003-00-9	104 MAPLE CT	11/10/22	\$160,800 WD	03-ARM'S LENGTH	\$160,800	\$54,200	33.71	\$144,226	\$29,142	\$131,658	\$83,394	1.579	1,043	\$126.23	00019	14.0656 CD		\$25,608		NEAR SOUTHWEST AREA	A 401	45
58-4900-0009-00-7	303 W FRONT ST	06/29/23	\$485,000 WD	03-ARM'S LENGTH	\$485,000	\$190,900	39.36	\$430,840	\$67,167	\$417,833	\$263,531	1.586	2,004	\$208.50	00019	14.7430 C		\$60,007		NEAR SOUTHWEST AREA	A 401	61
58-4950-0004-01-0	310 MC CUMBER ST	08/01/22	\$165,500 WD	03-ARM'S LENGTH	\$165,500	\$52,100	31.48	\$193,176	\$67,803	\$97,697	\$90,850	1.075	1,550	\$63.03	00024	36.2721 REVI	EWED	\$64,727		MILLER MCUMBER OTTA	W 401	45
58-4950-0029-00-4	320 MILLER ST	08/09/22	\$140,000 WD	03-ARM'S LENGTH	\$140,000	\$49,700	35.50	\$166,268	\$70,612	\$69,388	\$69,316	1.001	970	\$71.53	00024	43.7047 D		\$70,612		MILLER MCUMBER OTTA	W 401	45
58-7550-0001-00-3	203 W FRONT ST	09/30/22	\$275,000 WD	03-ARM'S LENGTH	\$275,000	\$107,100	38.95	\$280,001	\$50,645	\$224,355	\$166,200	1.350	2,562	\$87.57	00019	8.8177 REVI	IEWED	\$43,762		NEAR SOUTHWEST AREA	A 401	45
		Totals:	\$3,680,310		\$3,680,310	\$1,363,700		\$3,581,297		\$2,834,927				\$109.90		0.8144						
						Sale. Ratio =>	37.05			E	E.C.F. => 1.430			Std. Deviation=>	0.26568583							
						Std. Dev. =>	7.11				Ave. E.C.F. =>	1.438		Ave. Variance=>	22.6856 C	oefficient of Var=>	15.77481797					

ORIG ECF = 1.375 STD DEV = 0.445

MAX ECF = 1.820 MIN ECF = 0.929

58-1350-0121-00-3	616 POLIS ST	09/09/22	\$150,000 WD	03-ARM'S LENGTH	\$150,000	\$38,900	25.93	\$107,023	\$28,052	\$121,948	\$57,225	2.131	600	\$203.25	00027	213.1013 D	\$28,052	FAR WEST, FRONT ROE PC	401	61
58-3050-0013-00-8	416 W CHICAGO ST	09/19/23	\$170,000 WD	03-ARM'S LENGTH	\$170,000	\$56,900	33.47	\$137,087	\$35,504	\$134,496	\$73,611	1.827	1,272	\$105.74	00031	182.7122 D	\$33,330	WEST - CHICAGO CAYUG	401	45
58-4950-0017-00-6	307 MC CUMBER ST	08/25/23	\$170,000 WD	03-ARM'S LENGTH	\$170,000	\$47,400	27.88	\$128,005	\$35,669	\$134,331	\$66,910	2.008	824	\$163.02	00024	125.5928 D	\$35,306	MILLER MCUMBER OTTAV	401	45
58-0035-0178-00-7	109 W CHICAGO ST	05/26/22	\$60,000 WD	03-ARM'S LENGTH	\$60,000	\$31,600	52.67	\$101,025	\$40,215	\$19,785	\$44,065	0.449	643	\$30.77	00019	44.8994 D	\$38,836	NEAR SOUTHWEST AREA	401	35
58-1300-0006-00-3	117 S DETROIT ST	05/17/22	\$205,000 WD	03-ARM'S LENGTH	\$205,000	\$105,900	51.66	\$281,627	\$72,023	\$132,977	\$151,887	0.875	1,768	\$75.21	00019	87.5500 C	\$67,629	NEAR SOUTHWEST AREA	401	45
58-3050-0005-01-3	409 W ROE ST	04/14/22	\$100,000 WD	03-ARM'S LENGTH	\$100,000	\$43,000	43.00	\$136,849	\$51,510	\$48,490	\$61,840	0.784	951	\$50.99	00031	78.4122 D	\$51,510	WEST - CHICAGO CAYUG	401	45
58-3050-0029-00-1	111 TERRE COUPE RD	06/06/22	\$70,000 SD	03-ARM'S LENGTH	\$70,000	\$39,500	56.43	\$111,918	\$41,593	\$28,407	\$50,960	0.557	656	\$43.30	00031	55.7436 D	\$41,457	WEST - CHICAGO CAYUG	401	45
58-3050-0029-00-1	111 TERRE COUPE RD	10/31/22	\$79,900 WD	03-ARM'S LENGTH	\$79,900	\$39,500	49.44	\$111,918	\$41,593	\$38,307	\$50,960	0.752	656	\$58.39	00031	75.1705 D	\$41,457	WEST - CHICAGO CAYUG	401	45
58-0035-0224-04-1	651 TERRE COUPE RD	10/13/23	\$310,000 WD	03-ARM'S LENGTH	\$310,000	\$0	0.00	\$274,762	\$38,441	\$271,559	\$171,247	1.586	1,120	\$242.46	00030	158.5773 C	\$30,790	FAR SW - TERRE COUPE A	401	70
58-1350-0021-00-9	625 W FRONT ST	12/21/23	\$32,000 WD	03-ARM'S LENGTH	\$32,000	\$30,700	95.94	\$83,475	\$28,859	\$3,141	\$39,577	0.079	720	\$4.36	00027	7.9365 CD	\$28,859	FAR WEST, FRONT ROE PC	401	29
58-0970-0001-11-1	108 S DETROIT ST	09/23/22	\$276,000 WD	03-ARM'S LENGTH	\$276,000	\$68,400	24.78	\$192,396	\$47,301	\$228,699	\$105,141	2.175	1,814	\$126.07	00019	217.5158 CD	\$46,496	NEAR SOUTHWEST AREA	401	45
58-1200-0070-00-7	203 CLARK ST	09/09/22	\$197,900 WD	03-ARM'S LENGTH	\$197,900	\$47,900	24.20	\$180,498	\$59,765	\$138,135	\$87,488	1.579	1,094	\$126.27	00019	157.8908 D	\$35,644	NEAR SOUTHWEST AREA	401	54
58-3050-0005-01-3	409 W ROE ST	04/29/22	\$182,000 WD	03-ARM'S LENGTH	\$182,000	\$43,000	23.63	\$136,849	\$51,510	\$130,490	\$61,840	2.110	951	\$137.21	00031	211.0128 D	\$51,510	WEST - CHICAGO CAYUG	401	45

#### 2025 RESIDENTIAL ECF ANALYSIS NEIGH #23 3RD, 4TH & CHIPPEWA; #26 W FRONT LAKE DETROIT CAYUGA 3RD B

Parcel Number	Street Address	Sale Date	Sale Price Inst	. Terms of Sale	Adi, Sale \$	Asd, when Sold	Asd/Adi, Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%) Building Style	Land Value Ot	ther Parcels in Sale Land Table	Property Class	Building Denr.
58-0026-0043-00-5	110 N CAYUGA ST	12/18/23	\$203,000 WD	03-ARM'S LENGTH	\$203,000	\$69,300	34.14	\$165.036	\$27,643	\$175.357	\$88,698	1.977	1.418	\$123.67	00026	38.1797 D	\$27.076	W FRONT LAKE DETROIT		45
58-0026-0044-01-0	407 W THIRD ST	04/21/22	\$175,000 WD	03-ARM'S LENGTH	\$175,000	\$79,500	45.43	\$212,041	\$26,166	\$148,834	\$119,997	1.240	1,340	\$111.07	00026	35.4901 C	\$22,931	W FRONT LAKE DETROIT		45
58-0026-0044-01-0	407 W THIRD ST	01/23/24	\$209,000 WD	03-ARM'S LENGTH	\$209,000	\$92,100	44.07	\$212,041	\$26,166	\$182.834	\$119.997	1.524	1,340	\$136,44	00026	7.1560 C	\$22,931	W FRONT LAKE DETROIT		45
58-0026-0045-00-8	112 N CAYUGA ST	09/19/23	\$168,000 WD	03-ARM'S LENGTH	\$168,000	\$65,500	38.99	\$156,804	\$27,603	\$140,397	\$83,409	1.683	1.160	\$121.03	00026	8.8012 CD	\$27.076	W FRONT LAKE DETROIT		45
58-0026-0065-03-3	324 N DETROIT ST	12/18/23	\$255,000 WD	03-ARM'S LENGTH	\$255,000	\$110,500	43.33	\$284,758	\$39,175	\$215,825	\$158,543	1.361	2,510	\$85.99	00023	23.3915 C	\$36,775	3RD 4TH CHIPPEWA AR	401	45
58-0026-0101-00-5	303 MOCCASIN	04/15/22	\$159,900 WD	03-ARM'S LENGTH	\$159,900	\$69,900	43.71	\$188,410	\$21,044	\$138,856	\$108,048	1.285	1,680	\$82.65	00023	31.0083 REVIEWED	\$19,369	3RD 4TH CHIPPEWA AR	401	45
58-0026-0102-00-1	202 W THIRD ST	01/23/23	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$40,400	32.32	\$119,687	\$27,151	\$97,849	\$59,739	1.638	720	\$135.90	00023	4.2719 D	\$24,962	3RD 4TH CHIPPEWA AR	401	45
58-0650-0016-00-9	106 CHIPPEWA ST	07/13/23	\$124,500 WD	03-ARM'S LENGTH	\$124,500	\$44,000	35.34	\$109,111	\$25,262	\$99,238	\$54,131	1.833	768	\$129.22	00026	23.8074 D	\$24,339	W FRONT LAKE DETROIT	C 401	45
58-0650-0018-00-1	103 CHIPPEWA ST	11/18/22	\$164,000 WD	03-ARM'S LENGTH	\$164,000	\$60,800	37.07	\$176,350	\$39,138	\$124,862	\$88,581	1.410	1,177	\$106.08	00023	18.5638 D	\$36,079	3RD 4TH CHIPPEWA AR	401	45
58-0650-0028-00-7	307 CHIPPEWA ST	07/28/23	\$210,000 WD	03-ARM'S LENGTH	\$210,000	\$75,000	35.71	\$189,527	\$25,477	\$184,523	\$105,907	1.742	1,647	\$112.04	00023	14.7093 REVIEWED	\$24,994	3RD 4TH CHIPPEWA AR	401	45
58-0650-0029-00-3	309 CHIPPEWA ST	06/30/23	\$120,000 WD	03-ARM'S LENGTH	\$120,000	\$38,700	32.25	\$98,628	\$26,113	\$93,887	\$46,814	2.006	624	\$150.46	00023	41.0312 D	\$24,994	3RD 4TH CHIPPEWA AR	401	45
58-5000-0002-00-1	304 N CAYUGA ST	12/08/23	\$190,000 WD	03-ARM'S LENGTH	\$190,000	\$86,300	45.42	\$213,841	\$43,409	\$146,591	\$110,027	1.332	1,429	\$102.58	00023	26.2901 C	\$40,699	3RD 4TH CHIPPEWA AR	401	45
58-5000-0029-00-6	309 N CAYUGA ST	12/09/22	\$165,000 WD	03-ARM'S LENGTH	\$165,000	\$50,600	30.67	\$145,729	\$29,362	\$135,638	\$75,124	1.806	1,020	\$132.98	00023	21.0305 CD	\$27,493	3RD 4TH CHIPPEWA AR	401	45
58-5000-0031-00-1	305 N CAYUGA ST	05/24/22	\$100,000 WD	03-ARM'S LENGTH	\$100,000	\$32,700	32.70	\$101,772	\$27,889	\$72,111	\$47,697	1.512	696	\$103.61	00023	8.3369 D	\$27,493	3RD 4TH CHIPPEWA AR	401	45
58-6850-0010-00-6	312 W FRONT ST	11/29/23	\$260,000 WD	03-ARM'S LENGTH	\$260,000	\$121,700	46.81	\$283,440	\$41,029	\$218,971	\$156,495	1.399	2,624	\$83.45	00026	19.5999 C	\$35,956	W FRONT LAKE DETROIT	C 401	45
58-6850-0013-02-1	104 LAKE ST	11/22/23	\$155,000 WD	03-ARM'S LENGTH	\$155,000	\$72,600	46.84	\$170,337	\$22,706	\$132,294	\$95,307	1.388	1,654	\$79.98	00023	20.7139 REVIEWED	\$22,078	3RD 4TH CHIPPEWA AR	401	41
58-6860-0009-01-3	321 LAKE ST	04/29/22	\$148,000 WD	03-ARM'S LENGTH	\$148,000	\$61,100	41.28	\$170,559	\$36,270	\$111,730	\$86,694	1.289	960	\$116.39	00023	30.6432 REVIEWED	\$35,974	3RD 4TH CHIPPEWA AR	401	54
58-6870-0009-00-2	306 W THIRD ST	05/03/23	\$167,500 WD	03-ARM'S LENGTH	\$167,500	\$58,600	34.99	\$167,172	\$23,127	\$144,373	\$92,992	1.553	1,188	\$121.53	00023	4.2691 REVIEWED	\$20,918	3RD 4TH CHIPPEWA AR	401	45
58-6870-0009-01-1	308 W THIRD ST	07/18/23	\$183,300 WD	03-ARM'S LENGTH	\$183,300	\$63,400	34.59	\$149,101	\$22,413	\$160,887	\$81,787	1.967	894	\$179.96	00023	37.1929 CD	\$20,918	3RD 4TH CHIPPEWA AR	401	45
58-6870-0012-00-3	312 N DETROIT ST	06/16/22	\$170,000 WD	03-ARM'S LENGTH	\$170,000	\$50,300	29.59	\$152,188	\$37,489	\$132,511	\$74,047	1.790	1,008	\$131.46	00023	19.4332 REVIEWED	\$33,117	3RD 4TH CHIPPEWA AR	401	45
58-6870-0014-01-4	320 N 1/2 DETROIT ST	07/06/22	\$225,000 WD	03-ARM'S LENGTH	\$225,000	\$74,900	33.29	\$203,169	\$46,810	\$178,190	\$100,942	1.765	1,518	\$117.38	00023	17.0055 CD	\$28,549	3RD 4TH CHIPPEWA AR	401	45
		Totals:	\$3,677,200		\$3,677,200	\$1,417,900		\$3,669,701		\$3,035,758	\$1,954,977			\$117.33		4.2382				
						le. Ratio =>	38.56				i.F. =>	1.553			0.247059839					
					310	d. Dev. =>	5.76			AV	e. E.C.F. =>	1.595		ve. Variance=>	21.4726 Coef	ficient of Var=> 13.46063219				
										X ECF = 2.101 I ECF = 1.073										
50 0050 0014 00 0	110 CHIDDEWA CT	02/79/04	\$235.000 M/D	OZ ADMIS LENICTH	\$235,000	\$E2.200	22.24	\$126 122	MIN	I ECF = 1.073	\$60 A15	2.020	1 150	\$174 F2	00026	202 T272 CD	\$22.24C	W FRONT LAVE DETROIT	C 401	20
58-0650-0014-00-6	110 CHIPPEWA ST	03/28/24	\$225,000 WD	03-ARM'S LENGTH	\$225,000 \$194 500	\$52,300 \$57,700	23.24	\$126,123 \$127,115	MIP \$23,246	ECF = 1.073 \$201,754	\$66,415 \$70,474	3.038	1,156	\$174.53 \$197.71	00026	303.7773 CD	\$23,246 \$27,402	W FRONT LAKE DETROIT		38
58-5000-0025-01-9	317 N CAYUGA ST	02/23/24	\$184,500 WD	03-ARM'S LENGTH	\$184,500	\$57,700	31.27	\$137,115	\$23,246 \$27,951	\$201,754 \$156,549	\$70,474	2.221	834	\$187.71	00023	222.1377 D	\$27,493	3RD 4TH CHIPPEWA AR	401	51
									MIP \$23,246	ECF = 1.073 \$201,754									401	
58-5000-0025-01-9	317 N CAYUGA ST	02/23/24	\$184,500 WD	03-ARM'S LENGTH	\$184,500	\$57,700	31.27	\$137,115	\$23,246 \$27,951	\$201,754 \$156,549	\$70,474	2.221	834	\$187.71	00023	222.1377 D	\$27,493	3RD 4TH CHIPPEWA AR	E# 401 E# 401	51
58-5000-0025-01-9 58-6850-0011-03-7 58-0035-0186-00-0	317 N CAYUGA ST 105 MOCCASIN	02/23/24 01/26/23 04/29/22	\$184,500 WD \$200,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000	\$57,700 \$49,400	31.27 24.70 44.30	\$137,115 \$133,803 \$134,945	\$23,246 \$27,951 \$21,770 \$59,568	\$201,754 \$156,549 \$178,230 \$26,432	\$70,474 \$72,530 \$48,662	2.221 2.457	834 891 720	\$187.71 \$200.03	00023 00023	222.1377 D 245.7322 D	\$27,493 \$17,977 \$59,568	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR	401 401 401	51 57
58-5000-0025-01-9 58-6850-0011-03-7	317 N CAYUGA ST 105 MOCCASIN 112 W SMITH ST	02/23/24 01/26/23	\$184,500 WD \$200,000 WD \$86,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000	\$57,700 \$49,400 \$38,100	31.27 24.70	\$137,115 \$133,803	\$23,246 \$27,951 \$21,770	\$201,754 \$156,549 \$178,230	\$70,474 \$72,530	2.221 2.457 0.543	834 891	\$187.71 \$200.03 \$36.71	00023 00023 00023	222.1377 D 245.7322 D 54.3179 D	\$27,493 \$17,977	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR	## 401 ## 401 C 401	51 57 51
58-5000-0025-01-9 58-6850-0011-03-7 58-0035-0186-00-0 58-0650-0014-00-6	317 N CAYUGA ST 105 MOCCASIN 112 W SMITH ST 110 CHIPPEWA ST	02/23/24 01/26/23 04/29/22 07/26/22	\$184,500 WD \$200,000 WD \$86,000 WD \$91,000 CD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000 \$91,000	\$57,700 \$49,400 \$38,100 \$51,100	31.27 24.70 44.30 56.15	\$137,115 \$133,803 \$134,945 \$126,123	\$23,246 \$27,951 \$21,770 \$59,568 \$23,246	\$201,754 \$156,549 \$178,230 \$26,432 \$67,754	\$70,474 \$72,530 \$48,662 \$66,415	2.221 2.457 0.543 1.020	834 891 720 1,156	\$187.71 \$200.03 \$36.71 \$58.61	00023 00023 00023 00026	222.1377 D 245.7322 D 54.3179 D 102.0159 CD	\$27,493 \$17,977 \$59,568 \$23,246	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR W FRONT LAKE DETROI	## 401 ## 401 ## 401 C 401 C 401	51 57 51 38
58-5000-0025-01-9 58-6850-0011-03-7 58-0035-0186-00-0 58-0650-0014-00-6 58-0650-0016-00-9	317 N CAYUGA ST 105 MOCCASIN 112 W SMITH ST 110 CHIPPEWA ST 106 CHIPPEWA ST	02/23/24 01/26/23 04/29/22 07/26/22 05/13/22	\$184,500 WD \$200,000 WD \$86,000 WD \$91,000 CD \$73,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000 \$91,000 \$73,000	\$57,700 \$49,400 \$38,100 \$51,100 \$36,800	31.27 24.70 44.30 56.15 50.41	\$137,115 \$133,803 \$134,945 \$126,123 \$109,111	\$23,246 \$27,951 \$21,770 \$59,568 \$23,246 \$25,262	\$201,754 \$156,549 \$178,230 \$26,432 \$67,754 \$47,738	\$70,474 \$72,530 \$48,662 \$66,415 \$54,131	2.221 2.457 0.543 1.020 0.882	834 891 720 1,156 768	\$187.71 \$200.03 \$36.71 \$58.61 \$62.16	00023 00023 00023 00023 00026 00026	222.1377 D 245.7322 D 54.3179 D 102.0159 CD 88.1897 D	\$27,493 \$17,977 \$59,568 \$23,246 \$24,339	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR W FRONT LAKE DETROI W FRONT LAKE DETROI	## 401 ## 401 ## 401 C 401 C 401	51 57 51 38 45
58-5000-0025-01-9 58-6850-0011-03-7 58-0035-0186-00-0 58-0650-0014-00-6 58-0650-0016-00-9	317 N CAYUGA ST 105 MOCCASIN 112 W SMITH ST 110 CHIPPEWA ST 106 CHIPPEWA ST	02/23/24 01/26/23 04/29/22 07/26/22 05/13/22	\$184,500 WD \$200,000 WD \$86,000 WD \$91,000 CD \$73,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000 \$91,000 \$73,000	\$57,700 \$49,400 \$38,100 \$51,100 \$36,800	31.27 24.70 44.30 56.15 50.41	\$137,115 \$133,803 \$134,945 \$126,123 \$109,111	\$23,246 \$27,951 \$21,770 \$59,568 \$23,246 \$25,262	\$201,754 \$156,549 \$178,230 \$26,432 \$67,754 \$47,738	\$70,474 \$72,530 \$48,662 \$66,415 \$54,131	2.221 2.457 0.543 1.020 0.882	834 891 720 1,156 768	\$187.71 \$200.03 \$36.71 \$58.61 \$62.16	00023 00023 00023 00023 00026 00026	222.1377 D 245.7322 D 54.3179 D 102.0159 CD 88.1897 D	\$27,493 \$17,977 \$59,568 \$23,246 \$24,339	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR W FRONT LAKE DETROI W FRONT LAKE DETROI	## 401 ## 401 ## 401 C 401 C 401	51 57 51 38 45
58-5000-0025-01-9 58-6850-0011-03-7 58-0035-0186-00-0 58-0650-0014-00-6 58-0650-0016-00-9	317 N CAYUGA ST 105 MOCCASIN 112 W SMITH ST 110 CHIPPEWA ST 106 CHIPPEWA ST	02/23/24 01/26/23 04/29/22 07/26/22 05/13/22	\$184,500 WD \$200,000 WD \$86,000 WD \$91,000 CD \$73,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000 \$91,000 \$73,000	\$57,700 \$49,400 \$38,100 \$51,100 \$36,800	31.27 24.70 44.30 56.15 50.41	\$137,115 \$133,803 \$134,945 \$126,123 \$109,111	\$23,246 \$27,951 \$21,770 \$59,568 \$23,246 \$25,262	\$201,754 \$156,549 \$178,230 \$26,432 \$67,754 \$47,738	\$70,474 \$72,530 \$48,662 \$66,415 \$54,131	2.221 2.457 0.543 1.020 0.882	834 891 720 1,156 768	\$187.71 \$200.03 \$36.71 \$58.61 \$62.16	00023 00023 00023 00023 00026 00026	222.1377 D 245.7322 D 54.3179 D 102.0159 CD 88.1897 D	\$27,493 \$17,977 \$59,568 \$23,246 \$24,339	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR W FRONT LAKE DETROI W FRONT LAKE DETROI	## 401 ## 401 ## 401 C 401 C 401	51 57 51 38 45
58-5000-0025-01-9 58-6850-0011-03-7 58-0035-0186-00-0 58-0650-0014-00-6 58-0650-0016-00-9	317 N CAYUGA ST 105 MOCCASIN 112 W SMITH ST 110 CHIPPEWA ST 106 CHIPPEWA ST	02/23/24 01/26/23 04/29/22 07/26/22 05/13/22	\$184,500 WD \$200,000 WD \$86,000 WD \$91,000 CD \$73,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000 \$91,000 \$73,000	\$57,700 \$49,400 \$38,100 \$51,100 \$36,800	31.27 24.70 44.30 56.15 50.41	\$137,115 \$133,803 \$134,945 \$126,123 \$109,111	\$23,246 \$27,951 \$21,770 \$59,568 \$23,246 \$25,262	\$201,754 \$156,549 \$178,230 \$26,432 \$67,754 \$47,738	\$70,474 \$72,530 \$48,662 \$66,415 \$54,131	2.221 2.457 0.543 1.020 0.882	834 891 720 1,156 768	\$187.71 \$200.03 \$36.71 \$58.61 \$62.16	00023 00023 00023 00023 00026 00026	222.1377 D 245.7322 D 54.3179 D 102.0159 CD 88.1897 D	\$27,493 \$17,977 \$59,568 \$23,246 \$24,339	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR W FRONT LAKE DETROI W FRONT LAKE DETROI	## 401 ## 401 ## 401 C 401 C 401	51 57 51 38 45
58-5000-0025-01-9 58-6850-0011-03-7 58-0035-0186-00-0 58-0650-0014-00-6 58-0650-0016-00-9	317 N CAYUGA ST 105 MOCCASIN 112 W SMITH ST 110 CHIPPEWA ST 106 CHIPPEWA ST	02/23/24 01/26/23 04/29/22 07/26/22 05/13/22	\$184,500 WD \$200,000 WD \$86,000 WD \$91,000 CD \$73,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000 \$91,000 \$73,000	\$57,700 \$49,400 \$38,100 \$51,100 \$36,800	31.27 24.70 44.30 56.15 50.41	\$137,115 \$133,803 \$134,945 \$126,123 \$109,111	\$23,246 \$27,951 \$21,770 \$59,568 \$23,246 \$25,262	\$201,754 \$156,549 \$178,230 \$26,432 \$67,754 \$47,738	\$70,474 \$72,530 \$48,662 \$66,415 \$54,131	2.221 2.457 0.543 1.020 0.882	834 891 720 1,156 768	\$187.71 \$200.03 \$36.71 \$58.61 \$62.16	00023 00023 00023 00023 00026 00026	222.1377 D 245.7322 D 54.3179 D 102.0159 CD 88.1897 D	\$27,493 \$17,977 \$59,568 \$23,246 \$24,339	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR W FRONT LAKE DETROI W FRONT LAKE DETROI	## 401 ## 401 ## 401 C 401 C 401	51 57 51 38 45
58-5000-0025-01-9 58-6850-0011-03-7 58-0035-0186-00-0 58-0650-0014-00-6 58-0650-0016-00-9	317 N CAYUGA ST 105 MOCCASIN 112 W SMITH ST 110 CHIPPEWA ST 106 CHIPPEWA ST	02/23/24 01/26/23 04/29/22 07/26/22 05/13/22	\$184,500 WD \$200,000 WD \$86,000 WD \$91,000 CD \$73,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000 \$91,000 \$73,000	\$57,700 \$49,400 \$38,100 \$51,100 \$36,800	31.27 24.70 44.30 56.15 50.41	\$137,115 \$133,803 \$134,945 \$126,123 \$109,111	\$23,246 \$27,951 \$21,770 \$59,568 \$23,246 \$25,262	\$201,754 \$156,549 \$178,230 \$26,432 \$67,754 \$47,738	\$70,474 \$72,530 \$48,662 \$66,415 \$54,131	2.221 2.457 0.543 1.020 0.882	834 891 720 1,156 768	\$187.71 \$200.03 \$36.71 \$58.61 \$62.16	00023 00023 00023 00023 00026 00026	222.1377 D 245.7322 D 54.3179 D 102.0159 CD 88.1897 D	\$27,493 \$17,977 \$59,568 \$23,246 \$24,339	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR W FRONT LAKE DETROI W FRONT LAKE DETROI	## 401 ## 401 ## 401 C 401 C 401	51 57 51 38 45
58-5000-0025-01-9 58-6850-0011-03-7 58-0035-0186-00-0 58-0650-0014-00-6 58-0650-0016-00-9	317 N CAYUGA ST 105 MOCCASIN 112 W SMITH ST 110 CHIPPEWA ST 106 CHIPPEWA ST	02/23/24 01/26/23 04/29/22 07/26/22 05/13/22	\$184,500 WD \$200,000 WD \$86,000 WD \$91,000 CD \$73,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000 \$91,000 \$73,000	\$57,700 \$49,400 \$38,100 \$51,100 \$36,800	31.27 24.70 44.30 56.15 50.41	\$137,115 \$133,803 \$134,945 \$126,123 \$109,111	\$23,246 \$27,951 \$21,770 \$59,568 \$23,246 \$25,262	\$201,754 \$156,549 \$178,230 \$26,432 \$67,754 \$47,738	\$70,474 \$72,530 \$48,662 \$66,415 \$54,131	2.221 2.457 0.543 1.020 0.882	834 891 720 1,156 768	\$187.71 \$200.03 \$36.71 \$58.61 \$62.16	00023 00023 00023 00023 00026 00026	222.1377 D 245.7322 D 54.3179 D 102.0159 CD 88.1897 D	\$27,493 \$17,977 \$59,568 \$23,246 \$24,339	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR W FRONT LAKE DETROI W FRONT LAKE DETROI	## 401 ## 401 ## 401 C 401 C 401	51 57 51 38 45
58-5000-0025-01-9 58-6850-0011-03-7 58-0035-0186-00-0 58-0650-0014-00-6 58-0650-0016-00-9	317 N CAYUGA ST 105 MOCCASIN 112 W SMITH ST 110 CHIPPEWA ST 106 CHIPPEWA ST	02/23/24 01/26/23 04/29/22 07/26/22 05/13/22	\$184,500 WD \$200,000 WD \$86,000 WD \$91,000 CD \$73,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000 \$91,000 \$73,000	\$57,700 \$49,400 \$38,100 \$51,100 \$36,800	31.27 24.70 44.30 56.15 50.41	\$137,115 \$133,803 \$134,945 \$126,123 \$109,111	\$23,246 \$27,951 \$21,770 \$59,568 \$23,246 \$25,262	\$201,754 \$156,549 \$178,230 \$26,432 \$67,754 \$47,738	\$70,474 \$72,530 \$48,662 \$66,415 \$54,131	2.221 2.457 0.543 1.020 0.882	834 891 720 1,156 768	\$187.71 \$200.03 \$36.71 \$58.61 \$62.16	00023 00023 00023 00023 00026 00026	222.1377 D 245.7322 D 54.3179 D 102.0159 CD 88.1897 D	\$27,493 \$17,977 \$59,568 \$23,246 \$24,339	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR W FRONT LAKE DETROI W FRONT LAKE DETROI	## 401 ## 401 ## 401 C 401 C 401	51 57 51 38 45
58-5000-0025-01-9 58-6850-0011-03-7 58-0035-0186-00-0 58-0650-0014-00-6 58-0650-0016-00-9	317 N CAYUGA ST 105 MOCCASIN 112 W SMITH ST 110 CHIPPEWA ST 106 CHIPPEWA ST	02/23/24 01/26/23 04/29/22 07/26/22 05/13/22	\$184,500 WD \$200,000 WD \$86,000 WD \$91,000 CD \$73,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000 \$91,000 \$73,000	\$57,700 \$49,400 \$38,100 \$51,100 \$36,800	31.27 24.70 44.30 56.15 50.41	\$137,115 \$133,803 \$134,945 \$126,123 \$109,111	\$23,246 \$27,951 \$21,770 \$59,568 \$23,246 \$25,262	\$201,754 \$156,549 \$178,230 \$26,432 \$67,754 \$47,738	\$70,474 \$72,530 \$48,662 \$66,415 \$54,131	2.221 2.457 0.543 1.020 0.882	834 891 720 1,156 768	\$187.71 \$200.03 \$36.71 \$58.61 \$62.16	00023 00023 00023 00023 00026 00026	222.1377 D 245.7322 D 54.3179 D 102.0159 CD 88.1897 D	\$27,493 \$17,977 \$59,568 \$23,246 \$24,339	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR W FRONT LAKE DETROI W FRONT LAKE DETROI	## 401 ## 401 ## 401 C 401 C 401	51 57 51 38 45
58-5000-0025-01-9 58-6850-0011-03-7 58-0035-0186-00-0 58-0650-0014-00-6 58-0650-0016-00-9	317 N CAYUGA ST 105 MOCCASIN 112 W SMITH ST 110 CHIPPEWA ST 106 CHIPPEWA ST	02/23/24 01/26/23 04/29/22 07/26/22 05/13/22	\$184,500 WD \$200,000 WD \$86,000 WD \$91,000 CD \$73,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000 \$91,000 \$73,000	\$57,700 \$49,400 \$38,100 \$51,100 \$36,800	31.27 24.70 44.30 56.15 50.41	\$137,115 \$133,803 \$134,945 \$126,123 \$109,111	\$23,246 \$27,951 \$21,770 \$59,568 \$23,246 \$25,262	\$201,754 \$156,549 \$178,230 \$26,432 \$67,754 \$47,738	\$70,474 \$72,530 \$48,662 \$66,415 \$54,131	2.221 2.457 0.543 1.020 0.882	834 891 720 1,156 768	\$187.71 \$200.03 \$36.71 \$58.61 \$62.16	00023 00023 00023 00023 00026 00026	222.1377 D 245.7322 D 54.3179 D 102.0159 CD 88.1897 D	\$27,493 \$17,977 \$59,568 \$23,246 \$24,339	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR W FRONT LAKE DETROI W FRONT LAKE DETROI	## 401 ## 401 ## 401 C 401 C 401	51 57 51 38 45
58-5000-0025-01-9 58-6850-0011-03-7 58-0035-0186-00-0 58-0650-0014-00-6 58-0650-0016-00-9	317 N CAYUGA ST 105 MOCCASIN 112 W SMITH ST 110 CHIPPEWA ST 106 CHIPPEWA ST	02/23/24 01/26/23 04/29/22 07/26/22 05/13/22	\$184,500 WD \$200,000 WD \$86,000 WD \$91,000 CD \$73,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000 \$91,000 \$73,000	\$57,700 \$49,400 \$38,100 \$51,100 \$36,800	31.27 24.70 44.30 56.15 50.41	\$137,115 \$133,803 \$134,945 \$126,123 \$109,111	\$23,246 \$27,951 \$21,770 \$59,568 \$23,246 \$25,262	\$201,754 \$156,549 \$178,230 \$26,432 \$67,754 \$47,738	\$70,474 \$72,530 \$48,662 \$66,415 \$54,131	2.221 2.457 0.543 1.020 0.882	834 891 720 1,156 768	\$187.71 \$200.03 \$36.71 \$58.61 \$62.16	00023 00023 00023 00023 00026 00026	222.1377 D 245.7322 D 54.3179 D 102.0159 CD 88.1897 D	\$27,493 \$17,977 \$59,568 \$23,246 \$24,339	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR W FRONT LAKE DETROI W FRONT LAKE DETROI	## 401 ## 401 ## 401 C 401 C 401	51 57 51 38 45
58-5000-0025-01-9 58-6850-0011-03-7 58-0035-0186-00-0 58-0650-0014-00-6 58-0650-0016-00-9	317 N CAYUGA ST 105 MOCCASIN 112 W SMITH ST 110 CHIPPEWA ST 106 CHIPPEWA ST	02/23/24 01/26/23 04/29/22 07/26/22 05/13/22	\$184,500 WD \$200,000 WD \$86,000 WD \$91,000 CD \$73,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000 \$91,000 \$73,000	\$57,700 \$49,400 \$38,100 \$51,100 \$36,800	31.27 24.70 44.30 56.15 50.41	\$137,115 \$133,803 \$134,945 \$126,123 \$109,111	\$23,246 \$27,951 \$21,770 \$59,568 \$23,246 \$25,262	\$201,754 \$156,549 \$178,230 \$26,432 \$67,754 \$47,738	\$70,474 \$72,530 \$48,662 \$66,415 \$54,131	2.221 2.457 0.543 1.020 0.882	834 891 720 1,156 768	\$187.71 \$200.03 \$36.71 \$58.61 \$62.16	00023 00023 00023 00023 00026 00026	222.1377 D 245.7322 D 54.3179 D 102.0159 CD 88.1897 D	\$27,493 \$17,977 \$59,568 \$23,246 \$24,339	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR W FRONT LAKE DETROI W FRONT LAKE DETROI	## 401 ## 401 ## 401 C 401 C 401	51 57 51 38 45
58-5000-0025-01-9 58-6850-0011-03-7 58-0035-0186-00-0 58-0650-0014-00-6 58-0650-0016-00-9	317 N CAYUGA ST 105 MOCCASIN 112 W SMITH ST 110 CHIPPEWA ST 106 CHIPPEWA ST	02/23/24 01/26/23 04/29/22 07/26/22 05/13/22	\$184,500 WD \$200,000 WD \$86,000 WD \$91,000 CD \$73,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000 \$91,000 \$73,000	\$57,700 \$49,400 \$38,100 \$51,100 \$36,800	31.27 24.70 44.30 56.15 50.41	\$137,115 \$133,803 \$134,945 \$126,123 \$109,111	\$23,246 \$27,951 \$21,770 \$59,568 \$23,246 \$25,262	\$201,754 \$156,549 \$178,230 \$26,432 \$67,754 \$47,738	\$70,474 \$72,530 \$48,662 \$66,415 \$54,131	2.221 2.457 0.543 1.020 0.882	834 891 720 1,156 768	\$187.71 \$200.03 \$36.71 \$58.61 \$62.16	00023 00023 00023 00023 00026 00026	222.1377 D 245.7322 D 54.3179 D 102.0159 CD 88.1897 D	\$27,493 \$17,977 \$59,568 \$23,246 \$24,339	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR W FRONT LAKE DETROI W FRONT LAKE DETROI	## 401 ## 401 ## 401 C 401 C 401	51 57 51 38 45
58-500-0025-01-9 58-6850-0011-03-7 58-6850-0011-00-0 58-0650-0014-00-6 58-0650-0014-00-9 58-6860-0011-07-0	317 N CAYUGA ST 105 MOCCASIN 112 W SMITH ST 110 CHIPPEWA ST 106 CHIPPEWA ST	02/23/24 01/26/23 04/29/22 07/26/22 05/13/22	\$184,500 WD \$200,000 WD \$86,000 WD \$91,000 CD \$73,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000 \$91,000 \$73,000	\$57,700 \$49,400 \$38,100 \$51,100 \$36,800	31.27 24.70 44.30 56.15 50.41	\$137,115 \$133,803 \$134,945 \$126,123 \$109,111	\$23,246 \$27,951 \$21,770 \$59,568 \$23,246 \$25,262	\$201,754 \$156,549 \$178,230 \$26,432 \$67,754 \$47,738	\$70,474 \$72,530 \$48,662 \$66,415 \$54,131	2.221 2.457 0.543 1.020 0.882	834 891 720 1,156 768	\$187.71 \$200.03 \$36.71 \$58.61 \$62.16	00023 00023 00023 00023 00026 00026	222.1377 D 245.7322 D 54.3179 D 102.0159 CD 88.1897 D	\$27,493 \$17,977 \$59,568 \$23,246 \$24,339	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR W FRONT LAKE DETROI W FRONT LAKE DETROI	## 401 ## 401 ## 401 C 401 C 401	51 57 51 38 45
58-500-0025-01-9 58-6850-0011-03-7 58-0850-0011-03-7 58-0550-0014-00-6 58-0550-0014-00-9 58-6860-0011-07-0	317 N CAYUGA ST 105 MOCCASIN  112 W SMITH ST 110 CHIPPEWA ST 106 CHIPPEWA ST 320 LAKE ST	02/23/24 01/26/23 04/29/22 07/26/22 05/13/22 04/10/23	\$184,500 WD \$200,000 WD \$86,000 WD \$91,000 CD \$73,000 WD \$80,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000 \$91,000 \$73,000 \$80,000	\$57,700 \$49,400 \$38,100 \$51,100 \$36,800 \$45,600	31.27 24.70 44.30 56.15 50.41 57.00	\$127,115 \$133,803 \$134,945 \$126,123 \$109,111 \$123,684	\$23,246 \$27,951 \$21,770 \$59,568 \$23,246 \$25,262 \$42,365	\$201,754 \$166,549 \$178,230 \$26,432 \$67,754 \$47,738 \$37,635	\$70.474 \$72,530 \$48,662 \$66,415 \$54,131 \$52,498	2.221 2.457 0.543 1.020 0.882 0.717	834 891 720 1,156 768 1,152	\$187.71 \$200.03 \$36.71 \$58.61 \$52.16 \$32.67	00023 00023 00023 00026 00026 00023	222.1377 D 245.7322 D 54.3179 D 102.0159 CD 88.1897 D 71.6888 D	\$27,493 \$17,977 \$59,568 \$22,246 \$24,339 \$42,124	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR W FRONT LAKE DETROI 3RD 4TH CHIPPEWA AR	### 401 ### 401 ### 401 C 401 C 401 ### 401	51 57 51 38 45 35
38-500-0025-01-9 58-6850-0011-03-7 58-6850-0011-03-7 58-6850-0014-00-6 58-6850-0014-00-6 58-6850-0016-00-9 58-6860-0011-07-0	317 N CAYUGA ST 105 MOCCASIN 112 W SMITH ST 110 CHIPPEWA ST 106 CHIPPEWA ST	02/23/24 01/26/23 04/29/22 07/26/22 05/13/22	\$184,500 WD \$200,000 WD \$86,000 WD \$91,000 CD \$73,000 WD	03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH 03-ARM'S LENGTH	\$184,500 \$200,000 \$86,000 \$91,000 \$73,000	\$57,700 \$49,400 \$38,100 \$51,100 \$36,800	31.27 24.70 44.30 56.15 50.41	\$137,115 \$133,803 \$134,945 \$126,123 \$109,111	\$23,246 \$27,951 \$21,770 \$59,568 \$23,246 \$25,262	\$201,754 \$156,549 \$178,230 \$26,432 \$67,754 \$47,738	\$70,474 \$72,530 \$48,662 \$66,415 \$54,131	2.221 2.457 0.543 1.020 0.882	834 891 720 1,156 768	\$187.71 \$200.03 \$36.71 \$58.61 \$62.16	00023 00023 00023 00023 00026 00026	222.1377 D 245.7322 D 54.3179 D 102.0159 CD 88.1897 D	\$27,493 \$17,977 \$59,568 \$23,246 \$24,339	3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR 3RD 4TH CHIPPEWA AR W FRONT LAKE DETROI W FRONT LAKE DETROI	### 401 ### 401 ### 401 C 401 C 401 ### 401	5 5 5 3 4

#### 2025 RESIDENTIAL ECF ANALYSIS NEIGH #25 NEAR SE SIDE, HEIGHTS AREA; M#28 LIBERTY HEIGHTS; AND #29 LIBERTY HEIGHTS EASAT CLAREMONT

04/17/23

\$39,000 WD 03-ARM'S LENGTH

\$39,000

\$46,500

119.23

\$53,173

\$21,018

OUTLIER 58-0036-0238-00-8

105 S RED BUD TR

Parcel Number	Street Address	Sale Date	Sale Price Instr.	. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	<b>Building Style</b>	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class Bu	ilding Depr.
58-4500-0013-00-9	312 SYLVAN AVE	01/19/24	\$115,000 WD	03-ARM'S LENGTH	\$115,000	\$57,600	50.09	\$143,021	\$20,321	\$94,679	\$84,041	1.127	1,140	\$83.05	00025	34.5679			\$19,438		NEAR SE SIDE, HEIGHTS A		45
58-4500-0037-00-5	507 SYLVAN AVE	09/23/22	\$175,000 WD	03-ARM'S LENGTH	\$175,000	\$57,900	33.09	\$150,948	\$35,493	\$139,507	\$79,079	1.764	988	\$141.20	00025	29.1894			\$29,156		NEAR SE SIDE, HEIGHTS A	401	45
58-4500-0053-00-1	217 SYLVAN AVE	05/25/23	\$159,000 WD	03-ARM'S LENGTH	\$159,000	\$60,500	38.05	\$141,477	\$27,165	\$131,835	\$78,296	1.684	816	\$161.56	00025	21.1546			\$19,438		NEAR SE SIDE, HEIGHTS A		45
58-4500-0059-00-9	504 RYNEARSON ST	05/17/22	\$146,000 WD	03-ARM'S LENGTH	\$146,000	\$58,900	40.34	\$142,061	\$22,554	\$123,446	\$81,854	1.508	1,276	\$96.74	00025	3.5864				8-4500-0057-00-6	NEAR SE SIDE, HEIGHTS A		45
58-4500-0065-00-9	216 CECIL AVE	12/22/22	\$150,000 WD	03-ARM'S LENGTH	\$150,000	\$52,200	34.80	\$133,115	\$19,438	\$130,562	\$78,411	1.665	966	\$135.16	00025	19.2838	D		\$19,438		NEAR SE SIDE, HEIGHTS A		45
58-4500-0068-00-8	304 CECIL AVE	05/12/22	\$109,000 WD	03-ARM'S LENGTH	\$109,000	\$45,700	41.93	\$117,537	\$23,596	\$85,404	\$64,343	1.327	936	\$91.24	00025	14.4938	D		\$19,438		NEAR SE SIDE, HEIGHTS A	401	45
58-4500-0106-00-7	309 CECIL AVE	06/27/23	\$172,500 WD	03-ARM'S LENGTH	\$172,500	\$69,800	40.46	\$152,580	\$19,568	\$152,932	\$91,104	1.679	1,032	\$148.19	00025	20.6392			\$19,438		NEAR SE SIDE, HEIGHTS A		45
58-4500-0129-00-7	320 LIBERTY AVE	02/26/24	\$120,000 WD	03-ARM'S LENGTH	\$120,000	\$52,000	43.33	\$117,685	\$23,724	\$96,276	\$64,357	1.496	735	\$130.99	00028	2.3713			\$23,232		LIBERTY HEIGHTS	401	45
58-4500-0135-00-7	510 LIBERTY AVE	12/30/22	\$83,000 WD	03-ARM'S LENGTH	\$83,000	\$30,200	36.39	\$98,695	\$23,232	\$59,768	\$51,687	1.156	852	\$70.15	00028	31.5913			\$23,232		LIBERTY HEIGHTS	401	45
58-6200-0002-00-9	308 CLAREMONT AVE	07/21/23	\$229,000 WD	03-ARM'S LENGTH	\$229,000	\$119,300	52.10	\$257,262	\$42,370	\$186,630	\$147,186	1.268	1,422	\$131.24	00029	20.4274			\$39,640		LIBERTY HEIGHTS EAST-C	401	52
58-6200-0009-00-3	322 CLAREMONT AVE	05/13/22	\$162,000 WD	03-ARM'S LENGTH	\$162,000	\$70,000	43.21	\$185,534	\$40,283	\$121,717	\$99,487	1.223	1,201	\$101.35	00029	24.8812			\$39,800		LIBERTY HEIGHTS EAST-C		45
58-6200-0022-00-0	311 CLAREMONT AVE	12/01/23	\$215,000 WD	03-ARM'S LENGTH	\$215,000	\$82,600	38.42	\$183,737	\$36,321	\$178,679	\$100,970	1.770	1,260	\$141.81	00029	29.7369	С		\$35,360		LIBERTY HEIGHTS EAST-C	401	45
		Totals:	\$1,835,500		\$1,835,500	\$756,700		\$1,823,652		\$1,501,435	\$1,020,815			\$119.39		0.1439							
						Sale. Ratio =>	41.23			E	.C.F. =>	1.471			0.241952643								
						Std. Dev. =>	5.68				Ave. E.C.F. =>	1.472		Ave. Variance=>	20.9936 Co	efficient of Var=>	14.25944716	i					
						Std. Dev. =>	5.68				Ave. E.C.F. =>	1.472		Ave. Variance=>	20.9936 Co	efficient of Var=>	14.25944716						
						Std. Dev. =>	5.68				Ave. E.C.F. =>	1.472		Ave. Variance=>	20.9936 Co	efficient of Var=>	14.25944716	1					<del></del>
						Std. Dev. =>	5.68			ORIG ECF = 1.476	Ave. E.C.F. =>	1.472	,	Ave. Variance=>	20.9936 Co	efficient of Var=>	14.25944716	<u>i</u>					
						Std. Dev. =>	5.68				Ave. E.C.F. =>	1.472		Ave. Variance=>	20.9936 Cd	efficient of Var=>	14.25944716	i					
						Std. Dev. =>	5.68		:	ORIG ECF = 1.476 STD DEV = 0.349	Ave. E.C.F. =>	1.472		Ave. Variance=>	20.9936 Cd	efficient of Var=>	14.25944716	i					
						Std. Dev. =>	5.68		:	ORIG ECF = 1.476 STD DEV = 0.349 MAX ECF = 1.825	Ave. E.C.F. =>	1.472		Ave. Variance=>	20.9936 Cd	efficient of Var=>	14.25944716	i					
						Std. Dev. =>	5.68		:	ORIG ECF = 1.476 STD DEV = 0.349	Ave. E.C.F. =>	1.472		Ave. Variance=>	20.9936 Cd	efficient of Var=>	14.25944716	i					
						Std. Dev. =>	5.68		:	ORIG ECF = 1.476 STD DEV = 0.349 MAX ECF = 1.825	Ave. E.C.F. =>	1.472	,	Ave. Variance=>	20.9936 Cd	efficient of Var=>	14.25944716	<u> </u>					
TO 1700 0001 00 0	OLO OTOM NA	0.000.00	M40.000 NF					A44.070	:	ORIG ECF = 1.476 STD DEV = 0.349 MAX ECF = 1.825 MIN ECF = 1.127							14.25944716	i	440.00		NELDOS CIDO LISTOLIZA		
58-4500-0071-00-9	310 CECIL AVE	09/20/22	\$140,000 WD	03-ARM'S LENGTH	\$140,000	\$43,300	30.93	\$111,873	\$20,719	ORIG ECF = 1.476 STD DEV = 0.349 MAX ECF = 1.825 MIN ECF = 1.127	\$62,434	1.911	788	<b>\$</b> 151.37	00025	#REF!	D	<u> </u>	\$19,438		NEAR SE SIDE, HEIGHTS A		45
58-4500-0078-00-3	502 CECIL AVE	07/28/22	\$165,150 WD	03-ARM'S LENGTH	\$140,000 \$165,150	\$43,300 \$53,000	30.93 32.09	\$131,818	\$20,719 \$21,622	ORIG ECF = 1.476 STD DEV = 0.349 MAX ECF = 1.825 MIN ECF = 1.127 \$119,281 \$143,528	\$62,434 \$75,477	1.911 1.902	788 932	\$151.37 \$154.00	00025 00025	#REF! (	D CD		\$21,381		NEAR SE SIDE, HEIGHTS A	401	45 45
					\$140,000	\$43,300	30.93		\$20,719	ORIG ECF = 1.476 STD DEV = 0.349 MAX ECF = 1.825 MIN ECF = 1.127	\$62,434	1.911	788	<b>\$</b> 151.37	00025	#REF! (	D						45 45 45
58-4500-0078-00-3 58-4500-0128-00-1	502 CECIL AVE 318 LIBERTY AVE	07/28/22 04/06/22	\$165,150 WD \$155,900 WD	03-ARM'S LENGTH 03-ARM'S LENGTH	\$140,000 \$165,150 \$155,900	\$43,300 \$53,000 \$46,300	30.93 32.09 29.70	\$131,818 \$120,248	\$20,719 \$21,622 \$25,888	ORIG ECF = 1.476 STD DEV = 0.349 MAX ECF = 1.825 MIN ECF = 1.127 \$119,281 \$143,528 \$130,012	\$62,434 \$75,477 \$64,630	1.911 1.902 2.012	788 932 624	\$151.37 \$154.00 \$208.35	00025 00025 00028	#REF!   #REF!   #REF!	D CD CD		\$21,381 \$23,232		NEAR SE SIDE, HEIGHTS A LIBERTY HEIGHTS	401 401	45 45
58-4500-0078-00-3	502 CECIL AVE	07/28/22	\$165,150 WD	03-ARM'S LENGTH	\$140,000 \$165,150	\$43,300 \$53,000	30.93 32.09	\$131,818	\$20,719 \$21,622	ORIG ECF = 1.476 STD DEV = 0.349 MAX ECF = 1.825 MIN ECF = 1.127 \$119,281 \$143,528	\$62,434 \$75,477	1.911 1.902	788 932	\$151.37 \$154.00	00025 00025	#REF! (	D CD CD		\$21,381		NEAR SE SIDE, HEIGHTS A	401 401	45 45 45 45

\$17,982

\$22,236 0.809

1,096

\$16.41

00025

66.3582 D

\$21,018

NEAR SE SIDE, HEIGHTS A

## 2025 RESIDENTIAL ECF ANALYSIS NEIGH #45 SCHIRMER PARKWAY

Parcel Number	Street Address	Sale Date	Sale Price Instr.	Terms of Sale	Adj. Sale \$ Asd. w	hen Sold Asd/Adj. Sa	e Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area Dev. by Mean (%)	Building Style
•		Totals:	\$0		\$0	\$0	\$0		\$0	\$0			\$0.00	0.0000	
					Sale. Rati	0 =>	0.00			E.C.F. =>	0.000	S	Std. Deviation=>	#DIV/0!	
					Std. Dev.	=> #DIV/0!			A	Ave. E.C.F. =>	#DIV/0!		Ave. Variance=>	0.0000 Coefficient of Var=>	0

0 SALES USED 6.63% OF CHANGE FROM SIMILAR NEIGHBORHOOD

2025 ECF = 1.190

## 2025 RESIDENTIAL ECF ANALYSIS NEIGH #4980 MIDDLETON CT

Parcel Number	Street Address	Sale Date	Sale Price Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
		Totals:	\$0		\$0	\$0		\$0		\$0	\$	0		\$0.00		0.0000
						Sale. Ratio =>	0.00				E.C.F. =>	0.000		Std. Deviation=>	#DIV/0!	
						Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	#DIV/0!		Ave. Variance=>		efficient of Var=>

0 SALES
USED % OF CHANGE FROM SIMILAR NEIGHBORHOOD
6.5% INCREASE FROM LAST YEAR
CONCLUDED = 1.195

#### 2024 RESIDENTIAL ECF ANALYSIS NEIGHBORHOOD #5600 OTTAWA RIDGE CONDO

Parcel Number	Street Address	Sale Date	Sale Price Inst	tr. Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class Building	ng Depr.
58-5600-0006-00-4	707 OTTAWA CT	08/11/22	\$318,000 WD	03-ARM'S LENGTH	\$313,000	\$97,100	31.02	\$306,433	\$40,700	\$272,300	\$257,993	1.055	1,920	\$141.82	5600	4.7855	BC	\$40,700		OTTAWA RIDGE CONDO F		75
58-5600-0008-00-7	801 OTTAWA CT	09/30/22	\$285,000 WD	03-ARM'S LENGTH	\$285,000	\$90,700	31.82	\$259,711	\$44,732	\$240,268	\$208,717	1.151	1,560	\$154.02	5600	4.7855	С	\$40,700		OTTAWA RIDGE CONDO F	401	78
		Totals:	\$603,000		\$598,000	\$187,800		\$566,144		\$512,568	\$466,711			\$147.92		0.5053						
						Sale. Ratio =>	31.40				E.C.F. =>	1.098		Std. Deviation=>	0.067676953							
						Std. Dev. =>	0.57				Ave. E.C.F. =>	1.103		Ave. Variance=>	4.7855 0	oefficient of Var=>	4.33739166					
										ORIG ECF = 1.030												
										STD DEV = 0.1322												
										MAX ECF = 1.162												
										MIN ECF = 0.898												
59.5600.0005.00.9	705 OTTAWA CT	02/20/24	\$245 000 WD	02-APM'S LENGTH	\$245,000	\$110.200	44 00	\$276 772	\$42 272	\$201.620	\$226.602	0.000	1 117	\$100.51	5600	99 0796	RC .	\$40.700		OTTAWA PIDGE CONDO	401	75