

2026 COMMERCIAL ECF ANALYSIS NEIGH #001 EAST FRONT COMMERCIAL; #002 DOWNTOWN COMMERCIAL; LAND #003 NEAR DOWNTOWN COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Asl. Sale \$	Asd. when Sold	Asd/Asl. Sale	Cur. Appraisal	Land + Yard	Blk. Residual	Cost Mar. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Sht	Use Code	Land Value	Appr. by Es.	Appr. Date	Other Parcels in Sale	Land Table	Property Class		
58-0025-0015-07-1	711 E FRONT ST	12/15/23	\$347,700	WD	03-ARM'S LENGTH	\$347,700	\$136,100	39.14	\$417,617	\$167,449	\$180,251	\$304,711	0.592	8,059	\$22.37	00001	59.1547			\$181,567	No	/ /		EAST FRONT ST. COMMEI	201		
58-1600-0008-03-0	109 N RED BUD TR	11/18/24	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$121,100	100.08	\$135,529	\$117,562	\$3,438	\$21,884	0.157	5,160	\$0.67	00002	95.7359			\$117,562	No	/ /		DOWNTOWN COMMERC	201		
58-0340-0004-03-0	118 N MAIN ST	09/28/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$0	0.00	\$139,660	\$35,926	\$124,174	\$100,933	0.833	1,913	\$76.86	00002	7.0328	CD		\$32,873	No	/ /		NEAR DOWNTOWN COM	201		
58-0340-0004-06-3	118 N MAIN	12/19/24	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$112,000	38.96	\$216,900	\$15,384	\$268,116	\$240,580	1.114	2,894	\$92.65	00003	36.1542			\$18,623	No	/ /		NEAR DOWNTOWN COM	201		
58-0340-0006-03-1	118 N MAIN ST	02/28/25	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$71,400	38.06	\$150,900	\$30,684	\$156,816	\$145,440	1.078	1,850	\$84.77	00003	32.5304			\$30,684	No	/ /		NEAR DOWNTOWN COM	201		
Totals:						\$1,103,700	\$440,600		\$1,079,796		\$732,795	\$893,448	0.849		\$56.49		5.9769										
						Sale. Ratio >>	39.92						E.C.F. >>	0.793		Std. Deviation>>	0.394499836										
						Std. Dev. >>	35.93						Avg. E.C.F. >>	0.793		Avg. Variance>>	46.1219			Coefficient of Var>>	61.257623						
													ORG ECF = 0.965														
													STD DEV = 0.5117														
													MAX ECF = 1.4767														
													MIN ECF = 0.4133														
58-1150-0009-01-4	108 E FRONT ST	09/06/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$96,400	27.54	\$201,624	\$78,986	\$321,014	\$210,278	1.527	3,120	\$102.89	00002	rREF!			\$28,986	No	/ /		DOWNTOWN COMMERC	201		
58-1600-0008-03-0	109 N RED BUD TR	11/18/24	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$121,100	100.08	\$135,529	\$117,562	\$3,438	\$21,884	0.157	5,160	\$0.67	00002	rREF!			\$117,562	No	/ /		DOWNTOWN COMMERC	201		
NOT USED																											
58-0340-0001-09-9	201 E FRONT ST	11/22/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$70,500	18.55	\$189,950	\$20,523	\$399,477	\$206,330	1.742	2,108	\$170.53	00002	174.2242			\$20,523	No	/ /		DOWNTOWN COMMERC	201		
58-0025-0015-12-7	712 E FRONT ST	06/08/23	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$204,000	14.79	\$776,738	\$193,853	\$1,156,147	\$709,970	1.628	8,075	\$142.18	00001	162.9446	C		\$161,557	No	/ /		EAST FRONT ST. COMMEI	201		
58-0035-0206-00-1	105 DAYS AVE	08/30/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$30,700	26.70	\$64,622	\$14,706	\$100,294	\$60,799	1.650	1,200	\$83.58	00003	164.9589			\$14,706	No	/ /		NEAR DOWNTOWN COM	201		
58-0800-0018-01-6	708 E FRONT ST	09/14/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$120,500	17.21	\$484,286	\$201,717	\$498,283	\$344,177	1.448	2,196	\$226.90	00001	144.7704	C		\$162,750	No	/ /		EAST FRONT ST. COMMEI	201		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Amstn.	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 Table	Property Class
56-0017-0024-00-2	4055 LAKE	01/31/24	\$300,000	WD	19-MULTI PARCEL ARM'S L	\$300,000	\$159,300	53.10	\$373,160	\$231,175	\$68,825	\$190,074	0.362	6,600	\$10.43	2402	79.0391	2402 COM - CITY/V	201	
56-0340-0006-01-6	4164 LAKE	06/23/23	\$229,900	WD	19-MULTI PARCEL ARM'S L	\$229,900	\$134,900	58.68	\$328,724	\$133,121	\$96,779	\$261,683	0.370	3,654	\$78.2656	2402	78.2656	2402 COM - CITY/V	201	
54-0340-0149-00-4	115 W MAIN	02/28/25	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$258,200	73.77	\$610,764	\$90,682	\$259,318	\$696,228	0.372	7,383	\$35.12	2402	78.0026	2402 COM - CITY/V	201	
56-0019-0126-01-4	9999 RED ARROW	05/23/24	\$600,000	WD	19-MULTI PARCEL ARM'S L	\$600,000	\$429,300	71.55	\$776,495	\$420,958	\$179,042	\$475,722	0.376	11,524	\$15.54	2402	77.6130	2402 COM - CITY/V	201	
76-3000-0010-00-1	2522 NILES	07/11/23	\$223,900	MLC	03-ARM'S LENGTH	\$223,900	\$154,200	68.87	\$308,806	\$126,988	\$96,912	\$243,398	0.398	1,799	\$53.87	2402	75.4325	2402 COM - CITY/V	201	
47-0340-0011-00-2	11 E LINDEN	12/21/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$372,700	114.52	\$481,596	\$126,728	\$198,272	\$475,058	0.417	2,194	\$90.37	2402	73.5124	2402 COM - CITY/V	201	
54-0340-0019-01-1	225 FIFTH	10/07/24	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$460,700	83.76	\$831,410	\$143,009	\$406,991	\$921,554	0.442	26,780	\$15.20	2402	71.0853	2402 COM - CITY/V	201	
54-0340-0149-00-4	115 W MAIN	05/04/23	\$414,960	LC	03-ARM'S LENGTH	\$414,960	\$258,200	62.22	\$610,764	\$90,682	\$324,278	\$696,228	0.466	7,383	\$43.92	2402	68.6724	2402 COM - CITY/V	201	
47-0003-0076-03-8	6814 W US 12	01/26/24	\$140,000	WD	03-ARM'S LENGTH	\$410,000	\$124,000	30.24	\$464,955	\$303,162	\$106,828	\$216,590	0.493	4,632	\$23.07	2402	65.9216 C	2402 COM - CITY/V	201	
45-0021-0005-12-1	1515 RED ARROW	01/17/25	\$200,000	MLC	03-ARM'S LENGTH	\$200,000	\$122,500	61.25	\$236,464	\$121,375	\$78,625	\$154,068	0.510	1,440	\$54.60	2402	64.2162	2402 COM - CITY/V	201	
58-1600-0008-03-0	109 N RED BUD TR	11/18/24	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$67,800	56.03	\$141,080	\$73,167	\$47,833	\$90,914	0.526	5,780	\$8.28	2402	62.6355	2402 COM - CITY/V	201	
45-0021-0011-14-8	5675 FAIRVIEW	06/15/23	\$270,000	OTH	03-ARM'S LENGTH	\$270,000	\$133,700	49.52	\$319,406	\$147,195	\$122,805	\$230,537	0.533	2,080	\$59.04	2402	61.9796	2402 COM - CITY/V	201	
54-0340-0035-00-9	218 WATER	07/11/24	\$519,000	WD	19-MULTI PARCEL ARM'S L	\$519,000	\$291,500	56.17	\$627,673	\$175,262	\$343,738	\$605,637	0.568	11,002	\$31.24	2402	58.4924	2402 COM - CITY/V	201	
32-0340-0144-06-5	100 E FERRY	04/04/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$222,400	55.60	\$474,664	\$58,025	\$341,975	\$557,750	0.613	6,712	\$50.95	2402	53.9354	2402 COM - CITY/V	201	
58-0025-0015-07-1	711 E FRONT	12/15/23	\$347,700	WD	03-ARM'S LENGTH	\$347,700	\$194,000	55.80	\$389,247	\$152,986	\$194,714	\$316,280	0.616	8,059	\$24.16	2402	53.6850	2402 COM - CITY/V	201	
76-7130-0006-00-3	820 HIGHLAND AVE	02/16/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$197,100	60.65	\$361,429	\$115,501	\$209,499	\$329,221	0.636	7,230	\$28.98	2402	51.6140	2402 COM - CITY/V	201	
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	\$392,585	\$216,327	\$158,673	\$235,954	0.672	9,615	\$16.50	2402	48.0015	2402 COM - CITY/V	201	
76-0034-0083-07-3	3029 LAKE SHORE	01/31/24	\$885,632	WD	03-ARM'S LENGTH	\$835,632	\$435,200	52.08	\$885,807	\$362,141	\$473,491	\$701,025	0.675	7,917	\$59.81	2402	47.7062	2402 COM - CITY/V	201	
45-0028-0048-00-6	5909 RED ARROW	08/16/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$188,000	51.51	\$388,272	\$123,079	\$241,921	\$355,011	0.681	2,777	\$87.12	2402	47.1041 C	2402 COM - CITY/V	201	
58-0340-0003-03-0	110 N MAIN ST	08/27/24	\$160,000	WD	31-SPLIT IMPROVED	\$160,000	\$80,300	50.19	\$168,796	\$53,703	\$106,297	\$154,074	0.690	1,632	\$65.13	2402	46.2578	2402 COM - CITY/V	201	
54-7590-0018-00-4	415 E MAIN	10/08/24	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$82,600	150.18	\$54,309	\$26,216	\$28,784	\$37,608	0.765	1,365	\$11.99	2402	38.7114	2401 COM - CITY A	201	
58-0340-0006-03-1	118 N MAIN ST	02/28/25	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$74,100	39.52	\$181,994	\$52,733	\$134,767	\$173,400	0.779	1,855	\$72.65	2402	37.3669	2402 COM - CITY/V	201	
76-3030-0001-00-3	225 VAIL CT	03/26/25	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$136,600	37.94	\$345,358	\$96,248	\$263,752	\$333,481	0.791	3,484	\$75.70	2402	36.1581	2402 COM - CITY/V	201	
76-0900-0020-00-7	815 MYRTLE AVE	06/28/24	\$549,000	MLC	19-MULTI PARCEL ARM'S L	\$549,000	\$300,200	54.68	\$516,715	\$186,449	\$362,551	\$442,123	0.820	9,836	\$36.86	2402	33.2465	2402 COM - CITY/V	201	
58-0340-0004-06-3	116 N MAIN	12/18/24	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$113,000	39.30	\$254,135	\$42,085	\$245,415	\$283,869	0.855	2,778	\$88.34	2402	28.7951	2402 COM - CITY/V	201	
76-0024-0021-14-0	250 SHOREVIEW WAY	05/03/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$84,900	37.73	\$218,563	\$178,781	\$46,219	\$53,256	0.868	1,990	\$23.23	2402	28.4618	2402 COM - CITY/V	201	
56-0019-0106-05-6	10107 RED ARROW	05/12/23	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$268,500	36.78	\$664,023	\$260,730	\$469,270	\$539,884	0.869	8,698	\$53.95	2402	28.3382	2402 COM - CITY/V	201	
32-0340-0225-00-6	W FERRY	03/29/24	\$262,500	WD	03-ARM'S LENGTH	\$262,500	\$106,600	40.61	\$229,088	\$46,071	\$216,429	\$245,003	0.883	2,920	\$24.16	2402	26.9114	2402 COM - CITY/V	201	
62-8200-0278-05-2	5 W MADISON	07/02/24	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$272,300	59.20	\$378,846	\$114,377	\$345,623	\$354,041	0.976	3,864	\$89.45	2402	17.6266	2402 COM - CITY/V	201	
76-2700-0009-06-1	2916 NILES AVE	03/26/24	\$1,035,000	WD	19-MULTI PARCEL ARM'S L	\$1,035,000	\$394,600	38.13	\$847,531	\$246,711	\$788,289	\$803,884	0.981	8,202	\$96.11	2402	17.8827	2402 COM - CITY/V	201	
47-0340-0006-00-9	13 S ELM	09/05/24	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$129,000	44.64	\$231,469	\$48,630	\$240,370	\$244,764	0.982	3,465	\$69.37	2402	17.0442	2402 COM - CITY/V	201	
76-0035-0013-02-2	2723 NILES AVE	09/20/24	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$517,200	47.02	\$838,567	\$237,359	\$862,641	\$804,930	1.072	16,047	\$53.76	2402	8.0658 C	2402 COM - CITY/V	201	
45-0021-0011-11-3	2797 W JOHN BEERS	03/28/25	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$142,700	49.21	\$232,458	\$106,842	\$183,158	\$168,161	1.089	1,488	\$123.09	2402	6.3303 C	2402 COM - CITY/V	201	
76-1500-0002-01-7	807 NAPIER	12/29/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$85,700	38.09	\$173,325	\$74,382	\$150,618	\$123,454	1.137	2,055	\$73.29	2402	1.5352	2402 COM - CITY/V	201	
45-0340-0005-01-1	5729 ST JOSEPH	01/15/25	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$89,500	29.83	\$212,531	\$48,549	\$251,451	\$219,521	1.145	2,505	\$100.38	2402	0.7034	2402 COM - CITY/V	201	
56-0340-0026-01-7	4228 LAKE	06/02/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$169,200	33.84	\$323,602	\$64,769	\$435,231	\$346,497	1.256	3,390	\$128.39	2402	10.3602	2402 COM - CITY/V	201	
47-0340-0039-00-4	102 N ELM	08/13/24	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$175,000	35.00	\$306,429	\$48,154	\$451,846	\$345,750	1.307	4,024	\$112.29	2402	15.4371	2402 COM - CITY/V	201	
Totals:			#REF!			#REF!	#REF!		#REF!	#REF!	#REF!	#REF!		#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
			Sale. Ratio =>			#REF!	#REF!		E.C.F. =>	#REF!	#REF!	#REF!		Std. Deviation=>	#REF!	#REF!	#REF!	Coefficient of Var=>	#REF!	#REF!
			Std. Dev. =>			#REF!	#REF!		Ave. E.C.F. =>	#REF!	#REF!	#REF!		Ave. Variance=>	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
									Starting ECF:	0.824										
									Min Allowed:	0.340										
									Max Allowed:	1.308										
32-0340-0199-00-5	W FERRY	06/26/24	\$100,000	WD	19-MULTI PARCEL ARM'S L	\$100,000	\$161,800	161.80	\$397,876	\$79,788	\$20,212	\$425,518	0.047	6,077	\$3.33	2402	110.4988	2402 COM - CITY/V	201	
32-2690-0085-02-0	512 N CASS	07/31/24	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$121,900	101.58	\$288,767	\$107,762	\$12,238	\$242,309	0.051	3,880	\$1.15	2402	110.1982	2402 COM - CITY/V	201	
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	\$298,600	\$111,908	\$13,092	\$249,922	0.052	6,090	\$2.15	2402	110.0104	2402 COM - CITY/V	201	
54-0340-0160-01-0	235 W MAIN	01/13/23	\$66,000	MLC	03-ARM'S LENGTH	\$60,000	\$89,100	148.50	\$99,803	\$55,959	\$4,041	\$58,693	0.069	5,588	\$0.72	2402	108.3639	2402 COM - CITY/V	201	
54-7590-0018-00-4	415 E MAIN	10/13/23	\$29,500	WD	22-OUTLIER	\$29,500	\$82,600	280.00	\$54,309	\$26,216	\$3,284	\$37,608	0.087	1,365	\$2.41	2402	106.5616	2401 COM - CITY A	201	
32-2690-0089-00-1	102 ST JOSEPH	04/14/23	\$80,000	MLC	03-ARM'S LENGTH	\$80,000	\$69,600	87.00	\$129,524	\$67,969	\$12,031	\$82,403	0.146	984	\$12.23	2402	100.6486	2402 COM - CITY/V	201	
32-0340-0122-00-2	126 E FERRY	05/12/23	\$100,000	WD	19-MULTI PARCEL ARM'S L															

2026 RESIDENTIAL ECF ANALYSIS NEIGHBORHOOD #11 FAR NORTHEAST AREA; #12 NEAR NORTHEAST AREA; AND #14 ELIZABETH, ARCTIC, FULTON & N MAIN

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aud. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blk. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Aspr. by En.	Aspr. Date	Other Parcels in Sale	Land Table	
58-0025-0021-00-3	504 RIVER ST	06/09/23	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$65,100	28.93	\$274,853	\$167,485	\$57,515	\$87,149	0.660	1,101	\$82.24	00012	31.3023	D		\$150,035	No	//		NEAR NORTHEAST AREA	
58-0900-0001-00-4	510 N RED BLDG TR	08/03/23	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$38,800	28.74	\$136,482	\$42,574	\$92,426	\$76,224	1.213	1,032	\$89.56	00012	23.9576	D		\$42,574	No	//		NEAR NORTHEAST AREA	
58-2000-0181-00-2	125 S ELIZABETH ST	01/20/25	\$138,000	WD	03-ARMS LENGTH	\$138,000	\$46,400	33.50	\$133,838	\$37,169	\$92,941	\$76,565	1.382	1,312	\$76.60	00014	29.8075	CD		\$36,168	No	//		ELIZABETH ARCTIC FULTON & N. MAIN	
58-2000-0181-00-1	415 ARCTIC ST	07/02/24	\$57,500	WD	03-ARMS LENGTH	\$57,500	\$23,500	40.87	\$108,469	\$27,400	\$30,100	\$66,803	0.497	736	\$40.90	00011	51.8554	CD		\$27,400	No	//		FAR NORTHEAST AREA	
58-2000-0034-01-6	526 FULTON ST	04/05/24	\$104,900	WD	03-ARMS LENGTH	\$104,900	\$52,800	50.33	\$144,919	\$45,052	\$59,348	\$82,743	0.717	1,140	\$52.06	00012	25.5725	CD		\$43,840	No	//		NEAR NORTHEAST AREA	
58-4850-0026-01-7	502 N MAIN ST	11/17/23	\$274,000	WD	03-ARMS LENGTH	\$274,000	\$52,400	30.44	\$291,765	\$92,165	\$181,654	\$162,012	1.122	1,400	\$129.88	00014	14.5058	C		\$85,002	No	//		ELIZABETH ARCTIC FULTON & N. MAIN	
58-7500-0008-00-9	510 MICHIGAN ST	08/02/24	\$138,500	WD	03-ARMS LENGTH	\$138,500	\$43,100	30.81	\$126,258	\$53,012	\$86,888	\$50,554	1.459	972	\$89.30	00012	48.6485	D		\$51,781	No	//		NEAR NORTHEAST AREA	
Totals:			\$1,066,300			\$356,100		33.40	\$1,216,785		\$600,952	\$612,021			\$76.80		0.362670029							0.8933	
						Sale. Ratio >>		33.40				E.C.F. >>	0.982			Std. Deviation<<									
						Std. Dev. >>		8.08					Ave. E.C.F. >>	0.973			Ave. Variance<<>	10.9800	Coefficient of Var>>					31.84031823	

ORIG ECF = 1.030
 STD DEV = 0.696
 MAX ECF = 1.726
 MIN ECF = 0.334

58-0025-0029-00-4	502 N RED BLDG TR	08/23/24	\$181,000	WD	03-ARMS LENGTH	\$181,000	\$43,000	23.76	\$122,926	\$41,446	\$139,554	\$66,136	2.110	704	\$189.23	00012	HRF1	D		\$41,029	No	//		NEAR NORTHEAST AREA
58-2000-0181-00-1	415 ARCTIC ST	03/14/25	\$172,900	WD	03-ARMS LENGTH	\$172,900	\$23,900	13.96	\$198,469	\$27,400	\$145,000	\$66,903	2.311	736	\$197.69	00011	HRF1	CD		\$27,400	No	//		FAR NORTHEAST AREA
58-7500-0029-00-6	517 MICHIGAN ST	12/07/23	\$185,000	WD	03-ARMS LENGTH	\$185,000	\$42,200	22.81	\$138,130	\$33,282	\$151,718	\$86,104	1.783	816	\$185.93	00012	146.7237	CD		\$25,155	No	//		NEAR NORTHEAST AREA
58-4850-0013-00-4	405 N RED BLDG TR	12/23/24	\$50,000	WD	03-ARMS LENGTH	\$50,000	\$36,400	72.80	\$120,667	\$36,251	\$14,749	\$69,331	0.213	880	\$16.76	00014	HRF1	D		\$35,119	No	//		ELIZABETH ARCTIC FULTON & N. MAIN
58-7500-0018-00-4	313 RIVER ST	03/20/24	\$41,000	WD	03-ARMS LENGTH	\$41,000	\$21,000	75.61	\$112,467	\$28,951	\$12,949	\$67,789	0.176	1,235	\$8.76	00012	HRF1	D		\$28,951	No	//		NEAR NORTHEAST AREA
58-2500-0054-00-6	107 ARCTIC ST	02/29/24	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$51,800	49.33	\$194,115	\$73,001	\$31,999	\$98,307	0.326	1,614	\$19.83	00014	HRF1	CD		\$70,239	No	//		ELIZABETH ARCTIC FULTON & N. MAIN

2026 RESIDENTIAL ECF ANALYSIS NEIGHBORHOODS #13 S/S SMITH & CLARK ST; #15 DAYS AVE SOUTH; #16 NEAR NORTH SIDE/NMAIN; #17 NEAR SOUTH SIDE AREA; AND #20 SOUTH REDBUD & EAST

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Acq. Yr	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	F/Sq Ft.	ECF Area	Dev. by Main Pt(s)	Builder Style	Land Value	Appr. by Es. Ither Parcels in Ss	Land Table	Property Class	
58-0026-0123-00-0	114 W FOURTH ST	06/16/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$50,000	32.26	\$137,929	\$38,449	\$116,551	\$72,719	1.603	1,152	\$101.17	00016	15.4471	REVIEWED	\$37,585	No	NEAR NORTH SIDE, MA	401	
58-0026-0148-00-1	701 N MAIN ST	01/24/25	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$93,100	45.41	\$219,727	\$83,104	\$141,896	\$114,491	1.239	1,683	\$84.31	00016	20.8912	CD	\$49,765	No	NEAR NORTH SIDE, MA	401	
58-0026-0149-00-2	607 N MAIN ST	08/01/24	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$79,300	43.65	\$180,242	\$79,455	\$93,045	\$73,675	1.263	1,246	\$74.67	00016	18.5365	D	\$72,825	No	NEAR NORTH SIDE, MA	401	
58-0026-0154-00-1	305 PHELPS ST	02/09/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$46,300	28.06	\$122,127	\$33,652	\$121,348	\$71,985	1.825	1,220	\$107.66	00017	37.9385	D	\$33,232	No	NEAR SOUTH SIDE AREA	401	
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	\$162,848	\$36,729	\$163,271	\$99,502	1.641	1,603	\$101.85	00016	19.2597	D	\$25,169	No	NEAR NORTH SIDE, MA	401	
58-1200-0019-01-0	305 WALEXANDER ST	09/20/24	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$59,600	33.67	\$142,105	\$25,364	\$151,636	\$85,337	1.777	1,176	\$128.94	00017	32.8627	CD	\$25,196	No	NEAR SOUTH SIDE AREA	401	
58-1500-0006-01-4	204 S OAK ST	10/23/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$58,700	35.56	\$163,056	\$36,222	\$128,778	\$92,715	1.389	1,521	\$84.67	00017	5.9314	CD	\$36,376	No	NEAR SOUTH SIDE AREA	401	
58-1500-0009-01-0	203 S OAK ST	07/26/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$83,200	34.67	\$206,175	\$37,603	\$182,997	\$104,658	1.749	1,260	\$145.24	00017	30.2441	D	\$55,271	No	NEAR SOUTH SIDE AREA	401	
58-1500-0043-00-9	208 DAYS AVE	01/31/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$44,600	31.86	\$160,677	\$40,826	\$99,174	\$87,610	1.132	1,571	\$63.13	00017	31.6292	REVIEWED	\$38,458	No	NEAR SOUTH SIDE AREA	401	
58-1500-0049-01-5	308 DAYS AVE	07/19/24	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$73,100	65.27	\$137,226	\$29,211	\$82,789	\$78,958	1.049	1,992	\$41.56	00017	39.9766	D	\$29,211	No	NEAR SOUTH SIDE AREA	401	
58-1500-0080-00-1	707 S OAK ST	07/16/24	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$65,800	38.03	\$138,817	\$42,880	\$130,120	\$84,749	1.535	1,342	\$96.96	00015	8.7071	D	\$42,880	No	DAYS AVE SOUTH AREA	401	
58-1500-0111-00-4	405 DAYS AVE	12/13/24	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$90,100	49.60	\$187,299	\$40,905	\$109,961	\$109,961	1.127	1,828	\$66.87	00017	32.1133	CD	\$35,176	No	NEAR SOUTH SIDE AREA	401	
58-1500-0114-00-3	406 S RED BUD TR	06/14/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$54,800	34.25	\$124,420	\$26,800	\$133,200	\$71,360	1.867	1,206	\$110.45	00017	41.8320	D	\$26,800	No	NEAR SOUTH SIDE AREA	401	
58-1500-0124-01-7	208 E CHICAGO ST	07/19/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$66,300	42.77	\$153,198	\$34,044	\$120,956	\$87,101	1.389	1,197	\$101.05	00017	5.9593	REVIEWED	\$29,853	No	NEAR SOUTH SIDE AREA	401	
58-1600-0044-00-1	314 SHORT ST	12/21/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,500	40.45	\$126,825	\$27,846	\$82,154	\$72,253	1.135	1,016	\$80.86	00016	31.2822	D	\$26,900	No	NEAR NORTH SIDE, MA	401	
58-6900-0015-00-8	408 BESSON ST	06/20/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$74,800	34.79	\$221,922	\$73,686	\$141,914	\$108,798	1.304	1,696	\$83.68	00020	14.3684	CD	\$70,792	No	SOUTH REDBUD & EAST	401	
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	\$176,736	\$37,416	\$147,584	\$101,842	1.449	1,248	\$118.26	00016	0.0864	C	\$37,158	No	NEAR NORTH SIDE, MA	401	
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	\$243,354	\$38,066	\$235,934	\$150,064	1.572	1,754	\$134.51	00016	12.3938	C	\$37,158	No	NEAR NORTH SIDE, MA	401	
58-8500-0008-00-3	109 W FIFTH ST	12/29/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$36,800	33.45	\$109,711	\$21,671	\$88,925	\$59,971	1.473	832	\$136.46	00016	2.4598	D	\$21,671	No	NEAR NORTH SIDE, MA	401	
Totals:			\$3,280,000			\$3,280,000	\$1,210,000		\$3,132,944		\$2,492,271	\$1,704,699	1.445				0.254506196						
								Sale. Ratio >>	37.06				E.C.F. >>	1.445			Std. Deviation:>>	0.254506196					
								Std. Dev. >>	8.92				Ave. E.C.F. >>	1.448			Ave. Variance>>	21.1274				Coefficient of Var>>	14.88790003
													ORIG ECF = 1.464 STD DEV = 0.4687 MAX ECF = 1.932 MIN ECF = 0.990										

58-0026-0128-00-1	104 W FOURTH ST	09/20/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$55,500	30.83	\$127,771	\$36,576	\$143,424	\$66,663	2.151	1,176	\$121.96	00016	215.1478	D	\$33,029	No	NEAR NORTH SIDE, MA	401
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	\$196,461	\$36,344	\$227,156	\$117,045	1.941	1,691	\$134.33	00015	35.1579	CD	\$35,376	No	DAYS AVE SOUTH AREA	401
58-1500-0083-00-6	601 DAYS AVE	09/06/24	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$62,900	31.29	\$150,075	\$35,995	\$85,005	\$83,392	1.979	784	\$210.47	00015	7.4249	CD	\$35,376	No	DAYS AVE SOUTH AREA	401
58-0026-0126-00-8	110 W FOURTH ST	04/05/24	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$71,300	57.09	\$169,806	\$40,432	\$84,468	\$84,572	0.893	1,729	\$48.85	00016	89.3164	CD	\$40,432	No	NEAR NORTH SIDE, MA	401
58-1500-0042-00-2	107 E CHICAGO ST	07/26/23	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$26,500	73.61	\$52,107	\$32,141	\$33,859	\$14,595	0.264	756	\$5.10	00017	26.4405	D	\$31,837	No	NEAR SOUTH SIDE AREA	401
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	\$126,439	\$38,270	\$56,730	\$64,451	0.880	750	\$75.64	00016	117.2717	D	\$35,376	No	NEAR NORTH SIDE, MA	401
58-6800-0001-00-1	203 S RED BUD TR	01/12/24	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$53,800	61.40	\$160,762	\$55,764	\$42,236	\$76,763	0.550	1,176	\$35.91	00020	168.9103	D	\$55,764	No	SOUTH REDBUD & EAST	401
58-6800-0015-00-1	505 S RED BUD TR	09/23/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$62,800	27.91	\$149,960	\$38,036	\$186,964	\$11,743	2.287	1,488	\$125.65	00020	4.8022	D	\$35,376	No	SOUTH REDBUD & EAST	401

SALES NOT USED

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	\$203,486	\$37,682	\$5,318	\$121,202	0.044	1,592	\$3.34	00016	4.3877	D	\$36,323	No	NEAR NORTH SIDE, MA	401
58-0340-0019-00-1	207 E THIRD ST	10/03/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$44,300	110.75	\$63,967	\$29,570	\$10,430	\$25,144	0.415	1,736	\$6.01	00016	41.4811	D	\$29,211	No	NEAR NORTH SIDE, MA	401
58-1500-0049-01-5	308 DAYS AVE	07/26/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$63,600	159.00	\$137,226	\$29,211	\$10,789	\$78,958	0.137	1,992	\$5.42	00017	13.6642	D	\$29,211	No	NEAR SOUTH SIDE AREA	401
58-6900-0044-00-0	401 BESSON ST	06/04/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$0	0.00	\$190,499	\$53,664	\$36,936	\$100,464	0.368	1,352	\$77.32	00020	38.7652	CD	\$53,664	No	SOUTH REDBUD & EAST	401
58-7250-0062-00-3	108 W DEWEY ST	03/04/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$25,500	10.20	\$216,322	\$44,462	\$205,538	\$125,629	1.636	2,192	\$93.77	00016	163.6076	CD	\$42,467	No	NEAR NORTH SIDE, MA	401
58-1500-0027-01-1	708 S OAK ST	04/30/24	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$59,500	22.04	\$201,364	\$93,589	\$176,411	\$78,783	2.239	1,602	\$110.12	00015	223.5264	REVIEWED	\$88,459	No	DAYS AVE SOUTH AREA	401
58-1200-0026-00-8	307 W SMITH ST	05/08/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$33,200	24.06	\$105,249	\$39,835	\$68,165	\$47,817	2.053	735	\$133.56	00013	205.2620	D	\$39,568	No	S/S SMITH & CLARK ST AR	401
58-7250-0052-00-6	109 W DEWEY ST	08/13/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$103,900	37.24	\$245,253	\$45,406	\$233,584	\$146,990	1.589	2,184	\$106.96	00016	158.9185	C	\$41,821	No	NEAR NORTH SIDE, MA	401
58-0026-0144-00-6	434 MOCCASIN	08/01/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$69,000	27.60	\$163,034	\$39,606	\$210,334	\$90,181	2.332	1,344	\$156.50	00016	233.2346	CD	\$37,418	No	NEAR NORTH SIDE, MA	401

2026 ECF ANALYSIS RESIDENTIAL NEIGHBORHOODS #18 FAR NORTHWEST AREA; #21 FOURTH & MOCCASIN NW; AND #22 HARLAN REMUS DETROIT ST 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	Blk. Residual	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Buildout Style	Land Value	Appr. by Exp.	Other Parcels in Sale	Land Table	Property Class
58-0026-0062-03-4	413 CHIPPEWAST	10/23/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$102,500	38.68	\$210,964	\$71,202	\$193,798	\$100,332	1.932	1,204	\$160.86	00018	15.2283 C	\$47,092	No		FAR NORTHWEST AREA	401
58-0026-0070-00-2	308 W FOURTH ST	07/25/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$70,200	36.00	\$161,146	\$79,753	\$165,247	\$94,324	1.752	1,400	\$118.03	00021	2.7378 D	\$29,753	No		FOURTH & MOCCASIN NW	401
58-5950-0013-00-3	315 HARLAN AVE	11/16/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$94,400	37.80	\$229,196	\$33,600	\$195,400	\$133,956	1.973	1,795	\$134.67	00022	20.9973 C	\$31,130	No		HARLAN REMUS DETROIT	401
58-5950-0018-00-8	304 REMUS DR	10/24/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$64,300	40.19	\$193,498	\$24,607	\$135,393	\$78,170	1.732	1,050	\$128.55	00022	4.7261 CD	\$24,142	No		HARLAN REMUS DETROIT	401
58-7500-0008-00-1	413 REMUS DR	12/13/24	\$274,500	WD	03-ARM'S LENGTH	\$274,500	\$109,100	39.74	\$217,777	\$42,365	\$232,135	\$126,924	1.843	1,450	\$160.09	00022	6.4164 C	\$41,641	No	58-7500-0008-03-6	HARLAN REMUS DETROIT	401
58-7500-0008-03-6	413 REMUS DR	12/13/24	\$274,500	WD	03-ARM'S LENGTH	\$274,500	\$109,100	39.74	\$217,777	\$42,365	\$232,135	\$126,924	1.843	1,450	\$160.09	00022	6.4164 C	\$41,641	No	58-7500-0008-00-1	HARLAN REMUS DETROIT	401
Totals:						\$1,419,000	\$549,700		\$1,166,358		\$1,175,128	\$662,230		\$142.13		0.4789						
Sale. Ratio >>							38.74				E.C.F. >>	1.779		Std. Deviation>>	0.123961081							
Std. Dev. >>							1.68				Avg. E.C.F. >>	1.779		Avg. Variance>>	9.3837	Coefficient of Var>>	5.26897941					

ORIG ECF = 1.678
 STD DEV = 0.258
 MAX ECF = 1.936
 MIN ECF = 1.420

58-5950-0013-00-6	314 REMUS DR	11/22/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$67,500	45.00	\$160,683	\$26,119	\$123,881	\$96,600	1.282	768	\$161.30	00022	53.7949 CD	\$24,142	No		HARLAN REMUS DETROIT	401
58-7500-0064-00-9	747 CHIPPEWAST	02/05/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$41,000	45.56	\$96,328	\$13,971	\$76,029	\$60,558	1.255	728	\$104.44	00018	125.5478 CD	\$11,216	No		FAR NORTHWEST AREA	401

NOT USED

58-7500-0003-00-0	728 CHIPPEWAST	01/12/24	\$179,500	WD	03-ARM'S LENGTH	\$179,500	\$92,800	51.70	\$201,661	\$95,613	\$83,887	\$76,129	1.102	1,122	\$74.77	00018	110.1903 CD	\$94,682	No		FAR NORTHWEST AREA	401
58-7500-0008-01-0	409 REMUS DR	07/29/24	\$193,587	WD	03-ARM'S LENGTH	\$193,587	\$107,400	55.48	\$216,080	\$79,875	\$113,712	\$97,778	1.163	1,104	\$103.00	00022	116.2959 C	\$79,291	No		HARLAN REMUS DETROIT	401
58-0026-0008-00-1	623 W FOURTH ST	11/28/24	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$93,800	24.22	\$297,448	\$11,025	\$347,375	\$190,828	1.800	1,314	\$229.44	00018	182.0389 C	\$23,370	No		FAR NORTHWEST AREA	401
58-7500-0063-02-8	905 CHIPPEWAST	09/24/24	\$172,200	WD	03-ARM'S LENGTH	\$172,200	\$44,800	26.02	\$114,866	\$12,363	\$105,847	\$73,951	1.272	936	\$170.78	00018	217.2165 D	\$11,440	No		FAR NORTHWEST AREA	401
58-7500-0065-01-3	727 CHIPPEWAST	02/14/25	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$70,600	33.78	\$145,411	\$64,383	\$144,617	\$58,168	2.486	828	\$174.66	00018	248.6196 D	\$61,688	No		FAR NORTHWEST AREA	401

2026 ECF ANALYSIS RESIDENTIAL NEIGHBORHOODS #19 NEAR SW AREA, #24 MILLER, MCCUMBER, OTTAWA; #27 FAR WEST, FRONT, ROE, POLIS, HILLVIEW; #30 FAR SW - TERRE COUPE, AND #31 WEST - CHICAGO, CAYUGA, ROE

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 Min. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
58-0035-0215-00-0	309 TERRE COUPE RD	09/16/24	\$630,000	WD	03-ARMS LENGTH	\$630,000	\$238,700	27.88	\$555,667	\$86,150	\$333,810	\$340,201	1.569	2,854	\$187.04	00030	11.5974	B	\$57,690	FAR SW - TERRE COUPE AI	401
58-0035-0224-04-1	651 TERRE COUPE RD	10/13/23	\$310,000	WD	03-ARMS LENGTH	\$310,000	\$0	0.00	\$281,758	\$38,511	\$271,489	\$176,266	1.540	1,120	\$242.40	00030	8.7096	C	\$30,910	FAR SW - TERRE COUPE AI	401
58-1200-0057-00-1	119 W CHICAGO ST	06/22/23	\$132,000	WD	03-ARMS LENGTH	\$132,000	\$43,400	32.88	\$119,591	\$38,762	\$93,238	\$58,572	1.592	977	\$95.43	00019	13.8731	D	\$38,138	NEAR SOUTHWEST AREA	401
58-1200-0059-00-9	123 W ROE ST	08/29/24	\$199,000	WD	03-ARMS LENGTH	\$199,000	\$55,200	32.69	\$146,104	\$16,387	\$159,613	\$91,624	1.640	1,652	\$92.86	00019	18.7108	CD	\$18,387	NEAR SOUTHWEST AREA	401
58-1300-0070-00-7	203 CLARK ST	05/06/23	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$59,200	27.53	\$185,364	\$69,275	\$154,726	\$90,644	1.707	1,094	\$141.43	00019	25.3819	D	\$38,114	NEAR SOUTHWEST AREA	401
58-1300-0010-00-1	316 W CHICAGO ST	03/19/24	\$335,000	WD	03-ARMS LENGTH	\$335,000	\$151,600	45.25	\$389,164	\$81,134	\$253,666	\$208,717	1.216	3,148	\$80.64	00019	23.6815	CD	\$80,231	NEAR SOUTHWEST AREA	401
58-1350-0052-00-1	722 W ROE ST	07/07/23	\$119,810	WD	03-ARMS LENGTH	\$119,810	\$59,000	49.24	\$129,198	\$26,423	\$91,387	\$73,025	1.251	1,352	\$67.59	00027	20.1887	CD	\$26,423	FAR WEST, FRONT ROE PC	401
58-1350-0100-00-6	713 W ROE ST	06/23/23	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$92,300	42.93	\$229,849	\$51,254	\$163,746	\$129,417	1.265	1,356	\$120.76	00027	18.7867	C	\$42,634	FAR WEST, FRONT ROE PC	401
58-1350-0111-00-8	714 POLIS ST	08/16/24	\$85,000	WD	03-ARMS LENGTH	\$85,000	\$42,200	49.65	\$96,413	\$26,423	\$56,577	\$48,268	1.148	652	\$86.77	00027	30.4780	D	\$26,423	FAR WEST, FRONT ROE PC	401
58-1350-0134-00-8	304 HILLVIEW AVE	12/03/24	\$131,000	WD	03-ARMS LENGTH	\$131,000	\$52,200	39.89	\$117,520	\$34,158	\$96,942	\$90,407	1.003	960	\$100.88	00027	15.6223	D	\$33,186	FAR WEST, FRONT ROE PC	401
58-3050-0007-00-8	407 W ROE ST	11/01/24	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$74,500	45.39	\$164,376	\$36,423	\$129,577	\$93,444	1.387	1,170	\$110.75	00011	6.6452	CD	\$33,770	WEST - CHICAGO CAYUGA	401
58-3050-0013-00-8	416 W CHICAGO ST	09/19/23	\$170,000	WD	03-ARMS LENGTH	\$170,000	\$56,900	33.47	\$141,696	\$35,866	\$134,114	\$76,674	1.749	1,272	\$105.44	00011	29.6018	D	\$33,770	WEST - CHICAGO CAYUGA	401
58-3050-0014-00-4	418 W CHICAGO ST	04/19/24	\$185,000	WD	03-ARMS LENGTH	\$185,000	\$83,800	45.35	\$183,138	\$51,668	\$133,332	\$95,208	1.400	1,440	\$92.59	00011	5.3984	D	\$33,770	WEST - CHICAGO CAYUGA	401
58-3050-0027-00-9	115 TERRE COUPE RD	10/11/23	\$185,000	WD	03-ARMS LENGTH	\$185,000	\$63,000	34.18	\$154,595	\$42,668	\$122,332	\$84,005	1.456	984	\$123.07	00011	0.3116	CD	\$42,004	WEST - CHICAGO CAYUGA	401
58-4500-0008-01-9	308 WHITMAN CT	06/28/24	\$190,000	WD	03-ARMS LENGTH	\$190,000	\$85,500	45.21	\$198,013	\$42,866	\$147,134	\$112,425	1.309	1,823	\$90.66	00019	14.4403	CD	\$59,141	NEAR SOUTHWEST AREA	401
58-4900-0009-00-7	303 W FRONT ST	06/29/23	\$485,000	WD	03-ARMS LENGTH	\$485,000	\$190,900	39.36	\$440,727	\$67,943	\$417,057	\$270,133	1.544	2,004	\$208.11	00019	9.0764	C	\$60,800	NEAR SOUTHWEST AREA	401
58-4950-0029-00-4	320 MILLER ST	10/29/24	\$162,000	LC	03-ARMS LENGTH	\$162,000	\$72,200	44.57	\$170,253	\$71,544	\$90,456	\$71,528	1.265	970	\$93.25	00024	18.8510	D	\$71,544	MILLER MCCUMBER OTTAWA	401
58-7100-0021-00-2	404 HILL ST	03/14/25	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$53,200	39.48	\$125,324	\$46,744	\$86,256	\$55,493	1.554	672	\$128.36	00027	10.1236	D	\$47,825	FAR WEST, FRONT ROE PC	401
58-7550-0006-00-5	119 CHARLES CT	01/17/25	\$138,963	WD	03-ARMS LENGTH	\$138,963	\$59,800	43.08	\$123,452	\$39,534	\$106,429	\$76,303	1.413	1,224	\$86.95	00019	3.9794	D	\$29,569	NEAR SOUTHWEST AREA	401
Totals:			\$4,136,773			\$4,136,773	\$1,534,400	37.10	\$3,956,262	\$3,232,980	\$2,212,915	\$118.68	1.461			\$118.68	0.8029				
							Sale. Ratio =>	37.10					E.C.F. =>	1.461			Std. Deviation=>	0.176154548			
							Std. Dev. =>	11.07					Ave. E.C.F. =>	1.453			Ave. Variance=>	14.9882	Coefficient of Var=>	0.131445892	

ORIG ECF = 1.484
 STD DEV = 0.349
 MAX ECF = 1.833
 MIN ECF = 1.135

58-3150-0002-00-2	413 W FRONT ST	08/13/24	\$297,000	WD	03-ARMS LENGTH	\$297,000	\$95,600	32.19	\$219,209	\$63,534	\$233,466	\$112,808	2.070	1,877	\$124.38	00031	#REF!	CD	\$61,553	WEST - CHICAGO CAYUGA	401
58-4950-0016-00-9	309 MC CUMBER ST	08/29/24	\$321,000	WD	03-ARMS LENGTH	\$321,000	\$73,200	22.90	\$201,080	\$42,435	\$278,966	\$134,980	2.422	1,344	\$207.27	00024	242.3144	D	\$34,811	MILLER MCCUMBER OTTAWA	401
58-4950-0017-00-6	307 MC CUMBER ST	08/25/23	\$170,000	WD	03-ARMS LENGTH	\$170,000	\$47,400	27.88	\$133,638	\$36,139	\$133,861	\$89,201	1.934	824	\$162.45	00024	193.4387	D	\$35,772	MILLER MCCUMBER OTTAWA	401
58-0034-0009-00-3	919 TERRE COUPE RD	10/11/24	\$125,000	WD	03-ARMS LENGTH	\$125,000	\$63,600	50.88	\$144,927	\$49,424	\$75,576	\$67,031	1.127	732	\$103.25	00030	112.7476	CD	\$46,125	FAR SW - TERRE COUPE AI	401
58-1200-0076-00-5	124 W CHICAGO ST	08/29/24	\$159,000	WD	03-ARMS LENGTH	\$159,000	\$101,800	64.03	\$201,145	\$76,978	\$82,022	\$89,976	0.912	1,936	\$42.37	00019	91.1598	D	\$76,276	NEAR SOUTHWEST AREA	401
58-1300-0003-01-2	107 S DETROIT ST	10/29/24	\$167,500	WD	03-ARMS LENGTH	\$167,500	\$90,000	54.09	\$201,184	\$56,795	\$110,704	\$104,629	1.058	1,470	\$75.31	00019	165.8062	C	\$53,059	NEAR SOUTHWEST AREA	401
58-7100-0021-00-2	404 HILL ST	05/13/24	\$95,000	WD	03-ARMS LENGTH	\$95,000	\$53,300	56.11	\$125,324	\$46,744	\$46,256	\$55,493	0.834	672	\$68.83	00027	#REF!	D	\$47,825	FAR WEST, FRONT ROE PC	401

NOT USED

58-1350-0128-00-8	208 GLASER AVE	12/13/24	\$149,900	WD	03-ARMS LENGTH	\$149,900	\$45,800	30.55	\$102,967	\$34,286	\$115,614	\$49,769	2.323	700	\$165.16	00027	232.3020	CD	\$34,093	FAR WEST, FRONT ROE PC	401
58-1350-0160-00-9	112 TERRE COUPE RD	06/24/24	\$186,500	WD	03-ARMS LENGTH	\$186,500	\$54,000	28.95	\$117,720	\$31,106	\$155,394	\$62,764	2.478	852	\$182.39	00027	247.5855	D	\$29,583	FAR WEST, FRONT ROE PC	401
58-3100-0003-01-1	316 HILLVIEW AVE	06/21/24	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$69,700	24.46	\$190,447	\$26,493	\$256,507	\$117,358	2.186	1,570	\$163.38	00027	218.5980	CD	\$26,925	FAR WEST, FRONT ROE PC	401
58-1350-0021-00-9	625 W FRONT ST	12/21/23	\$32,000	WD	03-ARMS LENGTH	\$32,000	\$30,700	95.94	\$80,789	\$29,240	\$2,760	\$41,702	0.066	720	\$3.83	00027	6.6184	CD	\$29,240	FAR WEST, FRONT ROE PC	401
58-3050-0020-02-1	432 W CHICAGO ST	07/12/24	\$80,000	WD	03-ARMS LENGTH	\$80,000	\$65,200	108.50	\$180,687	\$46,700	\$30,300	\$99,296	0.305	914	\$33.15	00011	30.5241	D	\$46,700	WEST - CHICAGO CAYUGA	401
58-3100-0007-01-0	310 HILLVIEW AVE	04/30/24	\$10,000	WD	03-ARMS LENGTH	\$10,000	\$0	0.00	\$157,801	\$35,291	(\$25,291)	\$88,775	(\$.285)	1,064	(\$23.77)	00027	28.4888	D	\$35,291	FAR WEST, FRONT ROE PC	401
58-3100-0008-00-0	308 HILLVIEW AVE	04/30/24	\$10,000	WD	03-ARMS LENGTH	\$10,000	\$0	0.00	\$157,801	\$35,291	(\$25,291)	\$88,775	(\$.285)	1,064	(\$23.77)	00027	28.4888	D	\$35,291	FAR WEST, FRONT ROE PC	401

2026 ECF ANALYSIS RESIDENTIAL NEIGHBORHOODS #25 NEAR SE SIDE, HEIGHTS AREA; #28 LIBERTY HEIGHTS; AND #29 LIBERTY HEIGHTS EAST - CLAREMONT

Parcel Number	Street Address	Sale Date	Sale Price	Insty.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Acq/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (M)	Building Style	Land Value	Land Table	Property Class
58-4500-0018-00-1	322 SYLVAN AVE	06/19/24	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$60,900	41.79	\$148,813	\$49,962	\$104,038	\$73,318	1.419	842	\$123.56	00025	6.5966	REVIEWED	\$22,866	NEAR SE SIDE, HEIGHTS A	401
58-4500-0053-00-1	217 SYLVAN AVE	05/25/23	\$159,000	WD	03-ARMS LENGTH	\$159,000	\$60,500	38.05	\$147,717	\$28,266	\$130,734	\$81,204	1.610	816	\$160.21	00025	12.4884	CD	\$20,434	NEAR SE SIDE, HEIGHTS A	401
58-4500-0086-00-1	505 CECIL AVE	08/23/24	\$227,000	WD	03-ARMS LENGTH	\$227,000	\$105,700	46.56	\$229,680	\$41,389	\$188,611	\$128,002	1.450	1,502	\$123.58	00025	3.4900	C	\$40,869	NEAR SE SIDE, HEIGHTS A	401
58-4500-0106-00-7	309 CECIL AVE	06/27/23	\$172,500	WD	03-ARMS LENGTH	\$172,500	\$89,800	49.46	\$160,183	\$20,566	\$151,935	\$84,914	1.601	1,032	\$147.22	00025	11.5808	CD	\$20,434	NEAR SE SIDE, HEIGHTS A	401
58-4500-0111-00-1	217 CECIL AVE	07/19/24	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$86,100	52.18	\$178,188	\$22,541	\$142,459	\$105,810	1.346	1,294	\$110.09	00025	13.8011	CD	\$22,478	NEAR SE SIDE, HEIGHTS A	401
58-4500-0129-00-7	320 LIBERTY AVE	02/26/24	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$52,000	43.33	\$124,265	\$24,920	\$96,080	\$67,536	1.408	735	\$129.36	00028	7.7114	CD	\$24,424	LIBERTY HEIGHTS	401
58-4500-0158-00-7	303 LIBERTY AVE	11/04/24	\$180,000	WD	03-ARMS LENGTH	\$180,000	\$81,100	45.06	\$170,729	\$25,160	\$154,840	\$88,959	1.565	1,486	\$103.50	00028	7.9723	D	\$24,424	LIBERTY HEIGHTS	401
58-4500-0160-00-1	301 LIBERTY AVE	04/24/24	\$146,000	WD	03-ARMS LENGTH	\$146,000	\$70,500	48.29	\$163,353	\$24,916	\$121,084	\$84,111	1.287	1,830	\$86.17	00028	19.8352	D	\$24,424	LIBERTY HEIGHTS	401
58-6200-0001-00-2	706 RYNEARSON ST	06/29/24	\$243,007	WD	03-ARMS LENGTH	\$243,007	\$107,600	44.28	\$245,359	\$52,673	\$190,334	\$130,990	1.453	1,454	\$130.90	00029	3.1918	REVIEWED	\$49,507	LIBERTY HEIGHTS EAST-CI	401
58-6200-0007-00-1	318 CLAREMONT AVE	12/17/24	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$87,800	43.80	\$194,969	\$42,447	\$157,553	\$103,706	1.519	1,338	\$118.64	00029	3.4266	C	\$43,843	LIBERTY HEIGHTS EAST-CI	401
58-6200-0022-00-0	311 CLAREMONT AVE	12/01/23	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$82,600	38.42	\$193,270	\$38,131	\$178,869	\$105,465	1.677	1,260	\$140.37	00029	19.2077	C	\$37,173	LIBERTY HEIGHTS EAST-CI	401
Totals:			\$1,972,507			\$1,972,507	\$864,100		\$1,866,556		\$1,610,537	\$1,084,015			\$123.06						
								Sale Ratio =>	43.81				E.C.F. =>	1.466		Std. Deviation=>	0.120226609				
								Std. Dev. =>	4.21				Ave. E.C.F. =>	1.485		Ave. Variance=>	9.9428	Coefficient of Var=>	6.895639421		

ORIG ECF = 1.476
 STD DEV = 0.250
 MAX ECF = 1.726
 MIN ECF = 1.226

58-4500-0161-00-8	219 LIBERTY AVE	10/04/24	\$243,000	WD	03-ARMS LENGTH	\$243,000	\$79,300	32.63	\$202,005	\$34,164	\$206,836	\$114,100	1.830	1,242	\$168.14	00028	183.0290	REVIEWED	\$27,354	LIBERTY HEIGHTS	401
58-6200-0009-00-3	322 CLAREMONT AVE	04/19/24	\$249,000	WD	03-ARMS LENGTH	\$249,000	\$89,000	35.74	\$197,822	\$42,328	\$206,672	\$105,706	1.955	1,201	\$172.08	00029	74.6846	C	\$41,841	LIBERTY HEIGHTS EAST-CI	401
58-4500-0005-00-6	214 SYLVAN AVE	06/05/23	\$78,000	WD	03-ARMS LENGTH	\$78,000	\$43,700	56.03	\$104,542	\$21,054	\$56,946	\$56,756	1.003	764	\$74.54	00025	100.3349	D	\$20,434	NEAR SE SIDE, HEIGHTS A	401
58-4500-0013-00-9	312 SYLVAN AVE	01/19/24	\$115,000	WD	03-ARMS LENGTH	\$115,000	\$57,600	50.09	\$147,973	\$21,324	\$93,676	\$86,097	1.088	1,140	\$82.17	00025	108.8026	D	\$20,434	NEAR SE SIDE, HEIGHTS A	401
58-6200-0002-00-9	308 CLAREMONT AVE	07/21/23	\$229,000	WD	03-ARMS LENGTH	\$229,000	\$119,300	52.10	\$269,078	\$44,483	\$184,517	\$152,682	1.209	1,422	\$129.76	00029	120.8506	C	\$41,673	LIBERTY HEIGHTS EAST-CI	401

58-0025-0015-10-1	701 E FRONT ST	06/17/24	\$222,000	WD	03-ARMS LENGTH	\$222,000	\$63,900	28.78	\$141,063	\$28,759	\$195,241	\$77,705	2.513	1,316	\$148.36	00025	251.2594	CD	\$24,823	NEAR SE SIDE, HEIGHTS A	401
58-0036-0238-00-8	105 S RED BUD TR	04/17/23	\$39,000	WD	03-ARMS LENGTH	\$39,000	\$46,500	119.23	\$55,162	\$22,095	\$16,905	\$22,698	0.745	1,096	\$15.42	00025	74.4781	D	\$22,086	NEAR SE SIDE, HEIGHTS A	401
58-0036-0240-00-2	109 S RED BUD TR	06/29/24	\$273,000	WD	03-ARMS LENGTH	\$273,000	\$63,400	23.22	\$237,626	\$36,758	\$236,242	\$136,552	1.730	1,876	\$125.93	00025	173.0652	REVIEWED	\$33,902	NEAR SE SIDE, HEIGHTS A	401
58-0036-0247-00-7	310 RYNEARSON ST	04/18/24	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$78,700	26.23	\$218,643	\$36,514	\$263,486	\$123,813	2.128	2,065	\$127.60	00025	212.8995	D	\$36,514	NEAR SE SIDE, HEIGHTS A	401

2026 ECF ANALYSIS RESIDENTIAL NEIGHBORHOOD #4980 MIDDLETON COURT

Parcel Number	Parcel Address	Sale Date	Sale Price	Area	Terms of Sale	Alt. Cont. #	Alt. Cont. Price	Alt. Cont. Sale	Cont. Approval	Land Use	Prop. Resident	Cont. Maint. #	E.C.F.	Cont. Area	A.P.N.	ECF Area	Prop. to Maint. #
		Totals:	\$0			\$0	\$0	0.00	\$0		\$0	\$0	0.000			\$0.00	0.0000
						Sale. Ratio =>							E.C.F. =>			Std. Deviation=>	#DIV/0!
						Std. Dev. =>							Ave. E.C.F. =>			Ave. Variance=>	0.0000 Coefficient of Var=>

0 SALES
 USED % OF CHANGE FROM SIMILAR NEIGHBORHOOD
 7.11% DECREASE FROM LAST YEAR
 CONCLUDED = 1.110

2026 ECF ANALYSIS RESIDENTIAL NEIGHBORHOOD #5600 OTTAWA 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	Blgp. Residual	Cost Main \$	E.C.F.	Floor Area	\$/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
58-5600-0003-00-5	701 OTTAWA CT	09/14/24	\$354,000	WD	03-ARMS LENGTH	\$354,000	\$187,400	52.80	\$355,086	\$40,700	\$314,200	\$295,208	1.057	2,398	\$131.14	5600	8.4037	BC	\$40,700	OTTAWA RIDGE CONDO P	401
58-5600-0004-00-1	703 OTTAWA CT	09/24/24	\$290,000	WD	03-ARMS LENGTH	\$290,000	\$152,600	52.62	\$323,409	\$45,787	\$244,203	\$252,834	0.968	1,834	\$133.15	5600	4.7521	BC	\$40,700	OTTAWA RIDGE CONDO P	401
58-5600-0005-00-8	705 OTTAWA CT	02/29/24	\$245,000	WD	03-ARMS LENGTH	\$245,000	\$110,200	44.98	\$270,004	\$43,358	\$201,644	\$206,419	0.977	1,117	\$180.52	5600	3.6516	BC	\$40,700	OTTAWA RIDGE CONDO P	401

Totals: \$889,000 \$450,200 \$889,000 \$948,479 \$760,047 \$745,561 \$148.27 0.6046

Sale Ratio => 50.59 E.C.F. => 1.019
 Std. Dev. => 4.47 Ave. E.C.F. => 1.013

Std. Deviation=> 0.072985794
 Ave. Variance=> 5.6025 Coefficient of Var=> 5.529487812

ORIG ECF = 1.019
 STD DEV = 0.073
 MAX ECF = 1.087
 MIN ECF = 0.947

2026 ECF ANALYSIS RESIDENTIAL NEIGHBORHOOD #45 SCHIRMER PARKWAY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acq. when Sold	Acq./Adj. Sale	Cur. Appraisal	Land + Yard	Blgd. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
58-6770-0052-04-1	118 SCHIRMER PKWY	08/30/24	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$72,800	36.40	\$198,921	\$56,100	\$143,900	\$120,018	1.199	1,475	\$97.56	00045	0.0000	CD	\$56,100	SCHIRMER PARKWAY	401
Totals:			\$200,000			\$200,000	\$72,800		\$198,921		\$143,900	\$120,018			\$97.56		0.0000				
						Sale. Ratio <=>	36.40			E.C.F. <=>	1.199	Std. Deviation<=>	#DIV/0!			#DIV/0!					
						Std. Dev. <=>	#DIV/0!			Ave. E.C.F. <=>	1.199	Ave. Variance<=>	0.0000			Coefficient of Var<=>			0		

USED % OF CHANGE FROM SIMILAR NEIGHBORHOOD
 7.56% DECREASE
 2026 CONCLUDED 1.100

NOT USED

58-0025-0272-14-6	318 SCHIRMER PKWY	08/23/24	\$32,000	WD	03-ARMS LENGTH	\$32,000	\$27,600	86.25	\$83,286	\$83,286	(\$51,286)	\$0	#DIV/0!	0	#DIV/0!	00045	#DIV/0!	CD	\$83,286	SCHIRMER PARKWAY	401
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