

RESIDENTIAL ECF AREAS FOR ANALYSIS (ECF CODE / NAME)			
998	CONTAINER HOUSES	14C	SEC 14 COLONIAL
03B	SEC 3 BUNGALOW	14O	SEC 14 OTHER
03C	SEC 3 COLONIAL	14R	SEC 14 RANCH
03D	SEC 3 DUPLEX	14T	SEC 14 BI-LEVEL/TRI-LEVEL
03O	SEC 3 OTHER	14V	SEC 14 VACANT
03R	SEC 3 RANCH	15B	SEC 15 BUNGALOW
03T	SEC 3 BI-LEVEL/TRI-LEVEL	15C	SEC 15 COLONIAL
03V	SEC 3 VACANT	15D	SEC 15 DUPLEX
04B	SEC 4 BUNGALOW	15O	SEC 15 OTHER
04C	SEC 4 COLONIAL	15R	SEC 15 RANCH
04O	SEC 4 OTHER	15T	SEC 15 BI-LEVEL/TRI-LEVEL
04R	SEC 4 RANCH	15V	SEC 15 VACANT
04T	SEC 4 BI-LEVEL/TRI-LEVEL	16B	SEC 16 BUNGALOW
04V	SEC 4 VACANT	16C	SEC 16 COLONIAL
05B	SEC 5 BUNGALOW	16D	SEC 16 DUPLEX
05C	SEC 5 COLONIAL	16O	SEC 16 OTHER
05D	SEC 5 DUPLEX	16R	SEC 16 RANCH
05O	SEC 5 OTHER	16T	SEC 16 BI-LEVEL/TRI-LEVEL
05R	SEC 5 RANCH	16V	SEC 16 VACANT
05T	SEC 5 BI-LEVEL/TRI-LEVEL	17B	SEC 17 BUNGALOW
05V	SEC 5 VACANT	17C	SEC 17 COLONIAL
06B	SEC 6 BUNGALOW	17D	SEC 17 DUPLEX
06C	SEC 6 COLONIAL	17O	SEC 17 OTHER
06D	SEC 6 DUPLEX	17R	SEC 17 RANCH
06O	SEC 6 OTHER	17T	SEC 17 BI-LEVEL/TRI-LEVEL
06R	SEC 6 RANCH	17V	SEC 17 VACANT
06T	SEC 6 BI-LEVEL/TRI-LEVEL	20B	SEC 20 BUNGALOW
06V	SEC 6 VACANT	20C	SEC 20 COLONIAL
07B	SEC 7 BUNGALOW	20O	SEC 20 OTHER
07C	SEC 7 COLONIAL	20R	SEC 20 RANCH
07O	SEC 7 OTHER	21B	SEC 21 BUNGALOW
07R	SEC 7 RANCH	21C	SEC 21 COLONIAL
07T	SEC 7 BI-LEVEL/TRI-LEVEL	21D	SEC 21 DUPLEX
07V	SEC 7 VACANT	21O	SEC 21 OTHER
08B	SEC 8 BUNGALOW	21R	SEC 21 RANCH
08C	SEC 8 COLONIAL	21S	SEC 21 SINGLE FAMILY
08D	SEC 8 DUPLEX	21T	SEC 21 BI-LEVEL/TRI-LEVEL
08O	SEC 8 OTHER	21V	SEC 21 VACANT
08R	SEC 8 RANCH	22B	SEC 22 BUNGALOW
08T	SEC 8 BI-LEVEL/TRI-LEVEL	22C	SEC 22 COLONIAL
08V	SEC 8 VACANT	22D	SEC 22 DUPLEX
09B	SEC 9 BUNGALOW	22O	SEC 22 OTHER
09C	SEC 9 COLONIAL	22R	SEC 22 RANCH
09D	SEC 9 DUPLEX	22T	SEC 22 BI-LEVEL/TRI-LEVEL
09O	SEC 9 OTHER	22V	SEC 22 VACANT
09R	SEC 9 RANCH	23B	SEC 23 BUNGALOW
09T	SEC 9 BI-LEVEL/TRI-LEVEL	23C	SEC 23 COLONIAL
09V	SEC 9 VACANT	23D	SEC 23 DUPLEX
10A	CAMPBELL ROW APTS-DUPLEXES	23O	SEC 23 OTHER
10B	SEC 10 BUNGALOW	23R	SEC 23 RANCH
10C	SEC 10 COLONIAL	23T	SEC 23 BI-LEVEL/TRI-LEVEL
10D	SEC 10 DUPLEX	23V	SEC 23 VACANT
10O	SEC 10 OTHER	32C	SEC 32 COLONIAL
10R	SEC 10 RANCH	32D	SEC 32 DUPLEX
10T	SEC 10 BI-LEVEL/TRI-LEVEL	32R	SEC 32 RANCH
10V	SEC 10 VACANT	32T	SEC 32 BI-LEVEL/TRI-LEVEL
14B	SEC 14 BUNGALOW		

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-03-153-041	149 WOODSIDE	03/23/22	\$359,000	WD	33-TO BE DETERMINED	\$359,000	\$155,630	43.35	\$311,250	\$88,266	\$270,734	\$151,690	1.785	1,020	\$265.43	03B	35.2477	BUNGALOW
72-25-03-251-020	715 DONALD	03/31/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$97,480	64.99	\$194,959	\$46,906	\$103,094	\$100,716	1.024	956	\$107.84	03B	40.8703	BUNGALOW
72-25-03-251-031	925 DONALD	01/14/22	\$165,000	WD	33-TO BE DETERMINED	\$165,000	\$95,340	57.78	\$190,677	\$50,111	\$114,889	\$95,623	1.201	974	\$117.96	03B	23.0834	BUNGALOW
72-25-03-252-015	700 DONALD	10/21/20	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$92,260	64.07	\$184,521	\$51,340	\$92,660	\$90,599	1.023	980	\$94.55	03B	40.9566	BUNGALOW
72-25-03-252-018	714 DONALD	04/15/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$101,560	59.74	\$167,484	\$51,340	\$118,660	\$87,361	1.358	985	\$120.47	03B	7.4034	BUNGALOW
72-25-03-252-023	902 DONALD	10/22/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$89,440	44.72	\$178,887	\$51,340	\$148,660	\$86,767	1.713	960	\$154.85	03B	28.1020	BUNGALOW
72-25-03-252-029	926 DONALD	10/20/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$119,710	51.60	\$239,419	\$52,689	\$179,311	\$127,027	1.412	1,349	\$132.92	03B	2.0715	BUNGALOW
72-25-03-252-032	1006 DONALD	06/26/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$94,550	51.11	\$189,108	\$51,340	\$133,660	\$93,720	1.426	981	\$136.25	03B	0.6143	BUNGALOW
72-25-03-252-034	1014 DONALD	10/16/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$93,300	54.88	\$186,608	\$52,788	\$117,212	\$91,034	1.288	795	\$147.44	03B	14.4748	BUNGALOW
72-25-03-252-034	1014 DONALD	10/22/21	\$201,000	WD	03-ARM'S LENGTH	\$201,000	\$93,300	46.42	\$186,608	\$52,788	\$148,212	\$91,034	1.628	795	\$186.43	03B	19.5784	BUNGALOW
72-25-03-252-040	701 BAUMAN	12/30/21	\$340,000	PTA	33-TO BE DETERMINED	\$340,000	\$141,920	41.74	\$283,841	\$51,340	\$288,660	\$158,164	1.825	1,055	\$273.61	03B	39.2758	BUNGALOW
72-25-03-252-045	723 BAUMAN	06/30/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$125,080	53.23	\$212,144	\$51,340	\$183,660	\$117,581	1.562	986	\$186.27	03B	12.9677	BUNGALOW
72-25-03-252-046	727 BAUMAN	11/03/21	\$277,000	PTA	03-ARM'S LENGTH	\$277,000	\$133,910	48.34	\$247,154	\$51,340	\$225,660	\$134,650	1.676	1,053	\$214.30	03B	24.3590	BUNGALOW
72-25-03-252-054	925 BAUMAN	06/30/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$131,510	49.63	\$263,017	\$51,340	\$213,660	\$143,998	1.484	1,005	\$212.60	03B	5.1460	BUNGALOW
72-25-03-252-059	1013 BAUMAN	12/28/21	\$131,500	PTA	33-TO BE DETERMINED	\$131,500	\$133,400	101.44	\$266,802	\$51,340	\$80,160	\$146,573	0.547	1,129	\$71.00	03B	88.5415	BUNGALOW
72-25-03-253-007	702 BAUMAN	06/02/21	\$318,500	WD	33-TO BE DETERMINED	\$318,500	\$152,410	47.85	\$304,820	\$57,456	\$261,044	\$168,275	1.551	1,226	\$212.92	03B	11.8985	BUNGALOW
72-25-03-253-017	914 BAUMAN	07/15/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$96,990	53.88	\$193,976	\$59,911	\$120,089	\$91,201	1.317	869	\$138.19	03B	11.5555	BUNGALOW
72-25-03-253-022	1004 BAUMAN	04/14/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$102,700	43.52	\$205,401	\$59,911	\$176,089	\$98,973	1.779	886	\$198.75	03B	34.6855	BUNGALOW
72-25-03-253-024	1014 BAUMAN	02/12/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$120,840	60.42	\$241,683	\$53,573	\$146,427	\$127,966	1.144	1,305	\$112.20	03B	28.8046	Other
72-25-03-253-031	701 WHITCOMB	06/02/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$107,230	50.58	\$180,366	\$51,870	\$160,130	\$96,148	1.665	850	\$188.39	03B	23.3145	BUNGALOW
72-25-03-253-047	1007 WHITCOMB	07/10/20	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$106,310	48.34	\$212,622	\$50,922	\$168,978	\$110,000	1.536	877	\$192.68	03B	10.3853	BUNGALOW
72-25-03-276-020	1209 DONALD	10/08/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$101,100	49.32	\$202,204	\$52,589	\$152,411	\$101,779	1.497	872	\$174.78	03B	6.5161	BUNGALOW
72-25-03-276-024	1225 DONALD	10/29/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$126,550	60.26	\$253,093	\$52,735	\$157,265	\$136,298	1.154	1,238	\$127.03	03B	27.8478	BUNGALOW
72-25-03-277-004	1114 DONALD	10/29/21	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$90,880	44.33	\$181,769	\$59,402	\$145,598	\$83,243	1.749	859	\$169.50	03B	31.6764	BUNGALOW
72-25-03-277-013	1220 DONALD	08/17/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,570	46.78	\$201,145	\$56,413	\$158,587	\$98,457	1.611	876	\$181.04	03B	17.8411	BUNGALOW
72-25-03-277-025	1127 BAUMAN	04/08/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$115,380	52.45	\$230,753	\$55,408	\$164,592	\$119,282	1.380	1,006	\$163.61	03B	5.2458	BUNGALOW
72-25-03-278-001	1102 BAUMAN	03/30/21	\$240,500	WD	03-ARM'S LENGTH	\$240,500	\$111,710	46.45	\$223,413	\$58,867	\$181,633	\$111,936	1.623	872	\$208.29	03B	19.0339	BUNGALOW
72-25-03-278-014	1220 BAUMAN	09/15/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$125,720	48.35	\$251,445	\$53,573	\$206,427	\$134,607	1.534	1,008	\$204.79	03B	10.1245	BUNGALOW
72-25-03-278-021	1103 WHITCOMB	02/01/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$117,090	56.84	\$234,189	\$55,400	\$150,600	\$121,625	1.238	1,044	\$144.25	03B	19.4080	BUNGALOW
72-25-03-279-026	1517 DONALD	10/29/21	\$217,000	PTA	03-ARM'S LENGTH	\$217,000	\$104,570	48.19	\$209,135	\$52,382	\$164,618	\$106,635	1.544	1,018	\$161.71	03B	11.1446	BUNGALOW
72-25-03-279-027	1521 DONALD	07/22/21	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$117,730	52.35	\$216,689	\$56,198	\$168,702	\$111,490	1.513	876	\$192.58	03B	8.0848	BUNGALOW
72-25-03-279-028	1525 DONALD	08/30/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$119,390	49.75	\$219,943	\$53,408	\$186,592	\$115,296	1.618	860	\$216.97	03B	18.6063	BUNGALOW
72-25-03-279-030	1607 DONALD	09/04/20	\$197,500	LC	03-ARM'S LENGTH	\$197,500	\$104,300	52.81	\$208,604	\$54,501	\$142,999	\$104,832	1.364	994	\$143.86	03B	6.8233	BUNGALOW
72-25-03-280-006	1422 DONALD	05/26/21	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$98,630	40.76	\$197,259	\$55,408	\$186,592	\$96,497	1.934	856	\$217.98	03B	50.1340	BUNGALOW
72-25-03-280-014	1602 DONALD	06/17/20	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$121,080	51.74	\$242,161	\$56,413	\$177,587	\$126,359	1.405	1,150	\$154.42	03B	2.6896	BUNGALOW
72-25-03-280-024	1423 BAUMAN	07/09/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$108,040	61.74	\$181,571	\$51,340	\$123,660	\$97,423	1.269	1,076	\$114.93	03B	16.2999	BUNGALOW
72-25-03-280-035	1617 BAUMAN	01/07/22	\$245,000	WD	33-TO BE DETERMINED	\$245,000	\$113,770	46.44	\$227,539	\$51,340	\$193,660	\$119,863	1.616	986	\$196.41	03B	18.3364	BUNGALOW
72-25-03-281-001	1402 BAUMAN	05/14/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$138,180	50.25	\$276,356	\$58,867	\$216,133	\$147,952	1.461	1,204	\$179.51	03B	2.8524	BUNGALOW
72-25-03-281-003	1410 BAUMAN	11/30/21	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$130,980	52.39	\$261,964	\$58,867	\$191,133	\$138,161	1.383	1,330	\$143.71	03B	4.8905	BUNGALOW
72-25-03-281-005	1418 BAUMAN	10/15/20	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$154,570	59.91	\$309,146	\$58,867	\$199,133	\$170,258	1.170	1,336	\$149.05	03B	26.2714	BUNGALOW
72-25-03-281-024	1425 WHITCOMB	05/08/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$108,080	54.04	\$216,161	\$52,185	\$147,815	\$111,548	1.325	858	\$172.28	03B	10.7190	BUNGALOW
72-25-03-281-032	1605 WHITCOMB	06/05/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$113,160	53.89	\$226,315	\$50,922	\$159,078	\$119,315	1.333	859	\$185.19	03B	9.9050	BUNGALOW
72-25-03-301-070	501 E SUNNYBROOK	07/01/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$121,920	59.47	\$243,848	\$70,210	\$134,790	\$118,121	1.141	892	\$151.11	03B	29.1193	BUNGALOW
72-25-03-301-074	519 E SUNNYBROOK	05/01/20	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$138,000	65.09	\$227,197	\$64,288	\$147,712	\$125,548	1.177	1,088	\$135.76	03B	25.5771	BUNGALOW
72-25-03-326-017	507 AMELIA	07/09/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$108,870	50.64	\$217,738	\$63,559	\$151,441	\$104,884	1.444	884	\$171.31	03B	1.1584	BUNGALOW
72-25-03-329-005	622 AMELIA	10/18/21	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$146,440	47.24	\$292,889	\$63,082	\$246,918	\$156,331	1.579	1,076	\$229.48	03B	14.7143	BUNGALOW
72-25-03-329-010	4002 ROCHESTER	02/22/22	\$200,000	WD	33-TO BE DETERMINED	\$200,000	\$97,590	48.80	\$195,174	\$60,672	\$139,328	\$91,498	1.523	984	\$141.59	03B	9.0434	BUNGALOW
72-25-03-352-009	128 WOODLAWN	08/04/20	\$370,000	WD	33-TO BE DETERMINED	\$370,000	\$204,930	55.39	\$409,868	\$81,530	\$288,470	\$223,359	1.292	1,830	\$157.63	03B	14.0803	BUNGALOW
72-25-03-352-012	206 WOODLAWN	12/09/21	\$374,900	PTA	03-ARM'S LENGTH	\$374,900	\$175,450	46.80	\$315,926	\$88,286	\$286,614	\$163,330	1.755	1,278	\$224.27	03B	32.2505	BUNGALOW
72-25-03-352-020	125 MIDLAND	10/26/20	\$208,250	WD	03-ARM'S LENGTH	\$208,250	\$119,010	57.15	\$238,027	\$75,000	\$133,250	\$110,903	1.202	1,002	\$132.98	03B	23.0807	BUNGALOW
72-25-03-352-034	3506 N MAIN	09/04/20	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$158,810	60.16	\$317,624	\$98,594	\$165,406	\$149,000	1.110	1,522	\$108.68	03B	32.2203	BUNGALOW
72-25-03-401-012	932 WHITCOMB	12/10/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$105,300	50.14	\$210,597	\$64,738	\$145,262	\$99,224	1.464	899	\$161.58	03B	3.1673	BUNGALOW
72-25-03-401-017	1018 WHITCOMB	07/31/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$123,800	57.58	\$247,591	\$64,014	\$150,986	\$124,882	1.209	1,305	\$115.70	03B	22.3284	BUNGALOW
72-25-03-401-020	1102 WHITCOMB	08/27/21	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$113,750	62.16	\$227,505	\$61,758	\$121,242	\$112,753	1.075	897	\$135.16	03B	35.7023	BUNGALOW

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-03-405-040	927 MONTROSE	11/18/20	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$131,370	50.33	\$223,666	\$69,046	\$191,954	\$114,545	1.676	885	\$216.90	03B	24.3484	BUNGALOW	
72-25-03-426-017	1502 WHITCOMB	06/15/20	\$221,500	WD	03-ARM'S LENGTH	\$221,500	\$107,000	48.31	\$213,998	\$60,724	\$160,776	\$104,268	1.542	866	\$185.65	03B	10.9639	BUNGALOW	
72-25-03-426-019	1512 WHITCOMB	12/04/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$122,320	55.60	\$207,869	\$60,698	\$159,302	\$108,771	1.465	887	\$179.60	03B	3.2251	BUNGALOW	
72-25-03-426-027	1612 WHITCOMB	09/14/20	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$122,710	59.00	\$203,436	\$73,982	\$134,018	\$98,678	1.358	879	\$152.47	03B	7.4174	BUNGALOW	
72-25-03-427-030	1219 AMELIA	12/09/20	\$233,000	WD	33-TO BE DETERMINED	\$233,000	\$122,760	52.69	\$245,524	\$56,645	\$176,355	\$128,489	1.373	1,084	\$162.69	03B	5.9782	BUNGALOW	
72-25-03-427-038	1411 AMELIA	05/13/21	\$246,500	WD	03-ARM'S LENGTH	\$246,500	\$112,850	45.78	\$225,709	\$56,899	\$189,601	\$114,837	1.651	1,095	\$173.15	03B	21.8738	BUNGALOW	
72-25-03-479-039	1411 E 13 MILE	05/14/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$137,830	48.36	\$250,498	\$51,812	\$233,188	\$136,465	1.709	1,094	\$213.15	03B	27.6460	BUNGALOW	
72-25-03-479-047	1333 E 13 MILE	12/23/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$101,210	51.90	\$202,415	\$56,894	\$138,106	\$98,994	1.395	1,142	\$120.93	03B	3.7214	BUNGALOW	
<b>Totals:</b>			<b>\$14,157,950</b>			<b>\$14,157,950</b>	<b>\$7,378,270</b>		<b>\$14,329,300</b>		<b>\$10,521,183</b>	<b>\$7,366,835</b>			<b>\$166.72</b>		<b>0.4128</b>		
								<b>Sale. Ratio =&gt;</b>	<b>52.11</b>			<b>E.C.F. =&gt;</b>	<b>1.428</b>	<b>Std. Deviation=&gt;</b>		<b>0.24228557</b>			
								<b>Std. Dev. =&gt;</b>	<b>8.58</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.432</b>	<b>Ave. Variance=&gt;</b>		<b>18.9581</b>	<b>Coefficient of Var=&gt;</b>	<b>13.23603864</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-03-179-020	503 WOODSIDE	03/04/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$283,050	60.22	\$406,245	\$126,733	\$343,267	\$210,247	1.633	2,596	\$132.23	03C	8.8704	Colonial/2Sty	
72-25-03-179-020	503 WOODSIDE	09/22/21	\$619,500	PTA	33-TO BE DETERMINED	\$619,500	\$283,050	45.69	\$566,096	\$126,733	\$492,767	\$296,867	1.660	2,596	\$189.82	03C	11.5910	Colonial/2Sty	
72-25-03-252-062	1025 BAUMAN	07/28/21	\$232,819	WD	03-ARM'S LENGTH	\$232,819	\$132,430	56.88	\$264,864	\$51,340	\$181,479	\$144,273	1.258	1,578	\$115.01	03C	28.6095	Colonial/2Sty	
72-25-03-279-037	4521 N CAMPBELL	08/20/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$266,000	56.00	\$532,009	\$68,153	\$406,847	\$313,416	1.298	2,147	\$189.50	03C	24.5877	Colonial/2Sty	
72-25-03-280-025	1427 BAUMAN	02/22/22	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$141,360	46.81	\$282,710	\$57,932	\$244,068	\$151,877	1.607	1,817	\$134.32	03C	6.3029	Colonial/2Sty	
72-25-03-301-129	4102 N MAIN	05/17/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$180,570	46.30	\$361,147	\$77,551	\$312,449	\$191,619	1.631	1,705	\$183.25	03C	8.6593	Colonial/2Sty	
72-25-03-301-131	236 WOODSIDE	08/27/20	\$640,500	WD	03-ARM'S LENGTH	\$640,500	\$320,140	49.98	\$640,270	\$94,017	\$546,483	\$369,090	1.481	3,123	\$174.99	03C	6.3359	Colonial/2Sty	
72-25-03-302-001	100 E SUNNYBROOK	07/06/21	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$216,880	48.30	\$388,292	\$127,548	\$321,452	\$189,170	1.699	2,148	\$149.65	03C	15.5296	Colonial/2Sty	
72-25-03-303-032	141 ENGLEWOOD	07/01/20	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$329,590	49.56	\$659,173	\$77,684	\$587,316	\$392,898	1.495	2,706	\$217.04	03C	4.9151	Colonial/2Sty	
72-25-03-303-032	141 ENGLEWOOD	09/13/21	\$800,000	WD	33-TO BE DETERMINED	\$800,000	\$329,590	41.20	\$659,173	\$77,684	\$722,316	\$392,898	1.838	2,706	\$266.93	03C	29.4450	Colonial/2Sty	
72-25-03-303-033	149 ENGLEWOOD	07/15/21	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$331,220	46.65	\$599,140	\$77,618	\$632,382	\$360,281	1.755	2,706	\$233.70	03C	21.1264	Colonial/2Sty	
72-25-03-304-024	415 ENGLEWOOD	06/29/20	\$355,000	WD	33-TO BE DETERMINED	\$355,000	\$198,130	55.81	\$396,263	\$78,672	\$276,328	\$219,028	1.262	1,853	\$149.12	03C	28.2373	Colonial/2Sty	
72-25-03-327-011	637 MILLARD	06/17/21	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$134,050	41.57	\$268,093	\$80,604	\$241,896	\$126,682	1.909	1,531	\$158.00	03C	36.5496	Colonial/2Sty	
72-25-03-332-018	555 ENGLEWOOD	02/03/22	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$152,820	44.30	\$305,637	\$62,500	\$282,500	\$164,282	1.720	1,371	\$206.05	03C	17.5625	Colonial/2Sty	
72-25-03-351-019	119 WOODLAWN	05/27/20	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$290,710	59.33	\$473,982	\$93,480	\$396,520	\$284,950	1.392	2,144	\$184.94	03C	15.2439	Colonial/2Sty	
72-25-03-351-020	125 WOODLAWN	04/28/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$231,800	48.29	\$463,590	\$75,518	\$404,482	\$262,211	1.543	1,874	\$215.84	03C	0.1398	Colonial/2Sty	
72-25-03-351-022	139 WOODLAWN	03/19/21	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$324,000	48.00	\$648,006	\$76,085	\$598,915	\$386,433	1.550	2,516	\$238.04	03C	0.5873	Colonial/2Sty	
72-25-03-351-031	202 ENGLEWOOD	04/09/21	\$472,000	WD	33-TO BE DETERMINED	\$472,000	\$177,590	37.63	\$355,180	\$75,000	\$397,000	\$189,311	2.097	1,762	\$225.31	03C	55.3099	Colonial/2Sty	
72-25-03-353-021	135 E WINDEMERE	04/30/20	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$344,770	55.16	\$689,537	\$75,510	\$549,490	\$414,883	1.324	2,759	\$199.16	03C	21.9536	Colonial/2Sty	
72-25-03-353-021	135 E WINDEMERE	03/30/21	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$344,770	50.33	\$689,537	\$75,510	\$609,490	\$414,883	1.469	2,759	\$220.91	03C	7.4917	Colonial/2Sty	
72-25-03-355-031	423 WOODLAWN	03/31/21	\$775,000	WD	33-TO BE DETERMINED	\$775,000	\$365,630	47.18	\$731,259	\$75,147	\$699,853	\$443,319	1.579	2,904	\$241.00	03C	3.4686	Colonial/2Sty	
72-25-03-376-006	622 ENGLEWOOD	04/30/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$164,200	44.38	\$328,395	\$65,588	\$304,412	\$177,572	1.714	1,693	\$179.81	03C	17.0317	Colonial/2Sty	
72-25-03-401-038	933 MILLARD	01/07/22	\$389,000	PTA	03-ARM'S LENGTH	\$389,000	\$175,460	45.11	\$350,921	\$73,606	\$315,394	\$187,375	1.683	2,114	\$149.19	03C	13.9242	Colonial/2Sty	
72-25-03-405-002	3916 N ALEXANDER	10/15/21	\$349,000	PTA	03-ARM'S LENGTH	\$349,000	\$179,830	51.53	\$359,663	\$84,461	\$264,539	\$185,947	1.423	1,499	\$176.48	03C	12.1326	Colonial/2Sty	
72-25-03-405-003	3912 N ALEXANDER	02/28/22	\$239,000	WD	33-TO BE DETERMINED	\$239,000	\$151,960	63.58	\$303,923	\$64,694	\$174,306	\$161,641	1.078	1,734	\$100.52	03C	46.5630	Colonial/2Sty	
72-25-03-405-004	3906 N ALEXANDER	08/27/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$229,790	54.07	\$418,559	\$109,225	\$315,775	\$221,132	1.428	2,314	\$136.46	03C	11.5987	Colonial/2Sty	
72-25-03-405-041	726 E SUNNYBROOK	04/16/21	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$136,400	46.71	\$272,803	\$57,864	\$234,136	\$148,234	1.580	1,426	\$164.19	03C	3.5523	Colonial/2Sty	
72-25-03-405-052	1111 MONTROSE	03/25/22	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$181,920	45.94	\$363,833	\$66,950	\$329,050	\$204,747	1.607	1,708	\$192.65	03C	6.3125	Colonial/2Sty	
72-25-03-451-020	1112 ENGLEWOOD	09/11/20	\$526,000	WD	03-ARM'S LENGTH	\$526,000	\$280,920	53.41	\$561,831	\$64,492	\$461,508	\$336,040	1.373	2,129	\$216.77	03C	17.0609	Colonial/2Sty	
72-25-03-478-040	1513 E WINDEMERE	03/12/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$137,300	49.04	\$274,596	\$62,500	\$217,500	\$143,308	1.518	1,378	\$157.84	03C	2.6273	Colonial/2Sty	
72-25-03-479-015	1426 E WINDEMERE	08/12/20	\$247,400	WD	03-ARM'S LENGTH	\$247,400	\$159,710	64.56	\$260,661	\$61,441	\$185,959	\$147,502	1.261	1,605	\$115.86	03C	28.3261	Colonial/2Sty	
<b>Totals:</b>			<b>\$14,491,719</b>			<b>\$14,491,719</b>	<b>\$7,175,640</b>		<b>\$13,875,388</b>		<b>\$12,049,879</b>	<b>\$7,832,116</b>			<b>\$181.12</b>		<b>0.5460</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.52</b>			<b>E.C.F. =&gt;</b>	<b>1.539</b>	<b>Std. Deviation=&gt;</b>		<b>0.2140088</b>			
								<b>Std. Dev. =&gt;</b>	<b>6.46</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.544</b>	<b>Ave. Variance=&gt;</b>		<b>16.5047</b>	<b>Coefficient of Var=&gt;</b>	<b>10.68971059</b>	

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-03-328-014	602 MILLARD	12/15/20	\$175,000	WD	33-TO BE DETERMINED	\$175,000	\$80,980	46.27	\$161,950	\$53,162	\$121,838	\$96,273	1.266	1,161	\$104.94	03D	4.6913	TwnHse/Duplex		
72-25-03-401-023	1114 WHITCOMB	12/06/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$108,280	54.14	\$169,262	\$61,750	\$138,250	\$101,701	1.359	894	\$154.64	03D	4.6913	BUNGALOW		
<b>Totals:</b>			<b>\$375,000</b>			<b>\$375,000</b>	<b>\$189,260</b>		<b>\$331,212</b>		<b>\$260,088</b>	<b>\$197,973</b>			<b>\$129.79</b>		<b>0.1286</b>			
								<b>Sale. Ratio =&gt;</b>	<b>50.47</b>				<b>E.C.F. =&gt;</b>	<b>1.314</b>	<b>Std. Deviation=&gt;</b>	<b>0.06634491</b>				
								<b>Std. Dev. =&gt;</b>	<b>5.56</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.312</b>	<b>Ave. Variance=&gt;</b>	<b>4.6913</b>	<b>Coefficient of Var=&gt;</b>	<b>3.574412789</b>		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-03-227-012	1111 OTTAWA	11/19/20	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$131,720	46.06	\$263,436	\$82,507	\$203,493	\$131,108	1.552	1,223	\$166.39	03O	7.9066	Other		
72-25-03-278-013	1216 BAUMAN	03/04/22	\$355,000	WD	33-TO BE DETERMINED	\$355,000	\$135,280	38.11	\$270,568	\$53,573	\$301,427	\$157,243	1.917	1,195	\$252.24	03O	44.3917	Other		
72-25-03-280-028	1515 BAUMAN	06/30/20	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$137,870	47.56	\$275,740	\$62,741	\$227,159	\$154,347	1.472	1,342	\$169.27	03O	0.1295	Other		
72-25-03-281-009	1508 BAUMAN	07/12/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$139,280	45.67	\$254,173	\$57,818	\$247,182	\$146,254	1.690	1,212	\$203.95	03O	21.7052	Other		
72-25-03-301-049	420 AMELIA	10/15/20	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$144,110	48.36	\$242,493	\$66,151	\$231,849	\$140,148	1.654	1,312	\$176.71	03O	18.1278	Other		
72-25-03-352-032	237 MIDLAND	02/28/22	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$123,740	50.92	\$247,486	\$75,000	\$168,000	\$124,990	1.344	1,218	\$137.93	03O	12.8927	Other		
72-25-03-358-007	336 E WINDEMERE	10/29/20	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$130,060	61.20	\$260,115	\$72,826	\$139,674	\$135,717	1.029	1,003	\$139.26	03O	44.3877	Other		
72-25-03-402-004	714 MILLARD	02/24/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$183,630	46.49	\$367,261	\$61,151	\$333,849	\$221,819	1.505	1,865	\$179.01	03O	3.2016	Other		
72-25-03-426-024	1600 WHITCOMB	10/16/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$162,800	47.88	\$325,591	\$60,634	\$279,366	\$191,998	1.455	1,533	\$182.23	03O	1.7988	Other		
72-25-03-479-034	1325 E 13 MILE	10/13/20	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$124,220	58.46	\$248,433	\$63,547	\$148,953	\$133,975	1.112	1,140	\$130.66	03O	36.1242	Other		
<b>Totals:</b>			<b>\$2,936,900</b>			<b>\$2,936,900</b>	<b>\$1,412,710</b>		<b>\$2,755,296</b>		<b>\$2,280,952</b>	<b>\$1,537,598</b>			<b>\$173.76</b>		<b>1.0415</b>			
								<b>Sale. Ratio =&gt;</b>	<b>48.10</b>				<b>E.C.F. =&gt;</b>	<b>1.483</b>	<b>Std. Deviation=&gt;</b>	<b>0.26431932</b>				
								<b>Std. Dev. =&gt;</b>	<b>6.59</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.473</b>	<b>Ave. Variance=&gt;</b>	<b>19.0666</b>	<b>Coefficient of Var=&gt;</b>	<b>12.94373396</b>		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-03-202-012	922 GENESEE	07/13/20	\$208,300	WD	03-ARM'S LENGTH	\$208,300	\$121,930	58.54	\$243,861	\$79,416	\$128,884	\$126,496	1.019	1,141	\$112.96	03R	30.1368	Ranch
72-25-03-227-019	1311 OTTAWA	09/30/21	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$155,880	51.11	\$311,762	\$86,286	\$218,714	\$173,443	1.261	1,151	\$190.02	03R	5.9232	Ranch
72-25-03-228-017	1503 GENESEE	12/15/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$129,040	48.69	\$258,081	\$67,350	\$197,650	\$146,716	1.347	1,333	\$148.27	03R	2.6914	Ranch
72-25-03-229-003	1412 GENESEE	08/20/20	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$136,230	56.53	\$238,785	\$65,179	\$175,821	\$138,885	1.266	1,021	\$172.20	03R	5.4296	Ranch
72-25-03-229-005	1424 GENESEE	09/24/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$132,020	51.77	\$264,048	\$66,180	\$188,820	\$152,206	1.241	1,021	\$184.94	03R	7.9690	Ranch
72-25-03-229-018	1415 HURON	04/10/20	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$123,850	52.26	\$247,703	\$65,179	\$171,821	\$140,403	1.224	1,017	\$168.95	03R	9.6475	Ranch
72-25-03-229-019	1419 HURON	09/17/21	\$307,000	WD	33-TO BE DETERMINED	\$307,000	\$159,420	51.93	\$292,074	\$66,180	\$240,820	\$177,869	1.354	1,371	\$175.65	03R	3.3671	Ranch
72-25-03-229-021	1503 HURON	02/18/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$124,590	46.14	\$249,186	\$66,449	\$203,551	\$140,567	1.448	1,097	\$185.55	03R	12.7827	Ranch
72-25-03-229-025	1525 HURON	04/05/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$142,550	64.80	\$285,107	\$66,180	\$153,820	\$168,405	0.913	1,093	\$140.73	03R	40.6854	Ranch
72-25-03-229-025	1525 HURON	08/06/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$142,550	49.33	\$261,730	\$66,180	\$222,820	\$153,976	1.447	1,093	\$203.86	03R	12.6860	Ranch
72-25-03-229-027	1607 HURON	12/06/21	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$156,930	51.45	\$296,157	\$66,667	\$238,333	\$173,856	1.371	1,260	\$189.15	03R	5.0619	Ranch
72-25-03-230-010	1524 HURON	04/23/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$137,410	50.89	\$274,810	\$66,828	\$203,172	\$159,986	1.270	1,283	\$158.36	03R	5.0310	Ranch
72-25-03-252-028	922 DONALD	12/23/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$94,560	48.49	\$189,117	\$51,340	\$143,660	\$105,982	1.356	1,005	\$142.95	03R	3.5265	Ranch
72-25-03-252-042	709 BAUMAN	08/06/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,580	45.35	\$186,881	\$51,340	\$183,660	\$108,433	1.694	933	\$196.85	03R	37.3523	Ranch
72-25-03-276-006	1212 OTTAWA	09/24/21	\$225,000	PTA	33-TO BE DETERMINED	\$225,000	\$116,200	51.64	\$232,402	\$77,900	\$147,100	\$118,848	1.238	1,038	\$141.71	03R	8.2526	Ranch
72-25-03-279-013	1612 OTTAWA	06/17/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$132,590	55.25	\$265,173	\$86,992	\$153,008	\$137,062	1.116	1,021	\$149.86	03R	20.3906	Ranch
72-25-03-301-031	319 AMELIA	06/28/21	\$369,000	WD	33-TO BE DETERMINED	\$369,000	\$155,550	42.15	\$311,107	\$118,587	\$250,413	\$148,092	1.691	1,295	\$193.37	03R	37.0680	Ranch
72-25-03-303-016	113 ENGLEWOOD	02/10/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$153,980	64.16	\$307,961	\$93,904	\$146,096	\$164,659	0.887	1,304	\$112.04	03R	43.2982	Ranch
72-25-03-303-016	113 ENGLEWOOD	11/03/21	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$153,980	46.66	\$307,961	\$93,904	\$236,096	\$164,659	1.434	1,304	\$181.06	03R	11.3601	Ranch
72-25-03-304-039	334 EDMUND	06/01/21	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$163,940	45.55	\$327,886	\$85,000	\$274,900	\$186,835	1.471	1,361	\$201.98	03R	15.1104	Ranch
72-25-03-327-014	612 WHITCOMB	07/01/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$152,470	55.44	\$281,533	\$83,977	\$191,023	\$155,556	1.228	1,122	\$170.25	03R	9.2243	Ranch
72-25-03-352-015	222 WOODLAWN	12/16/21	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$133,700	46.10	\$267,398	\$81,468	\$208,532	\$143,023	1.458	1,054	\$197.85	03R	13.7786	Ranch
72-25-03-352-031	233 MIDLAND	10/16/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$131,660	52.66	\$235,360	\$77,895	\$172,105	\$123,988	1.388	1,008	\$170.74	03R	6.7831	Ranch
72-25-03-353-034	3420 N MAIN	01/28/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$104,770	55.14	\$209,531	\$73,340	\$116,660	\$104,762	1.114	1,152	\$101.27	03R	20.6676	Ranch
72-25-03-354-019	232 E WINDEMERE	07/15/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$117,730	56.06	\$235,461	\$72,826	\$137,174	\$125,104	1.096	1,071	\$128.08	03R	22.3764	Ranch
72-25-03-355-002	310 ENGLEWOOD	10/23/20	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$183,680	63.56	\$367,363	\$107,044	\$181,956	\$200,245	0.909	1,794	\$101.42	03R	41.1580	Ranch
72-25-03-355-009	408 ENGLEWOOD	01/20/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$146,880	52.46	\$293,769	\$76,769	\$203,231	\$166,923	1.218	1,103	\$184.25	03R	10.2732	Ranch
72-25-03-355-014	430 ENGLEWOOD	11/13/20	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$128,800	52.15	\$257,595	\$75,000	\$172,000	\$140,458	1.225	1,113	\$154.54	03R	9.5677	Ranch
72-25-03-356-014	315 MIDLAND	07/14/20	\$308,000	WD	33-TO BE DETERMINED	\$308,000	\$140,520	45.62	\$281,032	\$78,331	\$229,669	\$155,924	1.473	996	\$230.59	03R	15.2712	Ranch
72-25-03-377-021	615 MIDLAND	06/11/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$131,700	46.21	\$263,399	\$62,500	\$222,500	\$154,538	1.440	1,215	\$183.13	03R	11.9534	Ranch
72-25-03-378-004	518 MIDLAND	08/11/21	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$163,170	46.36	\$326,331	\$117,607	\$234,393	\$160,557	1.460	1,422	\$164.83	03R	13.9630	Ranch

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-03-379-010	623 E 13 MILE	03/16/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$90,790	58.57	\$181,581	\$84,531	\$70,469	\$74,654	0.944	825	\$85.42	03R	37.6301	Ranch
72-25-03-401-006	902 WHITCOMB	11/16/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$142,950	59.56	\$255,143	\$79,549	\$160,451	\$138,263	1.160	1,245	\$128.88	03R	15.9768	Ranch
72-25-03-401-018	1022 WHITCOMB	09/15/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$118,420	51.49	\$210,493	\$74,709	\$155,291	\$108,627	1.430	776	\$200.12	03R	10.9333	Ranch
72-25-03-401-029	715 MILLARD	12/23/21	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$120,870	51.88	\$241,746	\$77,039	\$155,961	\$126,698	1.231	1,141	\$136.69	03R	8.9275	Ranch
72-25-03-403-007	932 MILLARD	07/31/20	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$114,480	51.57	\$201,362	\$58,988	\$163,012	\$113,899	1.431	999	\$163.18	03R	11.0951	Ranch
72-25-03-403-011	1022 MILLARD	08/20/20	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$186,790	59.87	\$373,578	\$111,127	\$200,873	\$201,885	0.995	1,660	\$121.01	03R	32.5259	Ranch
72-25-03-403-017	1126 MILLARD	11/30/21	\$232,500	PTA	03-ARM'S LENGTH	\$232,500	\$139,050	59.81	\$278,102	\$59,387	\$173,113	\$168,242	1.029	1,034	\$167.42	03R	29.1294	Ranch
72-25-03-403-017	1126 MILLARD	03/31/22	\$315,000	WD	33-TO BE DETERMINED	\$315,000	\$139,050	44.14	\$278,102	\$59,387	\$255,613	\$168,242	1.519	1,034	\$247.21	03R	19.9070	Ranch
72-25-03-404-002	708 AMELIA	09/10/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$116,420	51.74	\$232,837	\$61,585	\$163,415	\$131,732	1.241	1,013	\$161.32	03R	7.9737	Ranch
72-25-03-404-024	1126 AMELIA	02/19/21	\$243,000	WD	33-TO BE DETERMINED	\$243,000	\$120,880	49.74	\$241,769	\$59,320	\$183,680	\$140,345	1.309	1,004	\$182.95	03R	1.1474	Ranch
72-25-03-405-013	911 MONTROSE	10/14/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$145,150	50.05	\$252,805	\$61,885	\$228,115	\$152,736	1.494	1,185	\$192.50	03R	17.3280	Ranch
72-25-03-405-030	3903 N BLAIR	06/29/21	\$275,000	WD	33-TO BE DETERMINED	\$275,000	\$113,650	41.33	\$227,304	\$77,006	\$197,994	\$115,614	1.713	1,024	\$193.35	03R	39.2301	Ranch
72-25-03-405-042	902 E SUNNYBROOK	06/23/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$131,210	53.56	\$231,594	\$57,864	\$187,136	\$136,795	1.368	981	\$190.76	03R	4.7756	Ranch
72-25-03-405-044	916 E SUNNYBROOK	12/23/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$148,630	50.38	\$297,268	\$62,448	\$232,552	\$180,631	1.287	1,322	\$175.91	03R	3.2801	Ranch
72-25-03-405-054	1027 MONTROSE	02/18/22	\$365,000	WD	33-TO BE DETERMINED	\$365,000	\$157,380	43.12	\$314,752	\$76,310	\$288,690	\$183,417	1.574	1,507	\$191.57	03R	25.3710	Ranch
72-25-03-406-019	717 ENGLEWOOD	04/05/21	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$132,180	48.42	\$264,358	\$62,299	\$210,701	\$155,430	1.356	1,048	\$201.05	03R	3.5356	Ranch
72-25-03-406-032	1021 ENGLEWOOD	08/24/21	\$290,100	WD	03-ARM'S LENGTH	\$290,100	\$146,290	50.43	\$292,585	\$65,046	\$225,054	\$175,030	1.286	1,187	\$189.60	03R	3.4442	Ranch
72-25-03-426-052	1601 MILLARD	11/13/20	\$211,250	WD	03-ARM'S LENGTH	\$211,250	\$110,760	52.43	\$221,520	\$70,868	\$140,382	\$115,886	1.211	973	\$144.28	03R	10.8866	Ranch
72-25-03-426-056	1623 MILLARD	04/10/20	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$104,910	54.64	\$209,823	\$74,359	\$117,641	\$104,203	1.129	983	\$119.68	03R	19.1286	Ranch
72-25-03-427-001	1204 MILLARD	09/24/20	\$235,000	WD	33-TO BE DETERMINED	\$235,000	\$124,520	52.99	\$249,032	\$57,550	\$177,450	\$147,294	1.205	1,012	\$175.35	03R	11.5510	Ranch
72-25-03-427-018	1514 MILLARD	12/17/20	\$250,000	WD	33-TO BE DETERMINED	\$250,000	\$117,580	47.03	\$235,168	\$57,046	\$192,954	\$137,017	1.408	985	\$195.89	03R	8.8005	Ranch
72-25-03-427-047	1529 AMELIA	10/15/20	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$118,770	50.33	\$210,612	\$58,900	\$177,100	\$119,458	1.483	973	\$182.01	03R	16.2281	Ranch
72-25-03-428-003	1212 AMELIA	12/21/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$120,390	47.21	\$240,772	\$59,470	\$195,530	\$139,463	1.402	1,020	\$191.70	03R	8.1775	Ranch
72-25-03-429-003	3814 N BLAIR	09/17/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$130,790	50.30	\$227,770	\$55,997	\$204,003	\$137,418	1.485	1,366	\$149.34	03R	16.4294	Ranch
72-25-03-429-003	3814 N BLAIR	06/10/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$130,790	42.19	\$261,571	\$55,997	\$254,003	\$158,134	1.606	1,366	\$185.95	03R	28.6009	Ranch
72-25-03-429-014	1424 MONTROSE	06/01/21	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$124,670	48.42	\$249,343	\$61,533	\$195,967	\$144,469	1.356	1,013	\$193.45	03R	3.6217	Ranch
72-25-03-429-029	1209 ENGLEWOOD	09/04/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$124,130	50.67	\$248,267	\$63,867	\$181,133	\$141,846	1.277	1,120	\$161.73	03R	4.3277	Ranch
72-25-03-429-037	1401 ENGLEWOOD	03/25/22	\$197,500	WD	03-ARM'S LENGTH	\$197,500	\$112,980	57.21	\$225,951	\$74,160	\$123,340	\$116,762	1.056	1,291	\$95.54	03R	26.3911	Ranch
72-25-03-429-044	1509 ENGLEWOOD	06/23/20	\$250,000	WD	33-TO BE DETERMINED	\$250,000	\$129,410	51.76	\$258,816	\$63,410	\$186,590	\$150,312	1.241	1,050	\$177.70	03R	7.8896	Ranch
72-25-03-429-044	1509 ENGLEWOOD	12/03/21	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$129,410	49.39	\$258,816	\$63,410	\$198,590	\$150,312	1.321	1,050	\$189.13	03R	0.0938	Ranch
72-25-03-429-053	1623 ENGLEWOOD	07/22/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$109,070	50.73	\$218,131	\$68,827	\$146,173	\$114,849	1.273	1,003	\$145.74	03R	4.7507	Ranch
72-25-03-451-006	902 ENGLEWOOD	06/01/20	\$237,400	WD	03-ARM'S LENGTH	\$237,400	\$118,130	49.76	\$236,269	\$64,492	\$172,908	\$132,136	1.309	1,068	\$161.90	03R	1.1685	Ranch
72-25-03-451-010	922 ENGLEWOOD	05/29/20	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$134,660	52.40	\$269,315	\$64,492	\$192,508	\$157,556	1.222	1,071	\$179.75	03R	9.8407	Ranch
72-25-03-451-014	1014 ENGLEWOOD	08/31/20	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$122,580	50.44	\$245,163	\$64,492	\$178,508	\$138,978	1.284	1,091	\$163.62	03R	3.5808	Ranch
72-25-03-452-008	906 WOODLAWN	02/15/22	\$265,000	WD	33-TO BE DETERMINED	\$265,000	\$119,530	45.11	\$239,050	\$64,492	\$200,508	\$134,275	1.493	1,094	\$183.28	03R	17.3015	Ranch
72-25-03-452-010	918 WOODLAWN	08/28/20	\$229,200	WD	33-TO BE DETERMINED	\$229,200	\$120,800	52.71	\$213,048	\$65,874	\$163,326	\$117,739	1.387	1,080	\$151.23	03R	6.6940	Ranch
72-25-03-452-016	1018 WOODLAWN	10/25/21	\$267,500	WD	33-TO BE DETERMINED	\$267,500	\$132,680	49.60	\$265,354	\$64,492	\$203,008	\$154,509	1.314	1,065	\$190.62	03R	0.6356	Ranch
72-25-03-452-024	1128 WOODLAWN	02/08/22	\$319,000	WD	33-TO BE DETERMINED	\$319,000	\$150,850	47.29	\$301,696	\$65,975	\$253,025	\$181,324	1.395	1,102	\$229.61	03R	7.5187	Ranch
72-25-03-452-029	903 MIDLAND	01/15/21	\$250,000	WD	33-TO BE DETERMINED	\$250,000	\$131,380	52.55	\$262,753	\$66,363	\$183,637	\$151,069	1.216	1,015	\$180.92	03R	10.4663	Ranch
72-25-03-453-017	1026 MIDLAND	07/02/21	\$283,300	WD	03-ARM'S LENGTH	\$283,300	\$136,710	48.26	\$251,249	\$65,699	\$217,601	\$146,102	1.489	1,015	\$214.39	03R	16.9129	Ranch
72-25-03-454-006	902 E WINDEMERE	07/02/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$114,760	49.90	\$229,520	\$71,153	\$158,847	\$121,821	1.304	1,225	\$129.67	03R	1.6304	Ranch
72-25-03-454-015	1026 E WINDEMERE	12/23/20	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$126,740	50.49	\$253,488	\$87,530	\$163,470	\$127,660	1.281	966	\$169.22	03R	3.9734	Ranch
72-25-03-454-030	1023 E 13 MILE	01/22/21	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$82,970	52.68	\$165,930	\$77,698	\$79,802	\$67,871	1.176	806	\$99.01	03R	14.4451	Ranch
72-25-03-454-030	1023 E 13 MILE	03/21/22	\$169,900	PTA	03-ARM'S LENGTH	\$169,900	\$82,970	48.83	\$165,930	\$77,698	\$92,202	\$67,871	1.358	806	\$114.39	03R	3.8249	Ranch
72-25-03-454-031	1027 E 13 MILE	07/01/21	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$95,940	54.05	\$191,877	\$56,174	\$121,326	\$104,387	1.162	957	\$126.78	03R	15.7973	Ranch
72-25-03-454-038	723 E 13 MILE	07/13/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$99,990	47.61	\$199,972	\$58,099	\$151,901	\$109,133	1.392	1,223	\$124.20	03R	7.1643	Ranch
72-25-03-476-015	1424 ENGLEWOOD	04/22/21	\$246,500	WD	03-ARM'S LENGTH	\$246,500	\$121,030	49.10	\$242,061	\$62,500	\$184,000	\$138,124	1.332	1,073	\$171.48	03R	1.1893	Ranch
72-25-03-476-016	1428 ENGLEWOOD	12/31/21	\$316,000	PTA	03-ARM'S LENGTH	\$316,000	\$141,480	44.77	\$282,954	\$62,500	\$253,500	\$169,580	1.495	1,065	\$238.03	03R	17.4625	Ranch
72-25-03-476-018	1508 ENGLEWOOD	08/23/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$142,090	49.17	\$260,659	\$64,067	\$224,933	\$154,797	1.453	1,097	\$205.04	03R	13.2840	Ranch
72-25-03-476-045	1507 WOODLAWN	11/20/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$120,340	50.14	\$240,685	\$63,362	\$176,638	\$136,402	1.295	1,080	\$163.55	03R	2.5267	Ranch
72-25-03-477-001	1204 WOODLAWN	11/23/21	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$157,300	47.67	\$314,600	\$62,500	\$267,500	\$193,923	1.379	1,068	\$250.47	03R	5.9168	Ranch
72-25-03-477-008	1312 WOODLAWN	11/24/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$116,180	68.34	\$232,350	\$62,500	\$107,500	\$130,654	0.823	1,068	\$100.66	03R	49.7460	Ranch
72-25-03-477-008	1312 WOODLAWN	10/19/21	\$285,000	PTA	33-TO BE DETERMINED	\$285,000	\$116,180	40.76	\$232,350	\$62,500	\$222,500	\$130,654	1.703	1,068	\$208.33	03R	38.2729	Ranch
72-25-03-477-011	1404 WOODLAWN	09/29/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$138,390	57.66	\$244,833	\$62,500	\$177,500	\$143,569	1.236	1,064	\$166.82	03R	8.3908	Ranch

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-03-477-015	1428 WOODLAWN	08/13/21	\$180,000	MLC	03-ARM'S LENGTH	\$180,000	\$111,060	61.70	\$222,123	\$62,500	\$117,500	\$122,787	0.957	1,060	\$110.85	03R	36.3302	Ranch
72-25-03-477-016	1432 WOODLAWN	05/21/20	\$265,000	WD	33-TO BE DETERMINED	\$265,000	\$126,500	47.74	\$253,002	\$63,192	\$201,808	\$146,008	1.382	1,200	\$168.17	03R	6.1929	Ranch
72-25-03-477-022	1526 WOODLAWN	01/11/21	\$227,900	WD	03-ARM'S LENGTH	\$227,900	\$108,840	47.76	\$217,686	\$62,500	\$165,400	\$119,374	1.386	1,082	\$152.87	03R	6.5318	Ranch
72-25-03-477-025	1612 WOODLAWN	05/27/21	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$136,360	39.18	\$272,726	\$64,124	\$283,876	\$160,463	1.769	1,426	\$199.07	03R	44.8860	Ranch
72-25-03-477-039	1415 MIDLAND	11/08/21	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$147,330	55.60	\$294,660	\$65,073	\$199,927	\$176,605	1.132	1,545	\$129.40	03R	18.8190	Ranch
72-25-03-478-013	1502 MIDLAND	03/18/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$169,160	45.11	\$338,326	\$102,681	\$272,319	\$181,265	1.502	1,821	\$149.54	03R	18.2077	Ranch
72-25-03-478-030	1311 E WINDEMERE	09/16/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$141,480	50.53	\$247,473	\$64,492	\$215,508	\$146,385	1.472	1,144	\$188.38	03R	15.1957	Ranch
72-25-03-478-043	1529 E WINDEMERE	05/14/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$133,220	40.99	\$266,431	\$63,415	\$261,585	\$156,166	1.675	1,000	\$261.59	03R	35.4798	Ranch
72-25-03-479-008	1310 E WINDEMERE	09/08/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$108,930	45.39	\$217,863	\$63,569	\$176,431	\$118,688	1.487	997	\$176.96	03R	16.6270	Ranch
72-25-03-479-024	1612 E WINDEMERE	09/25/20	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$111,730	50.33	\$223,459	\$62,622	\$159,378	\$123,721	1.288	994	\$160.34	03R	3.2037	Ranch
<b>Totals:</b>			<b>\$24,550,750</b>			<b>\$24,550,750</b>	<b>\$12,345,520</b>		<b>\$24,156,390</b>		<b>\$17,891,758</b>	<b>\$13,529,722</b>			<b>\$168.36</b>		<b>0.2159</b>	
							<b>Sale. Ratio =&gt;</b>	<b>50.29</b>				<b>E.C.F. =&gt;</b>	<b>1.322</b>		<b>Std. Deviation=&gt;</b>	<b>0.19040283</b>		
							<b>Std. Dev. =&gt;</b>	<b>5.40</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.320</b>		<b>Ave. Variance=&gt;</b>	<b>14.6431</b>	<b>Coefficient of Var=&gt;</b>	<b>11.09118023</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-03-304-003	312 EDMUND	12/07/21	\$430,000	PTA	33-TO BE DETERMINED	\$430,000	\$195,810	45.54	\$391,627	\$90,266	\$339,734	\$223,230	1.522	1,723	\$197.18	03T	6.9970	TriLevel/Quad
72-25-03-329-021	627 E SUNNYBROOK	09/11/20	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$145,610	50.91	\$269,607	\$71,566	\$214,434	\$141,458	1.516	1,278	\$167.79	03T	6.3958	TriLevel/Quad
72-25-03-329-022	647 E SUNNYBROOK	07/28/20	\$285,500	WD	03-ARM'S LENGTH	\$285,500	\$137,460	48.15	\$274,912	\$71,621	\$213,879	\$150,586	1.420	1,227	\$174.31	03T	3.1616	TriLevel/Quad
72-25-03-403-013	1108 MILLARD	02/26/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$127,570	47.25	\$255,137	\$59,348	\$210,652	\$145,029	1.452	1,244	\$169.33	03T	0.0555	TriLevel/Quad
72-25-03-406-039	1127 ENGLEWOOD	09/07/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$127,320	53.27	\$254,649	\$63,976	\$175,024	\$141,239	1.239	1,285	\$136.21	03T	21.2726	TriLevel/Quad
72-25-03-452-006	726 WOODLAWN	08/13/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$143,520	47.84	\$275,397	\$62,500	\$237,500	\$152,069	1.562	1,311	\$181.16	03T	10.9860	TriLevel/Quad
<b>Totals:</b>			<b>\$1,810,500</b>			<b>\$1,810,500</b>	<b>\$877,290</b>		<b>\$1,721,329</b>		<b>\$1,391,223</b>	<b>\$953,612</b>			<b>\$171.00</b>		<b>0.6971</b>	
							<b>Sale. Ratio =&gt;</b>	<b>48.46</b>				<b>E.C.F. =&gt;</b>	<b>1.459</b>		<b>Std. Deviation=&gt;</b>	<b>0.11602409</b>		
							<b>Std. Dev. =&gt;</b>	<b>2.79</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.452</b>		<b>Ave. Variance=&gt;</b>	<b>8.1447</b>	<b>Coefficient of Var=&gt;</b>	<b>5.609608574</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-04-351-025	1416 W WINDEMERE	02/12/21	\$215,500	WD	03-ARM'S LENGTH	\$215,500	\$107,440	49.86	\$214,880	\$54,184	\$161,316	\$104,348	1.546	962	\$167.69	04B	18.2532	BUNGALOW
72-25-04-353-008	1323 W WINDEMERE	01/04/21	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$123,750	54.04	\$247,493	\$55,985	\$173,015	\$124,356	1.391	1,196	\$144.66	04B	2.7880	BUNGALOW
72-25-04-378-001	1228 W WINDEMERE	12/10/21	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$115,270	51.23	\$230,530	\$66,839	\$158,161	\$106,293	1.488	991	\$159.60	04B	12.4565	BUNGALOW
72-25-04-379-009	906 W WINDEMERE	06/12/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$135,700	66.20	\$271,408	\$53,940	\$151,060	\$141,213	1.070	997	\$151.51	04B	29.3678	BUNGALOW
72-25-04-405-007	533 W SUNNYBROOK	10/28/21	\$293,000	PTA	03-ARM'S LENGTH	\$293,000	\$166,850	56.95	\$333,704	\$65,054	\$227,946	\$174,448	1.307	1,632	\$139.67	04B	5.6739	BUNGALOW
72-25-04-453-013	816 W 13 MILE	03/03/21	\$277,900	WD	03-ARM'S LENGTH	\$277,900	\$150,190	54.04	\$300,378	\$85,573	\$192,327	\$139,484	1.379	1,200	\$160.27	04B	1.5439	BUNGALOW
<b>Totals:</b>			<b>\$1,445,400</b>			<b>\$1,445,400</b>	<b>\$799,200</b>		<b>\$1,598,393</b>		<b>\$1,063,825</b>	<b>\$790,142</b>			<b>\$153.90</b>		<b>1.7037</b>	
							<b>Sale. Ratio =&gt;</b>	<b>55.29</b>				<b>E.C.F. =&gt;</b>	<b>1.346</b>		<b>Std. Deviation=&gt;</b>	<b>0.16692273</b>		
							<b>Std. Dev. =&gt;</b>	<b>5.84</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.363</b>		<b>Ave. Variance=&gt;</b>	<b>11.6806</b>	<b>Coefficient of Var=&gt;</b>	<b>8.567174561</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-04-377-001	902 MOUNT VERNON	12/21/20	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$186,500	44.83	\$373,002	\$79,360	\$336,640	\$203,918	1.651	2,017	\$166.90	04C	13.5936	Colonial/2Sty
72-25-04-406-003	531 CHARLOTTE	04/20/21	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$148,840	39.07	\$297,673	\$63,124	\$317,876	\$162,881	1.952	1,489	\$213.48	04C	43.6658	Colonial/2Sty
72-25-04-429-016	103 CHARLOTTE	12/01/20	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$125,740	47.99	\$251,487	\$60,852	\$201,148	\$132,385	1.519	1,656	\$121.47	04C	0.4488	Colonial/2Sty
72-25-04-452-017	414 MOUNT VERNON	10/26/21	\$1,100,000	WD	33-TO BE DETERMINED	\$1,100,000	\$553,100	50.28	\$1,106,208	\$141,582	\$958,418	\$669,879	1.431	4,314	\$222.16	04C	8.4191	Colonial/2Sty
72-25-04-454-005	505 MOUNT VERNON	06/19/20	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$230,810	49.64	\$461,612	\$127,237	\$337,763	\$232,205	1.455	1,756	\$192.35	04C	6.0333	Colonial/2Sty
72-25-04-476-015	104 MOUNT VERNON	09/09/20	\$328,500	WD	03-ARM'S LENGTH	\$328,500	\$196,500	59.82	\$393,009	\$133,266	\$195,234	\$180,377	1.082	1,964	\$99.41	04C	43.2558	Colonial/2Sty
<b>Totals:</b>			<b>\$2,952,500</b>			<b>\$2,952,500</b>	<b>\$1,441,490</b>		<b>\$2,882,991</b>		<b>\$2,347,079</b>	<b>\$1,581,646</b>			<b>\$169.29</b>		<b>3.0976</b>	
							<b>Sale. Ratio =&gt;</b>	<b>48.82</b>				<b>E.C.F. =&gt;</b>	<b>1.484</b>		<b>Std. Deviation=&gt;</b>	<b>0.28530787</b>		
							<b>Std. Dev. =&gt;</b>	<b>6.86</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.515</b>		<b>Ave. Variance=&gt;</b>	<b>19.2361</b>	<b>Coefficient of Var=&gt;</b>	<b>12.69770704</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-04-353-010	1311 W WINDEMERE	11/05/21	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$95,860	51.82	\$191,722	\$55,985	\$129,015	\$84,309	1.530	959	\$134.53	04O	6.7939	Other	
72-25-04-378-003	1216 W WINDEMERE	04/30/21	\$336,000	WD	33-TO BE DETERMINED	\$336,000	\$151,410	45.06	\$302,811	\$56,350	\$279,650	\$164,307	1.702	1,108	\$252.39	04O	23.9663	Other	
72-25-04-378-006	1202 W WINDEMERE	03/23/21	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$139,680	55.21	\$279,366	\$55,948	\$197,052	\$148,945	1.323	1,184	\$166.43	04O	13.9348	Other	
72-25-04-454-015	432 W 13 MILE	09/30/21	\$316,000	PTA	03-ARM'S LENGTH	\$316,000	\$170,580	53.98	\$341,168	\$102,297	\$213,703	\$148,367	1.440	1,698	\$125.86	04O	2.1963	Other	
72-25-04-477-008	322 W 13 MILE	08/10/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$179,970	57.13	\$359,935	\$113,830	\$201,170	\$152,860	1.316	2,046	\$98.32	04O	14.6291	Other	
<b>Totals:</b>			<b>\$1,405,000</b>			<b>\$1,405,000</b>	<b>\$737,500</b>		<b>\$1,475,002</b>		<b>\$1,020,590</b>	<b>\$698,789</b>			<b>\$155.51</b>		<b>0.1817</b>		
								<b>Sale. Ratio =&gt;</b>	<b>52.49</b>				<b>E.C.F. =&gt;</b>	<b>1.461</b>	<b>Std. Deviation=&gt;</b>		<b>0.16074491</b>		
								<b>Std. Dev. =&gt;</b>	<b>4.66</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.462</b>	<b>Ave. Variance=&gt;</b>		<b>12.3041</b>	<b>Coefficient of Var=&gt;</b>	<b>8.414041066</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-04-259-029	428 NORMANDY	02/04/22	\$290,000	WD	33-TO BE DETERMINED	\$290,000	\$121,330	41.84	\$242,667	\$60,147	\$229,853	\$135,200	1.700	959	\$239.68	04R	26.5619	Ranch
72-25-04-279-005	127 CHIPPEWA	10/08/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$128,300	55.78	\$239,920	\$57,627	\$172,373	\$128,375	1.343	979	\$176.07	04R	9.1750	Ranch
72-25-04-279-017	19 CHIPPEWA	11/02/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$118,890	51.69	\$237,774	\$64,461	\$165,539	\$121,198	1.366	986	\$167.89	04R	8.8620	Ranch
72-25-04-279-019	332 NORMANDY	06/19/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$113,880	51.76	\$227,768	\$60,508	\$159,492	\$116,965	1.364	985	\$161.92	04R	7.0890	Ranch
72-25-04-279-019	332 NORMANDY	12/29/21	\$299,900	PTA	33-TO BE DETERMINED	\$299,900	\$113,880	37.97	\$227,768	\$60,508	\$239,392	\$116,965	2.047	985	\$243.04	04R	61.2220	Ranch
72-25-04-279-020	326 NORMANDY	06/17/20	\$200,000	OTH	03-ARM'S LENGTH	\$200,000	\$110,120	55.06	\$220,237	\$57,699	\$142,301	\$113,663	1.252	918	\$155.01	04R	18.2521	Ranch
72-25-04-279-021	322 NORMANDY	07/06/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$116,660	53.03	\$233,316	\$57,699	\$162,301	\$122,809	1.322	1,121	\$144.78	04R	11.2905	Ranch
72-25-04-279-028	212 NORMANDY	03/05/21	\$290,000	WD	33-TO BE DETERMINED	\$290,000	\$138,410	47.73	\$276,827	\$57,699	\$232,301	\$162,317	1.431	1,186	\$195.87	04R	0.3321	Ranch
72-25-04-279-033	112 NORMANDY	10/20/20	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$112,580	45.58	\$225,160	\$58,639	\$188,361	\$123,349	1.527	911	\$206.76	04R	9.2582	Ranch
72-25-04-279-035	102 NORMANDY	07/27/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$111,230	50.56	\$222,464	\$59,684	\$160,316	\$120,578	1.330	918	\$174.64	04R	10.4912	Ranch
72-25-04-353-014	1426 W 13 MILE	03/23/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$106,650	52.02	\$213,304	\$46,595	\$158,405	\$116,580	1.359	1,092	\$145.06	04R	7.5707	Ranch
72-25-04-353-014	1426 W 13 MILE	03/23/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$106,650	52.02	\$213,304	\$46,595	\$158,405	\$116,580	1.359	1,092	\$145.06	04R	7.5707	Ranch
72-25-04-381-010	1018 W 13 MILE	10/22/20	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$98,750	42.95	\$185,025	\$48,547	\$181,353	\$96,111	1.887	1,092	\$166.07	04R	45.2430	Ranch
72-25-04-381-015	912 W 13 MILE	12/15/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$105,200	55.37	\$210,408	\$50,003	\$139,997	\$112,171	1.248	1,126	\$124.33	04R	18.6413	Ranch
72-25-04-401-005	4107 CUSTER	12/29/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$119,350	58.22	\$238,704	\$61,062	\$143,938	\$124,225	1.159	1,021	\$140.98	04R	27.5790	Ranch
72-25-04-402-003	4112 CUSTER	06/24/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$116,900	55.67	\$233,807	\$57,500	\$152,500	\$130,598	1.168	984	\$154.98	04R	26.6769	Ranch
72-25-04-402-008	521 NORMANDY	01/13/22	\$265,000	WD	33-TO BE DETERMINED	\$265,000	\$101,360	38.25	\$202,716	\$58,682	\$206,318	\$100,723	2.048	917	\$224.99	04R	61.3892	Ranch
72-25-04-402-012	503 NORMANDY	11/20/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$122,370	44.50	\$228,718	\$57,500	\$217,500	\$120,576	1.804	913	\$238.23	04R	36.9364	Ranch
72-25-04-402-013	437 NORMANDY	05/10/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$102,580	39.30	\$205,164	\$58,141	\$202,859	\$102,813	1.973	914	\$221.95	04R	53.8605	Ranch
72-25-04-402-032	416 JEFFREY	12/15/20	\$250,500	WD	03-ARM'S LENGTH	\$250,500	\$120,510	48.11	\$241,023	\$57,500	\$193,000	\$128,338	1.504	980	\$196.94	04R	6.9367	Ranch
72-25-04-403-014	433 JEFFREY	07/29/20	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$121,200	48.29	\$242,404	\$57,500	\$193,500	\$136,966	1.413	997	\$194.08	04R	2.1717	Ranch
72-25-04-403-014	433 JEFFREY	06/18/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$121,200	44.07	\$242,404	\$57,500	\$217,500	\$136,966	1.588	997	\$218.15	04R	15.3509	Ranch
72-25-04-403-018	411 JEFFREY	12/04/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$117,360	46.02	\$234,716	\$57,500	\$197,500	\$123,927	1.594	987	\$200.10	04R	15.9200	Ranch
72-25-04-405-006	3902 CUSTER	11/09/21	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$115,980	52.72	\$231,966	\$62,957	\$157,043	\$118,188	1.329	988	\$158.95	04R	10.5722	Ranch
72-25-04-405-011	511 W SUNNYBROOK	08/18/20	\$222,900	WD	03-ARM'S LENGTH	\$222,900	\$117,760	52.83	\$235,511	\$65,054	\$157,846	\$119,201	1.324	988	\$159.76	04R	11.0273	Ranch
72-25-04-405-017	421 W SUNNYBROOK	01/25/21	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$117,660	47.44	\$235,311	\$65,054	\$182,946	\$119,061	1.537	981	\$186.49	04R	10.2099	Ranch
72-25-04-406-002	535 CHARLOTTE	12/08/21	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$138,310	44.62	\$276,625	\$61,824	\$248,176	\$159,112	1.560	1,209	\$205.27	04R	12.5281	Ranch
72-25-04-406-014	411 CHARLOTTE	04/30/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$121,400	52.78	\$242,805	\$61,824	\$168,176	\$126,560	1.329	981	\$171.43	04R	10.5654	Ranch
72-25-04-406-014	411 CHARLOTTE	03/25/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$121,400	41.15	\$242,805	\$61,824	\$233,176	\$126,560	1.842	981	\$237.69	04R	40.7936	Ranch
72-25-04-406-015	407 CHARLOTTE	07/23/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$137,060	51.72	\$274,112	\$61,824	\$203,176	\$148,453	1.369	1,188	\$171.02	04R	6.5856	Ranch
72-25-04-426-004	317 NORMANDY	05/08/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$116,530	51.79	\$233,064	\$56,578	\$168,422	\$123,417	1.365	1,114	\$151.19	04R	6.9816	Ranch
72-25-04-426-008	221 NORMANDY	04/08/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$110,630	50.29	\$221,255	\$56,578	\$163,422	\$115,159	1.419	982	\$166.42	04R	1.5375	Ranch
72-25-04-426-010	211 NORMANDY	11/06/20	\$229,350	WD	03-ARM'S LENGTH	\$229,350	\$107,510	46.88	\$215,017	\$57,032	\$172,318	\$117,026	1.472	979	\$176.01	04R	3.8000	Ranch
72-25-04-426-013	123 NORMANDY	01/20/21	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$121,870	54.90	\$243,745	\$56,578	\$165,422	\$130,886	1.264	1,077	\$153.60	04R	17.0614	Ranch
72-25-04-426-019	322 JEFFREY	10/11/21	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$127,660	48.19	\$255,312	\$59,333	\$205,567	\$137,048	1.500	1,004	\$204.75	04R	6.5484	Ranch
72-25-04-426-023	302 JEFFREY	02/04/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$121,980	46.92	\$243,966	\$59,333	\$200,667	\$129,114	1.554	987	\$203.31	04R	11.9708	Ranch
72-25-04-426-033	102 JEFFREY	01/13/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$101,870	49.69	\$203,730	\$62,462	\$142,538	\$98,789	1.443	985	\$144.71	04R	0.8379	Ranch
72-25-04-427-007	221 JEFFREY	12/04/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$114,640	54.59	\$202,313	\$60,438	\$149,562	\$99,912	1.497	1,004	\$148.97	04R	6.2461	Ranch
72-25-04-427-009	211 JEFFREY	09/14/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$146,610	48.87	\$273,161	\$59,333	\$240,667	\$158,391	1.519	984	\$244.58	04R	8.4971	Ranch
72-25-04-427-027	120 W SUNNYBROOK	01/21/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$127,520	52.05	\$255,044	\$58,418	\$186,582	\$137,501	1.357	986	\$189.23	04R	7.7524	Ranch
72-25-04-427-030	106 W SUNNYBROOK	02/02/22	\$307,000	WD	33-TO BE DETERMINED	\$307,000	\$122,210	39.81	\$244,417	\$58,418	\$248,582	\$130,069	1.911	984	\$252.62	04R	47.6675	Ranch
72-25-04-428-003	321 W SUNNYBROOK	05/28/20	\$285,000	WD	33-TO BE DETERMINED	\$285,000	\$148,250	52.02	\$296,502	\$69,193	\$215,807	\$168,377	1.282	990	\$217.99	04R	15.2788	Ranch
72-25-04-428-019	316 CHARLOTTE	09/01/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$112,740	58.72	\$225,471	\$61,978	\$130,022	\$114,331	1.137	1,011				

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-04-428-020	312 CHARLOTTE	12/22/20	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$130,140	51.54	\$260,283	\$65,583	\$186,917	\$144,222	1.296	1,011	\$184.88	04R	13.8442	Ranch	
72-25-04-429-001	325 CHARLOTTE	06/23/20	\$265,000	WD	33-TO BE DETERMINED	\$265,000	\$133,060	50.21	\$266,122	\$63,178	\$201,822	\$150,329	1.343	1,013	\$199.23	04R	9.1940	Ranch	
72-25-04-429-013	117 CHARLOTTE	04/14/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$133,230	57.43	\$249,269	\$63,127	\$168,873	\$131,086	1.288	1,013	\$166.71	04R	14.6215	Ranch	
72-25-04-429-020	224 LEXINGTON	04/02/21	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$188,680	55.82	\$377,366	\$141,921	\$196,079	\$174,404	1.124	1,804	\$108.69	04R	31.0194	Ranch	
72-25-04-451-007	709 LEXINGTON	08/07/20	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$151,060	59.83	\$302,115	\$106,435	\$146,065	\$136,839	1.067	1,045	\$139.78	04R	36.7056	Ranch	
72-25-04-452-001	539 LEXINGTON	07/13/21	\$340,000	WD	33-TO BE DETERMINED	\$340,000	\$218,120	64.15	\$436,246	\$129,994	\$210,006	\$214,162	0.981	2,317	\$90.64	04R	45.3884	Ranch	
72-25-04-454-013	512 W 13 MILE	06/10/20	\$295,000	WD	33-TO BE DETERMINED	\$295,000	\$200,590	68.00	\$401,175	\$105,324	\$189,676	\$206,889	0.917	2,174	\$87.25	04R	51.7675	Ranch	
72-25-04-477-015	3411 N MAIN	08/21/20	\$260,500	WD	03-ARM'S LENGTH	\$260,500	\$135,510	52.02	\$271,018	\$83,067	\$177,433	\$131,434	1.350	1,166	\$152.17	04R	8.4502	Ranch	
<b>Totals:</b>			<b>\$12,715,950</b>			<b>\$12,715,950</b>	<b>\$6,385,340</b>		<b>\$12,661,324</b>		<b>\$9,431,992</b>	<b>\$6,674,513</b>			<b>\$177.23</b>		<b>2.1341</b>		
								<b>Sale. Ratio =&gt;</b>	<b>50.22</b>				<b>E.C.F. =&gt;</b>	<b>1.413</b>	<b>Std. Deviation=&gt;</b>		<b>0.25249682</b>		
								<b>Std. Dev. =&gt;</b>	<b>6.23</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.434</b>	<b>Ave. Variance=&gt;</b>		<b>18.8933</b>	<b>Coefficient of Var=&gt;</b>	<b>13.17084281</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-05-205-015	4515 ELMHURST	11/05/21	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$110,460	48.03	\$220,920	\$54,363	\$175,637	\$108,154	1.624	945	\$185.86	05B	2.8402	BUNGALOW
72-25-05-205-016	4507 ELMHURST	04/30/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$145,570	54.52	\$291,149	\$64,492	\$202,508	\$147,180	1.376	1,600	\$126.57	05B	21.9631	BUNGALOW
72-25-05-206-005	4510 ELMHURST	02/02/22	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$141,110	47.83	\$282,227	\$53,549	\$241,451	\$148,492	1.626	1,390	\$173.71	05B	3.0466	BUNGALOW
72-25-05-232-005	4506 SEDGEMOOR	01/28/22	\$235,500	WD	03-ARM'S LENGTH	\$235,500	\$142,250	60.40	\$284,492	\$63,816	\$171,684	\$143,296	1.198	1,340	\$128.12	05B	39.7446	BUNGALOW
72-25-05-302-005	3811 COOLIDGE	08/25/21	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$108,740	48.33	\$199,041	\$38,393	\$186,607	\$106,329	1.755	919	\$203.05	05B	15.9440	BUNGALOW
72-25-05-303-028	4123 EDGAR	01/18/22	\$235,000	WD	33-TO BE DETERMINED	\$235,000	\$97,720	41.58	\$195,442	\$49,230	\$185,770	\$94,943	1.957	854	\$217.53	05B	36.1098	BUNGALOW
72-25-05-303-038	4003 EDGAR	06/25/21	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$101,400	48.06	\$202,808	\$49,894	\$161,106	\$99,295	1.623	854	\$188.65	05B	2.6949	BUNGALOW
72-25-05-303-042	3903 EDGAR	11/20/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$100,570	57.47	\$201,143	\$49,230	\$125,770	\$98,645	1.275	854	\$147.27	05B	32.0574	BUNGALOW
72-25-05-303-047	3817 EDGAR	09/09/20	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$115,280	51.26	\$198,955	\$49,230	\$175,670	\$102,552	1.713	966	\$181.85	05B	11.7432	BUNGALOW
72-25-05-402-040	3907 ELMHURST	08/05/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$114,950	54.74	\$229,898	\$50,191	\$159,809	\$116,693	1.369	1,022	\$156.37	05B	22.6068	BUNGALOW
72-25-05-426-031	4003 DURHAM	11/06/20	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$156,020	60.71	\$312,033	\$96,022	\$160,978	\$140,267	1.148	1,380	\$116.65	05B	44.7897	BUNGALOW
72-25-05-426-035	3911 DURHAM	01/08/21	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$114,280	44.83	\$228,551	\$55,150	\$199,750	\$112,598	1.774	876	\$228.03	05B	17.8457	BUNGALOW
72-25-05-427-001	4124 DURHAM	12/03/21	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$115,050	49.59	\$230,097	\$51,090	\$180,910	\$116,238	1.556	1,050	\$172.30	05B	3.9181	BUNGALOW
72-25-05-427-019	3822 DURHAM	07/15/21	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$108,150	49.84	\$216,291	\$51,536	\$165,464	\$106,984	1.547	998	\$165.80	05B	4.8925	BUNGALOW
72-25-05-427-047	4120 DURHAM	08/31/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$127,600	56.71	\$255,203	\$69,422	\$155,578	\$120,637	1.290	1,201	\$129.54	05B	30.5915	BUNGALOW
72-25-05-452-003	3710 KENT	09/18/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$128,480	58.40	\$256,965	\$69,422	\$150,578	\$121,781	1.236	972	\$154.92	05B	35.9089	BUNGALOW
72-25-05-453-012	3530 ELMHURST	07/01/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$122,240	49.89	\$210,500	\$50,191	\$194,809	\$109,661	1.776	861	\$226.26	05B	18.0908	BUNGALOW
72-25-05-453-014	3522 ELMHURST	05/05/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$98,680	36.55	\$197,359	\$52,057	\$217,943	\$94,352	2.310	861	\$253.13	05B	71.4342	BUNGALOW
72-25-05-453-034	3521 LINWOOD	07/15/20	\$203,500	WD	03-ARM'S LENGTH	\$203,500	\$105,190	51.69	\$210,370	\$55,150	\$148,350	\$100,792	1.472	945	\$156.98	05B	12.3712	BUNGALOW
72-25-05-453-038	3503 LINWOOD	09/08/21	\$258,900	WD	03-ARM'S LENGTH	\$258,900	\$122,810	47.44	\$245,626	\$55,150	\$203,750	\$123,686	1.647	945	\$215.61	05B	5.1768	BUNGALOW
72-25-05-454-019	3416 LINWOOD	10/08/21	\$260,000	WD	33-TO BE DETERMINED	\$260,000	\$131,730	50.67	\$263,456	\$53,206	\$206,794	\$136,526	1.515	876	\$236.07	05B	8.0866	BUNGALOW
72-25-05-454-043	3427 WOODLAND	09/03/21	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$110,850	51.56	\$202,821	\$53,180	\$161,820	\$100,047	1.617	876	\$184.73	05B	2.1891	BUNGALOW
72-25-05-454-048	3403 WOODLAND	06/11/21	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$114,970	51.56	\$229,940	\$62,762	\$160,238	\$108,557	1.476	876	\$182.92	05B	11.9482	BUNGALOW
72-25-05-476-002	3716 WOODLAND	11/23/20	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$127,000	57.99	\$219,332	\$56,149	\$162,851	\$111,688	1.458	890	\$182.98	05B	13.7464	BUNGALOW
72-25-05-476-037	3531 DURHAM	03/31/21	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$125,290	47.82	\$250,585	\$55,150	\$206,850	\$126,906	1.630	978	\$211.50	05B	3.4396	BUNGALOW
72-25-05-476-050	3411 DURHAM	08/06/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$120,140	45.34	\$240,289	\$60,000	\$205,000	\$117,071	1.751	1,008	\$203.37	05B	15.5525	BUNGALOW
72-25-05-476-056	3403 DURHAM	12/15/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$131,830	52.73	\$263,668	\$92,911	\$157,089	\$110,881	1.417	1,121	\$140.13	05B	17.8820	BUNGALOW
72-25-05-477-008	3608 DURHAM	10/20/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$122,810	54.58	\$245,619	\$60,400	\$164,600	\$120,272	1.369	1,111	\$148.15	05B	22.6989	BUNGALOW
72-25-05-477-093	3604 DURHAM	08/27/20	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$129,840	62.72	\$259,677	\$80,235	\$126,765	\$116,521	1.088	984	\$128.83	05B	50.7635	BUNGALOW
72-25-06-227-012	4709 MANKATO	11/06/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$119,050	50.66	\$238,108	\$83,296	\$151,704	\$100,527	1.509	952	\$159.35	05B	8.6469	BUNGALOW
72-25-06-228-016	4627 MANDALAY	07/02/20	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$139,680	53.74	\$279,353	\$83,296	\$176,604	\$127,310	1.387	1,232	\$143.35	05B	20.8353	BUNGALOW
72-25-06-228-019	4609 MANDALAY	06/23/21	\$304,500	WD	03-ARM'S LENGTH	\$304,500	\$140,260	46.06	\$280,520	\$85,538	\$218,962	\$126,612	1.729	854	\$256.40	05B	13.3846	BUNGALOW
72-25-06-229-007	4618 MANDALAY	03/16/21	\$295,500	WD	03-ARM'S LENGTH	\$295,500	\$145,370	49.19	\$290,746	\$71,991	\$223,509	\$142,049	1.573	969	\$230.66	05B	2.2085	BUNGALOW
72-25-06-229-009	4608 MANDALAY	12/15/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$152,460	50.82	\$304,919	\$75,063	\$224,937	\$149,257	1.507	969	\$232.13	05B	8.8509	BUNGALOW
72-25-06-230-002	4522 TONAWANDA	09/17/20	\$185,050	WD	03-ARM'S LENGTH	\$185,050	\$112,590	60.84	\$225,183	\$72,908	\$112,142	\$98,880	1.134	960	\$116.81	05B	46.1429	BUNGALOW
72-25-06-230-005	4506 TONAWANDA	10/19/20	\$284,000	WD	03-ARM'S LENGTH	\$284,000	\$145,540	51.25	\$291,081	\$72,908	\$211,092	\$141,671	1.490	1,216	\$173.60	05B	10.5534	BUNGALOW
72-25-06-230-008	4422 TONAWANDA	08/10/20	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$105,620	59.01	\$211,237	\$72,908	\$106,092	\$89,824	1.181	868	\$122.23	05B	41.4443	BUNGALOW
72-25-06-276-009	4316 TONAWANDA	07/08/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$153,670	38.42	\$307,333	\$72,908	\$327,092	\$152,224	2.149	1,208	\$270.77	05B	55.3202	BUNGALOW
72-25-06-276-013	4357 HAMPTON	04/14/21	\$379,000	WD	03-ARM'S LENGTH	\$379,000	\$152,290	40.18	\$304,583	\$89,219	\$289,781	\$139,847	2.072	1,456	\$199.03	05B	47.6580	BUNGALOW
72-25-06-280-011	4247 HAMPTON	04/16/21	\$234,740	WD	03-ARM'S LENGTH	\$234,740	\$112											



## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-06-280-018	3518 NORMANDY	10/01/21	\$219,900	PTA	03-ARM'S LENGTH	\$219,900	\$115,970	52.74	\$231,939	\$82,100	\$137,800	\$97,298	1.416	970	\$142.06	05B	17.9286	BUNGALOW
72-25-06-281-021	3402 NORMANDY	06/22/20	\$310,000	WD	33-TO BE DETERMINED	\$310,000	\$145,580	46.96	\$291,159	\$78,112	\$231,888	\$138,342	1.676	1,092	\$212.35	05B	8.0639	BUNGALOW
72-25-06-282-013	4247 MANDALAY	07/10/20	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$131,750	57.31	\$226,831	\$83,894	\$146,006	\$101,379	1.440	861	\$169.58	05B	15.5358	BUNGALOW
72-25-06-283-002	4252 MANDALAY	10/23/21	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$119,710	51.60	\$239,426	\$82,184	\$149,816	\$102,105	1.467	861	\$174.00	05B	12.8281	BUNGALOW
72-25-06-426-010	3717 NORMANDY	07/30/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$98,900	53.46	\$197,804	\$59,715	\$125,285	\$89,668	1.397	984	\$127.32	05B	19.8345	BUNGALOW
72-25-06-426-016	3617 NORMANDY	12/30/20	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$127,860	42.63	\$255,723	\$59,938	\$239,962	\$127,133	1.887	984	\$243.86	05B	29.1934	BUNGALOW
72-25-06-426-017	3611 NORMANDY	03/10/21	\$265,000	WD	33-TO BE DETERMINED	\$265,000	\$122,630	46.28	\$245,264	\$60,983	\$204,017	\$119,663	1.705	984	\$207.33	05B	10.9378	BUNGALOW
72-25-06-426-017	3611 NORMANDY	06/18/21	\$324,999	WD	33-TO BE DETERMINED	\$324,999	\$122,630	37.73	\$245,264	\$60,983	\$264,016	\$119,663	2.206	984	\$268.31	05B	61.0777	BUNGALOW
72-25-06-426-021	3521 NORMANDY	04/26/21	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$110,580	50.61	\$221,153	\$59,359	\$159,141	\$105,061	1.515	1,045	\$152.29	05B	8.0804	BUNGALOW
72-25-06-426-024	3507 NORMANDY	04/14/21	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$130,220	38.76	\$260,444	\$62,532	\$273,468	\$128,514	2.128	984	\$277.91	05B	53.2367	BUNGALOW
72-25-06-426-035	3612 HUNTER	08/20/20	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$142,710	55.10	\$244,794	\$74,199	\$184,801	\$119,226	1.550	1,014	\$182.25	05B	4.5547	BUNGALOW
72-25-06-426-037	3602 HUNTER	01/12/21	\$292,500	WD	33-TO BE DETERMINED	\$292,500	\$141,570	48.40	\$283,149	\$77,368	\$215,132	\$133,624	1.610	984	\$218.63	05B	1.4427	BUNGALOW
72-25-06-426-039	3522 HUNTER	08/07/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$148,560	67.53	\$297,115	\$75,149	\$144,851	\$144,134	1.005	984	\$147.21	05B	59.0576	BUNGALOW
72-25-06-426-039	3522 HUNTER	04/12/21	\$396,000	WD	33-TO BE DETERMINED	\$396,000	\$148,560	37.52	\$297,115	\$75,149	\$320,851	\$144,134	2.226	984	\$326.07	05B	63.0512	BUNGALOW
72-25-06-426-042	3506 HUNTER	11/17/21	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$151,160	52.12	\$275,049	\$80,386	\$209,614	\$131,758	1.591	984	\$213.02	05B	0.4648	BUNGALOW
72-25-06-427-002	3425 NORMANDY	10/22/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$115,520	44.43	\$231,031	\$59,359	\$200,641	\$111,475	1.800	972	\$206.42	05B	20.4317	BUNGALOW
72-25-06-427-027	3326 HUNTER	10/30/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$130,910	53.43	\$224,306	\$62,068	\$182,932	\$112,756	1.622	970	\$188.59	05B	2.6818	BUNGALOW
72-25-06-427-033	3302 HUNTER	06/09/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$122,190	49.87	\$244,386	\$62,854	\$182,146	\$117,878	1.545	960	\$189.74	05B	5.0344	BUNGALOW
72-25-06-428-006	3627 HUNTER	12/04/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$182,070	58.73	\$364,147	\$75,437	\$234,563	\$187,474	1.251	1,450	\$161.77	05B	34.4376	BUNGALOW
72-25-06-429-004	3423 HUNTER	06/15/20	\$250,000	WD	33-TO BE DETERMINED	\$250,000	\$132,760	53.10	\$265,516	\$62,884	\$187,116	\$131,579	1.422	1,040	\$179.92	05B	17.3474	BUNGALOW
72-25-06-429-020	3432 CHESTER	05/21/21	\$332,250	WD	33-TO BE DETERMINED	\$332,250	\$133,600	40.21	\$267,198	\$62,068	\$270,182	\$133,201	2.028	1,000	\$270.18	05B	43.2821	BUNGALOW
72-25-06-432-009	3523 RAVENA	10/21/21	\$310,000	WD	33-TO BE DETERMINED	\$310,000	\$130,860	42.21	\$261,728	\$64,114	\$245,886	\$128,321	1.916	960	\$256.13	05B	32.0630	BUNGALOW
72-25-06-432-013	3507 RAVENA	10/13/21	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$121,270	47.10	\$242,542	\$62,668	\$194,832	\$116,801	1.668	1,050	\$185.55	05B	7.2511	BUNGALOW
72-25-06-433-022	3412 STARR	09/24/21	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$143,640	44.90	\$248,914	\$72,583	\$247,317	\$118,965	2.079	960	\$257.62	05B	48.3350	BUNGALOW
<b>Totals:</b>			<b>\$16,482,739</b>			<b>\$16,482,739</b>	<b>\$8,141,630</b>		<b>\$15,965,275</b>		<b>\$12,260,544</b>	<b>\$7,681,121</b>			<b>\$190.25</b>		<b>0.0640</b>	
							<b>Sale. Ratio =&gt;</b>	<b>49.39</b>				<b>E.C.F. =&gt;</b>	<b>1.596</b>		<b>Std. Deviation=&gt;</b>	<b>0.290506</b>		
							<b>Std. Dev. =&gt;</b>	<b>6.59</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.596</b>		<b>Ave. Variance=&gt;</b>	<b>22.1174</b>	<b>Coefficient of Var=&gt;</b>	<b>13.86188233</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-05-201-001	2427 W 14 MILE	08/14/20	\$263,900	WD	33-TO BE DETERMINED	\$263,900	\$128,680	48.76	\$224,344	\$43,817	\$220,083	\$128,022	1.719	1,424	\$154.55	05C	#DIV/0!	Colonial/2Sty
72-25-05-232-026	1807 SAMOSET	06/18/21	\$601,000	WD	03-ARM'S LENGTH	\$601,000	\$329,780	54.87	\$659,565	\$104,215	\$496,785	\$383,000	1.297	3,271	\$151.88	05C	#DIV/0!	Colonial/2Sty
72-25-05-305-018	3704 MARK ORR	01/15/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$165,530	57.08	\$331,054	\$57,378	\$232,622	\$188,742	1.232	1,823	\$127.60	05C	#DIV/0!	Colonial/2Sty
72-25-05-402-013	3924 KENT	10/30/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$176,080	51.79	\$352,156	\$54,818	\$285,182	\$205,061	1.391	1,719	\$165.90	05C	#DIV/0!	Colonial/2Sty
72-25-05-452-015	3603 ELMHURST	01/07/21	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$392,140	58.09	\$784,279	\$101,910	\$573,090	\$470,599	1.218	3,276	\$174.94	05C	#DIV/0!	Colonial/2Sty
72-25-05-453-051	3711 LINWOOD	10/13/21	\$622,000	WD	03-ARM'S LENGTH	\$622,000	\$283,050	45.51	\$566,105	\$69,318	\$552,682	\$342,612	1.613	2,317	\$238.53	05C	#DIV/0!	Colonial/2Sty
72-25-05-454-050	3424 LINWOOD	02/22/22	\$390,000	WD	33-TO BE DETERMINED	\$390,000	\$172,740	44.29	\$345,489	\$55,150	\$334,850	\$200,234	1.672	1,509	\$221.90	05C	#DIV/0!	Colonial/2Sty
72-25-05-476-035	3605 DURHAM	09/01/20	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$245,950	51.24	\$491,909	\$55,150	\$424,850	\$301,213	1.410	2,312	\$183.76	05C	#DIV/0!	Colonial/2Sty
72-25-05-476-035	3605 DURHAM	05/25/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$245,950	48.23	\$491,909	\$55,150	\$454,850	\$301,213	1.510	2,312	\$196.73	05C	#DIV/0!	Colonial/2Sty
72-25-06-205-007	4626 OLIVIA	03/11/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$276,860	45.76	\$553,722	\$63,477	\$541,523	\$338,100	1.602	2,340	\$231.42	05C	#DIV/0!	Colonial/2Sty
72-25-06-209-014	4521 OLIVIA	12/03/21	\$590,000	PTA	03-ARM'S LENGTH	\$590,000	\$275,350	46.67	\$550,705	\$65,767	\$524,233	\$334,440	1.567	2,234	\$234.66	05C	#DIV/0!	Colonial/2Sty
72-25-06-259-007	4224 OLIVIA	09/04/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$152,030	41.65	\$265,765	\$67,718	\$297,282	\$141,680	2.098	1,353	\$219.72	05C	#DIV/0!	Colonial/2Sty
72-25-06-259-019	4217 TONAWANDA	05/29/20	\$699,000	WD	03-ARM'S LENGTH	\$699,000	\$379,800	54.33	\$759,595	\$82,628	\$616,372	\$466,874	1.320	3,180	\$193.83	05C	#DIV/0!	Colonial/2Sty
72-25-06-259-019	4217 TONAWANDA	05/27/21	\$830,000	WD	33-TO BE DETERMINED	\$830,000	\$379,800	45.76	\$690,492	\$82,628	\$747,372	\$425,548	1.756	3,180	\$235.02	05C	#DIV/0!	Colonial/2Sty
72-25-06-276-016	4339 HAMPTON	07/25/21	\$190,000	QC	03-ARM'S LENGTH	\$190,000	\$62,740	33.02	\$125,480	\$125,480	\$64,520	\$0	#####	0	#DIV/0!	05C	#DIV/0!	Colonial/2Sty
72-25-06-277-022	4351 MANKATO	02/18/22	\$975,000	WD	33-TO BE DETERMINED	\$975,000	\$376,230	38.59	\$752,469	\$73,714	\$901,286	\$468,107	1.925	3,127	\$288.23	05C	#DIV/0!	Colonial/2Sty
72-25-06-279-008	4320 MANDALAY	06/08/20	\$699,000	WD	03-ARM'S LENGTH	\$699,000	\$351,920	50.35	\$703,849	\$71,991	\$627,009	\$435,764	1.439	3,059	\$204.97	05C	#DIV/0!	Colonial/2Sty
72-25-06-280-008	4216 TONAWANDA	07/30/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$318,560	49.01	\$637,129	\$85,281	\$564,719	\$380,585	1.484	2,552	\$221.28	05C	#DIV/0!	Colonial/2Sty
72-25-06-280-010	4253 HAMPTON	03/03/22	\$885,000	WD	33-TO BE DETERMINED	\$885,000	\$360,900	40.78	\$721,800	\$84,961	\$800,039	\$439,199	1.822	3,347	\$239.03	05C	#DIV/0!	Colonial/2Sty
<b>Totals:</b>			<b>\$10,659,900</b>			<b>\$10,659,900</b>	<b>\$5,074,090</b>		<b>\$10,007,816</b>		<b>\$9,259,349</b>	<b>\$5,950,993</b>			<b>#DIV/0!</b>		<b>#DIV/0!</b>	
							<b>Sale. Ratio =&gt;</b>	<b>47.60</b>				<b>E.C.F. =&gt;</b>	<b>1.556</b>		<b>Std. Deviation=&gt;</b>	<b>#DIV/0!</b>		
							<b>Std. Dev. =&gt;</b>	<b>6.41</b>				<b>Ave. E.C.F. =&gt;</b>	<b>#####</b>		<b>Ave. Variance=&gt;</b>	<b>#DIV/0!</b>	<b>Coefficient of Var=&gt;</b>	<b>#DIV/0!</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-05-452-010	3711 ELMHURST	04/02/21	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$150,930	49.16	\$301,853	\$50,690	\$256,310	\$174,419	1.470	1,370	\$187.09	05O	9.1352	Other
72-25-05-477-028	3408 DURHAM	10/01/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$179,570	59.86	\$359,138	\$81,168	\$218,832	\$193,035	1.134	1,507	\$145.21	05O	42.7221	Other
72-25-06-256-001	4358 OLIVIA	12/29/21	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$125,270	49.13	\$250,533	\$60,631	\$194,369	\$128,312	1.515	1,225	\$158.67	05O	4.6048	Other
72-25-06-281-003	4240 HAMPTON	05/21/21	\$944,000	WD	03-ARM'S LENGTH	\$944,000	\$390,450	41.36	\$780,905	\$96,362	\$847,638	\$475,377	1.783	2,908	\$291.48	05O	22.2224	Other
72-25-06-426-014	3627 NORMANDY	12/04/20	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$151,570	46.65	\$265,262	\$62,601	\$262,299	\$145,317	1.805	2,083	\$125.92	05O	24.4155	Other
72-25-06-426-014	3627 NORMANDY	06/01/21	\$339,900	PTA	03-ARM'S LENGTH	\$339,900	\$151,570	44.59	\$303,144	\$62,601	\$277,299	\$167,044	1.660	2,083	\$133.12	05O	9.9177	Other
72-25-06-429-021	3426 CHESTER	08/31/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$138,750	51.39	\$261,802	\$65,372	\$204,628	\$131,178	1.560	1,162	\$176.10	05O	0.0936	Other
<b>Totals:</b>			<b>\$2,740,800</b>			<b>\$2,740,800</b>	<b>\$1,288,110</b>		<b>\$2,522,637</b>		<b>\$2,261,375</b>	<b>\$1,414,681</b>			<b>\$173.94</b>		<b>3.7644</b>	
								<b>Sale. Ratio =&gt;</b>	<b>47.00</b>				<b>E.C.F. =&gt;</b>	<b>1.599</b>	<b>Std. Deviation=&gt;</b>	<b>0.22796761</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.87</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.561</b>	<b>Ave. Variance=&gt;</b>	<b>16.1587</b>	<b>Coefficient of Var=&gt;</b>	<b>10.35245716</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-05-201-014	4621 BRIARWOOD	02/14/22	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$138,430	47.09	\$276,858	\$64,448	\$229,552	\$153,920	1.491	1,318	\$174.17	05R	10.1891	Ranch
72-25-05-202-021	4611 ELMHURST	10/29/21	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$135,280	52.84	\$252,707	\$62,500	\$193,500	\$143,013	1.353	967	\$200.10	05R	3.6452	Ranch
72-25-05-203-002	4724 ELMHURST	12/13/21	\$302,000	PTA	33-TO BE DETERMINED	\$302,000	\$135,480	44.86	\$270,955	\$82,640	\$219,360	\$136,460	1.608	1,008	\$217.62	05R	21.8024	Ranch
72-25-05-204-005	4710 THORNCROFT	11/20/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$111,060	50.94	\$222,122	\$65,482	\$152,518	\$113,507	1.344	1,013	\$150.56	05R	4.5793	Ranch
72-25-05-204-008	4628 THORNCROFT	07/09/20	\$249,100	WD	33-TO BE DETERMINED	\$249,100	\$133,900	53.75	\$267,791	\$67,249	\$181,851	\$145,320	1.251	999	\$182.03	05R	13.8098	Ranch
72-25-05-204-013	4602 THORNCROFT	10/15/20	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$133,470	53.41	\$266,932	\$64,988	\$184,912	\$146,336	1.264	1,337	\$138.30	05R	12.5868	Ranch
72-25-05-205-001	4524 BRIARWOOD	10/26/21	\$286,015	WD	03-ARM'S LENGTH	\$286,015	\$143,910	50.32	\$287,817	\$73,555	\$212,460	\$155,262	1.368	1,365	\$155.65	05R	2.1084	Ranch
72-25-05-205-005	4506 BRIARWOOD	03/03/21	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$146,240	53.96	\$292,476	\$62,500	\$208,500	\$166,649	1.251	1,264	\$164.95	05R	13.8348	Ranch
72-25-05-205-014	4517 ELMHURST	03/04/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$109,620	59.25	\$219,243	\$62,500	\$122,500	\$113,582	1.079	931	\$131.58	05R	31.0961	Ranch
72-25-05-206-024	4409 THORNCROFT	12/31/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$111,630	50.74	\$223,255	\$62,500	\$157,500	\$116,489	1.352	1,026	\$153.51	05R	3.7421	Ranch
72-25-05-207-018	4501 WOODLAND	04/09/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$111,500	47.25	\$223,000	\$64,492	\$171,508	\$114,861	1.493	999	\$171.68	05R	10.3702	Ranch
72-25-05-208-010	4411 BRIARWOOD	07/24/20	\$246,500	WD	03-ARM'S LENGTH	\$246,500	\$125,980	51.11	\$232,148	\$62,500	\$184,000	\$123,831	1.486	965	\$190.67	05R	9.6422	Ranch
72-25-05-226-002	2017 W 14 MILE	09/10/20	\$177,500	WD	03-ARM'S LENGTH	\$177,500	\$108,110	60.91	\$216,222	\$67,714	\$109,786	\$107,614	1.020	1,415	\$77.59	05R	36.9300	Ranch
72-25-05-226-006	4708 WOODLAND	07/23/21	\$261,100	WD	03-ARM'S LENGTH	\$261,100	\$119,890	45.92	\$239,778	\$64,801	\$196,299	\$126,795	1.548	1,039	\$188.93	05R	15.8683	Ranch
72-25-05-226-010	4612 WOODLAND	09/13/21	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$115,580	58.08	\$231,161	\$65,524	\$133,476	\$120,027	1.112	1,039	\$128.47	05R	27.7427	Ranch
72-25-05-226-015	4707 ROSEWOLD	02/12/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$122,030	51.71	\$244,063	\$64,801	\$171,199	\$129,900	1.318	1,223	\$139.98	05R	7.1549	Ranch
72-25-05-227-015	4629 SEDGEMOOR	10/29/20	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$119,300	59.06	\$238,601	\$73,647	\$128,353	\$119,532	1.074	1,013	\$126.71	05R	31.5681	Ranch
72-25-05-228-017	4615 HILLCREST	09/30/21	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$123,860	61.32	\$247,719	\$64,801	\$137,199	\$132,549	1.035	1,089	\$125.99	05R	35.4399	Ranch
72-25-05-228-018	4611 HILLCREST	06/26/20	\$307,000	WD	33-TO BE DETERMINED	\$307,000	\$151,310	49.29	\$302,623	\$64,801	\$242,199	\$172,335	1.405	1,346	\$179.94	05R	1.5920	Ranch
72-25-05-229-008	4620 HILLCREST	04/03/20	\$280,000	WD	33-TO BE DETERMINED	\$280,000	\$121,380	43.35	\$242,757	\$57,034	\$222,966	\$134,582	1.657	1,253	\$177.95	05R	26.7253	Ranch
72-25-05-230-009	4420 WOODLAND	11/09/20	\$200,000	LC	03-ARM'S LENGTH	\$200,000	\$113,730	56.87	\$227,458	\$63,330	\$136,670	\$118,933	1.149	1,000	\$136.67	05R	24.0347	Ranch
72-25-05-230-018	4503 ROSEWOLD	02/12/21	\$248,500	WD	33-TO BE DETERMINED	\$248,500	\$121,610	48.94	\$243,218	\$64,369	\$184,131	\$129,601	1.421	1,002	\$183.76	05R	3.1278	Ranch
72-25-05-230-019	4425 ROSEWOLD	05/07/21	\$335,000	WD	33-TO BE DETERMINED	\$335,000	\$149,530	44.64	\$299,056	\$63,821	\$271,179	\$170,460	1.591	1,244	\$217.99	05R	20.1386	Ranch
72-25-05-230-021	4417 ROSEWOLD	06/19/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$129,790	52.98	\$259,571	\$64,801	\$180,199	\$141,138	1.277	1,271	\$141.78	05R	11.2718	Ranch
72-25-05-231-007	4422 ROSEWOLD	09/03/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$133,210	44.40	\$266,417	\$63,821	\$236,179	\$152,328	1.550	988	\$239.05	05R	16.0987	Ranch
72-25-05-231-021	4415 SEDGEMOOR	07/17/20	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$113,440	47.37	\$226,888	\$64,801	\$174,699	\$117,454	1.487	999	\$174.87	05R	9.7900	Ranch
72-25-05-232-010	4410 SEDGEMOOR	10/15/21	\$224,900	PTA	03-ARM'S LENGTH	\$224,900	\$113,640	50.53	\$227,274	\$67,135	\$157,765	\$116,043	1.360	962	\$164.00	05R	2.9936	Ranch
72-25-05-232-019	4419 HILLCREST	11/04/21	\$170,300	OTH	33-TO BE DETERMINED	\$170,300	\$106,970	62.81	\$213,943	\$64,801	\$105,499	\$108,074	0.976	1,031	\$102.33	05R	41.3304	Ranch
72-25-05-232-020	4415 HILLCREST	05/21/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$147,700	44.76	\$295,391	\$61,850	\$268,150	\$175,595	1.527	1,253	\$214.01	05R	13.7618	Ranch
72-25-05-233-003	4514 HILLCREST	08/03/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$142,200	52.67	\$264,460	\$66,491	\$203,509	\$144,503	1.408	1,068	\$190.55	05R	1.8860	Ranch
72-25-05-276-002	2017 NAKOTA	05/27/21	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$137,830	49.05	\$275,650	\$61,850	\$219,150	\$160,752	1.363	972	\$225.46	05R	2.6197	Ranch
72-25-05-276-003	2011 NAKOTA	03/22/22	\$273,100	WD	33-TO BE DETERMINED	\$273,100	\$117,110	42.88	\$234,223	\$61,850	\$211,250	\$129,604	1.630	955	\$221.20	05R	24.0490	Ranch
72-25-05-276-010	1915 NAKOTA	07/02/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$117,610	48.60	\$235,214	\$61,983	\$180,017	\$125,530	1.434	949	\$189.69	05R	4.4581	Ranch
72-25-05-277-007	1929 CRESTHILL	09/25/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$126,700	49.69	\$253,407	\$58,572	\$196,428	\$141,185	1.391	1,130	\$173.83	05R	0.1805	Ranch
72-25-05-277-011	2026 MASSOIT	03/10/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$167,900	45.38	\$335,808	\$71,512	\$298,488	\$198,719	1.502	1,323	\$225.61	05R	11.2584	Ranch
72-25-05-277-017	1930 MASSOIT	11/05/21	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$175,150	50.04	\$325,854	\$65,016	\$284,984	\$196,119	1.453	1,419	\$200.83	05R	6.3641	Ranch
72-25-05-277-019	1918 MASSOIT	06/22/21	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$138,750	49.91	\$277,498	\$64,975	\$213,025	\$154,002	1.383	1,265	\$168.40	05R	0.6218	Ranch
72-25-05-278-001	1727 NAKOTA	11/02/21	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$180,770	49.53	\$336,912	\$74,301	\$290,699	\$197,452	1.472	1,266	\$229.62	05R	8.2774	Ranch
72-25-05-280-002	4248 ROSEWOLD	02/19/21	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$145,550	45.20	\$291,098	\$57,676	\$264,324	\$175,505	1.506	1,322	\$199.94	05R	11.6596	Ranch
72-25-05-280-015	1909 MASSOIT	07/15/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$146,500	51.40	\$292,990	\$64,109	\$220,891	\$165,856	1.332	1,322	\$167.09	05R	5.7652	Ranch
72-25-05-281-004	4230 MANOR	10/12/21	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$139,230	44.20										

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-05-281-007	4212 MANOR	11/24/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$131,150	59.61	\$262,299	\$62,500	\$157,500	\$144,782	1.088	1,124	\$140.12	05R	30.1635	Ranch
72-25-05-281-007	4212 MANOR	05/26/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$131,150	40.35	\$262,299	\$62,500	\$262,500	\$144,782	1.813	1,124	\$233.54	05R	42.3594	Ranch
72-25-05-282-007	1742 CRESTHILL	10/14/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$137,940	45.98	\$258,327	\$71,094	\$228,906	\$140,777	1.626	1,058	\$216.36	05R	23.6544	Ranch
72-25-05-282-015	1702 CRESTHILL	02/03/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$111,550	53.12	\$223,096	\$67,225	\$142,775	\$112,950	1.264	1,291	\$110.59	05R	12.5423	Ranch
72-25-05-282-015	1702 CRESTHILL	04/22/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$111,550	46.67	\$223,096	\$67,225	\$171,775	\$112,950	1.521	1,291	\$133.06	05R	13.1328	Ranch
72-25-05-282-018	4237 CROOKS	09/09/21	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$86,800	48.22	\$173,608	\$58,711	\$121,289	\$83,259	1.457	875	\$138.62	05R	6.7295	Ranch
72-25-05-301-002	4125 COOLIDGE	12/18/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$65,150	46.87	\$120,969	\$40,925	\$98,075	\$58,426	1.679	768	\$127.70	05R	28.9133	Ranch
72-25-05-302-009	3725 COOLIDGE	02/05/21	\$168,000	WD	33-TO BE DETERMINED	\$168,000	\$71,840	42.76	\$143,683	\$40,455	\$127,545	\$74,803	1.705	864	\$147.62	05R	31.5603	Ranch
72-25-05-303-004	4112 COOLIDGE	04/26/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$71,820	40.58	\$143,642	\$42,390	\$134,610	\$73,371	1.835	864	\$155.80	05R	44.5170	Ranch
72-25-05-303-012	3912 COOLIDGE	01/06/22	\$165,000	PTA	33-TO BE DETERMINED	\$165,000	\$69,970	42.41	\$139,933	\$41,807	\$123,193	\$71,106	1.733	864	\$142.58	05R	34.3053	Ranch
72-25-05-303-019	3812 COOLIDGE	05/06/21	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$78,280	46.60	\$156,562	\$41,137	\$126,863	\$83,641	1.517	864	\$146.83	05R	12.7273	Ranch
72-25-05-303-022	3730 COOLIDGE	07/02/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$73,510	45.10	\$147,026	\$41,137	\$121,863	\$76,731	1.588	871	\$139.91	05R	19.8703	Ranch
72-25-05-303-024	3720 COOLIDGE	10/30/20	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$82,540	50.05	\$152,244	\$42,281	\$122,619	\$80,265	1.528	864	\$141.92	05R	13.8200	Ranch
72-25-05-303-026	3712 COOLIDGE	09/20/21	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$79,540	46.79	\$149,262	\$44,568	\$125,432	\$78,717	1.593	780	\$160.81	05R	20.3971	Ranch
72-25-05-303-052	3731 EDGAR	09/30/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$106,360	50.65	\$203,203	\$49,230	\$160,770	\$112,389	1.430	804	\$199.96	05R	4.0999	Ranch
72-25-05-304-020	3812 EDGAR	11/17/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,880	48.23	\$197,754	\$52,621	\$152,379	\$105,169	1.449	960	\$158.73	05R	5.9421	Ranch
72-25-05-304-049	3815 MARK ORR	09/11/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$127,150	48.90	\$254,307	\$56,124	\$203,876	\$143,611	1.420	1,313	\$155.27	05R	3.0164	Ranch
72-25-05-304-050	3809 MARK ORR	04/06/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$123,320	44.04	\$246,636	\$57,391	\$222,609	\$137,134	1.623	1,042	\$213.64	05R	23.3817	Ranch
72-25-05-304-053	3735 MARK ORR	05/10/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$146,230	43.65	\$292,462	\$60,812	\$274,188	\$174,173	1.574	1,210	\$226.60	05R	18.4750	Ranch
72-25-05-305-038	3915 GREENWAY	02/22/22	\$211,250	WD	03-ARM'S LENGTH	\$211,250	\$123,280	58.36	\$246,550	\$51,410	\$129,840	\$141,406	1.130	1,232	\$129.74	05R	25.9114	Ranch
72-25-05-305-043	3811 GREENWAY	10/30/20	\$235,000	WD	33-TO BE DETERMINED	\$235,000	\$107,410	45.71	\$214,817	\$58,369	\$176,631	\$113,368	1.558	1,100	\$160.57	05R	16.8553	Ranch
72-25-05-305-048	3711 GREENWAY	11/12/21	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$112,550	48.93	\$225,092	\$57,663	\$172,337	\$121,325	1.420	1,100	\$156.67	05R	3.0975	Ranch
72-25-05-326-004	2811 NORMANDY	07/29/21	\$111,000	PTA	33-TO BE DETERMINED	\$111,000	\$73,400	66.13	\$146,807	\$49,099	\$61,901	\$70,803	0.874	768	\$80.60	05R	51.5206	Ranch
72-25-05-326-017	3900 GREENWAY	12/20/21	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$116,110	51.60	\$232,228	\$88,947	\$136,053	\$103,827	1.310	744	\$182.87	05R	7.9094	Ranch
72-25-05-326-018	4115 EDGELAND	10/29/21	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$123,680	51.53	\$247,351	\$59,507	\$180,493	\$136,119	1.326	1,100	\$164.08	05R	6.3482	Ranch
72-25-05-326-027	3913 EDGELAND	11/29/21	\$375,000	PTA	33-TO BE DETERMINED	\$375,000	\$123,910	33.04	\$247,824	\$57,131	\$317,869	\$138,183	2.300	1,100	\$288.97	05R	91.0865	Ranch
72-25-05-326-029	3903 EDGELAND	07/13/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$123,660	52.62	\$247,322	\$81,329	\$153,671	\$120,285	1.278	1,100	\$139.70	05R	11.1918	Ranch
72-25-05-327-011	4102 EDGELAND	09/11/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$109,100	49.59	\$218,205	\$58,942	\$161,058	\$115,408	1.396	1,088	\$148.03	05R	0.6075	Ranch
72-25-05-327-020	3906 EDGELAND	08/11/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$122,890	51.20	\$226,432	\$60,946	\$179,054	\$120,793	1.482	1,100	\$162.78	05R	9.2847	Ranch
72-25-05-327-022	3818 EDGELAND	05/20/21	\$294,100	WD	03-ARM'S LENGTH	\$294,100	\$132,800	45.15	\$265,600	\$57,798	\$236,302	\$156,242	1.512	1,100	\$214.82	05R	12.2931	Ranch
72-25-05-327-035	3604 GREENWAY	06/29/20	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$133,540	49.28	\$245,260	\$58,366	\$212,634	\$136,419	1.559	1,091	\$194.90	05R	16.9205	Ranch
72-25-05-327-042	3504 GREENWAY	05/25/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$113,360	44.45	\$226,718	\$58,267	\$196,733	\$122,066	1.612	1,100	\$178.85	05R	22.2216	Ranch
72-25-05-327-042	3504 GREENWAY	05/25/21	\$255,000	WD	33-TO BE DETERMINED	\$255,000	\$113,360	44.45	\$226,718	\$58,267	\$196,733	\$122,066	1.612	1,100	\$178.85	05R	22.2216	Ranch
72-25-05-401-004	4108 BENJAMIN	06/22/21	\$280,000	WD	33-TO BE DETERMINED	\$280,000	\$121,930	43.55	\$243,857	\$63,153	\$216,847	\$130,945	1.656	1,028	\$210.94	05R	26.6539	Ranch
72-25-05-401-025	4003 KENT	11/13/20	\$277,500	WD	03-ARM'S LENGTH	\$277,500	\$144,130	51.94	\$288,262	\$72,275	\$205,225	\$156,512	1.311	1,559	\$131.64	05R	7.8239	Ranch
72-25-05-402-004	4108 KENT	06/03/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$117,830	49.10	\$235,651	\$69,422	\$170,578	\$120,456	1.416	1,168	\$146.04	05R	2.6626	Ranch
72-25-05-402-023	3806 KENT	06/24/21	\$257,500	WD	33-TO BE DETERMINED	\$257,500	\$114,760	44.57	\$229,522	\$57,102	\$200,398	\$124,942	1.604	1,320	\$151.82	05R	21.4450	Ranch
72-25-05-403-008	4016 ELMHURST	06/26/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$79,880	53.25	\$159,761	\$55,150	\$94,850	\$75,805	1.251	775	\$122.39	05R	13.8243	Ranch
72-25-05-403-017	3904 ELMHURST	11/23/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$113,470	51.58	\$226,941	\$67,398	\$152,602	\$115,611	1.320	988	\$154.46	05R	6.9516	Ranch
72-25-05-403-029	4101 LINWOOD	05/29/20	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$125,080	62.57	\$250,154	\$60,000	\$139,900	\$137,793	1.015	1,044	\$134.00	05R	37.4185	Ranch
72-25-05-403-030	4019 LINWOOD	05/13/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$146,010	42.94	\$278,797	\$65,358	\$274,642	\$155,795	1.763	1,155	\$237.79	05R	37.3365	Ranch
72-25-05-403-036	3915 LINWOOD	01/27/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$85,080	60.77	\$170,150	\$55,788	\$84,212	\$82,871	1.016	792	\$106.33	05R	37.3297	Ranch
72-25-05-403-040	3827 LINWOOD	01/08/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$80,640	59.73	\$161,289	\$55,150	\$79,850	\$76,912	1.038	768	\$103.97	05R	35.1283	Ranch
72-25-05-404-003	4112 LINWOOD	04/06/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$87,480	44.86	\$174,955	\$61,025	\$133,975	\$82,558	1.623	777	\$172.43	05R	23.3321	Ranch
72-25-05-404-021	3804 LINWOOD	12/17/21	\$208,000	PTA	03-ARM'S LENGTH	\$208,000	\$101,660	48.88	\$203,315	\$53,252	\$154,748	\$108,741	1.423	960	\$161.20	05R	3.3606	Ranch
72-25-05-404-027	4021 WOODLAND	12/17/21	\$206,500	WD	03-ARM'S LENGTH	\$206,500	\$112,030	54.25	\$224,054	\$60,000	\$146,500	\$118,880	1.232	951	\$154.05	05R	15.7140	Ranch
72-25-05-426-001	4126 WOODLAND	06/04/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$143,750	63.89	\$287,502	\$71,267	\$153,733	\$162,583	0.946	1,050	\$146.41	05R	44.3910	Ranch
72-25-05-426-001	4126 WOODLAND	12/10/21	\$290,000	PTA	33-TO BE DETERMINED	\$290,000	\$143,750	49.57	\$287,502	\$71,267	\$218,733	\$162,583	1.345	1,050	\$208.32	05R	4.4114	Ranch
72-25-05-426-005	4108 WOODLAND	01/06/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$104,450	69.63	\$208,891	\$60,000	\$90,000	\$148,891	0.604	3,148	\$28.59	05R	78.5009	Colonial/2Sty
72-25-05-426-028	4019 DURHAM	12/23/20	\$286,100	WD	03-ARM'S LENGTH	\$286,100	\$140,680	49.17	\$281,363	\$55,150	\$230,950	\$170,085	1.358	1,120	\$206.21	05R	3.1627	Ranch
72-25-05-427-009	4010 DURHAM	07/21/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$81,020	46.30	\$162,030	\$55,589	\$119,411	\$77,131	1.548	768	\$155.48	05R	15.8677	Ranch
72-25-05-427-010	4006 DURHAM	12/28/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$84,180	51.02	\$168,365	\$55,967	\$109,033	\$81,448	1.339	782	\$139.43	05R	5.0793	Ranch
72-25-05-427-026	1809 NORMANDY	06/26/20	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$109,990	60.10	\$219,976	\$63,723	\$119,277	\$113,227	1.053	1,111	\$107.36	05R	33.6044	Ranch
72-25-05-428-001	4122 DEVON	12/21/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$144,590	51.64	\$289,172	\$124,516	\$155,484	\$119,316	1.303	944	\$164.71	05R	8.6350	Ranch

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-05-453-023	3719 LINWOOD	07/16/20	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$92,290	48.83	\$184,584	\$56,045	\$132,955	\$93,144	1.427	972	\$136.78	05R	3.7932	Ranch		
72-25-05-454-004	3704 LINWOOD	07/17/20	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$107,160	54.40	\$214,320	\$60,475	\$136,525	\$111,482	1.225	1,227	\$111.27	05R	16.4840	Ranch		
72-25-05-454-016	3502 LINWOOD	05/11/20	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$97,590	48.82	\$172,283	\$64,143	\$135,757	\$78,934	1.720	768	\$176.77	05R	33.0395	Ranch		
72-25-05-454-027	3705 WOODLAND	07/02/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$87,430	49.96	\$174,866	\$60,291	\$114,709	\$83,025	1.382	802	\$143.03	05R	0.7864	Ranch		
72-25-06-204-013	4727 OLIVIA	04/20/21	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$94,640	48.78	\$189,283	\$61,619	\$132,381	\$92,510	1.431	894	\$148.08	05R	4.1511	Ranch		
72-25-06-204-019	4623 OLIVIA	01/12/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$90,380	50.49	\$180,752	\$61,619	\$117,381	\$86,328	1.360	872	\$134.61	05R	2.9773	Ranch		
72-25-06-205-003	4718 OLIVIA	08/06/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,010	48.01	\$192,022	\$66,482	\$133,518	\$90,971	1.468	880	\$151.73	05R	7.8220	Ranch		
72-25-06-205-005	4706 OLIVIA	03/04/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$99,940	49.97	\$199,879	\$66,501	\$133,499	\$96,651	1.381	880	\$151.70	05R	0.8226	Ranch		
72-25-06-205-009	4614 OLIVIA	09/17/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$93,370	47.88	\$186,738	\$61,619	\$133,381	\$90,666	1.471	872	\$152.96	05R	8.1648	Ranch		
72-25-06-209-021	4417 OLIVIA	11/06/20	\$250,000	WD	33-TO BE DETERMINED	\$250,000	\$116,530	46.61	\$233,056	\$61,619	\$188,381	\$128,900	1.461	1,045	\$180.27	05R	7.1973	Ranch		
72-25-06-210-009	4412 OLIVIA	11/09/20	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$95,120	49.41	\$190,235	\$62,065	\$130,435	\$92,877	1.404	872	\$149.58	05R	1.4909	Ranch		
72-25-06-210-018	4429 TONAWANDA	05/26/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$120,810	53.69	\$241,619	\$73,027	\$151,973	\$122,168	1.244	1,330	\$114.27	05R	14.5512	Ranch		
72-25-06-226-008	4702 TONAWANDA	12/14/20	\$243,900	WD	03-ARM'S LENGTH	\$243,900	\$126,360	51.81	\$252,718	\$84,357	\$159,543	\$168,361	0.948	1,872	\$85.23	05R	44.1854	Colonial/2Sty		
72-25-06-227-017	4609 MANKATO	09/24/21	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$127,950	57.51	\$255,890	\$83,296	\$139,204	\$125,068	1.113	1,300	\$107.08	05R	27.6453	Ranch		
72-25-06-230-016	4509 HAMPTON	11/02/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$118,300	63.95	\$236,599	\$86,599	\$98,401	\$108,696	0.905	832	\$118.27	05R	48.4189	Ranch		
72-25-06-256-011	4306 OLIVIA	09/11/20	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$91,860	51.61	\$183,716	\$61,619	\$116,381	\$88,476	1.315	925	\$125.82	05R	7.4083	Ranch		
72-25-06-258-011	4255 OLIVIA	09/17/21	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$113,870	51.78	\$227,741	\$66,652	\$153,248	\$116,731	1.313	1,224	\$125.20	05R	7.6650	Ranch		
72-25-06-258-020	3722 NORMANDY	01/04/22	\$177,000	PTA	03-ARM'S LENGTH	\$177,000	\$89,810	50.74	\$179,620	\$61,435	\$115,565	\$85,641	1.349	840	\$137.58	05R	4.0071	Ranch		
72-25-06-258-022	3712 NORMANDY	05/14/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$111,830	42.20	\$223,658	\$71,063	\$193,937	\$114,733	1.690	1,070	\$181.25	05R	30.0854	Ranch		
72-25-06-259-002	4248 OLIVIA	08/27/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$89,630	52.72	\$179,265	\$61,619	\$108,381	\$85,251	1.271	872	\$124.29	05R	11.8158	Ranch		
72-25-06-259-004	4240 OLIVIA	08/18/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$94,820	59.26	\$189,633	\$61,619	\$98,381	\$92,764	1.061	872	\$112.82	05R	32.8924	Ranch		
72-25-06-259-020	3610 NORMANDY	09/30/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$90,220	51.55	\$180,437	\$88,827	\$86,173	\$66,384	1.298	709	\$121.54	05R	9.1380	Ranch		
72-25-06-277-020	4307 MANKATO	12/29/20	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$109,140	50.76	\$218,272	\$71,991	\$143,009	\$106,001	1.349	998	\$143.30	05R	4.0346	Ranch		
72-25-06-279-010	4310 MANDALAY	01/24/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$93,330	47.86	\$186,658	\$71,991	\$123,009	\$83,092	1.480	768	\$160.17	05R	9.0917	Ranch		
72-25-06-279-011	4304 MANDALAY	01/12/21	\$150,000	WD	33-TO BE DETERMINED	\$150,000	\$124,040	82.69	\$248,087	\$71,991	\$78,009	\$127,606	0.611	1,303	\$59.87	05R	77.8150	Ranch		
72-25-06-280-002	4252 TONAWANDA	08/12/21	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$80,090	41.61	\$160,187	\$83,231	\$109,269	\$55,765	1.959	938	\$116.49	05R	56.9969	Ranch		
72-25-06-282-002	4254 MANKATO	09/09/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$119,740	52.06	\$239,478	\$82,184	\$147,816	\$113,981	1.297	1,148	\$128.76	05R	9.2632	Ranch		
72-25-06-282-005	4234 MANKATO	06/16/21	\$195,000	WD	33-TO BE DETERMINED	\$195,000	\$96,690	49.58	\$193,379	\$71,991	\$123,009	\$87,962	1.398	918	\$134.00	05R	0.8950	Ranch		
72-25-06-282-009	3324 NORMANDY	10/29/21	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$93,160	53.23	\$186,318	\$78,112	\$96,888	\$78,410	1.236	859	\$112.79	05R	15.3822	Ranch		
72-25-06-282-017	4223 MANDALAY	11/05/21	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$106,120	55.85	\$212,239	\$82,184	\$107,816	\$94,243	1.144	805	\$133.93	05R	24.5454	Ranch		
72-25-06-427-028	3322 HUNTER	04/09/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$113,080	43.33	\$226,168	\$62,068	\$198,932	\$118,913	1.673	946	\$210.29	05R	28.3442	Ranch		
72-25-06-428-002	3715 HUNTER	02/19/21	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$140,410	56.62	\$280,810	\$96,661	\$151,339	\$138,458	1.093	1,009	\$149.99	05R	29.6445	Ranch		
72-25-06-428-014	3614 CHESTER	07/31/20	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$135,200	60.76	\$270,401	\$82,059	\$140,441	\$136,480	1.029	1,010	\$139.05	05R	36.0453	Ranch		
72-25-06-428-014	3614 CHESTER	02/01/22	\$222,019	LC	03-ARM'S LENGTH	\$222,019	\$135,200	60.90	\$270,401	\$82,059	\$139,960	\$136,480	1.026	1,010	\$138.57	05R	36.3978	Ranch		
72-25-06-429-013	3327 HUNTER	03/07/22	\$280,000	WD	33-TO BE DETERMINED	\$280,000	\$105,400	37.64	\$210,795	\$62,707	\$217,293	\$107,310	2.025	933	\$232.90	05R	63.5428	Ranch		
72-25-06-429-015	3317 HUNTER	04/14/21	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$105,030	43.22	\$210,066	\$62,068	\$180,932	\$107,245	1.687	888	\$203.75	05R	29.7613	Ranch		
72-25-06-429-017	3309 HUNTER	02/02/22	\$228,000	WD	33-TO BE DETERMINED	\$228,000	\$94,460	41.43	\$188,915	\$62,068	\$165,932	\$91,918	1.805	925	\$179.39	05R	41.5737	Ranch		
72-25-06-430-010	3529 CHESTER	04/02/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$100,620	45.74	\$201,248	\$62,068	\$157,932	\$100,855	1.566	896	\$176.26	05R	17.6452	Ranch		
72-25-06-430-025	3502 RAVENA	03/21/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$113,740	51.70	\$227,481	\$64,539	\$155,461	\$118,074	1.317	910	\$170.84	05R	7.2837	Ranch		
72-25-06-431-001	3433 CHESTER	10/15/21	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$126,840	50.74	\$237,651	\$66,830	\$183,170	\$128,437	1.426	896	\$204.43	05R	3.6670	Ranch		
72-25-06-431-012	3329 CHESTER	01/05/21	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$118,680	53.22	\$237,358	\$67,957	\$155,043	\$122,754	1.263	877	\$176.79	05R	12.6443	Ranch		
72-25-06-431-022	3420 RAVENA	06/16/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$106,380	48.35	\$212,766	\$64,539	\$155,461	\$107,411	1.447	870	\$178.69	05R	5.7871	Ranch		
72-25-06-431-033	3312 RAVENA	06/30/20	\$225,000	WD	33-TO BE DETERMINED	\$225,000	\$121,210	53.87	\$242,412	\$63,306	\$161,694	\$134,666	1.201	877	\$184.37	05R	18.8776	Ranch		
72-25-06-433-013	3319 RAVENA	09/23/20	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$102,140	48.07	\$204,277	\$66,986	\$145,514	\$99,486	1.463	896	\$162.40	05R	7.3177	Ranch		
<b>Totals:</b>			<b>\$32,067,384</b>			<b>\$32,067,384</b>	<b>\$15,985,670</b>		<b>\$31,693,853</b>		<b>\$23,125,938</b>	<b>\$16,703,903</b>			<b>\$160.16</b>		<b>0.5015</b>			
								<b>Sale. Ratio =&gt;</b>	<b>49.85</b>				<b>E.C.F. =&gt;</b>	<b>1.384</b>			<b>Std. Deviation=&gt;</b>	<b>0.25013024</b>		
								<b>Std. Dev. =&gt;</b>	<b>6.55</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.389</b>			<b>Ave. Variance=&gt;</b>	<b>18.5780</b>	<b>Coefficient of Var=&gt;</b>	<b>13.37046015</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-05-208-011	4407 BRIARWOOD	04/30/21	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$110,660	47.90	\$221,311	\$66,142	\$164,858	\$119,361	1.381	1,250	\$131.89	05T	9.2687	TriLevel/Quad	
72-25-05-304-028	3718 EDGAR	02/11/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$115,840	55.16	\$231,679	\$62,990	\$147,010	\$129,761	1.133	1,252	\$117.42	05T	34.0930	TriLevel/Quad	
72-25-05-304-032	3024 STARR	06/11/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$125,850	38.72	\$251,695	\$58,415	\$266,585	\$148,677	1.793	1,333	\$199.99	05T	31.9188	TriLevel/Quad	
72-25-05-305-063	2922 STARR	11/17/20	\$256,500	WD	03-ARM'S LENGTH	\$256,500	\$119,320	46.52	\$238,639	\$64,696	\$191,804	\$133,802	1.433	1,487	\$128.99	05T	4.0373	TriLevel/Quad	
72-25-05-305-063	2922 STARR	11/17/20	\$256,500	WD	03-ARM'S LENGTH	\$256,500	\$119,320	46.52	\$238,639	\$64,696	\$191,804	\$133,802	1.433	1,487	\$128.99	05T	4.0373	TriLevel/Quad	
72-25-05-402-032	4021 ELMHURST	09/22/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,660	47.46	\$229,051	\$73,956	\$176,044	\$114,885	1.532	1,104	\$159.46	05T	5.8486	TriLevel/Quad	
72-25-05-427-031	4019 DEVON	05/14/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$119,220	45.85	\$238,434	\$73,091	\$186,909	\$127,187	1.470	1,332	\$140.32	05T	0.4299	TriLevel/Quad	
72-25-06-281-014	4229 MANKATO	12/17/21	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$125,670	45.70	\$251,333	\$73,545	\$201,455	\$136,760	1.473	1,350	\$149.23	05T	0.0806	TriLevel/Quad	
72-25-06-433-031	3306 STARR	01/31/22	\$255,000	WD	33-TO BE DETERMINED	\$255,000	\$109,890	43.09	\$219,779	\$74,724	\$180,276	\$111,581	1.616	1,152	\$156.49	05T	14.1794	BiLevel	
<b>Totals:</b>			<b>\$2,319,000</b>			<b>\$2,319,000</b>	<b>\$1,064,430</b>		<b>\$2,120,560</b>		<b>\$1,706,745</b>	<b>\$1,155,816</b>			<b>\$145.86</b>		<b>0.2797</b>		
								<b>Sale. Ratio =&gt;</b>	<b>45.90</b>				<b>E.C.F. =&gt;</b>	<b>1.477</b>	<b>Std. Deviation=&gt;</b>		<b>0.17801344</b>		
								<b>Std. Dev. =&gt;</b>	<b>4.34</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.474</b>	<b>Ave. Variance=&gt;</b>		<b>11.5437</b>	<b>Coefficient of Var=&gt;</b>	<b>7.832310964</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-06-104-007	4419 BUCKINGHAM	10/13/21	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$162,020	44.39	\$324,034	\$101,011	\$263,989	\$131,966	2.000	1,186	\$222.59	06B	23.8584	BUNGALOW	
72-25-06-127-009	4203 BERKSHIRE	03/19/21	\$372,500	WD	03-ARM'S LENGTH	\$372,500	\$199,860	53.65	\$399,727	\$81,289	\$291,211	\$188,425	1.546	1,419	\$205.22	06B	21.6341	BUNGALOW	
72-25-06-203-003	4714 ROBINWOOD	08/18/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$116,620	46.65	\$233,240	\$64,514	\$185,486	\$99,838	1.858	952	\$194.84	06B	9.6029	BUNGALOW	
72-25-06-203-014	4715 GROVELAND	12/10/21	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$152,850	46.32	\$305,701	\$69,153	\$260,847	\$139,969	1.864	1,316	\$198.21	06B	10.1759	BUNGALOW	
72-25-06-203-019	4619 GROVELAND	10/22/21	\$298,000	PTA	03-ARM'S LENGTH	\$298,000	\$157,700	52.92	\$286,694	\$65,658	\$232,342	\$135,107	1.720	1,094	\$212.38	06B	4.2156	BUNGALOW	
72-25-06-203-022	4603 GROVELAND	03/23/22	\$344,000	WD	33-TO BE DETERMINED	\$344,000	\$149,730	43.53	\$299,450	\$68,506	\$275,494	\$136,653	2.016	1,094	\$251.82	06B	25.4164	BUNGALOW	
72-25-06-204-005	4706 GROVELAND	11/24/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$133,830	56.71	\$267,666	\$64,626	\$171,374	\$120,142	1.426	1,092	\$156.94	06B	33.5415	BUNGALOW	
72-25-06-204-012	4602 GROVELAND	09/02/20	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$189,500	54.16	\$379,005	\$62,590	\$287,310	\$187,228	1.535	1,260	\$228.02	06B	22.7296	BUNGALOW	
72-25-06-206-020	4519 ELMWOOD	09/16/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$156,150	48.80	\$312,303	\$68,892	\$251,108	\$144,030	1.743	1,280	\$196.18	06B	1.8403	BUNGALOW	
72-25-06-207-003	4514 ELMWOOD	03/01/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$148,580	47.93	\$297,151	\$57,629	\$252,371	\$141,729	1.781	1,157	\$218.13	06B	1.8815	BUNGALOW	
72-25-06-207-018	4501 ROBINWOOD	01/14/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$133,550	48.56	\$267,107	\$68,892	\$206,108	\$117,287	1.757	1,070	\$192.62	06B	0.4547	BUNGALOW	
72-25-06-208-013	4431 GROVELAND	11/03/20	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$166,930	47.71	\$285,628	\$67,710	\$282,190	\$136,631	2.065	1,098	\$257.00	06B	30.3502	BUNGALOW	
72-25-06-254-015	4351 ROBINWOOD	08/04/20	\$352,500	WD	03-ARM'S LENGTH	\$352,500	\$195,320	55.41	\$390,639	\$68,892	\$283,608	\$190,383	1.490	1,567	\$180.99	06B	27.2171	BUNGALOW	
72-25-06-254-017	4343 ROBINWOOD	03/29/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$133,540	49.46	\$267,087	\$68,892	\$201,108	\$117,275	1.715	1,293	\$155.54	06B	4.7004	BUNGALOW	
72-25-06-254-019	4331 ROBINWOOD	12/28/21	\$385,000	PTA	33-TO BE DETERMINED	\$385,000	\$186,370	48.41	\$372,740	\$68,892	\$316,108	\$179,792	1.758	1,449	\$218.16	06B	0.3653	BUNGALOW	
72-25-06-254-021	4321 ROBINWOOD	04/13/20	\$329,500	WD	03-ARM'S LENGTH	\$329,500	\$182,260	55.31	\$364,520	\$68,892	\$260,608	\$174,928	1.490	1,501	\$173.62	06B	27.2040	BUNGALOW	
72-25-06-255-002	4346 GROVELAND	09/27/21	\$324,900	PTA	03-ARM'S LENGTH	\$324,900	\$175,090	53.89	\$318,361	\$75,975	\$248,925	\$148,340	1.678	1,125	\$221.27	06B	8.3775	BUNGALOW	
72-25-06-255-005	4328 ROBINWOOD	09/15/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$154,290	50.59	\$244,105	\$62,319	\$242,681	\$114,194	2.125	1,089	\$222.85	06B	36.3322	BUNGALOW	
72-25-06-255-006	4324 ROBINWOOD	01/26/21	\$363,000	WD	03-ARM'S LENGTH	\$363,000	\$176,690	48.67	\$353,374	\$57,629	\$305,371	\$174,997	1.745	1,196	\$255.33	06B	1.6837	BUNGALOW	
72-25-06-304-009	4145 S FULTON	04/28/21	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$162,230	45.19	\$324,451	\$76,318	\$282,682	\$146,824	1.925	1,298	\$217.78	06B	16.3465	BUNGALOW	
<b>Totals:</b>			<b>\$6,489,200</b>			<b>\$6,489,200</b>	<b>\$3,233,110</b>		<b>\$6,292,983</b>		<b>\$5,100,921</b>	<b>\$2,925,738</b>			<b>\$208.97</b>		<b>1.8379</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.82</b>				<b>E.C.F. =&gt;</b>	<b>1.743</b>	<b>Std. Deviation=&gt;</b>		<b>0.20039485</b>		
								<b>Std. Dev. =&gt;</b>	<b>3.95</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.762</b>	<b>Ave. Variance=&gt;</b>		<b>15.3964</b>	<b>Coefficient of Var=&gt;</b>	<b>8.738803412</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-06-102-027	4412 SAMOSET	04/29/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$157,750	48.54	\$315,506	\$84,299	\$240,701	\$156,221	1.541	1,467	\$164.08	06C	0.7304	Colonial/2Sty	
72-25-06-104-014	4428 SHERIDAN	11/19/21	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$158,990	51.29	\$317,977	\$74,960	\$235,040	\$164,201	1.431	1,652	\$142.28	06C	11.6657	Colonial/2Sty	
72-25-06-152-016	4302 ARLINGTON	10/14/20	\$343,000	WD	03-ARM'S LENGTH	\$343,000	\$174,070	50.75	\$302,394	\$74,484	\$268,516	\$160,723	1.671	1,498	\$179.25	06C	12.2602	Colonial/2Sty	
72-25-06-152-017	4228 ARLINGTON	01/04/21	\$273,680	WD	03-ARM'S LENGTH	\$273,680	\$148,270	54.18	\$296,547	\$74,850	\$198,830	\$149,795	1.327	1,424	\$139.63	06C	22.0731	Colonial/2Sty	
72-25-06-157-004	4411 N VERONA	08/27/20	\$361,000	WD	03-ARM'S LENGTH	\$361,000	\$177,260	49.10	\$307,347	\$68,070	\$292,930	\$168,253	1.741	1,657	\$176.78	06C	19.2932	Colonial/2Sty	
72-25-06-177-016	4181 ARLINGTON	12/13/21	\$395,000	PTA	33-TO BE DETERMINED	\$395,000	\$176,750	44.75	\$353,500	\$71,357	\$323,643	\$190,637	1.698	1,703	\$190.04	06C	14.9615	Colonial/2Sty	
72-25-06-177-027	4111 ARLINGTON	04/09/21	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$168,860	41.49	\$337,728	\$76,748	\$330,252	\$176,338	1.873	1,721	\$191.90	06C	32.4760	Colonial/2Sty	
72-25-06-178-012	4110 ARLINGTON	12/14/21	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$205,800	47.31	\$377,328	\$69,119	\$365,881	\$211,585	1.729	1,858	\$196.92	06C	18.1161	Colonial/2Sty	
72-25-06-178-019	4361 ARDEN	03/18/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$166,990	44.53	\$333,985	\$71,307	\$303,693	\$177,485	1.711	1,774	\$171.19	06C	16.3013	Colonial/2Sty	
72-25-06-253-025	4202 COOPER	09/03/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$178,180	52.41	\$328,789	\$77,108	\$262,892	\$174,555	1.506	1,884	\$139.54	06C	4.2007	Colonial/2Sty	
72-25-06-303-008	4408 AUBURN	10/30/20	\$342,500	PTA	03-ARM'S LENGTH	\$342,500	\$187,570	54.76	\$375,138	\$79,128	\$263,372	\$200,007	1.317	1,724	\$152.77	06C	23.1261	Colonial/2Sty	
72-25-06-303-008	4408 AUBURN	10/28/20	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$187,570	54.76	\$375,138	\$79,128	\$263,372	\$200,007	1.317	1,724	\$152.77	06C	23.1261	Colonial/2Sty	
72-25-06-304-001	4237 S FULTON	12/03/21	\$490,000	PTA	03-ARM'S LENGTH	\$490,000	\$248,270	50.67	\$496,545	\$112,151	\$377,849	\$259,726	1.455	2,303	\$164.07	06C	9.3276	Colonial/2Sty	
72-25-06-304-038	3907 PARKWAY	08/13/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$175,770	55.80	\$351,549	\$80,432	\$234,568	\$183,187	1.280	1,897	\$123.65	06C	26.7594	Colonial/2Sty	
72-25-06-308-006	4125 AUBURN	11/02/20	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$187,800	53.81	\$325,677	\$73,427	\$275,573	\$177,445	1.553	1,788	\$154.12	06C	0.4930	Colonial/2Sty	
72-25-06-308-015	4124 HIGHFIELD	09/15/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$201,970	55.33	\$350,768	\$86,870	\$278,130	\$186,241	1.493	1,765	\$157.58	06C	5.4686	Colonial/2Sty	
72-25-06-309-013	4101 HIGHFIELD	12/13/21	\$736,000	WD	03-ARM'S LENGTH	\$736,000	\$322,430	43.81	\$644,860	\$67,661	\$668,339	\$389,999	1.714	2,662	\$251.07	06C	16.5616	Colonial/2Sty	
72-25-06-327-017	4018 AUBURN	12/04/20	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$242,340	48.47	\$421,788	\$86,797	\$413,203	\$235,217	1.757	2,257	\$183.08	06C	20.8610	Colonial/2Sty	
72-25-06-329-029	4006 AMHERST	08/28/20	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$310,250	49.25	\$620,496	\$75,116	\$554,884	\$368,500	1.506	2,580	\$215.07	06C	4.2285	Colonial/2Sty	
72-25-06-351-046	4210 SPRINGER	07/20/20	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$266,210	54.33	\$532,423	\$77,783	\$412,217	\$307,189	1.342	2,144	\$192.27	06C	20.6177	Colonial/2Sty	
<b>Totals:</b>			<b>\$8,124,680</b>			<b>\$8,124,680</b>	<b>\$4,043,100</b>		<b>\$7,765,483</b>		<b>\$6,563,885</b>	<b>\$4,237,311</b>			<b>\$171.90</b>		<b>0.0992</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.76</b>					<b>E.C.F. =&gt;</b>	<b>1.549</b>	<b>Std. Deviation=&gt;</b>	<b>0.17905871</b>		
								<b>Std. Dev. =&gt;</b>	<b>4.27</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.548</b>	<b>Ave. Variance=&gt;</b>	<b>15.1324</b>	<b>Coefficient of Var=&gt;</b>	<b>9.774966169</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-06-157-010	4303 N VERONA	08/27/20	\$359,500	WD	33-TO BE DETERMINED	\$359,500	\$190,440	52.97	\$380,871	\$93,658	\$265,842	\$188,956	1.407	1,531	\$173.64	06O	19.4343	Other	
72-25-06-177-007	4144 SEMINOLE	01/11/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$166,390	50.42	\$332,786	\$68,075	\$261,925	\$168,606	1.553	1,636	\$160.10	06O	4.7766	Other	
72-25-06-178-005	4162 ARLINGTON	06/21/21	\$459,312	WD	33-TO BE DETERMINED	\$459,312	\$212,880	46.35	\$425,767	\$77,112	\$382,200	\$222,073	1.721	2,232	\$171.24	06O	11.9812	Other	
72-25-06-178-013	4104 ARLINGTON	11/17/20	\$390,000	WD	33-TO BE DETERMINED	\$390,000	\$201,190	51.59	\$350,480	\$74,975	\$315,025	\$187,240	1.682	1,756	\$179.40	06O	8.1224	Other	
72-25-06-207-002	4518 ELMWOOD	01/28/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$152,450	46.91	\$304,900	\$58,570	\$266,430	\$162,059	1.644	1,311	\$203.23	06O	4.2787	Other	
72-25-06-207-014	4519 ROBINWOOD	12/03/21	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$158,800	52.07	\$317,602	\$59,477	\$245,523	\$164,411	1.493	1,684	\$145.80	06O	10.7892	Other	
72-25-06-208-015	4423 GROVELAND	06/30/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$182,210	49.25	\$326,861	\$68,441	\$301,559	\$177,295	1.701	1,515	\$199.05	06O	9.9643	Other	
72-25-06-209-001	4526 GROVELAND	10/16/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$149,570	53.42	\$299,131	\$66,686	\$213,314	\$148,054	1.441	1,476	\$144.52	06O	16.0458	Other	
72-25-06-209-002	4522 GROVELAND	04/24/20	\$314,000	WD	33-TO BE DETERMINED	\$314,000	\$151,200	48.15	\$302,397	\$65,680	\$248,320	\$155,735	1.595	1,208	\$205.56	06O	0.6737	Other	
72-25-06-252-029	4221 COOPER	02/11/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$150,450	57.87	\$300,890	\$103,653	\$156,347	\$121,751	1.284	1,104	\$141.62	06O	31.7091	Other	
72-25-06-253-004	4244 COOPER	08/28/20	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$253,060	47.75	\$417,016	\$107,043	\$422,957	\$228,402	1.852	2,200	\$192.25	06O	25.0566	Other	
72-25-06-302-017	4140 S FULTON	09/09/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$196,030	52.27	\$322,741	\$68,990	\$306,010	\$184,771	1.656	1,575	\$194.29	06O	5.4919	Other	
72-25-06-303-013	4208 AUBURN	11/20/20	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$203,080	53.46	\$353,799	\$77,631	\$302,269	\$187,765	1.610	1,680	\$179.92	06O	0.8581	Other	
72-25-06-330-001	4044 HILLSIDE	07/29/21	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$190,810	53.60	\$381,621	\$130,779	\$225,221	\$159,772	1.410	1,793	\$125.61	06O	19.1602	Other	
72-25-06-376-003	4011 AMHERST	08/12/21	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$206,010	45.79	\$373,808	\$72,671	\$377,229	\$204,137	1.848	1,704	\$221.38	06O	24.6676	Other	
72-25-06-376-009	3927 AMHERST	03/11/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$185,530	46.38	\$371,059	\$73,935	\$326,065	\$189,251	1.723	2,074	\$157.22	06O	12.1682	Other	
<b>Totals:</b>			<b>\$5,883,612</b>			<b>\$5,883,612</b>	<b>\$2,950,100</b>		<b>\$5,561,729</b>		<b>\$4,616,236</b>	<b>\$2,850,279</b>			<b>\$174.68</b>		<b>1.8331</b>		
								<b>Sale. Ratio =&gt;</b>	<b>50.14</b>					<b>E.C.F. =&gt;</b>	<b>1.620</b>	<b>Std. Deviation=&gt;</b>	<b>0.16103447</b>		
								<b>Std. Dev. =&gt;</b>	<b>3.44</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.601</b>	<b>Ave. Variance=&gt;</b>	<b>12.8236</b>	<b>Coefficient of Var=&gt;</b>	<b>8.008538701</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-06-101-002	4461 W 14 MILE	12/02/21	\$230,000	PTA	33-TO BE DETERMINED	\$230,000	\$99,900	43.43	\$199,791	\$65,662	\$164,338	\$97,195	1.691	1,215	\$135.26	06R	27.6390	Ranch
72-25-06-102-016	4313 BERKSHIRE	11/20/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$127,000	56.44	\$254,001	\$87,231	\$137,769	\$120,848	1.140	1,128	\$122.14	06R	27.4398	Ranch
72-25-06-103-004	4407 SAMOSET	01/08/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$112,040	52.85	\$224,089	\$84,299	\$127,701	\$101,297	1.261	1,084	\$117.81	06R	15.3761	Ranch
72-25-06-103-005	4403 SAMOSET	07/15/21	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$167,890	50.72	\$335,778	\$85,148	\$245,852	\$181,616	1.354	1,666	\$147.57	06R	6.0727	Ranch
72-25-06-103-009	4327 SAMOSET	06/04/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$120,110	47.10	\$240,218	\$85,499	\$169,501	\$112,115	1.512	1,234	\$137.36	06R	9.7428	Ranch
72-25-06-103-010	4321 SAMOSET	06/25/21	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$151,260	55.20	\$302,512	\$85,180	\$188,820	\$157,487	1.199	1,092	\$172.91	06R	21.5462	Ranch
72-25-06-103-011	4315 SAMOSET	08/06/21	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$121,220	49.08	\$242,448	\$85,248	\$161,752	\$113,913	1.420	1,169	\$138.37	06R	0.5542	Ranch
72-25-06-104-002	4457 BUCKINGHAM	09/23/21	\$400,000	PTA	03-ARM'S LENGTH	\$400,000	\$184,560	46.14	\$369,115	\$117,417	\$282,583	\$182,390	1.549	1,717	\$164.58	06R	13.4916	Ranch
72-25-06-104-008	4409 BUCKINGHAM	07/14/20	\$342,500	WD	03-ARM'S LENGTH	\$342,500	\$174,820	51.04	\$349,634	\$110,440	\$232,060	\$173,329	1.339	1,498	\$154.91	06R	7.5577	Ranch
72-25-06-104-018	4402 SHERIDAN	10/11/21	\$340,000	PTA	33-TO BE DETERMINED	\$340,000	\$177,780	52.29	\$332,974	\$92,207	\$247,793	\$174,469	1.420	1,203	\$205.98	06R	0.5852	Ranch
72-25-06-104-022	4452 SHERIDAN	10/14/20	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$184,070	53.05	\$339,320	\$94,912	\$252,088	\$172,118	1.465	1,269	\$198.65	06R	5.0202	Ranch
72-25-06-105-002	4333 BUCKINGHAM	10/05/21	\$320,000	PTA	33-TO BE DETERMINED	\$320,000	\$157,590	49.25	\$315,171	\$74,114	\$245,886	\$174,679	1.408	1,133	\$217.02	06R	0.6774	Ranch
72-25-06-105-006	4311 BUCKINGHAM	11/13/20	\$237,700	WD	33-TO BE DETERMINED	\$237,700	\$151,250	63.63	\$302,509	\$103,648	\$134,052	\$144,102	0.930	1,140	\$117.59	06R	48.4162	Ranch
72-25-06-152-005	4307 SHERIDAN	04/15/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$258,250	53.25	\$516,507	\$132,236	\$352,764	\$278,457	1.267	2,540	\$138.88	06R	14.7567	Ranch
72-25-06-154-012	4310 SEMINOLE	01/19/22	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$173,330	45.85	\$346,667	\$120,617	\$257,383	\$163,804	1.571	1,409	\$182.67	06R	15.6865	Ranch
72-25-06-156-003	4315 SEMINOLE	08/07/20	\$265,000	WD	33-TO BE DETERMINED	\$265,000	\$175,540	66.24	\$351,072	\$118,821	\$146,179	\$168,298	0.869	1,320	\$110.74	06R	54.5845	Ranch
72-25-06-179-011	4318 ARDEN	06/02/21	\$300,000	WD	33-TO BE DETERMINED	\$300,000	\$124,250	41.42	\$248,501	\$70,972	\$229,028	\$128,644	1.780	1,106	\$207.08	06R	36.5903	Ranch
72-25-06-180-016	4323 COOPER	08/06/20	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$145,130	66.73	\$261,648	\$68,892	\$148,608	\$135,744	1.095	1,486	\$100.01	06R	31.9649	Ranch
72-25-06-180-016	4323 COOPER	12/23/21	\$321,630	PTA	03-ARM'S LENGTH	\$321,630	\$145,130	45.12	\$290,265	\$68,892	\$252,738	\$160,415	1.576	1,486	\$170.08	06R	16.1105	Ranch
72-25-06-180-018	4315 COOPER	04/07/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$117,250	46.90	\$234,491	\$68,892	\$181,108	\$119,999	1.509	912	\$198.58	06R	9.4824	Ranch
72-25-06-201-011	4602 COOPER	10/13/20	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$143,010	44.70	\$262,884	\$66,511	\$253,389	\$138,291	1.832	1,135	\$223.25	06R	41.7872	Ranch
72-25-06-201-015	4711 ELMWOOD	10/14/21	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$152,780	47.74	\$305,550	\$68,892	\$251,108	\$171,491	1.464	1,127	\$222.81	06R	4.9842	Ranch
72-25-06-201-017	4633 ELMWOOD	01/20/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$142,760	45.32	\$285,520	\$68,892	\$246,108	\$156,977	1.568	1,196	\$205.78	06R	15.3380	Ranch
72-25-06-202-018	4631 ROBINWOOD	03/03/22	\$405,000	WD	33-TO BE DETERMINED	\$405,000	\$157,330	38.85	\$314,658	\$73,452	\$331,548	\$174,787	1.897	1,171	\$283.13	06R	48.2451	Ranch
72-25-06-203-010	4608 ROBINWOOD	06/18/20	\$277,500	WD	33-TO BE DETERMINED	\$277,500	\$137,660	49.61	\$275,326	\$80,269	\$197,231	\$141,346	1.395	912	\$216.26	06R	1.9038	Ranch
72-25-06-206-003	4516 COOPER	02/05/21	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$117,590	53.21	\$235,176	\$69,230	\$151,770	\$120,251	1.262	884	\$171.69	06R	15.2306	Ranch
72-25-06-206-016	4316 COOPER	06/30/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$114,520	44.91	\$229,033	\$68,906	\$186,094	\$116,034	1.604	897	\$207.46	06R	18.9369	Ranch
72-25-06-206-033	4403 ELMWOOD	07/28/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$124,370	50.76	\$248,747	\$72,985	\$172,015	\$127,364	1.351	912	\$188.61	06R	6.3838	Ranch
72-25-06-207-028	4419 ROBINWOOD	03/31/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$135,710	45.24	\$271,420	\$74,250	\$225,750	\$142,877	1.580	1,037	\$217.70	06R	16.5614	Ranch
72-25-06-252-033	4165 COOPER	12/21/21	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$105,690	49.16	\$211,373	\$57,732	\$157,268	\$111,334	1.413	944	\$166.60	06R	0.1841	Ranch
72-25-06-253-005	4240 COOPER	12/15/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$199,480	41.13	\$398,959	\$79,710	\$405,290	\$319,249	1.270	1,725	\$234.95	06R	14.4908	SingleFamily
72-25-06-254-002	4352 ELMWOOD	05/17/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$127,100	39.11	\$254,193	\$57,629	\$267,371	\$142,438	1.877	1,068	\$250.35	06R	46.2690	Ranch
72-25-06-257-011	4231 ELMWOOD	03/12/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$111,220	51.73	\$222,435	\$64,905	\$150,095	\$114,152	1.315	949	\$158.16	06R	9.9551	Ranch
72-25-06-258-001	4254 ELMWOOD	04/22/21	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$139,580	58.65	\$279,155	\$73,549	\$164,451	\$148,990	1.104	1,415	\$116.22	06R	31.0645	Ranch
72-25-06-258-008	4220 ELMWOOD	03/04/22	\$271,000	WD	33-TO BE DETERMINED	\$271,000	\$112,400	41.48	\$224,798	\$68,892	\$202,108	\$112,975	1.789	961	\$210.31	06R	37.4538	Ranch
72-25-06-301-001	4419 BEVERLY	03/25/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$140,370	46.79	\$280,742	\$84,066	\$215,934	\$142,519	1.515	1,184	\$182.38	06R	10.0707	Ranch
72-25-06-303-002	4407 S VERONA	04/29/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$176,390	52.65	\$328,007	\$117,790	\$217,210	\$148,040	1.467	1,279	\$169.83	06R	5.2819	Ranch
72-25-06-304-030	3915 PARKWAY	05/14/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$173,400	45.63	\$346,808	\$80,432	\$299,568	\$193,026	1.552	1,768	\$169.44	06R	13.7537	Ranch
72-25-06-305-001	4419 AUBURN	12/02/20	\$242,500	WD	33-TO BE DETERMINED	\$242,500	\$160,630	66.24	\$291,111	\$90,495	\$152,005	\$141,279	1.076	1,426	\$106.60	06R	33.8497	Ranch
72-25-06-307-002	4209 SHEFFIELD	07/16/20	\$280,000	WD	33-TO BE DETERMINED	\$280,000	\$194,550	69.48	\$360,690	\$115,172	\$164,828	\$172,900	0.953	1,953	\$84.40	06R	46.1105	Ranch
72-25-06-308-004	4135 SHEFFIELD	03/22/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$163,380	53.57	\$326,769	\$123,456	\$181,544	\$147,328	1.232	1,452	\$125.03	06R	18.2177	Ranch
72-25-06-309-001	4125 HIGHFIELD	08/03/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$203,930	54.38	\$407,851	\$124,116	\$250,884	\$205,605	1.220	1,785	\$140.55	06R	19.4196	Ranch
72-25-06-326-005	4031 NORMANDY	08/21/20	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$147,620	51.08	\$295,243	\$89,048	\$199,952	\$149,417	1.338	1,446	\$138.28	06R	7.6201	Ranch
72-25-06-326-007	4019 NORMANDY	03/25/22	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$161,600	45.52	\$323,206	\$101,553	\$253,447	\$160,618	1.578	1,482	\$171.02	06R	16.3529	Ranch
72-25-06-326-019	4005 NORMANDY	07/24/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$164,190	58.64	\$299,708	\$106,700	\$173,300	\$135,921	1.275	1,485	\$116.70	06R	13.9414	Ranch
72-25-06-327-012	3909 PARKVIEW	07/31/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$193,700	56.97	\$356,886	\$93,176	\$246,824	\$185,711	1.329	1,639	\$150.59	06R	8.5345	Ranch
72-25-06-327-027	3904 AUBURN	12/17/21	\$282,000	PTA	03-ARM'S LENGTH	\$282,000	\$160,850	57.04	\$321,701	\$114,934	\$167,066	\$149,831	1.115	1,192	\$140.16	06R	29.9390	Ranch
72-25-06-328-007	4003 AUBURN	03/15/21	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$191,580	51.92	\$383,152	\$123,493	\$245,507	\$188,159	1.305	1,534	\$160.04	06R	10.9632	Ranch
72-25-06-328-011	4032 HIGHFIELD	07/16/21	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$178,650	47.90	\$340,222	\$68,878	\$304,122	\$191,087	1.592	1,403	\$216.77	06R	17.7116	Ranch
72-25-06-329-012	3917 HIGHFIELD	12/09/20	\$305,550	WD	03-ARM'S LENGTH	\$305,550	\$166,570	54.51	\$333,143	\$100,805	\$204,745	\$168,361	1.216	1,304	\$157.01	06R	19.8311	Ranch
72-25-06-351-013	4145 COLONIAL	06/17/21	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$175,220	51.23	\$334,346	\$78,404	\$263,596	\$180,241	1.462	1,424	\$185.11	06R	4.8047	Ranch
72-25-06-351-014	4141 COLONIAL	07/10/20	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$150,450	56.14	\$300,901	\$80,287	\$187,713	\$159,865	1.174	1,368	\$137.22	06R	24.0223	Ranch
72-25-06-351-016	4131 COLONIAL	06/01/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$161,080	43.54	\$322,156	\$77,736	\$292,264	\$177,116	1.650	1,382	\$211.48	06R	23.5710	Ranch
72-25-06-351-018	4119 COLONIAL	12/11/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$147,370	56.68	\$294,741	\$77,736	\$182,264	\$157,250	1.159	1,368	\$133.23	06R	25.5347	Ranch

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-06-351-030	4130 SPRINGER	07/17/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$162,410	53.25	\$324,824	\$88,091	\$216,909	\$171,546	1.264	1,403	\$154.60	06R	14.9980	Ranch
72-25-06-351-035	4104 SPRINGER	04/30/21	\$457,500	WD	03-ARM'S LENGTH	\$457,500	\$204,520	44.70	\$409,048	\$88,969	\$368,531	\$231,941	1.589	1,725	\$213.64	06R	17.4479	Ranch
72-25-06-352-009	4109 AMHERST	05/22/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$162,480	51.58	\$324,961	\$71,957	\$243,043	\$183,336	1.326	1,192	\$203.90	06R	8.8750	Ranch
72-25-06-353-008	4215 YORBA LINDA	05/15/20	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$179,710	50.34	\$359,416	\$95,318	\$261,682	\$191,375	1.367	1,397	\$187.32	06R	4.7043	Ranch
72-25-06-376-018	3608 PARKWAY	04/30/21	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$128,400	49.86	\$256,792	\$73,935	\$183,565	\$132,505	1.385	1,120	\$163.90	06R	2.9075	Ranch
72-25-06-376-027	4002 SPRINGER	09/29/21	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$145,230	49.23	\$290,457	\$78,855	\$216,145	\$153,335	1.410	1,275	\$169.53	06R	0.4791	Ranch
72-25-06-376-029	3926 SPRINGER	04/02/20	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$169,220	48.49	\$338,430	\$83,632	\$265,368	\$184,636	1.437	1,375	\$192.99	06R	2.2829	Ranch
72-25-06-376-037	3615 HILLSIDE	07/06/20	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$194,100	47.34	\$358,613	\$107,703	\$302,297	\$176,697	1.711	1,455	\$207.76	06R	29.6401	Ranch
72-25-06-377-015	4109 SPRINGER	07/16/20	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$154,640	55.03	\$309,280	\$78,768	\$202,232	\$167,038	1.211	1,389	\$145.60	06R	20.3722	Ranch
72-25-06-377-020	4019 SPRINGER	11/24/21	\$453,000	PTA	03-ARM'S LENGTH	\$453,000	\$215,120	47.49	\$400,436	\$82,570	\$370,430	\$230,338	1.608	1,755	\$211.07	06R	19.3785	Ranch
72-25-06-377-028	3533 HILLSIDE	07/19/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$190,980	50.26	\$381,958	\$95,867	\$284,133	\$207,312	1.371	1,381	\$205.74	06R	4.3863	Ranch
72-25-06-377-028	3533 HILLSIDE	07/19/21	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$190,980	51.62	\$357,445	\$95,867	\$274,133	\$189,549	1.446	1,381	\$198.50	06R	3.1817	Ranch
72-25-06-377-035	4134 YORBA LINDA	07/06/20	\$310,000	WD	33-TO BE DETERMINED	\$310,000	\$147,430	47.56	\$294,862	\$75,667	\$234,333	\$158,837	1.475	1,304	\$179.70	06R	6.0887	Ranch
72-25-06-378-003	4145 YORBA LINDA	10/12/21	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$142,520	54.19	\$285,037	\$73,442	\$189,558	\$153,330	1.236	1,383	\$137.06	06R	17.8142	Ranch
72-25-06-378-008	4121 YORBA LINDA	12/17/21	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$165,950	48.81	\$331,890	\$74,991	\$265,009	\$186,159	1.424	1,377	\$192.45	06R	0.9146	Ranch
72-25-06-379-014	3850 YORBA LINDA	06/29/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$187,430	54.33	\$344,229	\$79,567	\$265,433	\$186,382	1.424	1,428	\$185.88	06R	0.9718	Ranch
72-25-06-381-005	3849 YORBA LINDA	04/06/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$165,220	50.07	\$330,440	\$74,240	\$255,760	\$185,652	1.378	1,470	\$173.99	06R	3.6789	Ranch
72-25-06-381-007	3839 YORBA LINDA	11/25/20	\$287,000	PTA	03-ARM'S LENGTH	\$287,000	\$153,090	53.34	\$306,182	\$74,156	\$212,844	\$168,135	1.266	1,335	\$159.43	06R	14.8506	Ranch
72-25-06-401-016	3807 DUKESHIRE	11/06/20	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$147,810	49.43	\$295,620	\$68,250	\$230,750	\$164,761	1.401	1,456	\$158.48	06R	1.3904	Ranch
72-25-06-401-016	3807 DUKESHIRE	10/05/21	\$329,900	WD	33-TO BE DETERMINED	\$329,900	\$147,810	44.80	\$295,620	\$68,250	\$261,650	\$164,761	1.588	1,456	\$179.70	06R	17.3640	Ranch
72-25-06-401-017	3803 DUKESHIRE	01/05/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$135,390	46.69	\$270,785	\$66,542	\$223,458	\$148,002	1.510	1,376	\$162.40	06R	9.5411	Ranch
72-25-06-402-007	3818 DUKESHIRE	07/01/21	\$310,000	WD	33-TO BE DETERMINED	\$310,000	\$118,340	38.17	\$236,682	\$60,412	\$249,588	\$127,732	1.954	1,080	\$231.10	06R	53.9581	Ranch
72-25-06-403-010	3912 RAVENA	07/02/21	\$339,900	WD	33-TO BE DETERMINED	\$339,900	\$139,420	41.02	\$278,843	\$82,025	\$257,875	\$142,622	1.808	1,430	\$180.33	06R	39.3686	Ranch
72-25-06-453-011	3733 RAVENA	10/25/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$158,970	52.99	\$297,402	\$78,459	\$221,541	\$158,654	1.396	1,107	\$200.13	06R	1.8043	Ranch
72-25-06-453-017	3752 KENSINGTON	12/30/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$163,840	46.15	\$327,674	\$99,574	\$255,426	\$165,290	1.545	1,340	\$190.62	06R	13.0903	Ranch
72-25-06-453-025	3654 ROCKINGHAM	06/17/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$145,120	43.32	\$290,237	\$69,902	\$265,098	\$159,663	1.660	1,261	\$210.23	06R	24.5941	Ranch
72-25-06-453-026	3648 ROCKINGHAM	10/20/21	\$237,000	PTA	03-ARM'S LENGTH	\$237,000	\$128,610	54.27	\$257,229	\$69,975	\$167,025	\$135,691	1.231	1,244	\$134.26	06R	18.3500	Ranch
72-25-06-454-001	3663 ROCKINGHAM	11/30/20	\$334,800	WD	03-ARM'S LENGTH	\$334,800	\$185,790	55.49	\$343,297	\$104,794	\$230,006	\$167,960	1.369	1,270	\$181.11	06R	4.5008	Ranch
72-25-06-454-016	3548 YORBA LINDA	10/14/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$144,460	51.59	\$288,911	\$73,358	\$206,642	\$156,198	1.323	1,227	\$168.41	06R	9.1468	Ranch
<b>Totals:</b>			<b>\$25,952,380</b>			<b>\$25,952,380</b>	<b>\$12,976,090</b>		<b>\$25,509,921</b>		<b>\$18,902,836</b>	<b>\$13,403,186</b>			<b>\$173.34</b>		<b>0.4095</b>	
							<b>Sale. Ratio =&gt;</b>	<b>50.00</b>				<b>E.C.F. =&gt;</b>	<b>1.410</b>		<b>Std. Deviation=&gt;</b>	<b>0.21697855</b>		
							<b>Std. Dev. =&gt;</b>	<b>6.22</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.414</b>		<b>Ave. Variance=&gt;</b>	<b>16.7192</b>	<b>Coefficient of Var=&gt;</b>	<b>11.8205495</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-06-304-006	4203 S FULTON	07/23/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$165,510	42.99	\$331,027	\$74,246	\$310,754	\$197,524	1.573	2,328	\$133.49	06T	12.4120	TriLevel/Quad
72-25-06-327-026	3908 AUBURN	07/16/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$174,270	46.47	\$334,631	\$73,495	\$301,505	\$193,434	1.559	1,765	\$170.82	06T	10.9569	TriLevel/Quad
72-25-06-379-002	3626 HILLSIDE	03/30/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$136,610	52.54	\$273,212	\$70,099	\$189,901	\$156,241	1.215	1,516	\$125.26	06T	23.3689	TriLevel/Quad
<b>Totals:</b>			<b>\$1,020,000</b>			<b>\$1,020,000</b>	<b>\$476,390</b>		<b>\$938,870</b>		<b>\$802,160</b>	<b>\$547,199</b>			<b>\$143.19</b>		<b>1.6812</b>	
							<b>Sale. Ratio =&gt;</b>	<b>46.70</b>				<b>E.C.F. =&gt;</b>	<b>1.466</b>		<b>Std. Deviation=&gt;</b>	<b>0.20251164</b>		
							<b>Std. Dev. =&gt;</b>	<b>4.83</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.449</b>		<b>Ave. Variance=&gt;</b>	<b>15.5793</b>	<b>Coefficient of Var=&gt;</b>	<b>10.7508053</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-07-101-018	3335 ELLWOOD	10/09/20	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$109,170	58.38	\$190,715	\$60,912	\$126,088	\$87,984	1.433	856	\$147.30	07B	16.3612	BUNGALOW
72-25-07-102-009	3354 ELLWOOD	03/29/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$106,660	46.37	\$213,317	\$60,000	\$170,000	\$98,280	1.730	900	\$188.89	07B	13.3062	BUNGALOW
72-25-07-102-014	3330 ELLWOOD	09/25/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$114,390	48.68	\$228,787	\$60,000	\$175,000	\$108,197	1.617	932	\$187.77	07B	2.0736	BUNGALOW
72-25-07-102-016	3322 ELLWOOD	08/02/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$111,570	47.48	\$205,300	\$60,000	\$175,000	\$95,705	1.829	972	\$180.04	07B	23.1846	BUNGALOW
72-25-07-102-017	3318 ELLWOOD	06/22/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$120,330	51.20	\$240,664	\$60,000	\$175,000	\$115,810	1.511	913	\$191.68	07B	8.5595	BUNGALOW
72-25-07-102-023	3367 PRAIRIE	11/04/20	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$112,010	56.01	\$224,012	\$60,000	\$140,000	\$105,136	1.332	1,008	\$138.89	07B	26.5077	BUNGALOW
72-25-07-102-035	3319 PRAIRIE	12/28/20	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$117,750	48.26	\$235,508	\$61,061	\$182,939	\$111,825	1.636	944	\$193.79	07B	3.9253	BUNGALOW
72-25-07-102-038	3307 PRAIRIE	07/24/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$112,090	49.82	\$224,189	\$60,000	\$165,000	\$105,249	1.568	986	\$167.34	07B	2.8982	BUNGALOW
72-25-07-103-014	3338 PRAIRIE	07/31/20	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$116,140	52.55	\$232,283	\$60,000	\$161,000	\$110,438	1.458	1,226	\$131.32	07B	13.8853	BUNGALOW
72-25-07-103-026	3359 CUMMINGS	05/17/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$139,350	55.74	\$256,282	\$67,028	\$182,972	\$124,181	1.473	1,095	\$167.10	07B	12.3255	BUNGALOW



## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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			
72-25-07-103-040	3303 CUMMINGS	12/15/20	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$113,870	55.01	\$227,733	\$60,000	\$147,000	\$107,521	1.367	989	\$148.63	07B	22.9514	BUNGALOW			
72-25-07-104-022	3302 CUMMINGS	11/08/21	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$117,570	45.93	\$235,143	\$60,000	\$196,000	\$112,271	1.746	1,015	\$193.10	07B	14.9086	BUNGALOW			
72-25-07-104-026	3355 GARDEN	06/21/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$126,100	49.45	\$252,203	\$60,000	\$195,000	\$123,207	1.583	1,034	\$188.59	07B	1.3986	BUNGALOW			
72-25-07-126-018	3369 HARVARD	08/06/21	\$200,001	WD	03-ARM'S LENGTH	\$200,001	\$101,550	50.77	\$181,418	\$65,331	\$134,670	\$80,825	1.666	687	\$196.03	07B	6.9505	BUNGALOW			
72-25-07-127-008	3342 HARVARD	05/17/21	\$210,000	WD	33-TO BE DETERMINED	\$210,000	\$97,780	46.56	\$195,563	\$44,842	\$165,158	\$96,616	1.709	892	\$185.15	07B	11.2739	BUNGALOW			
72-25-07-127-015	3308 HARVARD	12/02/21	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$134,040	48.74	\$268,083	\$47,554	\$227,446	\$141,365	1.609	1,280	\$177.69	07B	1.2243	BUNGALOW			
72-25-07-151-004	3206 GREENFIELD	04/27/21	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$107,630	48.94	\$215,261	\$40,075	\$179,825	\$112,299	1.601	1,142	\$157.46	07B	0.4622	BUNGALOW			
72-25-07-152-029	3231 GARDEN	09/14/20	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$99,780	45.35	\$199,567	\$65,558	\$154,442	\$85,903	1.798	892	\$173.14	07B	20.1174	BUNGALOW			
72-25-07-152-032	3219 GARDEN	08/13/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$123,010	56.69	\$209,568	\$73,067	\$143,933	\$96,382	1.493	909	\$158.34	07B	10.3331	BUNGALOW			
72-25-07-154-011	3100 PRAIRIE	10/23/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$124,240	50.71	\$248,486	\$64,000	\$181,000	\$118,260	1.531	910	\$198.90	07B	6.6165	BUNGALOW			
72-25-07-154-013	3030 PRAIRIE	03/21/22	\$285,000	WD	33-TO BE DETERMINED	\$285,000	\$117,910	41.37	\$235,826	\$64,000	\$221,000	\$110,145	2.006	910	\$242.86	07B	40.9761	BUNGALOW			
72-25-07-176-012	3224 GARDEN	12/18/20	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$131,000	52.93	\$262,006	\$65,769	\$181,731	\$125,793	1.445	1,379	\$131.78	07B	15.2004	BUNGALOW			
72-25-07-176-017	3275 HARVARD	03/01/21	\$235,000	WD	33-TO BE DETERMINED	\$235,000	\$127,560	54.28	\$255,118	\$67,146	\$167,854	\$120,495	1.393	892	\$188.18	07B	20.3649	BUNGALOW			
72-25-07-178-025	3115 HARVARD	06/14/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$118,560	44.74	\$237,126	\$64,000	\$201,000	\$110,978	1.811	942	\$213.38	07B	21.4479	BUNGALOW			
72-25-07-179-003	3134 HARVARD	10/02/20	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$161,550	55.23	\$323,107	\$46,489	\$246,011	\$177,319	1.387	1,364	\$180.36	07B	20.9297	BUNGALOW			
72-25-07-179-008	3114 HARVARD	09/20/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$114,250	51.93	\$213,467	\$44,842	\$175,158	\$108,093	1.620	902	\$194.19	07B	2.3752	BUNGALOW			
72-25-07-278-014	3229 PARKER	07/24/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$129,850	51.94	\$259,698	\$67,500	\$182,500	\$123,204	1.481	1,139	\$160.23	07B	11.5402	BUNGALOW			
72-25-07-278-025	3250 WARICK	09/16/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$173,340	49.53	\$320,421	\$69,641	\$280,359	\$162,359	1.727	1,162	\$241.27	07B	13.0098	BUNGALOW			
72-25-07-280-001	3253 WARICK	05/17/21	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$141,740	47.09	\$283,471	\$93,607	\$207,393	\$121,708	1.704	985	\$210.55	07B	10.7338	BUNGALOW			
72-25-08-151-007	3136 PARKER	10/15/21	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$132,700	48.25	\$265,401	\$67,627	\$207,373	\$126,778	1.636	1,195	\$173.53	07B	3.9028	BUNGALOW			
<b>Totals:</b>			<b>\$7,287,901</b>			<b>\$7,287,901</b>	<b>\$3,653,490</b>		<b>\$7,139,723</b>		<b>\$5,447,852</b>	<b>\$3,424,327</b>			<b>\$180.25</b>		<b>0.5761</b>				
								<b>Sale. Ratio =&gt;</b>	<b>50.13</b>					<b>E.C.F. =&gt;</b>	<b>1.591</b>	<b>Std. Deviation=&gt;</b>	<b>0.15839496</b>				
								<b>Std. Dev. =&gt;</b>	<b>4.02</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.597</b>	<b>Ave. Variance=&gt;</b>	<b>12.6581</b>	<b>Coefficient of Var=&gt;</b>	<b>7.927752983</b>		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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			
72-25-07-102-044	3339 PRAIRIE	11/10/20	\$309,995	WD	03-ARM'S LENGTH	\$309,995	\$165,650	53.44	\$331,299	\$60,000	\$249,995	\$187,103	1.336	1,410	\$177.30	07C	25.5323	Colonial/2Sty			
72-25-07-103-051	3339 CUMMINGS	08/07/20	\$397,250	WD	03-ARM'S LENGTH	\$397,250	\$194,900	49.06	\$389,792	\$60,000	\$337,250	\$227,443	1.483	1,940	\$173.84	07C	10.8670	Colonial/2Sty			
72-25-07-127-025	3324 HARVARD	11/30/20	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$161,200	48.86	\$286,225	\$49,888	\$280,012	\$162,991	1.718	1,416	\$197.75	07C	12.6499	Colonial/2Sty			
72-25-07-152-042	3265 GARDEN	02/28/22	\$455,000	WD	33-TO BE DETERMINED	\$455,000	\$187,420	41.19	\$374,837	\$64,000	\$391,000	\$214,370	1.824	1,872	\$208.87	07C	23.2486	Colonial/2Sty			
72-25-07-152-043	3261 GARDEN	06/11/21	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$189,870	42.01	\$379,741	\$65,945	\$386,055	\$216,411	1.784	1,872	\$206.23	07C	19.2436	Colonial/2Sty			
72-25-07-153-026	3033 PRAIRIE	09/14/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$155,110	52.58	\$310,213	\$53,003	\$241,997	\$177,386	1.364	1,358	\$178.20	07C	22.7223	Colonial/2Sty			
72-25-07-176-006	3254 GARDEN	11/12/21	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$137,480	48.24	\$274,956	\$64,000	\$221,000	\$145,487	1.519	1,488	\$148.52	07C	7.2423	Colonial/2Sty			
72-25-07-176-054	3230 GARDEN	02/23/22	\$552,000	WD	33-TO BE DETERMINED	\$552,000	\$242,670	43.96	\$485,334	\$64,000	\$488,000	\$290,575	1.679	2,047	\$238.40	07C	8.7967	Colonial/2Sty			
72-25-07-177-008	3234 HARVARD	05/07/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$359,860	51.41	\$719,714	\$78,074	\$621,926	\$442,510	1.405	3,070	\$202.58	07C	18.6011	Colonial/2Sty			
72-25-07-178-041	3129 HARVARD	04/28/20	\$275,000	WD	33-TO BE DETERMINED	\$275,000	\$147,610	53.68	\$295,223	\$64,000	\$211,000	\$159,464	1.323	1,271	\$166.01	07C	26.8279	Colonial/2Sty			
72-25-07-277-012	3172 PARKER	01/13/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$185,470	48.81	\$370,949	\$66,946	\$313,054	\$209,657	1.493	2,662	\$117.60	07C	9.8290	Colonial/2Sty			
72-25-07-278-050	3245 PARKER	07/30/20	\$294,000	WD	03-ARM'S LENGTH	\$294,000	\$154,710	52.62	\$275,622	\$69,902	\$224,098	\$143,600	1.561	1,326	\$169.00	07C	3.0890	Colonial/2Sty			
72-25-07-278-051	3251 PARKER	04/02/21	\$311,500	WD	03-ARM'S LENGTH	\$311,500	\$133,730	42.93	\$267,451	\$67,500	\$244,000	\$137,897	1.769	1,326	\$184.01	07C	17.7973	Colonial/2Sty			
72-25-07-278-053	3268 WARICK	10/08/21	\$435,000	PTA	03-ARM'S LENGTH	\$435,000	\$216,180	49.70	\$432,356	\$111,410	\$323,590	\$221,342	1.462	1,698	\$190.57	07C	12.9515	Colonial/2Sty			
72-25-07-280-008	3203 WARICK	04/08/21	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$415,110	61.50	\$830,216	\$98,310	\$576,690	\$504,763	1.142	3,319	\$173.75	07C	44.8964	Colonial/2Sty			
72-25-07-280-010	3230 W WEBSTER	03/18/22	\$335,000	WD	33-TO BE DETERMINED	\$335,000	\$141,990	42.39	\$283,981	\$80,027	\$254,973	\$140,658	1.813	1,404	\$181.60	07C	22.1256	Colonial/2Sty			
72-25-07-280-020	3233 WARICK	02/25/22	\$955,000	WD	33-TO BE DETERMINED	\$955,000	\$354,580	37.13	\$709,165	\$66,863	\$888,137	\$442,967	2.005	3,128	\$283.93	07C	41.3513	Colonial/2Sty			
72-25-08-152-002	3153 PARKER	09/30/21	\$433,000	PTA	03-ARM'S LENGTH	\$433,000	\$180,520	41.69	\$336,761	\$75,294	\$357,706	\$182,046	1.965	1,641	\$217.98	07C	37.3458	Colonial/2Sty			
<b>Totals:</b>			<b>\$7,869,645</b>			<b>\$7,869,645</b>	<b>\$3,724,060</b>		<b>\$7,353,835</b>		<b>\$6,610,483</b>	<b>\$4,206,671</b>			<b>\$189.79</b>		<b>2.0032</b>				
								<b>Sale. Ratio =&gt;</b>	<b>47.32</b>					<b>E.C.F. =&gt;</b>	<b>1.571</b>	<b>Std. Deviation=&gt;</b>	<b>0.23952403</b>				
								<b>Std. Dev. =&gt;</b>	<b>6.02</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.591</b>	<b>Ave. Variance=&gt;</b>	<b>20.2843</b>	<b>Coefficient of Var=&gt;</b>	<b>12.74572059</b>		

**Residential (Non-Condo) ECF Studies for 2023 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-07-177-011	3210 HARVARD	03/31/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$237,360	43.16	\$474,713	\$78,074	\$471,926	\$281,304	1.678	1,885	\$250.36	07O	4.9178	Other
72-25-07-179-004	3128 HARVARD	01/08/21	\$270,000	WD	33-TO BE DETERMINED	\$270,000	\$111,800	41.41	\$223,600	\$44,842	\$225,158	\$126,779	1.776	1,071	\$210.23	07O	4.9178	Other
<b>Totals:</b>			<b>\$820,000</b>			<b>\$820,000</b>	<b>\$349,160</b>		<b>\$698,313</b>		<b>\$697,084</b>	<b>\$408,083</b>			<b>\$230.30</b>		<b>1.8622</b>	
							<b>Sale. Ratio =&gt;</b>	<b>42.58</b>				<b>E.C.F. =&gt;</b>	<b>1.708</b>		<b>Std. Deviation=&gt;</b>	<b>0.06954852</b>		
							<b>Std. Dev. =&gt;</b>	<b>1.24</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.727</b>		<b>Ave. Variance=&gt;</b>	<b>4.9178</b>	<b>Coefficient of Var=&gt;</b>	<b>2.847917269</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-07-102-010	3350 ELLWOOD	08/10/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$80,220	61.71	\$160,432	\$60,000	\$70,000	\$76,085	0.920	748	\$93.58	07R	41.4383	Ranch
72-25-07-126-024	3343 HARVARD	04/20/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$108,130	56.91	\$216,267	\$64,000	\$126,000	\$115,354	1.092	888	\$141.89	07R	24.2117	Ranch
72-25-07-127-013	3316 HARVARD	06/01/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$115,690	48.20	\$231,383	\$44,842	\$195,158	\$141,319	1.381	1,258	\$155.13	07R	4.6567	Ranch
72-25-07-127-017	3302 HARVARD	11/24/21	\$231,000	PTA	03-ARM'S LENGTH	\$231,000	\$109,190	47.27	\$218,385	\$68,556	\$162,444	\$113,507	1.431	912	\$178.12	07R	9.6730	Ranch
72-25-07-127-017	3302 HARVARD	02/22/22	\$275,000	WD	33-TO BE DETERMINED	\$275,000	\$109,190	39.71	\$218,385	\$68,556	\$206,444	\$113,507	1.819	912	\$226.36	07R	48.4372	Ranch
72-25-07-127-023	3360 HARVARD	05/21/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$90,770	50.43	\$181,539	\$45,930	\$134,070	\$102,734	1.305	1,125	\$119.17	07R	2.9389	Ranch
72-25-07-153-018	4322 W WEBSTER	10/21/21	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$124,700	53.06	\$249,403	\$76,808	\$158,192	\$130,754	1.210	1,390	\$113.81	07R	12.4562	Ranch
72-25-07-154-020	4204 W WEBSTER	02/28/22	\$271,500	WD	03-ARM'S LENGTH	\$271,500	\$125,840	46.35	\$251,680	\$80,894	\$190,606	\$123,758	1.540	1,092	\$174.55	07R	20.5742	Ranch
72-25-07-176-008	3242 GARDEN	07/17/20	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$136,580	57.39	\$246,181	\$66,650	\$171,350	\$136,008	1.260	888	\$192.96	07R	7.4560	Ranch
72-25-07-178-009	4007 ALBERT	01/06/22	\$231,000	PTA	03-ARM'S LENGTH	\$231,000	\$119,070	51.55	\$238,141	\$53,605	\$177,395	\$139,800	1.269	1,164	\$152.40	07R	6.5489	Ranch
72-25-07-178-019	3008 GARDEN	05/10/21	\$225,018	WD	03-ARM'S LENGTH	\$225,018	\$108,290	48.13	\$216,579	\$56,042	\$168,976	\$121,619	1.389	1,308	\$129.19	07R	5.4980	Ranch
72-25-07-178-038	3009 HARVARD	05/11/21	\$230,000	WD	33-TO BE DETERMINED	\$230,000	\$104,110	45.27	\$208,222	\$63,038	\$166,962	\$109,988	1.518	1,092	\$152.90	07R	18.3595	Ranch
72-25-07-179-014	3016 HARVARD	08/20/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$122,610	55.73	\$220,244	\$44,842	\$175,158	\$132,880	1.318	912	\$192.06	07R	1.6245	Ranch
72-25-07-229-011	3316 MERRILL	06/04/21	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$144,600	54.77	\$289,196	\$77,824	\$186,176	\$153,168	1.216	1,161	\$160.36	07R	11.8908	Ranch
72-25-07-276-038	3220 PARKER	07/28/21	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$124,680	45.35	\$249,366	\$68,901	\$205,999	\$136,716	1.507	1,092	\$188.64	07R	17.2358	Ranch
72-25-07-277-017	3146 PARKER	10/05/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$110,580	49.15	\$221,153	\$66,849	\$158,151	\$116,897	1.353	1,064	\$148.64	07R	1.8500	Ranch
72-25-07-278-031	3220 WARICK	06/04/20	\$234,900	WD	33-TO BE DETERMINED	\$234,900	\$115,600	49.21	\$231,190	\$67,838	\$167,062	\$118,371	1.411	1,209	\$138.18	07R	7.6933	Ranch
72-25-07-279-005	2918 COOLIDGE	05/04/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$116,050	52.75	\$232,092	\$44,091	\$175,909	\$142,425	1.235	1,119	\$157.20	07R	9.9310	Ranch
72-25-08-153-010	3133 WARICK	01/28/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$107,800	59.89	\$215,597	\$68,372	\$111,628	\$111,534	1.001	1,181	\$94.52	07R	33.3567	Ranch
72-25-08-153-022	3032 TRAFFORD	03/18/21	\$221,000	WD	33-TO BE DETERMINED	\$221,000	\$100,700	45.57	\$201,405	\$67,500	\$153,500	\$101,443	1.513	941	\$163.12	07R	17.8753	Ranch
<b>Totals:</b>			<b>\$4,516,318</b>			<b>\$4,516,318</b>	<b>\$2,274,400</b>		<b>\$4,496,840</b>		<b>\$3,261,180</b>	<b>\$2,437,867</b>			<b>\$153.64</b>		<b>0.3310</b>	
							<b>Sale. Ratio =&gt;</b>	<b>50.36</b>				<b>E.C.F. =&gt;</b>	<b>1.338</b>		<b>Std. Deviation=&gt;</b>	<b>0.20329082</b>		
							<b>Std. Dev. =&gt;</b>	<b>5.59</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.334</b>		<b>Ave. Variance=&gt;</b>	<b>15.1853</b>	<b>Coefficient of Var=&gt;</b>	<b>11.37979893</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-07-178-005	4031 ALBERT	12/07/20	\$279,000	PTA	03-ARM'S LENGTH	\$279,000	\$138,350	49.59	\$276,692	\$74,145	\$204,855	\$150,035	1.365	1,620	\$126.45	07T	0.3643	TriLevel/Quad
72-25-08-152-005	3127 PARKER	07/07/20	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$141,830	52.72	\$283,660	\$68,926	\$200,074	\$159,062	1.258	1,478	\$135.37	07T	10.3905	TriLevel/Quad
72-25-08-153-021	3036 TRAFFORD	11/03/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,010	47.20	\$236,019	\$67,500	\$182,500	\$124,829	1.462	1,252	\$145.77	07T	10.0262	TriLevel/Quad
<b>Totals:</b>			<b>\$798,000</b>			<b>\$798,000</b>	<b>\$398,190</b>		<b>\$796,371</b>		<b>\$587,429</b>	<b>\$433,926</b>			<b>\$135.86</b>		<b>0.7986</b>	
							<b>Sale. Ratio =&gt;</b>	<b>49.90</b>				<b>E.C.F. =&gt;</b>	<b>1.354</b>		<b>Std. Deviation=&gt;</b>	<b>0.10213198</b>		
							<b>Std. Dev. =&gt;</b>	<b>2.77</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.362</b>		<b>Ave. Variance=&gt;</b>	<b>6.9270</b>	<b>Coefficient of Var=&gt;</b>	<b>5.08687084</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-08-103-015	3114 WOODSLEE	05/21/21	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$192,000	47.52	\$383,990	\$106,410	\$297,590	\$177,936	1.672	1,300	\$228.92	08B	1.2621	BUNGALOW		
72-25-08-104-019	3010 BAMLET	03/14/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$182,650	45.66	\$365,302	\$112,003	\$287,997	\$162,371	1.774	1,294	\$222.56	08B	11.3861	BUNGALOW		
72-25-08-127-039	2826 BEMBRIDGE	11/13/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$137,790	50.11	\$275,570	\$73,934	\$201,066	\$129,254	1.556	1,114	\$180.49	08B	10.4245	BUNGALOW		
72-25-08-131-014	2912 SHENANDOAH	10/06/21	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$138,670	47.82	\$277,331	\$75,728	\$214,272	\$129,233	1.658	1,055	\$203.10	08B	0.1802	BUNGALOW		
72-25-08-131-034	2901 BENJAMIN	09/20/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$126,840	50.74	\$253,675	\$74,239	\$175,761	\$115,023	1.528	1,040	\$169.00	08B	13.1785	BUNGALOW		
72-25-08-155-019	3006 BEMBRIDGE	12/02/21	\$359,900	PTA	03-ARM'S LENGTH	\$359,900	\$188,510	52.38	\$346,472	\$78,500	\$281,400	\$174,958	1.608	1,292	\$217.80	08B	5.1446	BUNGALOW		
72-25-08-156-004	3015 BEMBRIDGE	09/15/21	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$168,670	48.19	\$337,339	\$77,537	\$272,463	\$166,540	1.636	1,526	\$178.55	08B	2.3811	BUNGALOW		
72-25-08-156-008	2925 BEMBRIDGE	05/18/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$174,410	42.03	\$348,827	\$79,640	\$335,360	\$172,556	1.943	1,330	\$252.15	08B	28.3653	BUNGALOW		
72-25-08-181-027	2629 BENJAMIN	08/26/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$145,160	55.83	\$290,329	\$80,632	\$179,368	\$134,421	1.334	1,157	\$155.03	08B	32.5462	BUNGALOW		
72-25-08-251-011	2616 BENJAMIN	04/23/21	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$186,990	49.47	\$336,725	\$79,849	\$298,151	\$172,387	1.730	1,401	\$212.81	08B	6.9711	BUNGALOW		
72-25-08-326-017	2431 HAWKINS	09/10/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$135,700	46.79	\$271,409	\$82,387	\$207,613	\$121,168	1.713	1,148	\$180.85	08B	5.3597	BUNGALOW		
72-25-08-329-008	2333 BENJAMIN	08/20/20	\$293,500	WD	03-ARM'S LENGTH	\$293,500	\$144,870	49.36	\$289,747	\$91,912	\$201,588	\$126,817	1.590	1,146	\$175.91	08B	7.0241	BUNGALOW		
72-25-08-330-015	2335 HAWKINS	07/06/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$166,220	52.77	\$306,167	\$82,399	\$232,601	\$146,685	1.586	1,155	\$201.39	08B	7.4120	BUNGALOW		
72-25-08-405-019	2227 ELMHURST	07/30/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$165,540	45.35	\$331,070	\$83,213	\$281,787	\$158,883	1.774	1,304	\$216.09	08B	11.3719	BUNGALOW		
72-25-08-451-028	2027 CLAWSON	11/24/21	\$474,000	PTA	03-ARM'S LENGTH	\$474,000	\$215,860	45.54	\$431,725	\$101,390	\$372,610	\$211,753	1.760	1,575	\$236.58	08B	9.9808	BUNGALOW		
72-25-08-453-017	2019 LINWOOD	04/01/21	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$217,330	41.79	\$434,653	\$80,712	\$439,288	\$226,885	1.936	2,176	\$201.88	08B	27.6333	BUNGALOW		
72-25-08-453-021	1921 LINWOOD	08/21/20	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$187,400	50.92	\$374,805	\$80,712	\$287,288	\$188,521	1.524	1,955	\$146.95	08B	13.5932	BUNGALOW		
72-25-08-484-011	1927 ROSELAND	05/06/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$170,520	47.37	\$341,040	\$78,976	\$281,024	\$167,990	1.673	1,362	\$206.33	08B	1.3029	BUNGALOW		
72-25-08-484-026	1912 W 12 MILE	05/15/20	\$270,000	WD	33-TO BE DETERMINED	\$270,000	\$129,180	47.84	\$258,364	\$63,181	\$206,819	\$125,117	1.653	1,304	\$158.60	08B	0.6834	BUNGALOW		
72-25-09-352-005	1603 SYCAMORE	09/25/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$165,890	50.27	\$331,771	\$76,424	\$253,576	\$163,684	1.549	1,594	\$159.08	08B	11.0654	BUNGALOW		
<b>Totals:</b>			<b>\$6,967,400</b>			<b>\$6,967,400</b>	<b>\$3,340,200</b>		<b>\$6,586,311</b>		<b>\$5,307,622</b>	<b>\$3,172,182</b>			<b>\$195.20</b>		<b>1.3342</b>			
								<b>Sale. Ratio =&gt;</b>	<b>47.94</b>				<b>E.C.F. =&gt;</b>	<b>1.673</b>	<b>Std. Deviation=&gt;</b>	<b>0.14129303</b>				
								<b>Std. Dev. =&gt;</b>	<b>3.44</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.660</b>	<b>Ave. Variance=&gt;</b>	<b>10.3633</b>	<b>Coefficient of Var=&gt;</b>	<b>6.243585805</b>		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-08-101-036	2930 GUILFORD	12/23/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$161,110	52.82	\$322,227	\$93,191	\$211,809	\$149,697	1.415	1,467	\$144.38	08C	14.0420	Colonial/2Sty
72-25-08-126-028	2816 BAMLET	06/05/20	\$323,500	WD	03-ARM'S LENGTH	\$323,500	\$169,480	52.39	\$338,959	\$86,226	\$237,274	\$165,185	1.436	1,629	\$145.66	08C	11.8926	Colonial/2Sty
72-25-08-126-035	2914 BAMLET	09/22/20	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$188,330	51.32	\$327,716	\$78,044	\$288,956	\$169,674	1.703	1,635	\$176.73	08C	14.7667	Colonial/2Sty
72-25-08-129-010	2711 BEMBRIDGE	01/07/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$181,070	47.65	\$362,138	\$89,689	\$290,311	\$178,071	1.630	1,646	\$176.37	08C	7.4968	Colonial/2Sty
72-25-08-129-017	2603 ESSEX	06/29/20	\$362,500	WD	03-ARM'S LENGTH	\$362,500	\$203,510	56.14	\$407,029	\$115,192	\$294,308	\$190,743	1.297	1,906	\$129.75	08C	25.8790	Colonial/2Sty
72-25-08-130-008	2633 TRAFFORD	01/07/21	\$460,000	WD	33-TO BE DETERMINED	\$460,000	\$235,580	51.21	\$471,163	\$99,748	\$360,252	\$242,755	1.484	2,220	\$162.28	08C	7.1325	Colonial/2Sty
72-25-08-155-013	3011 BAMLET	06/11/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$190,700	49.53	\$381,391	\$97,769	\$287,231	\$185,374	1.549	2,428	\$118.30	08C	0.5871	Colonial/2Sty
72-25-08-176-019	2728 GLENWOOD	04/10/20	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$276,760	62.90	\$553,518	\$156,116	\$283,884	\$259,740	1.093	2,715	\$104.56	08C	46.2385	Colonial/2Sty
72-25-08-177-011	2733 GLENWOOD	12/06/21	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$200,610	52.79	\$374,984	\$95,051	\$284,949	\$182,963	1.557	1,559	\$182.78	08C	0.2075	Colonial/2Sty
72-25-08-179-018	2610 ABERDOVEY	10/09/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$157,520	57.28	\$315,037	\$90,849	\$184,151	\$146,528	1.257	1,274	\$144.55	08C	29.8578	Colonial/2Sty
72-25-08-180-007	2645 ABERDOVEY	05/28/20	\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$141,730	60.57	\$283,455	\$68,300	\$165,700	\$140,624	1.178	1,590	\$104.21	08C	37.7022	Colonial/2Sty
72-25-08-181-047	2717 BENJAMIN	09/17/20	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$191,850	51.43	\$383,698	\$78,976	\$294,024	\$199,165	1.476	1,439	\$204.33	08C	7.9055	Colonial/2Sty
72-25-08-181-047	2717 BENJAMIN	03/15/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$191,850	44.62	\$383,698	\$78,976	\$351,024	\$199,165	1.762	1,439	\$243.94	08C	20.7141	Colonial/2Sty
72-25-08-205-008	2932 ELMHURST	06/01/21	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$208,810	50.07	\$370,363	\$78,908	\$338,092	\$197,649	1.711	2,029	\$166.63	08C	15.5225	Colonial/2Sty
72-25-08-205-012	2912 ELMHURST	11/12/21	\$283,000	PTA	03-ARM'S LENGTH	\$283,000	\$166,300	58.76	\$332,603	\$78,121	\$204,879	\$166,328	1.232	1,410	\$145.30	08C	32.3564	Colonial/2Sty
72-25-08-226-014	3107 FERNCLIFF	03/22/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$164,160	57.60	\$328,325	\$74,460	\$210,540	\$165,925	1.269	1,813	\$116.13	08C	28.6452	Colonial/2Sty
72-25-08-227-007	3122 FERNCLIFF	07/26/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$181,120	47.66	\$333,030	\$78,484	\$301,516	\$169,568	1.778	1,551	\$194.40	08C	22.2802	Colonial/2Sty
72-25-08-229-015	2909 MAPLEWOOD	05/06/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$187,770	54.43	\$345,009	\$63,944	\$281,056	\$186,399	1.508	1,819	\$154.51	08C	4.7518	Colonial/2Sty
72-25-08-230-027	2923 GLENVIEW	09/11/20	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$188,130	53.60	\$376,263	\$85,682	\$265,318	\$189,922	1.397	2,019	\$131.41	08C	15.8358	Colonial/2Sty
72-25-08-231-005	3012 GLENVIEW	06/02/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$179,900	43.88	\$359,799	\$94,603	\$315,397	\$173,331	1.820	1,674	\$188.41	08C	26.4285	Colonial/2Sty
72-25-08-231-006	3008 GLENVIEW	09/02/20	\$347,500	WD	03-ARM'S LENGTH	\$347,500	\$170,700	49.12	\$341,403	\$88,903	\$258,597	\$165,033	1.567	1,674	\$154.48	08C	1.1604	Colonial/2Sty
72-25-08-251-037	2607 CLAWSON	08/17/20	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$213,610	55.77	\$371,062	\$81,511	\$301,489	\$196,411	1.535	1,836	\$164.21	08C	2.0352	Colonial/2Sty
72-25-08-277-031	2517 FERNCLIFF	03/11/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$166,310	51.17	\$332,614	\$74,460	\$250,540	\$168,728	1.485	1,602	\$156.39	08C	7.0466	Colonial/2Sty
72-25-08-278-035	2513 MAPLEWOOD	06/07/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$162,730	43.98	\$325,466	\$85,169	\$284,831	\$157,057	1.814	1,577	\$180.62	08C	25.8213	Colonial/2Sty
72-25-08-279-015	2620 MAPLEWOOD	05/14/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$352,070	54.16	\$704,131	\$77,561	\$572,439	\$423,358	1.352	3,027	\$189.11	08C	20.3201	Colonial/2Sty
72-25-08-279-016	2616 MAPLEWOOD	06/24/20	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$343,030	60.18	\$686,058	\$93,803	\$476,197	\$400,172	1.190	2,905	\$163.92	08C	36.5360	Colonial/2Sty
72-25-08-329-001	2607 CARMAN	06/25/21	\$495,000	WD	33-TO BE DETERMINED	\$495,000	\$229,570	46.38	\$459,138	\$106,955	\$388,045	\$230,185	1.686	2,757	\$140.75	08C	13.0456	Colonial/2Sty
72-25-08-403-007	2416 ELMHURST	12/08/21	\$475,000	PTA	03-ARM'S LENGTH	\$475,000	\$227,830	47.96	\$455,653	\$82,544	\$392,456	\$243,862	1.609	2,188	\$179.37	08C	5.3996	Colonial/2Sty

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-08-405-008	2226 CLAWSON	02/07/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$157,350	47.68	\$314,704	\$80,712	\$249,288	\$152,936	1.630	1,595	\$156.29	08C	7.4675	Colonial/2Sty	
72-25-08-406-007	2302 ELMHURST	01/07/22	\$379,000	PTA	33-TO BE DETERMINED	\$379,000	\$153,480	40.50	\$306,962	\$80,712	\$298,288	\$147,876	2.017	1,310	\$227.70	08C	46.1812	Colonial/2Sty	
72-25-08-406-017	2303 LINWOOD	09/04/20	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$251,630	48.39	\$503,254	\$84,133	\$435,867	\$273,935	1.591	2,298	\$189.67	08C	3.5791	Colonial/2Sty	
72-25-08-407-019	2229 WOODLAND	09/01/20	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$156,640	52.04	\$313,278	\$74,460	\$226,540	\$156,090	1.451	1,505	\$150.52	08C	10.4000	Colonial/2Sty	
72-25-08-426-001	2136 BONNIEVIEW	09/16/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$157,460	48.45	\$314,912	\$82,119	\$242,881	\$152,152	1.596	1,474	\$164.78	08C	4.0962	Colonial/2Sty	
72-25-08-427-015	2419 MAPLEWOOD	09/30/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$206,420	50.35	\$379,428	\$85,156	\$324,844	\$195,830	1.659	1,594	\$203.79	08C	10.3465	Colonial/2Sty	
72-25-08-430-014	1734 BONNIEVIEW	11/05/21	\$849,000	PTA	03-ARM'S LENGTH	\$849,000	\$428,160	50.43	\$856,326	\$118,730	\$730,270	\$498,376	1.465	3,125	\$233.69	08C	9.0040	Colonial/2Sty	
72-25-08-432-012	2235 MAPLEWOOD	05/21/21	\$410,000	WD	33-TO BE DETERMINED	\$410,000	\$183,400	44.73	\$366,799	\$105,986	\$304,014	\$170,466	1.783	1,692	\$179.68	08C	22.8089	Colonial/2Sty	
72-25-08-433-017	1800 LLOYD	09/28/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$163,330	48.04	\$326,661	\$74,922	\$265,078	\$164,535	1.611	1,615	\$164.13	08C	5.5730	Colonial/2Sty	
72-25-08-452-005	2113 ELMHURST	10/30/20	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$215,430	54.13	\$430,853	\$82,278	\$315,722	\$227,827	1.386	1,830	\$172.53	08C	16.9542	Colonial/2Sty	
72-25-08-454-010	2119 WOODLAND	11/12/21	\$406,000	PTA	03-ARM'S LENGTH	\$406,000	\$207,380	51.08	\$380,943	\$77,382	\$328,618	\$201,546	1.630	1,770	\$185.66	08C	7.5148	Colonial/2Sty	
72-25-08-476-005	2112 WOODLAND	06/03/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$178,580	41.53	\$357,164	\$77,578	\$352,422	\$182,736	1.929	1,738	\$202.77	08C	37.3246	Colonial/2Sty	
72-25-08-481-030	1723 SYCAMORE	12/14/21	\$852,000	PTA	33-TO BE DETERMINED	\$852,000	\$334,030	39.21	\$668,052	\$77,671	\$774,329	\$398,906	1.941	2,631	\$294.31	08C	38.5791	Colonial/2Sty	
72-25-08-482-026	1908 ROSELAND	08/10/21	\$489,000	WD	33-TO BE DETERMINED	\$489,000	\$210,530	43.05	\$421,059	\$83,971	\$405,029	\$220,319	1.838	1,836	\$220.60	08C	28.3035	Colonial/2Sty	
72-25-08-483-023	1728 ROSELAND	11/04/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$198,110	51.46	\$396,229	\$78,976	\$306,024	\$207,355	1.476	1,783	\$171.63	08C	7.9494	Colonial/2Sty	
72-25-08-484-018	2012 W 12 MILE	07/23/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$128,010	46.55	\$256,027	\$63,181	\$211,819	\$126,043	1.681	1,285	\$164.84	08C	12.5188	Colonial/2Sty	
72-25-09-354-009	1523 ROSELAND	10/25/21	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$196,510	50.40	\$393,022	\$80,870	\$309,030	\$204,021	1.515	1,660	\$186.16	08C	4.0643	Colonial/2Sty	
<b>Totals:</b>			<b>\$18,290,400</b>			<b>\$18,290,400</b>	<b>\$9,158,590</b>		<b>\$18,011,603</b>		<b>\$14,408,328</b>	<b>\$9,324,561</b>			<b>\$171.83</b>		<b>1.0138</b>		
								<b>Sale. Ratio =&gt;</b>	<b>50.07</b>				<b>E.C.F. =&gt;</b>	<b>1.545</b>	<b>Std. Deviation=&gt;</b>		<b>0.21240288</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.32</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.555</b>	<b>Ave. Variance=&gt;</b>		<b>16.7616</b>	<b>Coefficient of Var=&gt;</b>	<b>10.7768169</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-08-280-004	2727 GLENVIEW	09/21/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$84,450	49.68	\$168,891	\$58,752	\$111,248	\$90,278	1.232	1,080	\$103.01	08D	15.9522	Other	
72-25-08-280-009	2711 GLENVIEW	06/10/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$85,560	55.20	\$171,124	\$61,622	\$93,378	\$89,756	1.040	1,080	\$86.46	08D	35.1450	Other	
72-25-08-280-010	2709 GLENVIEW	06/21/21	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$84,210	40.49	\$168,425	\$58,225	\$149,775	\$90,328	1.658	1,080	\$138.68	08D	26.6320	Other	
72-25-08-280-013	2635 GLENVIEW	05/25/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$84,390	43.28	\$168,789	\$50,153	\$144,847	\$97,243	1.490	1,080	\$134.12	08D	9.7736	Other	
72-25-08-280-031	2505 OLIVER	11/08/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$85,380	48.79	\$170,751	\$62,040	\$112,960	\$89,107	1.268	1,080	\$104.59	08D	12.4122	Other	
72-25-08-281-005	2716 GLENVIEW	08/13/21	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$90,520	45.49	\$166,812	\$55,397	\$143,603	\$94,253	1.524	1,080	\$132.97	08D	13.1780	Other	
72-25-08-281-007	2708 GLENVIEW	11/24/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$97,740	48.87	\$180,039	\$56,138	\$143,862	\$104,527	1.376	1,080	\$133.21	08D	1.5493	Other	
72-25-08-281-025	2611 OLIVER	08/28/20	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$91,760	46.58	\$160,101	\$51,309	\$145,691	\$94,203	1.547	1,080	\$134.90	08D	15.4752	Other	
<b>Totals:</b>			<b>\$1,499,000</b>			<b>\$1,499,000</b>	<b>\$704,010</b>		<b>\$1,354,932</b>		<b>\$1,045,364</b>	<b>\$749,695</b>			<b>\$120.99</b>		<b>0.2579</b>		
								<b>Sale. Ratio =&gt;</b>	<b>46.97</b>				<b>E.C.F. =&gt;</b>	<b>1.394</b>	<b>Std. Deviation=&gt;</b>		<b>0.20227387</b>		
								<b>Std. Dev. =&gt;</b>	<b>4.46</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.392</b>	<b>Ave. Variance=&gt;</b>		<b>16.2647</b>	<b>Coefficient of Var=&gt;</b>	<b>11.68601852</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-08-126-005	2835 WOODSLEE	04/22/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$154,170	48.94	\$308,337	\$72,211	\$242,789	\$145,757	1.666	1,252	\$193.92	080	12.5958	Other		
72-25-08-129-022	2702 TRAFFORD	11/11/21	\$398,000	PTA	03-ARM'S LENGTH	\$398,000	\$201,400	50.60	\$402,790	\$92,425	\$305,575	\$205,540	1.487	1,550	\$197.15	080	5.3059	Other		
72-25-08-131-002	3126 SHENANDOAH	08/17/20	\$212,900	WD	03-ARM'S LENGTH	\$212,900	\$128,870	60.53	\$257,749	\$80,861	\$132,039	\$109,190	1.209	1,216	\$108.58	080	33.0497	Other		
72-25-08-131-096	3037 BENJAMIN	11/19/21	\$307,500	PTA	03-ARM'S LENGTH	\$307,500	\$168,860	54.91	\$337,715	\$79,181	\$228,319	\$159,589	1.431	1,603	\$142.43	080	10.9085	Other		
72-25-08-181-015	2606 SHENANDOAH	06/29/20	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$158,880	49.34	\$317,756	\$79,950	\$242,050	\$146,794	1.649	1,388	\$174.39	080	10.9157	Other		
72-25-08-254-002	2720 LINWOOD	03/07/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$169,950	44.72	\$339,902	\$74,460	\$305,540	\$163,853	1.865	1,613	\$189.42	080	32.4964	Other		
72-25-08-277-011	2600 WOODLAND	12/01/21	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$164,920	54.07	\$329,848	\$74,460	\$230,540	\$157,647	1.462	1,442	\$159.88	080	7.7373	Other		
72-25-08-277-032	2511 FERNCLIFF	03/18/21	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$170,080	48.18	\$340,163	\$74,460	\$278,540	\$164,014	1.698	1,632	\$170.67	080	15.8513	Other		
72-25-08-278-012	2522 FERNCLIFF	10/12/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$162,000	51.43	\$323,998	\$70,870	\$244,130	\$156,252	1.562	1,566	\$155.89	080	2.2659	Other		
72-25-08-404-004	2432 LINWOOD	01/27/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$204,050	62.78	\$408,099	\$95,293	\$229,707	\$193,090	1.190	1,670	\$137.55	080	35.0119	Other		
72-25-08-432-007	2302 FERNCLIFF	06/23/20	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$251,940	48.92	\$447,769	\$81,646	\$433,354	\$245,720	1.764	2,214	\$195.73	080	22.3853	Other		
72-25-08-432-007	2302 FERNCLIFF	12/08/20	\$560,000	WD	33-TO BE DETERMINED	\$560,000	\$251,940	44.99	\$503,871	\$81,646	\$478,354	\$279,619	1.711	2,214	\$216.06	080	17.0979	Other		
72-25-08-453-015	2109 LINWOOD	10/02/20	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$249,560	48.93	\$499,119	\$82,501	\$427,499	\$275,906	1.549	2,342	\$182.54	080	0.9683	Other		
72-25-08-483-009	1729 W HOUSTONIA	09/23/21	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$190,940	49.85	\$381,879	\$78,976	\$304,024	\$186,977	1.626	1,780	\$170.80	080	8.6241	Other		
72-25-09-276-019	207 ROYAL	11/30/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$199,970	70.16	\$399,945	\$87,353	\$197,647	\$192,958	1.024	1,527	\$129.43	080	51.5454	Other		
72-25-09-352-022	1516 W HOUSTONIA	08/07/20	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$153,210	57.38	\$306,427	\$106,036	\$160,964	\$123,698	1.301	1,140	\$141.20	080	23.8490	Other		
72-25-09-353-004	1617 W HOUSTONIA	09/28/21	\$425,000	PTA	03-ARM'S LENGTH	\$425,000	\$189,710	44.64	\$379,423	\$81,508	\$343,492	\$197,295	1.741	1,576	\$217.95	080	20.1255	Other		
72-25-09-354-011	1513 ROSELAND	06/29/20	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$277,560	45.50	\$555,129	\$78,976	\$531,024	\$315,333	1.684	2,476	\$214.47	080	14.4255	Other		
72-25-17-207-008	1604 LINWOOD	06/15/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$148,790	49.60	\$297,587	\$58,013	\$241,987	\$147,885	1.636	1,504	\$160.90	080	9.6562	Other		
<b>Totals:</b>			<b>\$7,088,400</b>			<b>\$7,088,400</b>	<b>\$3,596,800</b>		<b>\$7,137,506</b>		<b>\$5,557,574</b>	<b>\$3,567,117</b>			<b>\$171.52</b>		<b>1.8247</b>			
								<b>Sale. Ratio =&gt;</b>	<b>50.74</b>					<b>E.C.F. =&gt;</b>	<b>1.558</b>	<b>Std. Deviation=&gt;</b>		<b>0.22256312</b>		
								<b>Std. Dev. =&gt;</b>	<b>6.76</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.540</b>	<b>Ave. Variance=&gt;</b>		<b>17.6219</b>	<b>Coefficient of Var=&gt;</b>	<b>11.44459342</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-08-101-030	3030 GUILFORD	08/31/20	\$289,900	WD	33-TO BE DETERMINED	\$289,900	\$143,270	49.42	\$286,532	\$62,805	\$227,095	\$165,724	1.370	1,192	\$190.52	08R	4.8946	Ranch
72-25-08-101-030	3030 GUILFORD	01/07/22	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$143,270	45.48	\$286,532	\$62,805	\$252,195	\$165,724	1.522	1,192	\$211.57	08R	10.2510	Ranch
72-25-08-103-010	3021 GUILFORD	07/08/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$182,830	48.11	\$365,666	\$135,318	\$244,682	\$170,628	1.434	1,550	\$157.86	08R	1.4738	Ranch
72-25-08-103-017	3102 WOODSLEE	03/11/22	\$365,000	PTA	33-TO BE DETERMINED	\$365,000	\$141,810	38.85	\$283,613	\$88,977	\$276,023	\$144,175	1.915	1,196	\$230.79	08R	49.5233	Ranch
72-25-08-104-004	3117 WOODSLEE	12/04/20	\$345,500	PTA	03-ARM'S LENGTH	\$345,500	\$167,810	48.57	\$335,625	\$88,977	\$256,523	\$197,094	1.302	1,458	\$175.94	08R	11.7742	Ranch
72-25-08-104-007	3033 WOODSLEE	08/14/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$135,950	48.55	\$271,898	\$88,977	\$191,023	\$135,497	1.410	1,173	\$162.85	08R	0.9475	Ranch
72-25-08-104-015	3034 BAMLET	11/20/20	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$160,800	53.07	\$321,609	\$115,337	\$187,663	\$152,794	1.228	1,109	\$169.22	08R	19.1061	Ranch
72-25-08-129-002	2827 BEMBRIDGE	08/16/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$199,390	52.47	\$366,545	\$94,744	\$285,256	\$205,910	1.385	1,555	\$183.44	08R	3.3925	Ranch
72-25-08-131-022	3105 BENJAMIN	03/18/22	\$432,000	WD	33-TO BE DETERMINED	\$432,000	\$158,860	36.77	\$317,720	\$103,831	\$328,169	\$162,037	2.025	1,189	\$276.00	08R	60.6001	Ranch
72-25-08-179-007	2687 BURNHAM	06/18/21	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$178,490	54.58	\$356,975	\$120,626	\$206,374	\$175,073	1.179	1,427	\$144.62	08R	24.0483	Ranch
72-25-08-181-018	2819 BENJAMIN	11/02/21	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$134,560	50.78	\$269,110	\$80,180	\$184,820	\$139,948	1.321	1,192	\$155.05	08R	9.8637	Ranch
72-25-08-181-033	2528 SHENANDOAH	03/11/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$164,910	45.18	\$329,815	\$92,854	\$272,146	\$179,516	1.516	1,201	\$226.60	08R	9.6730	Ranch
72-25-08-181-037	2521 BENJAMIN	06/24/21	\$260,100	WD	03-ARM'S LENGTH	\$260,100	\$128,780	49.51	\$257,550	\$70,206	\$189,894	\$138,773	1.368	1,204	\$157.72	08R	5.0894	Ranch
72-25-08-201-033	3109 CLAWSON	08/03/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$136,850	48.02	\$273,702	\$78,419	\$206,581	\$144,654	1.428	1,209	\$170.87	08R	0.8834	Ranch
72-25-08-202-004	3126 CLAWSON	10/07/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$195,150	52.04	\$390,290	\$81,337	\$293,663	\$234,055	1.255	1,617	\$181.61	08R	16.4596	Ranch
72-25-08-202-013	3113 ELMHURST	06/24/21	\$310,000	WD	33-TO BE DETERMINED	\$310,000	\$140,960	45.47	\$281,929	\$79,268	\$230,732	\$150,119	1.537	1,629	\$141.64	08R	11.7722	Ranch
72-25-08-203-026	3001 ELMHURST	09/09/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$142,390	51.78	\$284,772	\$79,268	\$195,732	\$152,225	1.286	1,168	\$167.58	08R	13.3464	Ranch
72-25-08-203-034	2827 ELMHURST	06/19/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$138,660	57.80	\$277,326	\$74,243	\$165,657	\$150,432	1.101	1,200	\$138.05	08R	31.8060	Ranch
72-25-08-205-029	2825 LINWOOD	10/26/20	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$168,750	62.97	\$298,021	\$108,905	\$159,095	\$143,270	1.110	1,841	\$86.42	08R	30.8811	Ranch
72-25-08-205-032	2803 LINWOOD	10/21/21	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$137,050	50.76	\$274,103	\$74,487	\$195,513	\$147,864	1.322	1,157	\$168.98	08R	9.7018	Ranch
72-25-08-227-030	3217 MAPLEWOOD	11/12/21	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$111,300	48.39	\$222,594	\$83,498	\$146,502	\$103,034	1.422	976	\$150.10	08R	0.2610	Ranch
72-25-08-228-014	3213 GLENVIEW	12/18/20	\$361,500	WD	33-TO BE DETERMINED	\$361,500	\$176,190	48.74	\$352,386	\$103,108	\$258,392	\$184,650	1.399	1,397	\$184.96	08R	1.9911	Ranch
72-25-08-228-016	3133 GLENVIEW	05/20/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$162,320	49.94	\$324,642	\$79,328	\$245,672	\$181,714	1.352	1,590	\$154.51	08R	6.7299	Ranch
72-25-08-228-033	3102 GLENVIEW	11/15/21	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$147,120	54.49	\$294,240	\$75,201	\$194,799	\$162,251	1.201	1,221	\$159.54	08R	21.8668	Ranch
72-25-08-229-006	3017 MAPLEWOOD	12/01/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$134,950	55.08	\$240,791	\$75,849	\$169,151	\$124,956	1.354	884	\$191.35	08R	6.5586	Ranch
72-25-08-230-015	2822 MAPLEWOOD	08/05/20	\$283,000	WD	33-TO BE DETERMINED	\$283,000	\$184,300	65.12	\$368,600	\$85,979	\$197,021	\$214,107	0.920	1,880	\$104.80	08R	49.9070	Ranch
72-25-08-230-028	2919 GLENVIEW	08/19/21	\$417,000	WD	03-ARM'S LENGTH	\$417,000	\$209,840	50.32	\$385,685	\$99,137	\$317,863	\$217,082	1.464	1,786	\$177.97	08R	4.4985	Ranch
72-25-08-231-013	2902 GLENVIEW	11/22/21	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$139,840	54.84	\$279,678	\$99,067	\$155,933	\$133,786	1.166	1,145	\$136.19	08R	25.3728	Ranch
72-25-08-231-023	2923 OLIVER	10/01/21	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$126,810	52.84	\$253,621	\$80,311	\$159,689	\$128,378	1.244	1,142	\$139.83	08R	17.5370	Ranch

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-08-251-047	2406 W WEBSTER	07/16/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$118,540	43.90	\$237,075	\$71,411	\$198,589	\$125,503	1.582	1,012	\$196.23	08R	16.3075	Ranch	
72-25-08-253-007	2816 LINWOOD	07/24/20	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$150,260	51.99	\$300,522	\$86,671	\$202,329	\$162,008	1.249	1,266	\$159.82	08R	17.0389	Ranch	
72-25-08-277-016	2506 WOODLAND	06/22/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$142,390	45.93	\$284,775	\$74,460	\$235,540	\$155,789	1.512	1,292	\$182.31	08R	9.2648	Ranch	
72-25-08-278-001	2726 FERNCLIFF	06/08/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$158,840	44.74	\$292,511	\$79,140	\$275,860	\$161,645	1.707	1,240	\$222.47	08R	28.7313	Ranch	
72-25-08-278-013	2516 FERNCLIFF	09/22/21	\$360,500	PTA	03-ARM'S LENGTH	\$360,500	\$153,480	42.57	\$286,819	\$72,173	\$288,327	\$158,997	1.813	1,098	\$262.59	08R	39.4142	Ranch	
72-25-08-278-015	2506 FERNCLIFF	05/28/21	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$133,870	42.77	\$267,740	\$72,353	\$240,647	\$144,731	1.663	1,200	\$200.54	08R	24.3448	Ranch	
72-25-08-327-002	2623 W WEBSTER	12/20/21	\$267,000	PTA	03-ARM'S LENGTH	\$267,000	\$142,570	53.40	\$285,139	\$83,846	\$183,154	\$149,106	1.228	1,342	\$136.48	08R	19.0921	Ranch	
72-25-08-327-013	2412 HAWKINS	02/11/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$146,790	53.38	\$293,586	\$118,961	\$156,039	\$129,352	1.206	1,320	\$118.21	08R	21.2955	Ranch	
72-25-08-328-004	2503 W WEBSTER	02/03/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$147,330	43.98	\$294,653	\$77,406	\$257,594	\$164,581	1.565	1,187	\$217.01	08R	14.5880	Ranch	
72-25-08-328-009	2516 CARMAN	12/08/20	\$293,900	WD	03-ARM'S LENGTH	\$293,900	\$148,210	50.43	\$296,416	\$89,670	\$204,230	\$153,145	1.334	1,296	\$157.58	08R	8.5698	Ranch	
72-25-08-328-012	2419 BENJAMIN	08/27/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$184,660	59.57	\$369,318	\$104,358	\$205,642	\$196,267	1.048	2,168	\$94.85	08R	37.1501	Ranch	
72-25-08-329-005	2326 HAWKINS	02/12/21	\$275,000	WD	33-TO BE DETERMINED	\$275,000	\$134,050	48.75	\$268,090	\$73,836	\$201,164	\$143,892	1.398	1,145	\$175.69	08R	2.1247	Ranch	
72-25-08-330-016	2331 HAWKINS	05/07/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$130,650	45.05	\$261,293	\$78,336	\$211,664	\$135,524	1.562	1,160	\$182.47	08R	14.2553	Ranch	
72-25-08-401-018	2403 CLAWSON	05/12/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$125,980	34.99	\$251,964	\$76,959	\$283,041	\$129,633	2.183	1,111	\$254.76	08R	76.4127	Ranch	
72-25-08-405-015	2313 ELMHURST	06/30/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$139,860	43.03	\$279,729	\$83,871	\$241,129	\$148,377	1.625	1,140	\$211.52	08R	20.5838	Ranch	
72-25-08-427-010	2445 MAPLEWOOD	02/10/22	\$273,000	WD	33-TO BE DETERMINED	\$273,000	\$122,400	44.84	\$244,799	\$78,663	\$194,337	\$123,064	1.579	990	\$196.30	08R	15.9888	Ranch	
72-25-08-428-010	2445 GLENVIEW	12/22/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$148,930	51.36	\$297,867	\$83,248	\$206,752	\$158,977	1.301	1,587	\$130.28	08R	11.8755	Ranch	
72-25-08-428-016	2417 GLENVIEW	02/09/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$153,800	48.06	\$307,600	\$83,248	\$236,752	\$166,187	1.425	1,574	\$150.41	08R	0.5345	Ranch	
72-25-08-484-004	2023 ROSELAND	07/30/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$167,530	51.55	\$308,119	\$80,929	\$244,071	\$172,114	1.418	1,156	\$211.13	08R	0.1189	Ranch	
72-25-08-484-023	1926 W 12 MILE	06/17/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$113,510	46.33	\$227,013	\$63,181	\$181,819	\$121,357	1.498	1,140	\$159.49	08R	7.8946	Ranch	
72-25-09-355-023	1830 EVERGREEN	09/17/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$175,560	45.02	\$351,128	\$109,214	\$280,786	\$183,268	1.532	1,515	\$185.34	08R	11.2835	Ranch	
<b>Totals:</b>			<b>\$15,428,300</b>			<b>\$15,428,300</b>	<b>\$7,532,420</b>		<b>\$14,857,726</b>		<b>\$11,123,324</b>	<b>\$7,888,986</b>			<b>\$174.04</b>		<b>0.9288</b>		
								<b>Sale. Ratio =&gt;</b>	<b>48.82</b>				<b>E.C.F. =&gt;</b>	<b>1.410</b>	<b>Std. Deviation=&gt;</b>		<b>0.2364833</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.80</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.419</b>	<b>Ave. Variance=&gt;</b>		<b>17.1416</b>	<b>Coefficient of Var=&gt;</b>	<b>12.07776812</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-08-201-032	3115 CLAWSON	04/02/20	\$365,000	WD	33-TO BE DETERMINED	\$365,000	\$183,490	50.27	\$366,977	\$83,342	\$281,658	\$210,100	1.341	1,969	\$143.05	08T	8.1285	TriLevel/Quad	
72-25-08-203-017	2814 CLAWSON	12/08/20	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$186,700	47.87	\$373,400	\$80,948	\$309,052	\$216,631	1.427	1,909	\$161.89	08T	0.4752	TriLevel/Quad	
72-25-08-230-030	2909 GLENVIEW	07/15/21	\$346,395	WD	03-ARM'S LENGTH	\$346,395	\$159,750	46.12	\$319,492	\$99,137	\$247,258	\$163,226	1.515	1,775	\$139.30	08T	9.2945	TriLevel/Quad	
72-25-08-231-014	2822 GLENVIEW	08/07/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$150,450	52.79	\$300,893	\$86,674	\$198,326	\$158,681	1.250	1,611	\$123.11	08T	17.2033	TriLevel/Quad	
72-25-08-231-014	2822 GLENVIEW	08/24/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$150,450	48.22	\$300,893	\$86,674	\$225,326	\$158,681	1.420	1,611	\$139.87	08T	0.1880	TriLevel/Quad	
72-25-08-231-017	2810 GLENVIEW	11/30/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$160,320	52.56	\$320,643	\$97,354	\$207,646	\$165,399	1.255	1,596	\$130.10	08T	16.6453	TriLevel/Quad	
72-25-08-251-025	2803 CLAWSON	02/17/21	\$365,000	WD	33-TO BE DETERMINED	\$365,000	\$167,450	45.88	\$334,897	\$75,805	\$289,195	\$191,920	1.507	2,020	\$143.17	08T	8.4976	TriLevel/Quad	
72-25-09-277-039	304 ORCHARD VIEW	01/12/22	\$410,000	PTA	03-ARM'S LENGTH	\$410,000	\$174,990	42.68	\$349,974	\$89,287	\$320,713	\$193,101	1.661	2,235	\$143.50	08T	23.8977	TriLevel/Quad	
<b>Totals:</b>			<b>\$2,778,395</b>			<b>\$2,778,395</b>	<b>\$1,333,600</b>		<b>\$2,667,169</b>		<b>\$2,079,174</b>	<b>\$1,457,739</b>			<b>\$140.50</b>		<b>0.4425</b>		
								<b>Sale. Ratio =&gt;</b>	<b>48.00</b>				<b>E.C.F. =&gt;</b>	<b>1.426</b>	<b>Std. Deviation=&gt;</b>		<b>0.13984926</b>		
								<b>Std. Dev. =&gt;</b>	<b>3.48</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.422</b>	<b>Ave. Variance=&gt;</b>		<b>10.5413</b>	<b>Coefficient of Var=&gt;</b>	<b>7.413629368</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-09-104-020	1312 BUTTERNUT	10/02/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$138,890	49.60	\$277,776	\$64,805	\$215,195	\$138,293	1.556	1,052	\$204.56	09B	3.6161	BUNGALOW
72-25-09-104-021	1306 BUTTERNUT	06/16/20	\$280,000	WD	33-TO BE DETERMINED	\$280,000	\$137,410	49.08	\$274,810	\$64,001	\$215,999	\$136,889	1.578	1,012	\$213.44	09B	5.7993	BUNGALOW
72-25-09-105-002	2940 CROOKS	07/29/20	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$127,010	51.01	\$216,367	\$75,058	\$173,942	\$101,024	1.722	1,096	\$158.71	09B	20.1868	BUNGALOW
72-25-09-105-010	2908 CROOKS	11/02/20	\$175,500	WD	03-ARM'S LENGTH	\$175,500	\$91,440	52.10	\$182,871	\$51,757	\$123,743	\$85,139	1.453	998	\$123.99	09B	6.6497	BUNGALOW
72-25-09-106-013	1422 ROYAL	04/27/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$134,170	53.67	\$268,344	\$91,430	\$158,570	\$114,879	1.380	865	\$183.32	09B	13.9602	BUNGALOW
72-25-09-106-014	1416 ROYAL	12/23/21	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$159,510	46.91	\$319,020	\$91,430	\$248,570	\$147,786	1.682	1,296	\$191.80	09B	16.2041	BUNGALOW
72-25-09-106-019	1320 ROYAL	12/21/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$173,870	53.50	\$295,265	\$79,527	\$245,473	\$151,399	1.621	1,333	\$184.15	09B	10.1440	BUNGALOW
72-25-09-106-021	1310 ROYAL	09/21/21	\$367,000	PTA	03-ARM'S LENGTH	\$367,000	\$186,740	50.88	\$373,488	\$79,527	\$287,473	\$190,884	1.506	1,483	\$193.85	09B	1.3910	BUNGALOW
72-25-09-126-005	1206 BUTTERNUT	10/01/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$155,490	48.59	\$310,986	\$96,475	\$223,525	\$139,293	1.605	1,012	\$220.87	09B	8.4791	BUNGALOW
72-25-09-151-057	2907 CROOKS	09/03/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$189,880	64.37	\$324,109	\$161,691	\$133,309	\$123,678	1.078	1,537	\$86.73	09B	44.2049	BUNGALOW
72-25-09-153-001	2824 CROOKS	03/25/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$93,990	53.71	\$187,978	\$54,035	\$120,965	\$86,976	1.391	900	\$134.41	09B	12.9135	BUNGALOW
72-25-09-154-001	2738 CROOKS	10/26/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$121,490	49.59	\$242,989	\$54,327	\$190,673	\$122,508	1.556	1,105	\$172.55	09B	3.6494	BUNGALOW
72-25-09-154-002	2734 CROOKS	08/26/20	\$178,400	WD	03-ARM'S LENGTH	\$178,400	\$98,510	55.22	\$197,012	\$54,035	\$124,365	\$92,842	1.340	997	\$124.74	09B	18.0390	BUNGALOW

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-09-176-004	1203 ROYAL	09/08/21	\$335,000	WD	33-TO BE DETERMINED	\$335,000	\$158,600	47.34	\$317,196	\$88,796	\$246,204	\$148,312	1.660	1,022	\$240.90	09B	14.0123	BUNGALOW		
72-25-09-181-003	907 HICKORY	01/20/22	\$1,100,000	WD	33-TO BE DETERMINED	\$1,100,000	\$389,050	35.37	\$778,107	\$87,500	\$1,012,500	\$448,446	2.258	3,022	\$335.04	09B	73.7875	Colonial/2Sty		
72-25-09-229-039	308 ROYAL	02/18/22	\$310,000	WD	33-TO BE DETERMINED	\$310,000	\$142,080	45.83	\$284,162	\$93,402	\$216,598	\$123,870	1.749	1,136	\$190.67	09B	22.8668	BUNGALOW		
72-25-09-251-013	707 ROYAL	05/11/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$151,160	58.14	\$302,310	\$75,794	\$184,206	\$147,088	1.252	1,076	\$171.20	09B	26.7571	BUNGALOW		
72-25-09-251-020	619 ROYAL	07/28/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$127,610	60.77	\$212,942	\$75,995	\$134,005	\$98,474	1.361	1,054	\$127.14	09B	15.9105	BUNGALOW		
72-25-09-251-020	619 ROYAL	12/22/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$127,610	51.04	\$255,220	\$75,995	\$174,005	\$116,380	1.495	1,054	\$165.09	09B	2.4774	BUNGALOW		
72-25-09-252-008	721 ELLEN	06/22/20	\$289,500	WD	33-TO BE DETERMINED	\$289,500	\$136,870	47.28	\$273,737	\$63,525	\$225,975	\$136,501	1.655	1,041	\$217.07	09B	13.5558	BUNGALOW		
72-25-09-253-031	622 W WEBSTER	12/13/21	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$152,380	43.54	\$274,859	\$73,150	\$276,850	\$137,503	2.013	1,144	\$242.00	09B	49.3486	BUNGALOW		
72-25-09-276-006	413 ROYAL	10/29/21	\$328,000	PTA	03-ARM'S LENGTH	\$328,000	\$159,920	48.76	\$319,843	\$88,718	\$239,282	\$150,081	1.594	1,262	\$189.61	09B	7.4429	BUNGALOW		
72-25-09-276-007	409 ROYAL	04/17/20	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$161,770	65.49	\$323,548	\$88,621	\$158,379	\$152,550	1.038	1,574	\$100.62	09B	48.1711	BUNGALOW		
72-25-09-277-033	330 ORCHARD VIEW	03/30/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$149,820	48.33	\$299,643	\$76,354	\$233,646	\$144,993	1.611	1,305	\$179.04	09B	9.1510	BUNGALOW		
72-25-09-302-014	2437 EVERGREEN	11/20/20	\$324,000	WD	03-ARM'S LENGTH	\$324,000	\$173,450	53.53	\$346,898	\$72,934	\$251,066	\$177,899	1.411	1,588	\$158.10	09B	10.8635	BUNGALOW		
72-25-09-356-006	1409 LLOYD	06/18/21	\$350,000	WD	33-TO BE DETERMINED	\$350,000	\$168,790	48.23	\$337,581	\$77,885	\$272,115	\$168,634	1.614	1,329	\$204.75	09B	9.3724	BUNGALOW		
72-25-09-356-011	1311 LLOYD	08/09/21	\$443,900	WD	03-ARM'S LENGTH	\$443,900	\$186,480	42.01	\$372,960	\$85,579	\$358,321	\$186,611	1.920	1,421	\$252.16	09B	40.0228	BUNGALOW		
72-25-09-357-005	2038 ALICIA	06/05/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$166,040	58.26	\$332,085	\$70,641	\$214,359	\$169,769	1.263	1,414	\$151.60	09B	25.7269	BUNGALOW		
72-25-09-381-017	1841 MCDONALD	05/05/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$197,170	63.20	\$394,331	\$96,075	\$215,925	\$193,673	1.115	1,820	\$118.64	09B	40.5025	BUNGALOW		
72-25-09-430-001	423 AQUA	01/04/21	\$285,500	WD	03-ARM'S LENGTH	\$285,500	\$136,470	47.80	\$246,175	\$65,065	\$220,435	\$123,520	1.785	942	\$234.01	09B	26.4687	BUNGALOW		
72-25-09-430-006	403 AQUA	11/09/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$133,300	50.30	\$227,089	\$72,461	\$192,539	\$109,585	1.757	966	\$199.32	09B	23.7057	BUNGALOW		
72-25-09-452-002	2020 BEECHWOOD	08/20/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$129,420	59.37	\$258,835	\$61,245	\$156,755	\$128,305	1.222	1,180	\$132.84	09B	29.8186	BUNGALOW		
72-25-09-452-023	524 WALNUT	05/25/21	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$151,310	48.83	\$302,624	\$97,340	\$212,560	\$133,301	1.595	1,118	\$190.13	09B	7.4662	BUNGALOW		
72-25-09-453-011	828 CHERRY	04/29/21	\$400,000	MLC	03-ARM'S LENGTH	\$400,000	\$234,470	58.62	\$468,930	\$121,792	\$278,208	\$225,414	1.234	2,626	\$105.94	09B	28.5714	BUNGALOW		
72-25-09-455-001	627 WALNUT	11/11/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$139,210	60.53	\$278,429	\$96,393	\$133,607	\$118,205	1.130	1,055	\$126.64	09B	38.9624	BUNGALOW		
72-25-09-455-002	621 WALNUT	12/30/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$119,750	54.43	\$239,496	\$73,208	\$146,792	\$107,979	1.359	937	\$156.66	09B	16.0474	BUNGALOW		
72-25-09-455-021	526 CHERRY	08/03/20	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$146,330	49.44	\$249,238	\$77,692	\$218,308	\$121,336	1.799	1,031	\$211.74	09B	27.9281	BUNGALOW		
72-25-09-455-025	506 CHERRY	09/24/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$127,870	55.60	\$255,733	\$73,208	\$156,792	\$118,523	1.323	993	\$157.90	09B	19.7036	BUNGALOW		
72-25-09-476-009	2111 N WASHINGTON	01/28/21	\$160,137	WD	03-ARM'S LENGTH	\$160,137	\$99,170	61.93	\$198,345	\$48,783	\$111,354	\$97,118	1.147	889	\$125.26	09B	37.3339	BUNGALOW		
72-25-09-477-021	2103 N MAIN	10/14/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$140,190	46.73	\$280,385	\$91,550	\$208,450	\$122,620	1.700	1,104	\$188.81	09B	18.0044	BUNGALOW		
72-25-09-478-019	326 WALNUT	08/12/20	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$112,420	54.18	\$224,834	\$57,649	\$149,851	\$108,562	1.380	976	\$153.54	09B	13.9591	BUNGALOW		
72-25-09-478-023	306 WALNUT	07/02/21	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$117,320	48.90	\$234,647	\$58,779	\$181,121	\$114,200	1.586	1,019	\$177.74	09B	6.6077	BUNGALOW		
72-25-09-479-002	417 WALNUT	10/30/20	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$142,670	49.03	\$242,549	\$60,151	\$230,849	\$127,114	1.816	1,051	\$219.65	09B	29.6157	BUNGALOW		
72-25-09-482-008	1845 N WASHINGTON	04/30/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$133,300	49.37	\$266,592	\$58,327	\$211,673	\$135,237	1.565	881	\$240.26	09B	4.5279	BUNGALOW		
<b>Totals:</b>			<b>\$13,107,237</b>			<b>\$13,107,237</b>	<b>\$6,620,400</b>		<b>\$12,870,338</b>		<b>\$9,684,532</b>	<b>\$6,223,394</b>			<b>\$178.57</b>		<b>3.6229</b>			
								<b>Sale. Ratio =&gt;</b>	<b>50.51</b>					<b>E.C.F. =&gt;</b>	<b>1.556</b>	<b>Std. Deviation=&gt;</b>		<b>0.25853584</b>		
								<b>Std. Dev. =&gt;</b>	<b>6.19</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.520</b>	<b>Ave. Variance=&gt;</b>		<b>20.5438</b>	<b>Coefficient of Var=&gt;</b>	<b>13.51635822</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-09-103-024	1506 BUTTERNUT	12/10/21	\$639,000	PTA	03-ARM'S LENGTH	\$639,000	\$294,280	46.05	\$588,560	\$64,001	\$574,999	\$349,706	1.644	2,544	\$226.02	09C	10.0178	Colonial/2Sty
72-25-09-128-007	1206 ROYAL	05/14/21	\$829,000	WD	03-ARM'S LENGTH	\$829,000	\$403,320	48.65	\$806,635	\$91,430	\$737,570	\$476,803	1.547	3,121	\$236.32	09C	0.2849	Colonial/2Sty
72-25-09-151-047	2717 GALPIN	11/12/21	\$370,000	PTA	03-ARM'S LENGTH	\$370,000	\$197,890	53.48	\$357,380	\$78,442	\$291,558	\$193,429	1.507	1,696	\$171.91	09C	3.6747	Colonial/2Sty
72-25-09-202-041	3125 MARION	09/16/20	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$209,390	57.37	\$357,151	\$77,086	\$287,914	\$198,012	1.454	1,754	\$164.15	09C	9.0036	Colonial/2Sty
72-25-09-203-012	3113 COLUMBUS	07/13/21	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$143,920	44.99	\$287,840	\$54,629	\$265,271	\$155,474	1.706	1,328	\$199.75	09C	16.2151	Colonial/2Sty
72-25-09-229-031	424 ROYAL	09/30/21	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$173,630	51.83	\$312,129	\$94,127	\$240,873	\$154,299	1.561	1,283	\$187.74	09C	1.7019	Colonial/2Sty
72-25-09-252-047	619 ELLEN	07/24/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$181,930	57.76	\$310,618	\$63,525	\$251,475	\$174,264	1.443	1,582	\$158.96	09C	10.0988	Colonial/2Sty
72-25-09-253-032	618 W WEBSTER	10/23/20	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$169,060	66.32	\$338,121	\$70,191	\$184,709	\$178,620	1.034	1,463	\$126.25	09C	50.9968	Colonial/2Sty
72-25-09-253-032	618 W WEBSTER	03/16/21	\$364,700	WD	33-TO BE DETERMINED	\$364,700	\$169,060	46.36	\$338,121	\$70,191	\$294,509	\$178,620	1.649	1,463	\$201.30	09C	10.4745	Colonial/2Sty
72-25-09-253-032	618 W WEBSTER	12/22/21	\$380,000	PTA	33-TO BE DETERMINED	\$380,000	\$169,060	44.49	\$338,121	\$70,191	\$309,809	\$178,620	1.734	1,463	\$211.76	09C	19.0401	Colonial/2Sty
72-25-09-253-044	517 ORCHARD VIEW	12/15/21	\$950,000	WD	33-TO BE DETERMINED	\$950,000	\$345,720	36.39	\$691,431	\$135,081	\$814,919	\$370,900	2.197	3,124	\$260.86	09C	65.3082	Colonial/2Sty
72-25-09-276-026	235 ROYAL	07/15/21	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$326,610	50.64	\$653,224	\$96,331	\$548,669	\$371,262	1.478	2,479	\$221.33	09C	6.6209	Colonial/2Sty
72-25-09-307-016	1326 SMITH	11/23/21	\$433,000	PTA	03-ARM'S LENGTH	\$433,000	\$192,350	44.42	\$384,708	\$72,091	\$360,909	\$208,411	1.732	1,753	\$205.88	09C	18.7658	Colonial/2Sty
72-25-09-330-022	1120 MURDOCK	01/29/21	\$469,000	WD	33-TO BE DETERMINED	\$469,000	\$201,480	42.96	\$402,968	\$73,080	\$395,920	\$219,925	1.800	2,014	\$196.58	09C	25.6190	Colonial/2Sty
72-25-09-381-018	1835 MCDONALD	10/23/20	\$465,000	PTA	03-ARM'S LENGTH	\$465,000	\$245,440	52.78	\$490,876	\$109,180	\$355,820	\$254,464	1.398	2,366	\$150.39	09C	14.5745	Colonial/2Sty
72-25-09-405-002	807 MAGNOLIA	09/03/20	\$622,000	WD	03-ARM'S LENGTH	\$622,000	\$297,650	47.85	\$595,307	\$88,467	\$533,533	\$337,893	1.579	2,411	\$221.29	09C	3.4941	Colonial/2Sty
72-25-09-405-003	803 MAGNOLIA	01/08/21	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$364,410	44.17	\$728,811	\$89,143	\$735,857	\$426,445	1.726	2,924	\$251.66	09C	18.1503	Colonial/2Sty

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-09-429-048	202 AQUA	07/13/21	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$173,700	51.10	\$347,401	\$88,009	\$251,891	\$172,928	1.457	1,479	\$170.31	09C	8.7434	Colonial/2Sty	
72-25-09-429-050	118 AQUA	04/21/21	\$395,000	WD	33-TO BE DETERMINED	\$395,000	\$207,120	52.44	\$414,248	\$86,597	\$308,403	\$218,434	1.412	1,988	\$155.13	09C	13.2175	Colonial/2Sty	
72-25-09-430-008	323 AQUA	06/30/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$201,950	46.97	\$403,895	\$70,028	\$359,972	\$222,578	1.617	1,999	\$180.08	09C	7.3228	Colonial/2Sty	
72-25-09-430-018	318 LA PLAZA	07/30/20	\$444,899	WD	03-ARM'S LENGTH	\$444,899	\$219,270	49.29	\$438,538	\$63,811	\$381,088	\$249,818	1.525	1,918	\$198.69	09C	1.8595	Colonial/2Sty	
72-25-09-451-018	809 W HOUSTONIA	04/14/20	\$589,900	WD	03-ARM'S LENGTH	\$589,900	\$322,890	54.74	\$645,777	\$77,239	\$512,661	\$379,025	1.353	2,565	\$199.87	09C	19.1480	Colonial/2Sty	
72-25-09-452-005	613 W HOUSTONIA	04/28/20	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$337,930	51.99	\$675,852	\$90,490	\$559,510	\$390,241	1.434	2,552	\$219.24	09C	11.0303	Colonial/2Sty	
72-25-09-452-015	628 WALNUT	06/15/21	\$679,000	WD	03-ARM'S LENGTH	\$679,000	\$328,470	48.38	\$656,944	\$89,357	\$589,643	\$378,391	1.558	2,550	\$231.23	09C	1.4232	Colonial/2Sty	
72-25-09-456-003	723 CHERRY	11/03/21	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$118,360	57.74	\$236,714	\$87,500	\$117,500	\$99,476	1.181	1,152	\$102.00	09C	36.2868	Colonial/2Sty	
72-25-09-476-005	317 LA PLAZA	10/02/20	\$632,000	WD	03-ARM'S LENGTH	\$632,000	\$364,400	57.66	\$616,689	\$89,558	\$542,442	\$367,296	1.477	2,859	\$189.73	09C	6.7204	Colonial/2Sty	
72-25-09-477-009	232 W HOUSTONIA	10/29/21	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$148,120	51.97	\$267,338	\$61,758	\$223,242	\$142,935	1.562	1,204	\$185.42	09C	1.7782	Colonial/2Sty	
72-25-09-477-025	203 LA PLAZA	04/20/21	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$166,290	50.70	\$332,578	\$63,400	\$264,600	\$179,452	1.474	1,706	\$155.10	09C	6.9568	Colonial/2Sty	
72-25-09-477-027	215 LA PLAZA	05/26/21	\$549,900	WD	03-ARM'S LENGTH	\$549,900	\$249,780	45.42	\$499,561	\$51,971	\$497,929	\$298,393	1.669	2,026	\$245.77	09C	12.4643	Colonial/2Sty	
72-25-09-480-012	115 W HOUSTONIA	11/18/21	\$274,000	PTA	03-ARM'S LENGTH	\$274,000	\$128,920	47.05	\$257,832	\$74,824	\$199,176	\$122,005	1.633	1,188	\$167.66	09C	8.8462	Colonial/2Sty	
72-25-09-483-025	1829 N CENTER	04/15/20	\$509,000	WD	03-ARM'S LENGTH	\$509,000	\$284,040	55.80	\$568,074	\$63,705	\$445,295	\$336,246	1.324	2,246	\$198.26	09C	21.9744	Colonial/2Sty	
<b>Totals:</b>			<b>\$14,893,099</b>			<b>\$14,893,099</b>	<b>\$7,336,440</b>		<b>\$14,343,442</b>		<b>\$12,437,666</b>	<b>\$7,984,369</b>			<b>\$193.25</b>		<b>1.3695</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.26</b>					<b>E.C.F. =&gt;</b>	<b>1.558</b>	<b>Std. Deviation=&gt;</b>	<b>0.2035992</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.85</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.544</b>	<b>Ave. Variance=&gt;</b>	<b>14.2520</b>	<b>Coefficient of Var=&gt;</b>	<b>9.230243315</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-09-101-005	1635 FAIRVIEW	08/07/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$180,220	51.49	\$360,430	\$105,401	\$244,599	\$183,474	1.333	1,680	\$145.59	09D	2.9422	Other	
72-25-09-151-033	2530 OLIVER	03/26/21	\$205,000	WD	33-TO BE DETERMINED	\$205,000	\$94,560	46.13	\$189,120	\$51,574	\$153,426	\$98,954	1.550	1,080	\$142.06	09D	18.7904	Other	
72-25-09-451-005	2018 CROOKS	02/23/22	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$156,510	47.86	\$313,021	\$75,777	\$251,223	\$170,679	1.472	2,023	\$124.18	09D	10.9327	Other	
72-25-09-457-013	512 W 12 MILE	10/16/20	\$405,000	WD	33-TO BE DETERMINED	\$405,000	\$192,660	47.57	\$385,315	\$57,413	\$347,587	\$235,901	1.473	2,292	\$151.65	09D	11.0871	Other	
72-25-09-457-014	506 W 12 MILE	03/05/21	\$335,000	WD	33-TO BE DETERMINED	\$335,000	\$152,440	45.50	\$304,887	\$58,717	\$276,283	\$177,101	1.560	2,088	\$132.32	09D	19.7458	TwnHse/Duplex	
72-25-09-477-001	231 LA PLAZA	07/30/21	\$225,000	WD	33-TO BE DETERMINED	\$225,000	\$163,550	72.69	\$327,097	\$90,487	\$134,513	\$170,223	0.790	1,762	\$76.34	09D	57.2359	Other	
72-25-09-477-005	207 LA PLAZA	11/03/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$130,070	48.17	\$260,145	\$63,400	\$206,600	\$141,543	1.460	1,586	\$130.26	09D	9.7050	Colonial/2Sty	
72-25-09-477-016	122 W HOUSTONIA	01/19/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$181,230	54.10	\$362,456	\$64,892	\$270,108	\$214,075	1.262	1,649	\$163.80	09D	10.0829	MultiTenant	
<b>Totals:</b>			<b>\$2,452,000</b>			<b>\$2,452,000</b>	<b>\$1,251,240</b>		<b>\$2,502,471</b>		<b>\$1,884,339</b>	<b>\$1,391,950</b>			<b>\$133.28</b>		<b>0.8834</b>		
								<b>Sale. Ratio =&gt;</b>	<b>51.03</b>					<b>E.C.F. =&gt;</b>	<b>1.354</b>	<b>Std. Deviation=&gt;</b>	<b>0.25258318</b>		
								<b>Std. Dev. =&gt;</b>	<b>8.94</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.363</b>	<b>Ave. Variance=&gt;</b>	<b>17.5653</b>	<b>Coefficient of Var=&gt;</b>	<b>12.89122153</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-09-103-023	1512 BUTTERNUT	10/13/21	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$117,380	60.19	\$234,758	\$64,001	\$130,999	\$108,762	1.204	1,168	\$112.16	09O	43.1075	Other
72-25-09-151-052	2609 GALPIN	03/16/22	\$355,000	WD	33-TO BE DETERMINED	\$355,000	\$158,600	44.68	\$317,199	\$72,683	\$282,317	\$161,931	1.743	1,308	\$215.84	09O	10.7913	Other
72-25-09-205-031	706 ROYAL	03/05/21	\$359,900	WD	33-TO BE DETERMINED	\$359,900	\$169,840	47.19	\$339,682	\$80,077	\$279,823	\$171,924	1.628	1,456	\$192.19	09O	0.7927	Other
72-25-09-205-044	616 ROYAL	08/10/20	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$146,560	46.23	\$293,118	\$96,881	\$220,119	\$124,992	1.761	1,194	\$184.35	09O	12.5543	Other
72-25-09-226-002	521 W 13 MILE	05/20/21	\$300,000	WD	33-TO BE DETERMINED	\$300,000	\$145,560	48.52	\$291,118	\$88,293	\$211,707	\$129,188	1.639	1,192	\$177.61	09O	0.3227	Other
72-25-09-251-001	827 ROYAL	08/24/20	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$123,210	50.81	\$246,426	\$90,343	\$152,157	\$99,416	1.531	1,225	\$124.21	09O	10.5017	Other
72-25-09-251-009	723 ROYAL	07/09/21	\$305,000	WD	33-TO BE DETERMINED	\$305,000	\$137,330	45.03	\$274,668	\$76,044	\$228,956	\$126,512	1.810	1,330	\$172.15	09O	17.4230	Other
72-25-09-276-005	419 ROYAL	03/31/22	\$348,000	WD	33-TO BE DETERMINED	\$348,000	\$142,590	40.97	\$285,182	\$88,813	\$259,187	\$125,076	2.072	1,162	\$223.05	09O	43.6714	Other
72-25-09-277-050	2715 N MAIN	04/15/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$202,940	50.74	\$405,885	\$174,258	\$225,742	\$147,533	1.530	1,493	\$151.20	09O	10.5415	Other
72-25-09-302-018	2417 EVERGREEN	03/01/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$151,380	51.32	\$302,768	\$72,053	\$222,947	\$146,952	1.517	1,448	\$153.97	09O	11.8387	Other
72-25-09-308-006	1337 SMITH	06/11/21	\$350,000	WD	33-TO BE DETERMINED	\$350,000	\$174,380	49.82	\$348,750	\$74,663	\$275,337	\$174,578	1.577	1,591	\$173.06	09O	5.8366	Other
72-25-09-308-018	1414 LYONS	09/21/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$183,360	42.64	\$366,728	\$90,289	\$339,711	\$176,076	1.929	1,557	\$218.18	09O	29.3819	Other
72-25-09-308-024	1316 LYONS	10/04/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$158,390	51.09	\$316,782	\$71,465	\$238,535	\$156,253	1.527	1,374	\$173.61	09O	10.8930	Other
72-25-09-308-030	1220 LYONS	02/01/21	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$171,120	54.76	\$342,249	\$70,545	\$241,955	\$173,060	1.398	1,690	\$143.17	09O	23.7426	Other
72-25-09-327-006	1111 W WEBSTER	09/24/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$199,080	45.77	\$398,169	\$93,002	\$341,998	\$194,374	1.759	1,690	\$202.37	09O	12.3959	Other
72-25-09-356-022	1327 ALICIA	10/06/21	\$445,000	PTA	03-ARM'S LENGTH	\$445,000	\$219,730	49.38	\$407,804	\$83,403	\$361,597	\$214,835	1.683	1,666	\$217.05	09O	4.7612	Other
72-25-09-380-001	2132 CROOKS	07/30/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$140,470	47.62	\$280,939	\$90,159	\$204,841	\$121,516	1.686	1,749	\$117.12	09O	5.0187	Other
72-25-09-380-003	917 LLOYD	02/08/22	\$407,500	WD	33-TO BE DETERMINED	\$407,500	\$169,190	41.52	\$338,377	\$88,350	\$319,150	\$165,581	1.927	1,355	\$235.54	09O	29.1932	Other
72-25-09-380-011	903 LLOYD	05/20/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$154,590	51.53	\$309,187	\$80,429	\$219,571	\$145,706	1.507	1,416	\$155.06	09O	12.8578	Other
72-25-09-380-011	903 LLOYD	03/29/21	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$154,590	49.09	\$309,187	\$80,429	\$234,471	\$145,706	1.609	1,416	\$165.59	09O	2.6317	Other



## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-09-427-007	2514 N WASHINGTON	09/09/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$169,410	45.79	\$303,072	\$87,542	\$282,458	\$144,651	1.953	1,275	\$221.54	090	31.7160	Other	
72-25-09-428-028	202 POTAWATOMI	08/31/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$198,810	49.09	\$397,626	\$73,255	\$331,745	\$214,815	1.544	1,640	\$202.28	090	9.1199	Other	
72-25-09-428-039	224 POTAWATOMI	09/30/20	\$712,500	WD	03-ARM'S LENGTH	\$712,500	\$309,110	43.38	\$537,069	\$125,343	\$587,157	\$276,326	2.125	2,579	\$227.67	090	48.9343	Other	
72-25-09-451-006	2014 CROOKS	07/31/20	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$130,340	51.52	\$260,680	\$59,830	\$193,170	\$127,930	1.510	1,407	\$137.29	090	12.5559	Other	
72-25-09-452-017	618 WALNUT	04/19/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$227,390	51.10	\$454,780	\$87,980	\$357,020	\$242,914	1.470	2,496	\$143.04	090	16.5787	Other	
72-25-09-452-025	514 WALNUT	03/31/21	\$267,900	WD	03-ARM'S LENGTH	\$267,900	\$151,780	56.66	\$303,566	\$87,500	\$180,400	\$161,800	1.115	1,788	\$100.89	090	52.0568	Other	
72-25-09-456-001	728 W 12 MILE	11/12/21	\$329,000	PTA	03-ARM'S LENGTH	\$329,000	\$182,990	55.62	\$365,981	\$86,702	\$242,298	\$177,885	1.362	2,528	\$95.85	090	27.3419	Other	
72-25-09-457-008	513 CHERRY	06/01/21	\$421,000	WD	03-ARM'S LENGTH	\$421,000	\$167,800	39.86	\$335,606	\$74,252	\$346,748	\$173,082	2.003	1,226	\$282.83	090	36.7847	Other	
72-25-09-480-010	201 W HOUSTONIA	07/26/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$135,280	56.60	\$270,559	\$74,804	\$164,196	\$124,685	1.317	1,516	\$108.31	090	31.8636	Other	
72-25-09-482-014	1821 N WASHINGTON	11/23/21	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$159,290	50.57	\$296,439	\$60,213	\$254,787	\$156,441	1.629	1,342	\$189.86	090	0.6881	Other	
<b>Totals:</b>			<b>\$10,474,700</b>			<b>\$10,474,700</b>	<b>\$5,052,490</b>		<b>\$9,934,354</b>		<b>\$7,931,099</b>	<b>\$4,810,498</b>			<b>\$173.90</b>		<b>1.3180</b>		
								<b>Sale. Ratio =&gt;</b>	<b>48.24</b>				<b>E.C.F. =&gt;</b>	<b>1.649</b>	<b>Std. Deviation=&gt;</b>		<b>0.24391642</b>		
								<b>Std. Dev. =&gt;</b>	<b>4.91</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.636</b>	<b>Ave. Variance=&gt;</b>		<b>18.8632</b>	<b>Coefficient of Var=&gt;</b>	<b>11.53343746</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-09-103-004	3010 CROOKS	03/18/22	\$225,000	WD	33-TO BE DETERMINED	\$225,000	\$88,290	39.24	\$176,575	\$54,035	\$170,965	\$88,797	1.925	945	\$180.92	09R	54.3631	Ranch
72-25-09-103-013	1517 POPLAR	05/11/21	\$270,001	PTA	33-TO BE DETERMINED	\$270,001	\$119,740	44.35	\$239,476	\$64,231	\$205,770	\$126,989	1.620	1,064	\$193.39	09R	23.8662	Ranch
72-25-09-126-019	1012 BUTTERNUT	05/11/21	\$319,000	WD	33-TO BE DETERMINED	\$319,000	\$165,460	51.87	\$330,910	\$91,430	\$227,570	\$173,536	1.311	1,285	\$177.10	09R	7.0344	Ranch
72-25-09-130-008	902 ROYAL	06/22/20	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$133,280	53.96	\$266,555	\$92,658	\$154,342	\$126,012	1.225	1,042	\$148.12	09R	15.6896	Ranch
72-25-09-153-026	1412 HICKORY	06/11/20	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$123,070	54.46	\$246,148	\$64,892	\$161,108	\$131,345	1.227	1,082	\$148.90	09R	15.5111	Ranch
72-25-09-154-009	1321 HICKORY	11/12/20	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$134,780	57.85	\$269,553	\$66,638	\$166,362	\$147,040	1.131	1,338	\$124.34	09R	25.0305	Ranch
72-25-09-176-007	1212 HICKORY	10/25/21	\$280,000	WD	33-TO BE DETERMINED	\$280,000	\$149,850	53.52	\$299,698	\$89,516	\$190,484	\$152,306	1.251	1,053	\$180.90	09R	13.1045	Ranch
72-25-09-176-014	1302 HICKORY	01/07/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$124,430	55.30	\$248,859	\$65,606	\$159,394	\$132,792	1.200	1,080	\$147.59	09R	18.1385	Ranch
72-25-09-178-004	903 ROYAL	12/11/20	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$118,990	50.00	\$237,986	\$80,427	\$157,573	\$114,173	1.380	975	\$161.61	09R	0.1590	Ranch
72-25-09-180-009	1037 HICKORY	06/12/20	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$134,680	52.40	\$269,367	\$88,018	\$168,982	\$131,412	1.286	1,053	\$160.48	09R	9.5821	Ranch
72-25-09-180-014	1011 HICKORY	12/01/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$128,400	46.69	\$256,801	\$87,500	\$187,500	\$122,682	1.528	1,015	\$184.73	09R	14.6630	Ranch
72-25-09-180-015	1007 HICKORY	02/25/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$142,200	49.03	\$284,398	\$87,500	\$202,500	\$142,680	1.419	1,053	\$192.31	09R	3.7550	Ranch
72-25-09-201-002	3215 SYLVAN	02/24/21	\$260,000	WD	33-TO BE DETERMINED	\$260,000	\$129,710	49.89	\$259,412	\$65,656	\$194,344	\$140,403	1.384	1,053	\$184.56	09R	0.2475	Ranch
72-25-09-202-011	726 POPLAR	05/15/20	\$261,000	WD	33-TO BE DETERMINED	\$261,000	\$165,840	63.54	\$331,677	\$96,079	\$164,921	\$170,723	0.966	1,457	\$113.19	09R	41.5699	Ranch
72-25-09-202-013	716 POPLAR	10/26/20	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$165,400	54.59	\$287,560	\$74,120	\$228,880	\$161,697	1.415	1,161	\$197.14	09R	3.3774	Ranch
72-25-09-202-036	715 W 13 MILE	11/12/21	\$288,000	PTA	33-TO BE DETERMINED	\$288,000	\$157,310	54.62	\$314,628	\$104,493	\$183,507	\$152,272	1.205	1,701	\$107.88	09R	17.6585	Ranch
72-25-09-203-011	3119 COLUMBUS	07/13/20	\$365,000	WD	33-TO BE DETERMINED	\$365,000	\$173,670	47.58	\$347,332	\$81,399	\$283,601	\$192,705	1.472	1,633	\$173.67	09R	8.9971	Ranch
72-25-09-204-001	3089 SYLVAN	09/29/21	\$220,789	WD	33-TO BE DETERMINED	\$220,789	\$130,080	58.92	\$260,150	\$67,164	\$153,625	\$139,845	1.099	1,131	\$135.83	09R	28.3175	Ranch
72-25-09-204-010	3049 SYLVAN	06/03/20	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$134,530	45.30	\$269,052	\$66,235	\$230,765	\$146,969	1.570	1,092	\$211.32	09R	18.8450	Ranch
72-25-09-204-012	3041 SYLVAN	12/23/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$127,190	59.16	\$254,376	\$66,165	\$148,835	\$136,385	1.091	1,142	\$130.33	09R	29.0426	Ranch
72-25-09-204-012	3041 SYLVAN	01/13/22	\$300,000	PTA	33-TO BE DETERMINED	\$300,000	\$127,190	38.54	\$254,376	\$66,165	\$263,835	\$136,385	1.934	1,142	\$231.03	09R	55.2777	Ranch
72-25-09-205-009	715 BUTTERNUT	04/01/20	\$280,000	WD	33-TO BE DETERMINED	\$280,000	\$142,820	51.01	\$285,639	\$66,209	\$213,791	\$159,007	1.345	1,112	\$192.26	09R	3.7177	Ranch
72-25-09-205-017	615 BUTTERNUT	01/06/22	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$129,030	48.69	\$258,065	\$66,260	\$198,740	\$138,989	1.430	1,112	\$178.72	09R	4.8183	Ranch
72-25-09-226-034	207 W 13 MILE	01/07/21	\$205,000	WD	33-TO BE DETERMINED	\$205,000	\$107,240	52.31	\$214,486	\$54,222	\$150,778	\$116,133	1.298	818	\$184.33	09R	8.3395	Ranch
72-25-09-226-059	206 W BLOOMFIELD	12/07/21	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$108,560	47.22	\$217,117	\$71,488	\$158,412	\$105,528	1.501	1,202	\$131.79	09R	11.9420	Ranch
72-25-09-227-008	419 POPLAR	09/09/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$156,230	49.60	\$272,251	\$73,797	\$241,203	\$150,344	1.604	1,064	\$226.69	09R	22.2628	Ranch
72-25-09-228-008	425 W BLOOMFIELD	06/28/21	\$322,500	WD	33-TO BE DETERMINED	\$322,500	\$156,610	48.56	\$313,221	\$75,308	\$247,192	\$172,401	1.434	1,092	\$226.37	09R	5.2109	Ranch
72-25-09-228-024	428 W LA SALLE	09/23/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$137,180	48.99	\$274,369	\$71,495	\$208,505	\$147,010	1.418	1,287	\$162.01	09R	3.6591	Ranch
72-25-09-228-030	324 W LA SALLE	12/13/21	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$191,260	49.68	\$382,523	\$70,273	\$314,727	\$226,268	1.391	1,443	\$218.11	09R	0.9234	Ranch
72-25-09-229-001	515 W LA SALLE	06/23/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$151,110	48.75	\$302,224	\$85,690	\$224,310	\$156,909	1.430	1,241	\$180.75	09R	4.7844	Ranch
72-25-09-229-004	429 W LA SALLE	06/22/20	\$269,900	WD	33-TO BE DETERMINED	\$269,900	\$151,630	56.18	\$303,250	\$71,011	\$198,889	\$168,289	1.182	1,113	\$178.70	09R	19.9884	Ranch
72-25-09-229-004	429 W LA SALLE	11/18/21	\$325,000	PTA	33-TO BE DETERMINED	\$325,000	\$151,630	46.66	\$283,352	\$71,011	\$253,989	\$153,870	1.651	1,113	\$228.20	09R	26.8956	Ranch
72-25-09-252-017	607 ELLEN	06/29/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$118,840	49.52	\$237,681	\$63,525	\$176,475	\$126,200	1.398	1,131	\$156.03	09R	1.6663	Ranch
72-25-09-252-032	634 ORCHARD VIEW	05/27/20	\$280,000	WD	33-TO BE DETERMINED	\$280,000	\$155,350	55.48	\$310,699	\$75,777	\$204,223	\$170,233	1.200	1,204	\$169.62	09R	18.2048	Ranch
72-25-09-252-041	528 ORCHARD VIEW	12/20/21	\$308,500	PTA	03-ARM'S LENGTH	\$308,500	\$163,790	53.09	\$305,468	\$69,652	\$238,848	\$170,881	1.398	1,131	\$211.18	09R	1.6030	Ranch
72-25-09-253-001	823 ORCHARD VIEW	01/28/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$149,300	53.32	\$298,594	\$85,254	\$194,746	\$154,594	1.260	1,379	\$141.22	09R	12.1989	Ranch
72-25-09-253-004	807 ORCHARD VIEW	05/03/21	\$320,000	WD	33-TO BE DETERMINED	\$320,000	\$152,240	47.58	\$304,471	\$79,363	\$240,637	\$163,122	1.475	1,252	\$192.20	09R	9.3486	Ranch
72-25-09-277-008	339 ELLEN	06/23/20	\$325,000	WD	33-TO BE DETERMINED	\$325,000	\$164,250	50.54	\$328,508	\$90,459	\$234,541	\$172,499	1.360	1,292	\$181.53	09R	2.2049	Ranch

**Residential (Non-Condo) ECF Studies for 2023 Assessments**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-09-277-032	334 ORCHARD VIEW	11/30/20	\$325,000	WD	33-TO BE DETERMINED	\$325,000	\$154,420	47.51	\$308,847	\$83,108	\$241,892	\$163,579	1.479	1,166	\$207.45	09R	9.7034	Ranch
72-25-09-278-003	403 ORCHARD VIEW	03/15/22	\$346,500	WD	33-TO BE DETERMINED	\$346,500	\$127,350	36.75	\$254,706	\$78,338	\$268,162	\$127,803	2.098	1,102	\$243.34	09R	71.6534	Ranch
72-25-09-278-004	339 ORCHARD VIEW	08/13/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$176,100	53.36	\$352,201	\$81,961	\$248,039	\$195,826	1.267	1,271	\$195.15	09R	11.5084	Ranch
72-25-09-278-004	339 ORCHARD VIEW	01/09/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$176,100	45.74	\$352,201	\$81,961	\$303,039	\$195,826	1.547	1,271	\$238.43	09R	16.5777	Ranch
72-25-09-279-006	203 ORCHARD VIEW	08/28/20	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$157,510	50.16	\$272,746	\$64,113	\$249,887	\$158,055	1.581	1,234	\$202.50	09R	19.9297	Ranch
72-25-09-279-008	2616 N WASHINGTON	11/05/21	\$405,000	PTA	03-ARM'S LENGTH	\$405,000	\$203,030	50.13	\$379,584	\$97,184	\$307,816	\$204,638	1.504	1,501	\$205.07	09R	12.2487	Ranch
72-25-09-301-010	2443 GALPIN	11/12/20	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$161,700	57.77	\$281,719	\$76,026	\$203,874	\$155,828	1.308	1,184	\$172.19	09R	7.3386	Ranch
72-25-09-301-015	2417 GALPIN	03/02/21	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$139,150	50.62	\$278,301	\$73,998	\$200,902	\$148,046	1.357	1,165	\$172.45	09R	2.4686	Ranch
72-25-09-301-028	2405 GALPIN	04/17/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$151,450	54.09	\$302,897	\$113,398	\$166,602	\$137,318	1.213	1,148	\$145.12	09R	16.8457	Ranch
72-25-09-307-026	2415 CROOKS	04/28/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$114,420	49.75	\$228,838	\$78,873	\$151,127	\$108,670	1.391	1,152	\$131.19	09R	0.8980	Ranch
72-25-09-308-003	1411 SMITH	04/08/20	\$396,500	WD	33-TO BE DETERMINED	\$396,500	\$212,050	53.48	\$424,103	\$124,996	\$271,504	\$216,744	1.253	1,524	\$178.15	09R	12.9066	Ranch
72-25-09-326-002	1213 W WEBSTER	11/12/21	\$289,900	PTA	03-ARM'S LENGTH	\$289,900	\$160,060	55.21	\$300,188	\$87,500	\$202,400	\$154,122	1.313	1,092	\$185.35	09R	6.8465	Ranch
72-25-09-327-011	1027 W WEBSTER	08/17/20	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$124,190	59.71	\$248,371	\$87,500	\$120,500	\$116,573	1.034	1,123	\$107.30	09R	34.8028	Ranch
72-25-09-327-013	1017 W WEBSTER	02/11/22	\$270,000	WD	33-TO BE DETERMINED	\$270,000	\$129,770	48.06	\$259,545	\$87,500	\$182,500	\$124,670	1.464	1,053	\$173.31	09R	8.2148	Ranch
72-25-09-330-009	1119 LYONS	07/14/20	\$319,700	WD	03-ARM'S LENGTH	\$319,700	\$162,690	50.89	\$325,383	\$70,545	\$249,155	\$184,665	1.349	1,169	\$213.14	09R	3.2488	Ranch
72-25-09-376-001	1217 LLOYD	12/21/21	\$387,000	PTA	33-TO BE DETERMINED	\$387,000	\$173,970	44.95	\$347,941	\$81,622	\$305,378	\$192,985	1.582	1,464	\$208.59	09R	20.0681	Ranch
72-25-09-403-014	726 MAGNOLIA	01/29/21	\$295,000	WD	33-TO BE DETERMINED	\$295,000	\$152,700	51.76	\$305,403	\$88,202	\$206,798	\$157,392	1.314	969	\$213.41	09R	6.7809	Ranch
72-25-09-408-010	519 LLOYD	11/02/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$131,690	57.26	\$263,378	\$87,500	\$142,500	\$127,448	1.118	1,092	\$130.49	09R	26.3608	Ranch
72-25-09-408-022	524 W HOUSTONIA	02/03/22	\$405,000	WD	33-TO BE DETERMINED	\$405,000	\$165,600	40.89	\$331,198	\$87,500	\$317,500	\$176,593	1.798	1,610	\$197.20	09R	41.6209	Ranch
72-25-09-426-007	333 W WEBSTER	09/10/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$140,390	54.00	\$280,772	\$94,431	\$165,569	\$135,030	1.226	1,167	\$141.88	09R	15.5546	Ranch
72-25-09-429-012	307 POTAWATOMI	06/24/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$160,830	45.30	\$321,667	\$84,664	\$270,336	\$171,741	1.574	1,323	\$204.34	09R	19.2376	Ranch
72-25-09-430-015	404 LA PLAZA	11/19/20	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$102,160	56.44	\$204,319	\$63,811	\$117,189	\$101,817	1.151	918	\$127.66	09R	23.0741	Ranch
72-25-09-430-020	312 LA PLAZA	07/17/20	\$138,000	OTH	03-ARM'S LENGTH	\$138,000	\$85,140	61.70	\$170,288	\$61,368	\$76,632	\$78,928	0.971	882	\$86.88	09R	41.0797	Ranch
72-25-09-457-006	523 CHERRY	10/15/20	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$134,510	59.26	\$269,014	\$74,399	\$152,601	\$141,025	1.082	1,200	\$127.17	09R	29.9631	Ranch
72-25-09-476-008	2115 N WASHINGTON	06/30/20	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$97,730	44.63	\$195,469	\$48,783	\$170,217	\$106,294	1.601	882	\$192.99	09R	21.9663	Ranch
72-25-09-476-021	418 W HOUSTONIA	08/31/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$168,960	53.64	\$296,845	\$94,055	\$220,945	\$153,629	1.438	1,225	\$180.36	09R	5.6462	Ranch
<b>Totals:</b>			<b>\$18,231,990</b>			<b>\$18,231,990</b>	<b>\$9,224,830</b>		<b>\$18,152,731</b>		<b>\$13,217,933</b>	<b>\$9,554,672</b>			<b>\$175.41</b>		<b>0.1687</b>	
								<b>Sale. Ratio =&gt;</b>	<b>50.60</b>				<b>E.C.F. =&gt;</b>	<b>1.383</b>	<b>Std. Deviation=&gt;</b>	<b>0.21951546</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.40</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.382</b>	<b>Ave. Variance=&gt;</b>	<b>16.3835</b>	<b>Coefficient of Var=&gt;</b>	<b>11.85737077</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-09-151-003	2920 OLIVER	12/28/20	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$150,280	52.55	\$300,552	\$86,474	\$199,526	\$152,913	1.305	1,632	\$122.26	09T	22.6572	TriLevel/Quad
72-25-09-205-045	612 ROYAL	03/04/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$151,890	39.97	\$303,782	\$95,112	\$284,888	\$149,050	1.911	1,457	\$195.53	09T	37.9952	BiLevel
72-25-09-252-012	633 ELLEN	10/28/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$120,020	50.01	\$240,048	\$63,525	\$176,475	\$126,088	1.400	1,325	\$133.19	09T	13.1787	TriLevel/Quad
72-25-09-277-045	204 ORCHARD VIEW	02/22/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$173,310	45.02	\$346,615	\$70,863	\$314,137	\$196,966	1.595	1,769	\$177.58	09T	6.3475	TriLevel/Quad
72-25-09-306-013	2203 EVERGREEN	04/22/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$188,500	51.64	\$344,442	\$99,769	\$265,231	\$181,239	1.463	1,756	\$151.04	09T	6.7976	TriLevel/Quad
72-25-09-358-008	1337 W HOUSTONIA	03/17/21	\$430,000	WD	33-TO BE DETERMINED	\$430,000	\$208,790	48.56	\$417,572	\$105,189	\$324,811	\$223,131	1.456	2,057	\$157.91	09T	7.5708	TriLevel/Quad
72-25-09-403-017	710 MAGNOLIA	03/07/22	\$429,900	WD	33-TO BE DETERMINED	\$429,900	\$195,540	45.48	\$391,082	\$105,089	\$324,811	\$204,281	1.590	2,080	\$156.16	09T	5.8616	TriLevel/Quad
<b>Totals:</b>			<b>\$2,515,900</b>			<b>\$2,515,900</b>	<b>\$1,188,330</b>		<b>\$2,344,093</b>		<b>\$1,889,879</b>	<b>\$1,233,667</b>			<b>\$156.24</b>		<b>0.0513</b>	
								<b>Sale. Ratio =&gt;</b>	<b>47.23</b>				<b>E.C.F. =&gt;</b>	<b>1.532</b>	<b>Std. Deviation=&gt;</b>	<b>0.19616479</b>		
								<b>Std. Dev. =&gt;</b>	<b>4.41</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.531</b>	<b>Ave. Variance=&gt;</b>	<b>14.3441</b>	<b>Coefficient of Var=&gt;</b>	<b>9.366619626</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-10-103-027	221 E BLOOMFIELD	07/24/20	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$216,720	64.50	\$359,100	\$93,735	\$242,265	\$184,698	1.312	2,202	\$110.02	10B	27.1073	BUNGALOW
72-25-10-103-038	120 E LAWRENCE	10/20/21	\$359,900	PTA	03-ARM'S LENGTH	\$359,900	\$175,310	48.71	\$317,744	\$71,402	\$288,498	\$163,633	1.763	1,228	\$234.93	10B	18.0328	BUNGALOW
72-25-10-105-012	214 E BLOOMFIELD	09/27/21	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$150,860	51.14	\$301,719	\$84,278	\$210,722	\$139,385	1.512	996	\$211.57	10B	7.0959	BUNGALOW
72-25-10-105-038	309 E LA SALLE	10/08/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$115,690	59.33	\$231,374	\$71,402	\$123,598	\$102,546	1.205	934	\$132.33	10B	37.7463	BUNGALOW
72-25-10-105-039	313 E LA SALLE	09/22/20	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$114,530	53.90	\$229,067	\$71,402	\$141,098	\$101,067	1.396	990	\$142.52	10B	18.6675	BUNGALOW
72-25-10-106-029	125 DEVILLEN	07/10/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$115,310	47.07	\$230,612	\$57,992	\$187,008	\$110,654	1.690	925	\$202.17	10B	10.7273	BUNGALOW
72-25-10-106-038	217 DEVILLEN	11/04/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$121,070	45.69	\$242,134	\$57,705	\$207,295	\$118,224	1.753	912	\$227.30	10B	17.0658	BUNGALOW
72-25-10-128-018	3019 N ALEXANDER	01/10/22	\$257,000	PTA	33-TO BE DETERMINED	\$257,000	\$108,290	42.14	\$216,581	\$60,920	\$196,080	\$99,783	1.965	935	\$209.71	10B	38.2316	BUNGALOW
72-25-10-128-019	3015 N ALEXANDER	04/14/21	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$120,750	44.56	\$241,499	\$61,901	\$209,099	\$115,127	1.816	954	\$219.18	10B	23.3493	BUNGALOW
72-25-10-151-017	208 DEVILLEN	07/22/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$143,200	58.45	\$286,396	\$58,294	\$186,706	\$146,219	1.277	1,014	\$184.13	10B	30.5864	BUNGALOW
72-25-10-151-017	208 DEVILLEN	08/12/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$143,200	52.07	\$259,622	\$58,294	\$216,706	\$133,680	1.621	1,014	\$213.71	10B	3.8324	BUNGALOW
72-25-10-151-029	312 DEVILLEN	06/18/21	\$189,100	WD	03-ARM'S LENGTH	\$189,100	\$118,480	62.65	\$236,952	\$57,703	\$131,397	\$114,903	1.144	934	\$140.68	10B	43.9209	BUNGALOW
72-25-10-151-030	318 DEVILLEN	07/13/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$114,400	54.48	\$228,809	\$75,597	\$134,403	\$98,213	1.368	951	\$141.33	10B	21.4267	BUNGALOW
72-25-10-151-032	117 LINDEN	10/25/21	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$134,190	48.80	\$268,379	\$60,103	\$214,897	\$133,510	1.610	1,062	\$202.35	10B	2.6837	BUNGALOW
72-25-10-151-045	229 LINDEN	08/02/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$118,840	52.82	\$215,031	\$57,703	\$167,297	\$105,475	1.586	929	\$180.08	10B	0.3375	BUNGALOW
72-25-10-152-011	132 LINDEN	07/23/21	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$147,240	46.74	\$266,973	\$57,703	\$257,297	\$138,771	1.854	1,018	\$252.75	10B	27.1355	BUNGALOW
72-25-10-152-011	132 LINDEN	07/23/21	\$315,000	WD	33-TO BE DETERMINED	\$315,000	\$147,240	46.74	\$294,483	\$57,703	\$257,297	\$151,782	1.695	1,018	\$252.75	10B	11.2420	BUNGALOW
72-25-10-152-015	204 LINDEN	07/08/20	\$220,000	WD	33-TO BE DETERMINED	\$220,000	\$105,310	47.87	\$210,627	\$57,703	\$162,297	\$98,028	1.656	911	\$178.15	10B	7.2861	BUNGALOW
72-25-10-152-017	212 LINDEN	11/05/21	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$120,130	48.05	\$240,260	\$57,703	\$192,297	\$117,024	1.643	939	\$204.79	10B	6.0476	BUNGALOW
72-25-10-152-036	141 GIRARD	11/06/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$124,800	52.00	\$249,595	\$60,604	\$179,396	\$121,148	1.481	920	\$195.00	10B	10.1955	BUNGALOW
72-25-10-152-044	229 GIRARD	10/18/21	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$126,350	48.60	\$228,761	\$57,703	\$202,297	\$114,276	1.770	941	\$214.98	10B	18.7490	BUNGALOW
72-25-10-152-049	307 GIRARD	07/15/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$126,950	57.70	\$253,891	\$96,333	\$123,667	\$100,999	1.224	1,041	\$118.80	10B	35.8313	BUNGALOW
72-25-10-152-049	307 GIRARD	12/10/21	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$126,950	51.82	\$253,891	\$96,333	\$148,667	\$100,999	1.472	1,041	\$142.81	10B	11.0785	BUNGALOW
72-25-10-153-002	2616 N MAIN	12/28/21	\$212,500	PTA	33-TO BE DETERMINED	\$212,500	\$93,540	44.02	\$187,081	\$53,915	\$158,585	\$85,363	1.858	934	\$169.79	10B	27.5021	BUNGALOW
72-25-10-153-003	2610 N MAIN	01/13/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$141,340	52.35	\$282,677	\$74,573	\$195,427	\$133,400	1.465	1,124	\$173.87	10B	11.7785	BUNGALOW
72-25-10-153-010	132 GIRARD	04/15/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$125,940	64.58	\$251,887	\$59,232	\$135,768	\$123,497	1.099	950	\$142.91	10B	48.3390	BUNGALOW
72-25-10-153-014	204 GIRARD	09/16/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$108,140	54.07	\$216,272	\$57,703	\$142,297	\$101,647	1.400	1,108	\$128.43	10B	18.2838	BUNGALOW
72-25-10-153-016	212 GIRARD	07/17/20	\$232,400	WD	03-ARM'S LENGTH	\$232,400	\$119,500	51.42	\$238,995	\$57,703	\$174,697	\$116,213	1.503	1,075	\$162.51	10B	7.9504	BUNGALOW
72-25-10-153-018	220 GIRARD	10/26/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$135,030	50.38	\$270,062	\$59,637	\$208,363	\$134,888	1.545	941	\$221.43	10B	3.8041	BUNGALOW
72-25-10-153-021	232 GIRARD	08/19/21	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$140,090	52.67	\$254,072	\$59,786	\$206,214	\$129,166	1.597	928	\$222.21	10B	1.3749	BUNGALOW
72-25-10-153-028	121 E WEBSTER	12/08/21	\$239,000	PTA	03-ARM'S LENGTH	\$239,000	\$118,310	49.50	\$214,048	\$57,703	\$181,297	\$104,845	1.729	924	\$196.21	10B	14.6438	BUNGALOW
72-25-10-153-030	129 E WEBSTER	07/26/21	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$135,490	51.52	\$245,583	\$58,840	\$204,160	\$124,331	1.642	933	\$218.82	10B	5.9317	BUNGALOW
72-25-10-153-033	209 E WEBSTER	12/02/21	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$149,680	51.61	\$299,358	\$62,130	\$227,870	\$152,069	1.498	1,172	\$194.43	10B	8.4292	BUNGALOW
72-25-10-153-048	2611 ROCHESTER	04/23/21	\$265,000	WD	33-TO BE DETERMINED	\$265,000	\$99,140	37.41	\$198,277	\$42,899	\$222,101	\$99,601	2.230	928	\$239.33	10B	64.7146	BUNGALOW
72-25-10-153-049	2607 ROCHESTER	09/01/21	\$227,500	PTA	03-ARM'S LENGTH	\$227,500	\$107,980	47.46	\$195,755	\$42,899	\$184,601	\$101,422	1.820	908	\$203.31	10B	23.7377	BUNGALOW
72-25-10-153-050	2603 ROCHESTER	02/04/22	\$245,000	WD	33-TO BE DETERMINED	\$245,000	\$98,970	40.40	\$197,949	\$55,833	\$189,167	\$91,100	2.076	1,035	\$182.77	10B	49.3722	BUNGALOW
72-25-10-176-016	439 LINDEN	05/22/20	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$127,290	55.59	\$254,578	\$72,844	\$156,156	\$116,496	1.340	927	\$168.45	10B	24.2316	BUNGALOW
72-25-10-177-003	2714 ROCHESTER	04/15/20	\$188,000	WD	33-TO BE DETERMINED	\$188,000	\$96,070	51.10	\$192,144	\$47,605	\$140,395	\$92,653	1.515	1,004	\$139.84	10B	6.7480	BUNGALOW
72-25-10-201-001	3224 N ALEXANDER	05/03/21	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$146,260	52.80	\$292,529	\$59,529	\$217,471	\$149,359	1.456	1,250	\$173.98	10B	12.6726	BUNGALOW
72-25-10-201-006	3202 N ALEXANDER	06/26/20	\$274,000	WD	03-ARM'S LENGTH	\$274,000	\$157,100	57.34	\$314,207	\$66,307	\$207,693	\$158,910	1.307	1,207	\$172.07	10B	27.5772	BUNGALOW
72-25-10-201-021	3125 N ALTADENA	02/28/22	\$332,500	WD	33-TO BE DETERMINED	\$332,500	\$121,090	36.42	\$242,178	\$66,884	\$265,616	\$112,368	2.364	944	\$281.37	10B	78.1051	BUNGALOW
72-25-10-202-001	3224 N ALTADENA	06/16/21	\$216,500	WD	03-ARM'S LENGTH	\$216,500	\$107,170	49.50	\$214,341	\$60,252	\$156,248	\$98,775	1.582	945	\$165.34	10B	0.8897	BUNGALOW
72-25-10-202-002	3220 N ALTADENA	08/30/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$164,490	56.72	\$328,984	\$64,882	\$225,118	\$169,296	1.330	1,371	\$164.20	10B	25.3026	BUNGALOW
72-25-10-202-004	3210 N ALTADENA	06/03/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$145,600	50.21	\$291,196	\$64,882	\$225,118	\$145,073	1.552	1,130	\$199.22	10B	3.0999	BUNGALOW
72-25-10-202-005	3206 N ALTADENA	08/31/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$114,830	54.68	\$229,658	\$67,045	\$142,955	\$104,239	1.371	947	\$150.96	10B	21.1340	BUNGALOW
72-25-10-202-010	3114 N ALTADENA	01/13/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,430	46.58	\$246,853	\$64,882	\$200,118	\$116,648	1.716	948	\$211.09	10B	13.2816	BUNGALOW
72-25-10-203-010	3114 FERRIS	02/22/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$128,540	47.61	\$257,074	\$66,751	\$203,249	\$122,002	1.666	930	\$218.55	10B	8.3195	BUNGALOW
72-25-10-203-026	3103 N BLAIR	08/27/20	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$115,950	51.31	\$231,893	\$59,752	\$166,248	\$110,347	1.507	944	\$176.11	10B	7.6159	BUNGALOW
72-25-10-204-005	3206 N BLAIR	07/23/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$131,400	52.56	\$262,805	\$64,279	\$185,721	\$127,260	1.459	952	\$195.09	10B	12.3375	BUNGALOW
72-25-10-204-005	3206 N BLAIR	04/08/21	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$131,400	45.78	\$262,805	\$64,279	\$222,721	\$127,260	1.750	952	\$233.95	10B	16.7368	BUNGALOW
72-25-10-204-013	3102 N BLAIR	02/17/22	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$130,390	46.58	\$260,785	\$59,196	\$220,704	\$129,224	1.708	944	\$233.80	10B	12.5167	BUNGALOW
72-25-10-204-015	3219 N VERMONT	12/07/21	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$128,050	52.27	\$256,109	\$64,279	\$180,721	\$122,968	1.470	1,222	\$147.89	10B	11.3095	BUNGALOW
72-25-10-205-009	2944 N ALEXANDER	06/25/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$116,400	48.10	\$232,804	\$72,555	\$169,445	\$102,724	1.650	944	\$179.50	10B	6.6767	BUNGALOW
72-25-10-205-011	2934 N ALEXANDER	06/26/20	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$161,480	51.67	\$322,969	\$73,179	\$239,321	\$160,122	1.495	1,232	\$194.25	10B	8.8136	BUNGALOW

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-10-205-028	3003 N ALTADENA	03/31/22	\$295,000	WD	33-TO BE DETERMINED	\$295,000	\$120,480	40.84	\$240,957	\$72,477	\$222,523	\$108,000	2.060	951	\$233.99	10B	47.7644	BUNGALOW
72-25-10-205-037	2907 N ALTADENA	05/07/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$125,500	45.64	\$251,001	\$75,242	\$199,758	\$112,666	1.773	956	\$208.95	10B	19.0256	BUNGALOW
72-25-10-206-002	3030 N ALTADENA	07/30/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$142,290	54.73	\$284,574	\$66,286	\$193,714	\$139,928	1.384	952	\$203.48	10B	19.8373	BUNGALOW
72-25-10-206-017	2910 N ALTADENA	10/08/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$116,900	55.67	\$233,802	\$65,303	\$144,697	\$108,012	1.340	947	\$152.80	10B	24.3119	BUNGALOW
72-25-10-206-022	3027 FERRIS	05/21/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$126,310	48.39	\$252,628	\$65,303	\$195,697	\$120,080	1.630	947	\$206.65	10B	4.6966	BUNGALOW
72-25-10-206-025	3015 FERRIS	06/23/21	\$330,000	WD	33-TO BE DETERMINED	\$330,000	\$144,650	43.83	\$289,303	\$65,303	\$264,697	\$143,590	1.843	1,030	\$256.99	10B	26.0671	BUNGALOW
72-25-10-206-026	3011 FERRIS	07/09/20	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$110,940	54.65	\$221,883	\$65,303	\$137,697	\$100,372	1.372	1,018	\$135.26	10B	21.0885	BUNGALOW
72-25-10-206-027	3007 FERRIS	03/02/22	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$144,430	45.71	\$288,856	\$66,394	\$249,606	\$142,604	1.750	1,141	\$218.76	10B	16.7591	BUNGALOW
72-25-10-206-030	2935 FERRIS	07/27/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$166,130	47.47	\$332,262	\$76,768	\$273,232	\$163,778	1.668	1,563	\$174.81	10B	8.5550	BUNGALOW
72-25-10-206-034	2919 FERRIS	06/15/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,840	47.94	\$239,684	\$65,303	\$184,697	\$111,783	1.652	945	\$195.45	10B	6.9532	BUNGALOW
72-25-10-207-007	3010 FERRIS	02/05/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$123,590	65.05	\$247,177	\$66,343	\$123,657	\$115,919	1.067	941	\$131.41	10B	51.6003	BUNGALOW
72-25-10-207-007	3010 FERRIS	07/09/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$123,590	45.77	\$247,177	\$66,343	\$203,657	\$115,919	1.757	941	\$216.43	10B	17.4132	BUNGALOW
72-25-10-207-010	2940 FERRIS	07/28/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$128,820	51.53	\$257,642	\$65,303	\$184,697	\$123,294	1.498	946	\$195.24	10B	8.4736	BUNGALOW
72-25-10-207-016	2914 FERRIS	11/17/20	\$251,500	WD	33-TO BE DETERMINED	\$251,500	\$121,620	48.36	\$243,232	\$65,303	\$186,197	\$114,057	1.632	933	\$199.57	10B	4.9735	BUNGALOW
72-25-10-207-025	3015 N BLAIR	04/30/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$137,610	41.70	\$275,222	\$68,129	\$261,871	\$132,752	1.973	953	\$274.79	10B	38.9880	BUNGALOW
72-25-10-208-028	3003 N VERMONT	03/21/22	\$283,000	PTA	33-TO BE DETERMINED	\$283,000	\$124,570	44.02	\$249,147	\$64,429	\$218,571	\$118,409	1.846	945	\$231.29	10B	26.3144	BUNGALOW
72-25-10-208-029	2939 N VERMONT	10/07/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$144,910	57.96	\$226,752	\$64,429	\$185,571	\$108,215	1.715	992	\$187.07	10B	13.2076	BUNGALOW
72-25-10-208-035	2915 N VERMONT	10/22/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$118,090	50.90	\$176,345	\$64,429	\$167,571	\$78,927	2.123	952	\$176.02	10B	54.0360	BUNGALOW
72-25-10-208-036	2911 N VERMONT	06/14/21	\$268,000	WD	33-TO BE DETERMINED	\$268,000	\$120,010	44.78	\$240,016	\$64,429	\$203,571	\$112,556	1.809	951	\$214.06	10B	22.5869	BUNGALOW
72-25-10-226-008	3124 N VERMONT	03/25/22	\$261,555	WD	03-ARM'S LENGTH	\$261,555	\$120,370	46.02	\$240,743	\$69,522	\$192,033	\$109,757	1.750	949	\$202.35	10B	16.6864	BUNGALOW
72-25-10-227-002	3220 N CONNECTICUT	01/22/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$116,110	56.64	\$232,212	\$70,117	\$134,883	\$103,907	1.298	940	\$143.49	10B	28.4643	BUNGALOW
72-25-10-227-004	3210 N CONNECTICUT	09/14/20	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$160,710	61.34	\$321,426	\$70,143	\$191,857	\$161,079	1.191	1,205	\$159.22	10B	39.1679	BUNGALOW
72-25-10-228-004	3210 N WILSON	10/01/20	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$121,120	49.24	\$242,237	\$67,934	\$178,066	\$111,733	1.594	1,002	\$177.71	10B	1.0924	BUNGALOW
72-25-10-229-026	3011 N CONNECTICUT	09/18/20	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$127,750	53.79	\$255,499	\$70,499	\$167,001	\$118,590	1.408	947	\$176.35	10B	17.4530	BUNGALOW
72-25-10-229-033	2923 N CONNECTICUT	03/02/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$105,750	52.88	\$211,508	\$69,685	\$130,315	\$90,912	1.433	943	\$138.19	10B	14.9338	BUNGALOW
72-25-10-230-003	3026 N CONNECTICUT	08/17/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$175,220	50.06	\$237,854	\$70,725	\$279,275	\$117,202	2.383	1,344	\$207.79	10B	80.0097	BUNGALOW
72-25-10-230-004	3022 N CONNECTICUT	10/22/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$126,570	46.03	\$253,130	\$69,385	\$205,615	\$117,785	1.746	1,114	\$184.57	10B	16.2922	BUNGALOW
72-25-10-230-019	2902 N CONNECTICUT	03/11/22	\$305,000	WD	33-TO BE DETERMINED	\$305,000	\$129,530	42.47	\$259,059	\$64,000	\$241,000	\$125,038	1.927	953	\$252.89	10B	34.4662	BUNGALOW
72-25-10-230-021	3031 N WILSON	08/20/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$171,760	55.41	\$248,160	\$70,569	\$239,431	\$124,150	1.929	1,368	\$175.02	10B	34.5808	BUNGALOW
72-25-10-230-023	3023 N WILSON	11/24/21	\$242,000	PTA	03-ARM'S LENGTH	\$242,000	\$134,590	55.62	\$269,171	\$69,071	\$172,929	\$128,269	1.348	1,027	\$168.38	10B	23.4583	BUNGALOW
72-25-10-230-025	3015 N WILSON	03/30/22	\$372,000	PTA	03-ARM'S LENGTH	\$372,000	\$174,390	46.88	\$348,775	\$69,385	\$302,615	\$179,096	1.690	1,424	\$212.51	10B	10.6924	BUNGALOW
72-25-10-230-034	2919 N WILSON	12/04/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$141,640	48.84	\$283,287	\$69,877	\$220,123	\$136,801	1.609	1,032	\$213.30	10B	2.6317	BUNGALOW
72-25-10-231-002	3030 N WILSON	06/10/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,280	49.31	\$246,552	\$64,222	\$185,778	\$116,878	1.590	1,041	\$178.46	10B	0.6746	BUNGALOW
72-25-10-231-003	3026 N WILSON	10/28/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$122,290	50.98	\$244,577	\$64,222	\$175,678	\$115,612	1.520	1,041	\$168.76	10B	6.3209	BUNGALOW
72-25-10-231-006	3014 N WILSON	08/07/20	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$142,870	50.66	\$285,735	\$64,513	\$217,487	\$141,809	1.534	1,044	\$208.32	10B	4.9093	BUNGALOW
72-25-10-276-001	2812 N VERMONT	08/31/21	\$318,000	PTA	03-ARM'S LENGTH	\$318,000	\$158,480	49.84	\$287,118	\$71,311	\$246,689	\$143,973	1.713	1,046	\$235.84	10B	13.0684	BUNGALOW
72-25-10-276-016	2807 N CONNECTICUT	12/17/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$154,640	56.23	\$309,283	\$70,324	\$204,676	\$153,179	1.336	1,424	\$143.73	10B	24.6565	BUNGALOW
72-25-10-276-017	2803 N CONNECTICUT	12/09/20	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$127,010	51.21	\$254,028	\$70,324	\$177,676	\$117,759	1.509	1,035	\$171.67	10B	7.3944	BUNGALOW
72-25-10-276-028	2607 N CONNECTICUT	04/29/21	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$154,850	48.85	\$309,708	\$70,324	\$246,676	\$153,451	1.608	1,044	\$236.28	10B	2.4765	BUNGALOW
72-25-10-277-014	2606 N CONNECTICUT	12/07/21	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$155,070	44.95	\$280,785	\$70,324	\$274,676	\$140,546	1.954	1,039	\$264.37	10B	37.1593	BUNGALOW
72-25-10-277-018	2803 N WILSON	10/15/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$132,320	52.93	\$264,631	\$67,812	\$182,188	\$126,166	1.444	1,038	\$175.52	10B	13.8721	BUNGALOW
72-25-10-277-025	2633 N WILSON	11/18/21	\$268,900	PTA	03-ARM'S LENGTH	\$268,900	\$133,560	49.67	\$267,120	\$70,696	\$198,204	\$125,913	1.574	1,041	\$190.40	10B	0.8618	BUNGALOW
72-25-10-277-029	2611 N WILSON	06/15/21	\$321,000	WD	33-TO BE DETERMINED	\$321,000	\$145,940	45.46	\$291,872	\$75,339	\$245,661	\$138,803	1.770	1,062	\$231.32	10B	18.7096	BUNGALOW
72-25-10-278-005	2716 N WILSON	08/10/21	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$147,640	45.99	\$295,279	\$67,015	\$253,985	\$146,323	1.736	1,032	\$246.11	10B	15.3028	BUNGALOW
72-25-10-278-012	2620 N WILSON	06/15/21	\$291,500	WD	03-ARM'S LENGTH	\$291,500	\$140,090	48.06	\$280,184	\$75,183	\$216,317	\$131,411	1.646	1,048	\$206.41	10B	6.3357	BUNGALOW
72-25-10-327-024	504 DETROIT	07/24/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$161,310	56.60	\$322,625	\$99,777	\$185,223	\$142,851	1.297	1,286	\$144.03	10B	28.6140	BUNGALOW
72-25-10-376-009	1906 WESTGATE	01/25/21	\$245,000	WD	33-TO BE DETERMINED	\$245,000	\$124,910	50.98	\$249,825	\$56,312	\$188,688	\$124,047	1.521	907	\$208.04	10B	6.1651	BUNGALOW
72-25-10-376-011	1828 WESTGATE	11/18/21	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$117,270	50.33	\$234,538	\$60,096	\$172,904	\$111,822	1.546	1,051	\$164.51	10B	3.6509	BUNGALOW
72-25-10-376-013	1820 WESTGATE	08/25/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$127,800	69.08	\$204,299	\$56,803	\$128,197	\$103,023	1.244	1,222	\$104.91	10B	33.8405	BUNGALOW
72-25-10-376-013	1820 WESTGATE	12/03/20	\$275,000	WD	33-TO BE DETERMINED	\$275,000	\$127,800	46.47	\$255,600	\$56,803	\$218,197	\$127,434	1.712	1,222	\$178.56	10B	12.9481	BUNGALOW
72-25-10-376-018	1911 CLIFTON	08/21/20	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$159,390	56.72	\$318,780	\$56,312	\$224,688	\$168,249	1.335	1,216	\$184.78	10B	24.7303	BUNGALOW
72-25-10-376-019	1907 CLIFTON	11/08/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$122,540	51.92	\$245,074	\$56,312	\$179,688	\$121,001	1.485	1,044	\$172.11	10B	9.7746	BUNGALOW
72-25-10-378-010	1902 FERN	04/01/20	\$233,500	WD	33-TO BE DETERMINED	\$233,500	\$115,250	49.36	\$230,495	\$54,887	\$178,613	\$112,569	1.587	1,082	\$165.08	10B	0.3940	BUNGALOW
72-25-10-378-016	1931 ARDMORE	01/14/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$120,670	52.47	\$241,339	\$55,772	\$174,228	\$118,953	1.465	1,058	\$164.68	10B	11.8078	BUNGALOW

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-10-379-005	1922 ARDMORE	06/08/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$118,980	39.66	\$237,965	\$54,887	\$245,113	\$117,358	2.089	1,026	\$238.90	10B	50.5843	BUNGALOW	
72-25-10-379-008	1910 ARDMORE	11/18/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$113,770	49.04	\$227,537	\$54,887	\$177,113	\$110,673	1.600	1,072	\$165.22	10B	1.7571	BUNGALOW	
72-25-10-379-011	1830 ARDMORE	11/30/21	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$126,810	61.86	\$253,611	\$54,887	\$150,113	\$127,387	1.178	1,014	\$148.04	10B	40.4355	BUNGALOW	
72-25-10-379-023	1831 BROOKWOOD	09/14/20	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$145,830	56.74	\$291,667	\$54,887	\$202,113	\$151,782	1.332	1,031	\$196.04	10B	25.1154	BUNGALOW	
72-25-10-379-024	1827 BROOKWOOD	09/25/20	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$129,470	50.57	\$258,943	\$54,887	\$201,113	\$130,805	1.538	1,034	\$194.50	10B	4.5254	BUNGALOW	
72-25-10-427-038	2407 N CONNECTICUT	05/05/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$178,250	50.93	\$356,503	\$70,324	\$279,676	\$183,448	1.525	1,578	\$177.23	10B	5.8203	BUNGALOW	
72-25-10-428-005	2518 N CONNECTICUT	09/24/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$140,810	50.29	\$281,618	\$70,324	\$209,676	\$135,445	1.548	1,056	\$198.56	10B	3.4700	BUNGALOW	
72-25-10-428-006	2514 N CONNECTICUT	05/07/21	\$301,100	WD	03-ARM'S LENGTH	\$301,100	\$139,660	46.38	\$279,314	\$71,073	\$230,027	\$133,488	1.723	1,055	\$218.04	10B	14.0451	BUNGALOW	
72-25-10-428-010	2450 N CONNECTICUT	04/01/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$146,340	52.26	\$292,681	\$72,197	\$207,803	\$141,336	1.470	1,210	\$171.74	10B	11.2477	BUNGALOW	
72-25-10-428-011	2446 N CONNECTICUT	06/12/20	\$265,000	WD	33-TO BE DETERMINED	\$265,000	\$141,840	53.52	\$283,675	\$72,127	\$192,873	\$135,608	1.422	1,060	\$181.96	10B	16.0468	BUNGALOW	
72-25-10-428-035	2429 N WILSON	03/08/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$150,410	52.78	\$300,820	\$64,000	\$221,000	\$151,808	1.456	1,041	\$212.30	10B	12.6965	BUNGALOW	
72-25-10-428-042	2401 N WILSON	12/14/21	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$124,010	49.60	\$248,020	\$64,740	\$185,260	\$117,487	1.577	949	\$195.22	10B	0.5902	BUNGALOW	
72-25-10-429-017	2420 N WILSON	09/21/21	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$156,640	54.96	\$283,471	\$76,871	\$208,129	\$138,558	1.502	1,043	\$199.55	10B	8.0644	BUNGALOW	
72-25-10-429-020	2404 N WILSON	09/25/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$126,470	53.82	\$252,946	\$76,401	\$158,599	\$113,170	1.401	1,082	\$146.58	10B	18.1330	BUNGALOW	
72-25-10-429-021	2400 N WILSON	09/03/21	\$374,000	WD	03-ARM'S LENGTH	\$374,000	\$225,310	60.24	\$450,623	\$76,401	\$297,599	\$239,886	1.241	1,900	\$156.63	10B	34.2169	BUNGALOW	
72-25-10-431-004	2302 N VERMONT	09/25/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$130,130	61.97	\$229,128	\$76,508	\$133,492	\$108,122	1.235	1,041	\$128.23	10B	34.8112	BUNGALOW	
72-25-10-431-010	2206 N VERMONT	02/25/22	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$123,350	50.55	\$246,704	\$76,508	\$167,492	\$109,100	1.535	1,031	\$162.46	10B	4.7539	BUNGALOW	
72-25-10-431-031	2125 N CONNECTICUT	09/03/21	\$244,800	WD	03-ARM'S LENGTH	\$244,800	\$144,520	59.04	\$289,038	\$75,338	\$169,462	\$136,987	1.237	1,186	\$142.89	10B	34.5690	BUNGALOW	
72-25-10-431-034	2111 N CONNECTICUT	03/31/21	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$151,170	46.87	\$302,331	\$74,364	\$248,136	\$146,133	1.698	1,280	\$193.86	10B	11.5264	BUNGALOW	
72-25-10-431-035	2107 N CONNECTICUT	08/18/21	\$334,750	WD	03-ARM'S LENGTH	\$334,750	\$157,430	47.03	\$314,865	\$76,508	\$258,242	\$152,793	1.690	1,423	\$181.48	10B	10.7389	BUNGALOW	
72-25-10-432-005	2306 N CONNECTICUT	08/05/20	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$148,820	52.77	\$297,631	\$76,044	\$205,956	\$142,043	1.450	1,120	\$183.89	10B	13.2799	BUNGALOW	
72-25-10-432-022	2305 N WILSON	09/21/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$122,280	47.03	\$244,554	\$64,000	\$196,000	\$115,740	1.693	1,055	\$185.78	10B	11.0700	BUNGALOW	
72-25-10-432-024	2229 N WILSON	02/24/22	\$395,000	WD	33-TO BE DETERMINED	\$395,000	\$182,370	46.17	\$364,732	\$89,509	\$305,491	\$176,425	1.732	1,205	\$253.52	10B	14.8808	BUNGALOW	
72-25-10-432-033	2117 N WILSON	01/15/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$158,740	53.81	\$317,485	\$75,813	\$219,187	\$154,918	1.415	1,271	\$172.45	10B	16.7896	BUNGALOW	
72-25-10-432-038	2210 N CONNECTICUT	10/14/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$163,630	54.54	\$327,260	\$133,233	\$166,767	\$124,376	1.341	1,058	\$157.62	10B	24.1928	BUNGALOW	
72-25-10-433-006	2300 N WILSON	08/05/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$152,990	54.64	\$305,979	\$79,614	\$200,386	\$145,106	1.381	1,133	\$176.86	10B	20.1789	BUNGALOW	
72-25-10-433-017	2108 N WILSON	06/25/20	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$128,170	50.86	\$256,347	\$66,032	\$185,968	\$121,997	1.524	1,038	\$179.16	10B	5.8387	BUNGALOW	
72-25-10-433-017	2108 N WILSON	12/27/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$128,170	46.61	\$256,347	\$66,032	\$208,968	\$121,997	1.713	1,038	\$201.32	10B	13.0143	BUNGALOW	
72-25-10-477-021	2039 N CONNECTICUT	11/05/21	\$372,001	PTA	03-ARM'S LENGTH	\$372,001	\$190,170	51.12	\$344,968	\$70,324	\$301,677	\$181,689	1.660	1,583	\$190.57	10B	7.7648	BUNGALOW	
72-25-10-477-037	1907 N CONNECTICUT	11/24/21	\$243,400	PTA	03-ARM'S LENGTH	\$243,400	\$113,960	46.82	\$227,911	\$70,324	\$173,076	\$101,017	1.713	936	\$184.91	10B	13.0576	BUNGALOW	
72-25-10-478-003	2030 N CONNECTICUT	04/07/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$130,010	47.11	\$260,013	\$71,050	\$204,950	\$121,130	1.692	1,094	\$187.34	10B	10.9227	BUNGALOW	
72-25-10-478-033	1903 N WILSON	10/29/21	\$278,000	PTA	03-ARM'S LENGTH	\$278,000	\$131,340	47.24	\$262,670	\$70,324	\$207,676	\$123,299	1.684	1,145	\$181.38	10B	10.1578	BUNGALOW	
72-25-10-479-003	2028 N WILSON	08/12/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$167,300	48.49	\$303,551	\$105,635	\$239,365	\$134,187	1.784	1,118	\$214.10	10B	20.1060	BUNGALOW	
72-25-10-479-014	1914 N WILSON	09/18/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$149,310	53.33	\$298,625	\$76,401	\$203,599	\$142,451	1.429	1,132	\$179.86	10B	15.3501	BUNGALOW	
72-25-10-480-008	1518 RED RUN	03/10/22	\$330,000	WD	33-TO BE DETERMINED	\$330,000	\$138,290	41.91	\$276,572	\$82,252	\$247,748	\$124,564	1.989	1,011	\$245.05	10B	40.6165	BUNGALOW	
72-25-10-480-016	1506 RED RUN	02/24/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$163,270	51.02	\$326,539	\$91,013	\$228,987	\$150,978	1.517	1,112	\$205.92	10B	6.6065	BUNGALOW	
72-25-10-480-018	1606 RED RUN	07/14/20	\$245,000	WD	33-TO BE DETERMINED	\$245,000	\$165,820	67.68	\$331,640	\$110,680	\$134,320	\$141,641	0.948	1,161	\$115.69	10B	63.4442	BUNGALOW	
<b>Totals:</b>			<b>\$38,879,206</b>			<b>\$38,879,206</b>	<b>\$19,642,510</b>		<b>\$38,413,880</b>		<b>\$29,041,942</b>	<b>\$18,455,295</b>			<b>\$188.74</b>		<b>0.9117</b>		
								<b>Sale. Ratio =&gt;</b>	<b>50.52</b>					<b>E.C.F. =&gt;</b>	<b>1.574</b>	<b>Std. Deviation=&gt;</b>	<b>0.24189174</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.61</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.583</b>	<b>Ave. Variance=&gt;</b>	<b>18.6033</b>	<b>Coefficient of Var=&gt;</b>	<b>11.7537352</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-10-103-015	222 E LAWRENCE	10/02/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$139,280	58.03	\$278,557	\$71,402	\$168,598	\$138,103	1.221	1,459	\$115.56	10C	27.3609	Colonial/2Sty	
72-25-10-103-037	116 E LAWRENCE	03/31/22	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$179,020	46.74	\$358,039	\$74,956	\$308,044	\$188,722	1.632	1,394	\$220.98	10C	13.7844	Colonial/2Sty	
72-25-10-104-003	314 E LAWRENCE	12/04/20	\$263,800	WD	03-ARM'S LENGTH	\$263,800	\$152,790	57.92	\$257,160	\$74,350	\$189,450	\$130,432	1.452	1,348	\$140.54	10C	4.1938	Colonial/2Sty	
72-25-10-105-047	326 E BLOOMFIELD	04/03/20	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$342,560	59.06	\$685,115	\$71,402	\$508,598	\$409,142	1.243	2,922	\$174.06	10C	25.1335	Colonial/2Sty	
72-25-10-129-098	505 DEVILLEN	03/04/21	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$303,750	49.39	\$607,499	\$103,911	\$511,089	\$335,725	1.522	2,378	\$214.92	10C	2.7923	Colonial/2Sty	
72-25-10-178-003	510 DEVILLEN	10/23/20	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$332,550	50.01	\$665,105	\$72,578	\$592,422	\$395,018	1.500	2,816	\$210.38	10C	0.5314	Colonial/2Sty	
72-25-10-178-010	2802 FERN	05/10/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$317,550	52.93	\$635,102	\$85,968	\$514,032	\$366,089	1.404	2,530	\$203.17	10C	9.0303	Colonial/2Sty	
72-25-10-178-013	2811 ARDMORE	08/02/21	\$642,000	WD	03-ARM'S LENGTH	\$642,000	\$324,560	50.55	\$649,126	\$85,234	\$556,766	\$375,928	1.481	2,359	\$236.02	10C	1.3375	Colonial/2Sty	
72-25-10-178-038	514 DEVILLEN	10/15/21	\$665,000	PTA	03-ARM'S LENGTH	\$665,000	\$313,170	47.09	\$626,344	\$70,097	\$594,903	\$370,831	1.604	2,531	\$235.05	10C	10.9822	Colonial/2Sty	
72-25-10-301-022	215 DETROIT	02/25/21	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$341,690	53.39	\$683,376	\$93,825	\$546,175	\$393,034	1.390	2,572	\$212.35	10C	10.4782	Colonial/2Sty	
72-25-10-302-002	2536 ELIZABETH	10/16/20	\$487,500	WD	03-ARM'S LENGTH	\$487,500	\$298,130	61.15	\$596,252	\$70,604	\$416,896	\$350,432	1.190	2,518	\$165.57	10C	30.4757	Colonial/2Sty	
72-25-10-326-035	516 MELODY	09/20/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$181,800	48.48	\$332,155	\$70,831	\$304,169	\$180,014	1.690	1,636	\$185.92	10C	19.5277	Colonial/2Sty	
72-25-10-326-086	448 GIRARD	04/07/21	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$274,830	48.64	\$549,650	\$121,193	\$443,807	\$285,638	1.554	2,594	\$171.09	10C	5.9320	Colonial/2Sty	
72-25-10-327-023	436 DETROIT	02/01/22	\$722,000	OTH	03-ARM'S LENGTH	\$722,000	\$370,200	51.27	\$740,404	\$100,816	\$621,184	\$426,392	1.457	2,835	\$219.11	10C	3.7582	Colonial/2Sty	
72-25-10-328-009	613 GOLF	02/22/21	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$331,090	46.31	\$662,176	\$68,218	\$646,782	\$395,972	1.633	2,707	\$238.93	10C	13.8984	Colonial/2Sty	
72-25-10-328-010	617 GOLF	07/14/20	\$562,000	WD	03-ARM'S LENGTH	\$562,000	\$343,510	61.12	\$687,017	\$67,122	\$494,878	\$413,263	1.197	2,641	\$187.38	10C	29.6931	Colonial/2Sty	
72-25-10-331-110	314 PARKDALE	09/03/21	\$685,000	WD	03-ARM'S LENGTH	\$685,000	\$338,780	49.46	\$615,175	\$72,492	\$612,508	\$367,728	1.666	2,209	\$277.28	10C	17.1235	Colonial/2Sty	
72-25-10-376-033	1926 WESTGATE	05/11/21	\$710,000	WD	03-ARM'S LENGTH	\$710,000	\$326,990	46.05	\$653,979	\$93,423	\$616,577	\$373,704	1.650	2,438	\$252.90	10C	15.5488	Colonial/2Sty	
72-25-10-431-030	2326 N VERMONT	10/13/21	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$360,650	54.23	\$721,306	\$88,522	\$576,478	\$421,856	1.367	2,487	\$231.80	10C	12.7892	Colonial/2Sty	
72-25-10-432-048	2217 N WILSON	02/11/22	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$339,320	43.78	\$678,648	\$74,050	\$700,950	\$403,065	1.739	2,781	\$252.05	10C	24.4628	Colonial/2Sty	
72-25-10-477-006	2012 N VERMONT	10/18/21	\$345,000	PTA	03-ARM'S LENGTH	\$345,000	\$175,180	50.78	\$350,359	\$77,401	\$267,599	\$181,972	1.471	1,342	\$199.40	10C	2.3869	Colonial/2Sty	
72-25-10-477-010	1930 N VERMONT	04/22/20	\$277,500	WD	33-TO BE DETERMINED	\$277,500	\$151,540	54.61	\$303,073	\$76,508	\$200,992	\$151,043	1.331	1,370	\$146.71	10C	16.3729	Colonial/2Sty	
72-25-10-477-019	1808 N VERMONT	03/11/22	\$350,000	WD	33-TO BE DETERMINED	\$350,000	\$139,550	39.87	\$279,101	\$78,153	\$271,847	\$133,965	2.029	1,403	\$193.76	10C	53.4814	Colonial/2Sty	
72-25-10-477-032	1931 N CONNECTICUT	01/19/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$149,270	51.47	\$298,539	\$70,324	\$219,676	\$152,143	1.444	1,644	\$133.62	10C	5.0544	Colonial/2Sty	
<b>Totals:</b>						<b>\$12,817,800</b>	<b>\$6,527,760</b>		<b>\$12,913,257</b>	<b>\$10,884,420</b>	<b>\$7,340,214</b>	<b>\$200.77</b>					<b>1.1572</b>		
							<b>Sale. Ratio =&gt;</b>	<b>50.93</b>		<b>E.C.F. =&gt;</b>	<b>1.483</b>	<b>Std. Deviation=&gt;</b>	<b>0.1956098</b>						
							<b>Std. Dev. =&gt;</b>	<b>5.41</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.494</b>	<b>Ave. Variance=&gt;</b>	<b>14.8387</b>	<b>Coefficient of Var=&gt;</b>	<b>9.92942852</b>				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-10-102-001	302 E 13 MILE	12/24/20	\$194,257	OTH	03-ARM'S LENGTH	\$194,257	\$114,000	58.69	\$228,000	\$57,121	\$137,136	\$132,464	1.035	1,834	\$74.77	10D	0.0000	Other	
<b>Totals:</b>						<b>\$194,257</b>	<b>\$114,000</b>		<b>\$228,000</b>	<b>\$137,136</b>	<b>\$132,464</b>	<b>\$74.77</b>					<b>0.0000</b>		
							<b>Sale. Ratio =&gt;</b>	<b>58.69</b>		<b>E.C.F. =&gt;</b>	<b>1.035</b>	<b>Std. Deviation=&gt;</b>	<b>#DIV/0!</b>						
							<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>		<b>Ave. E.C.F. =&gt;</b>	<b>1.035</b>	<b>Ave. Variance=&gt;</b>	<b>0.0000</b>	<b>Coefficient of Var=&gt;</b>	<b>0</b>				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-10-102-016	329 E LAWRENCE	06/11/21	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$145,450	45.81	\$290,891	\$71,402	\$246,098	\$145,357	1.693	1,204	\$204.40	100	9.7835	Other
72-25-10-105-029	203 E LA SALLE	04/30/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$158,250	62.06	\$316,506	\$71,402	\$183,598	\$151,299	1.213	1,216	\$150.99	100	38.1745	Other
72-25-10-106-003	2912 N MAIN	12/08/21	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$144,010	54.34	\$288,022	\$69,350	\$195,650	\$144,816	1.351	1,442	\$135.68	100	24.4199	Other
72-25-10-106-070	126 E LA SALLE	11/29/21	\$294,600	WD	03-ARM'S LENGTH	\$294,600	\$146,340	49.67	\$292,689	\$69,639	\$224,961	\$137,685	1.634	1,435	\$156.77	100	3.8654	Other
72-25-10-153-008	124 GIRARD	07/30/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$190,430	45.34	\$380,850	\$100,467	\$319,533	\$185,684	1.721	1,552	\$205.88	100	12.5617	Other
72-25-10-153-015	208 GIRARD	08/31/20	\$312,500	WD	03-ARM'S LENGTH	\$312,500	\$148,850	47.63	\$245,651	\$57,703	\$254,797	\$121,257	2.101	1,302	\$195.70	100	50.6076	Other
72-25-10-153-041	305 E WEBSTER	04/12/21	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$149,080	50.11	\$298,150	\$57,703	\$239,797	\$148,424	1.616	1,669	\$143.68	100	2.0396	Other
72-25-10-202-026	3103 FERRIS	01/31/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$170,780	55.99	\$341,565	\$60,642	\$244,358	\$186,042	1.313	1,528	\$159.92	100	28.1767	Other
72-25-10-204-023	3115 N VERMONT	12/01/20	\$228,500	WD	03-ARM'S LENGTH	\$228,500	\$127,870	55.96	\$255,744	\$64,279	\$164,221	\$118,188	1.389	1,130	\$145.33	100	20.5739	Other
72-25-10-205-030	2935 N ALTADENA	10/08/21	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$186,780	47.89	\$347,804	\$73,087	\$316,913	\$181,932	1.742	1,535	\$206.46	100	14.6708	Other
72-25-10-208-019	2902 N BLAIR	09/09/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$147,060	49.85	\$294,111	\$59,173	\$235,827	\$155,588	1.516	1,133	\$208.14	100	7.9511	Other
72-25-10-226-011	3110 N VERMONT	11/09/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$152,170	55.33	\$304,349	\$69,522	\$205,478	\$144,955	1.418	1,135	\$181.04	100	17.7695	Other
72-25-10-226-016	3215 N CONNECTICUT	11/25/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$133,190	48.43	\$266,380	\$69,522	\$205,478	\$121,517	1.691	1,130	\$181.84	100	9.5711	Other
72-25-10-228-001	3224 N WILSON	12/04/20	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$133,120	51.00	\$266,231	\$63,097	\$197,903	\$134,526	1.471	1,247	\$158.70	100	12.4110	Other
72-25-10-229-004	3022 N VERMONT	11/05/21	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$162,740	52.50	\$325,478	\$69,685	\$240,315	\$157,897	1.522	1,544	\$155.64	100	7.3251	Other
72-25-10-230-002	3030 N CONNECTICUT	10/05/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$114,560	52.07	\$229,119	\$69,385	\$150,615	\$98,601	1.528	1,128	\$133.52	100	6.7709	Other
72-25-10-231-009	3002 N WILSON	11/19/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$192,210	55.71	\$338,932	\$64,513	\$280,487	\$184,174	1.523	1,785	\$157.14	100	7.2278	Other

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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			
72-25-10-276-007	2706 N VERMONT	07/21/20	\$339,900	WD	03-ARM'S LENGTH	\$339,900	\$185,320	54.52	\$370,638	\$80,490	\$259,410	\$192,151	1.350	1,503	\$172.59	100	24.5193	Other			
72-25-10-277-024	2701 N WILSON	11/06/20	\$223,250	WD	03-ARM'S LENGTH	\$223,250	\$136,630	61.20	\$273,255	\$71,273	\$151,977	\$124,680	1.219	1,216	\$124.98	100	37.6291	Other			
72-25-10-277-024	2701 N WILSON	10/01/21	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$136,630	47.94	\$273,255	\$71,273	\$213,727	\$124,680	1.714	1,216	\$175.76	100	11.8976	Other			
72-25-10-278-002	2806 N WILSON	02/10/22	\$407,500	WD	33-TO BE DETERMINED	\$407,500	\$168,700	41.40	\$337,400	\$66,893	\$340,607	\$179,144	1.901	1,274	\$267.35	100	30.6081	Other			
72-25-10-302-027	2535 ROCHESTER	11/13/20	\$244,500	WD	03-ARM'S LENGTH	\$244,500	\$118,010	48.27	\$183,097	\$55,881	\$188,619	\$82,075	2.298	1,056	\$178.62	100	70.2909	Other			
72-25-10-303-029	203 E HOUSTONIA	09/16/20	\$482,500	WD	33-TO BE DETERMINED	\$482,500	\$214,520	44.46	\$429,033	\$120,287	\$362,213	\$190,584	1.901	2,010	\$180.21	100	30.5318	Other			
72-25-10-326-014	518 GIRARD	07/09/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$290,120	58.02	\$580,231	\$147,237	\$352,763	\$286,751	1.230	2,824	\$124.92	100	36.5018	Other			
72-25-10-330-044	2430 ARDMORE	08/12/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$152,550	48.43	\$305,104	\$85,808	\$229,192	\$135,368	1.693	1,359	\$168.65	100	9.7879	Other			
72-25-10-331-024	504 PARKDALE	03/01/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$283,290	67.45	\$566,581	\$85,182	\$334,818	\$318,807	1.050	2,178	\$153.73	100	54.5004	Other			
72-25-10-351-017	220 E HOUSTONIA	08/10/20	\$437,500	WD	33-TO BE DETERMINED	\$437,500	\$198,990	45.48	\$397,985	\$92,839	\$344,661	\$188,362	1.830	1,906	\$180.83	100	23.4557	Other			
72-25-10-376-010	1902 WESTGATE	02/22/22	\$317,500	PTA	33-TO BE DETERMINED	\$317,500	\$128,900	40.60	\$257,798	\$56,871	\$260,629	\$124,029	2.101	1,270	\$205.22	100	50.6130	Other			
72-25-10-377-012	1824 CLIFTON	08/28/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$152,800	53.61	\$305,598	\$56,312	\$228,688	\$153,880	1.486	1,741	\$131.35	100	10.9082	Other			
72-25-10-378-028	1813 ARDMORE	03/04/21	\$341,000	WD	33-TO BE DETERMINED	\$341,000	\$155,250	45.53	\$310,509	\$54,887	\$286,113	\$169,286	1.690	1,310	\$218.41	100	9.4890	Other			
72-25-10-427-009	2452 N VERMONT	04/21/21	\$335,000	WD	33-TO BE DETERMINED	\$335,000	\$179,420	53.56	\$358,842	\$78,420	\$256,580	\$185,710	1.382	1,288	\$199.21	100	21.3608	Other			
72-25-10-427-022	2525 N CONNECTICUT	10/05/21	\$366,000	PTA	03-ARM'S LENGTH	\$366,000	\$172,840	47.22	\$322,313	\$72,846	\$293,154	\$165,210	1.774	1,516	\$193.37	100	17.9208	Other			
72-25-10-431-028	2207 N CONNECTICUT	12/29/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$152,520	52.59	\$305,046	\$70,324	\$219,676	\$144,890	1.516	1,239	\$177.30	100	7.9069	Other			
72-25-10-432-028	2205 N WILSON	09/04/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$210,320	58.42	\$346,791	\$88,522	\$271,478	\$166,625	1.629	1,904	\$142.58	100	3.4049	Other			
72-25-10-478-007	2010 N CONNECTICUT	11/19/20	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$188,500	36.60	\$376,998	\$70,324	\$444,676	\$306,674	1.450	2,182	\$203.79	100	14.5229	BUNGALOW			
72-25-10-479-002	2032 N WILSON	08/03/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$181,920	51.98	\$363,843	\$66,032	\$283,968	\$197,226	1.440	1,276	\$222.55	100	15.5414	Other			
72-25-10-479-036	2012 N WILSON	10/09/20	\$339,500	WD	03-ARM'S LENGTH	\$339,500	\$174,480	51.39	\$272,417	\$68,129	\$271,371	\$140,888	1.926	1,444	\$187.93	100	33.0918	Other			
<b>Totals:</b>			<b>\$12,220,750</b>			<b>\$12,220,750</b>	<b>\$6,184,600</b>		<b>\$12,019,206</b>		<b>\$9,500,349</b>	<b>\$6,094,962</b>			<b>\$175.41</b>		<b>3.6503</b>				
								<b>Sale. Ratio =&gt;</b>	<b>50.61</b>					<b>E.C.F. =&gt;</b>	<b>1.559</b>	<b>Std. Deviation=&gt;</b>	<b>0.26968688</b>				
								<b>Std. Dev. =&gt;</b>	<b>6.18</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.595</b>	<b>Ave. Variance=&gt;</b>	<b>21.3076</b>	<b>Coefficient of Var=&gt;</b>	<b>13.35713627</b>		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-10-102-005	322 E 13 MILE	03/25/21	\$180,315	WD	33-TO BE DETERMINED	\$180,315	\$79,230	43.94	\$158,465	\$57,121	\$123,194	\$73,438	1.678	772	\$159.58	10R	30.6170	Ranch
72-25-10-102-007	330 E 13 MILE	09/28/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$110,240	50.11	\$200,294	\$59,779	\$160,221	\$106,451	1.505	977	\$163.99	10R	13.3757	Ranch
72-25-10-103-006	3102 N MAIN	02/25/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$114,840	49.50	\$229,670	\$66,834	\$165,166	\$117,997	1.400	1,522	\$108.52	10R	2.8385	Ranch
72-25-10-103-021	131 E BLOOMFIELD	01/27/22	\$211,250	PTA	33-TO BE DETERMINED	\$211,250	\$132,570	62.76	\$265,134	\$82,614	\$128,636	\$132,261	0.973	1,101	\$116.84	10R	39.8769	Ranch
72-25-10-106-007	116 E LA SALLE	09/21/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$114,230	48.40	\$228,457	\$70,731	\$165,269	\$114,294	1.446	1,013	\$163.15	10R	7.4635	Ranch
72-25-10-126-038	703 E BLOOMFIELD	06/08/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$136,300	51.43	\$272,596	\$82,700	\$182,300	\$137,606	1.325	1,053	\$173.12	10R	4.6563	Ranch
72-25-10-126-040	711 E BLOOMFIELD	08/20/21	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$182,870	51.37	\$365,743	\$86,385	\$269,615	\$202,433	1.332	1,406	\$191.76	10R	3.9491	Ranch
72-25-10-127-004	426 E BLOOMFIELD	04/17/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$132,880	64.82	\$265,765	\$76,949	\$128,051	\$136,823	0.936	1,286	\$99.57	10R	43.5475	Ranch
72-25-10-127-012	415 E LA SALLE	07/16/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,000	46.42	\$245,997	\$83,605	\$181,395	\$117,675	1.541	918	\$197.60	10R	17.0125	Ranch
72-25-10-127-014	425 E LA SALLE	10/30/20	\$294,900	WD	03-ARM'S LENGTH	\$294,900	\$168,310	57.07	\$241,019	\$75,618	\$219,282	\$125,304	1.750	1,339	\$163.77	10R	37.8641	Ranch
72-25-10-128-003	612 E BLOOMFIELD	11/10/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$125,110	53.24	\$250,220	\$74,248	\$160,752	\$127,516	1.261	1,028	\$156.37	10R	11.0719	Ranch
72-25-10-128-013	703 E LA SALLE	10/05/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$130,560	52.22	\$261,121	\$74,702	\$175,298	\$135,086	1.298	1,021	\$171.69	10R	7.3687	Ranch
72-25-10-129-009	422 E LA SALLE	11/22/21	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$201,210	47.91	\$402,414	\$80,888	\$339,112	\$232,990	1.455	1,509	\$224.73	10R	8.4118	Ranch
72-25-10-129-020	606 E LA SALLE	12/04/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$122,700	49.08	\$245,402	\$79,046	\$170,954	\$120,548	1.418	1,024	\$166.95	10R	4.6781	Ranch
72-25-10-129-049	623 DEVILLEN	08/25/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$154,250	54.12	\$279,915	\$80,677	\$204,323	\$150,938	1.354	1,117	\$182.92	10R	1.7672	Ranch
72-25-10-129-065	611 DEVILLEN	10/08/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$146,040	53.11	\$292,075	\$115,483	\$159,517	\$127,965	1.247	1,098	\$145.28	10R	12.4796	Ranch
72-25-10-151-007	112 DEVILLEN	06/25/21	\$280,000	WD	33-TO BE DETERMINED	\$280,000	\$127,650	45.59	\$255,292	\$68,981	\$211,019	\$135,008	1.563	1,112	\$189.77	10R	19.1650	Ranch
72-25-10-153-005	2600 N MAIN	11/12/20	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$88,250	47.45	\$176,493	\$57,588	\$128,412	\$86,163	1.490	1,054	\$121.83	10R	11.8976	Ranch
72-25-10-178-008	2812 FERN	06/15/20	\$259,000	WD	33-TO BE DETERMINED	\$259,000	\$162,020	62.56	\$324,030	\$82,232	\$176,768	\$175,216	1.009	1,670	\$105.85	10R	36.2504	Ranch
72-25-10-178-009	2806 FERN	09/02/20	\$231,025	WD	03-ARM'S LENGTH	\$231,025	\$136,320	59.01	\$272,641	\$84,260	\$146,765	\$136,508	1.075	1,495	\$98.17	10R	29.6223	Ranch
72-25-10-178-032	535 GIRARD	04/28/21	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$167,960	58.52	\$335,927	\$127,223	\$159,777	\$151,235	1.056	1,235	\$129.37	10R	31.4878	Ranch
72-25-10-179-001	2828 ARDMORE	03/22/22	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$105,050	47.53	\$210,097	\$60,907	\$160,093	\$108,109	1.481	996	\$160.74	10R	10.9491	Ranch
72-25-10-179-018	718 DEVILLEN	04/20/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$78,710	54.28	\$157,426	\$56,148	\$88,852	\$73,390	1.211	664	\$133.81	10R	16.0676	Ranch
72-25-10-231-027	2941 N CAMPBELL	03/08/22	\$173,520	SD	33-TO BE DETERMINED	\$173,520	\$105,320	60.70	\$210,641	\$64,597	\$108,923	\$105,829	1.029	1,170	\$93.10	10R	34.2126	Ranch
72-25-10-276-014	2602 N VERMONT	07/22/20	\$341,200	WD	33-TO BE DETERMINED	\$341,200	\$148,780	43.60	\$297,569	\$71,568	\$269,632	\$163,769	1.646	1,120	\$240.74	10R	27.5057	Ranch
72-25-10-301-026	2517 ELIZABETH	12/20/21	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$117,220	45.79	\$234,447	\$70,604	\$185,396	\$118,727	1.562	841	\$220.45	10R	19.0173	Ranch
72-25-10-302-009	318 E WEBSTER	08/24/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$161,430	67.29	\$283,949	\$132,063	\$107,837	\$116,835	0.923	1,109	\$97.24	10R	44.8379	Ranch
72-25-10-329-017	623 DETROIT	07/15/20	\$218,500	WD	33-TO BE DETERMINED	\$218,500	\$102,060	46.71	\$204,114	\$68,029	\$150,471	\$98,612	1.526	816	\$184.40	10R	15.4523	Ranch

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-10-329-021	713 DETROIT	06/24/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$113,980	49.13	\$227,950	\$67,239	\$164,761	\$116,457	1.415	1,339	\$123.05	10R	4.3415	Ranch		
72-25-10-330-016	715 FAIRWAY	02/12/21	\$300,000	WD	33-TO BE DETERMINED	\$300,000	\$171,950	57.32	\$343,907	\$70,294	\$229,706	\$198,270	1.159	1,335	\$172.06	10R	21.2812	Ranch		
72-25-10-330-020	714 FAIRWAY	03/17/21	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$133,310	41.67	\$266,625	\$68,551	\$251,349	\$143,532	1.751	1,280	\$196.37	10R	37.9810	Ranch		
72-25-10-330-025	618 FAIRWAY	11/11/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$154,180	46.02	\$308,363	\$69,133	\$265,867	\$173,355	1.534	1,024	\$259.64	10R	16.2294	Ranch		
72-25-10-331-037	612 PARKDALE	07/20/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$139,970	69.99	\$220,772	\$81,126	\$118,874	\$107,420	1.107	867	\$137.11	10R	26.4733	Ranch		
72-25-10-351-016	210 E HOUSTONIA	08/21/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$114,500	53.26	\$229,003	\$81,227	\$133,773	\$107,084	1.249	906	\$147.65	10R	12.2128	Ranch		
72-25-10-352-008	1903 WESTGATE	04/24/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$107,830	65.35	\$215,666	\$63,786	\$101,214	\$110,058	0.920	1,003	\$100.91	10R	45.1719	Ranch		
72-25-10-352-009	1831 WESTGATE	12/16/21	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$122,250	53.15	\$228,975	\$63,284	\$166,716	\$120,066	1.389	1,007	\$165.56	10R	1.7175	Ranch		
72-25-10-376-005	1922 WESTGATE	09/04/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$148,770	56.14	\$231,454	\$77,889	\$187,111	\$118,127	1.584	1,405	\$133.18	10R	21.2621	Ranch		
72-25-10-376-016	1927 CLIFTON	12/15/21	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$136,390	55.67	\$272,773	\$78,041	\$166,959	\$141,110	1.183	1,531	\$109.05	10R	18.8179	Ranch		
72-25-10-377-015	1812 CLIFTON	03/01/22	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$94,260	50.14	\$188,518	\$56,778	\$131,222	\$95,464	1.375	1,081	\$121.39	10R	0.3212	Ranch		
72-25-10-377-018	1923 FERN	08/04/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$128,780	48.60	\$232,305	\$56,312	\$208,688	\$133,328	1.565	1,075	\$194.13	10R	19.3861	Ranch		
72-25-10-378-017	1927 ARDMORE	06/01/21	\$307,197	WD	03-ARM'S LENGTH	\$307,197	\$125,540	40.87	\$251,079	\$54,887	\$252,310	\$142,168	1.775	1,031	\$244.72	10R	40.3368	Ranch		
72-25-10-378-032	513 E 12 MILE	07/14/20	\$180,000	WD	33-TO BE DETERMINED	\$180,000	\$88,520	49.18	\$177,042	\$50,166	\$129,834	\$91,939	1.412	926	\$140.21	10R	4.0812	Ranch		
72-25-10-426-012	2427 N VERMONT	10/04/21	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$130,480	44.99	\$260,956	\$87,433	\$202,567	\$125,741	1.611	1,057	\$191.64	10R	23.9621	Ranch		
72-25-10-427-016	2416 N VERMONT	08/31/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$188,500	48.96	\$343,644	\$107,187	\$277,813	\$179,134	1.551	1,707	\$162.75	10R	17.9505	Ranch		
72-25-10-429-010	2448 N WILSON	12/18/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$140,960	50.34	\$281,926	\$66,032	\$213,968	\$156,445	1.368	1,103	\$193.99	10R	0.3673	Ranch		
72-25-10-431-020	2317 N CONNECTICUT	02/07/22	\$319,900	WD	33-TO BE DETERMINED	\$319,900	\$124,910	39.05	\$249,810	\$89,813	\$230,087	\$115,940	1.985	1,025	\$224.48	10R	61.3176	Ranch		
72-25-10-476-006	2003 N VERMONT	08/20/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$169,090	50.47	\$308,574	\$102,117	\$232,883	\$156,407	1.489	1,177	\$197.86	10R	11.7595	Ranch		
72-25-10-476-009	1917 N VERMONT	10/14/21	\$351,000	PTA	03-ARM'S LENGTH	\$351,000	\$174,370	49.68	\$327,735	\$102,418	\$248,582	\$163,273	1.522	1,060	\$234.51	10R	15.1130	Ranch		
72-25-10-477-024	2025 N CONNECTICUT	06/24/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$85,800	57.20	\$171,603	\$70,514	\$79,486	\$73,253	1.085	894	\$88.91	10R	28.6271	Ranch		
72-25-10-477-024	2025 N CONNECTICUT	09/17/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$85,800	57.20	\$171,603	\$70,514	\$79,486	\$73,253	1.085	894	\$88.91	10R	28.6271	Ranch		
72-25-10-478-001	2038 N CONNECTICUT	03/04/21	\$300,000	WD	33-TO BE DETERMINED	\$300,000	\$153,820	51.27	\$307,643	\$70,324	\$229,676	\$171,970	1.336	1,043	\$220.21	10R	3.5805	Ranch		
72-25-10-478-036	2013 N WILSON	09/16/20	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$135,880	50.14	\$271,761	\$68,480	\$202,520	\$147,305	1.375	1,064	\$190.34	10R	0.3472	Ranch		
<b>Totals:</b>			<b>\$13,297,607</b>			<b>\$13,297,607</b>	<b>\$6,844,950</b>		<b>\$13,256,600</b>		<b>\$9,332,482</b>	<b>\$6,789,826</b>			<b>\$161.54</b>		<b>0.3119</b>			
								<b>Sale. Ratio =&gt;</b>	<b>51.48</b>					<b>E.C.F. =&gt;</b>	<b>1.374</b>	<b>Std. Deviation=&gt;</b>		<b>0.24267821</b>		
								<b>Std. Dev. =&gt;</b>	<b>6.79</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.371</b>	<b>Ave. Variance=&gt;</b>		<b>19.3213</b>	<b>Coefficient of Var=&gt;</b>	<b>14.08916726</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-10-327-045	445 PARKDALE	12/07/20	\$262,900	PTA	03-ARM'S LENGTH	\$262,900	\$139,410	53.03	\$278,827	\$99,891	\$163,009	\$137,643	1.184	1,299	\$125.49	10T	29.7184	TriLevel/Quad		
72-25-10-327-054	510 DETROIT	11/23/21	\$355,000	PTA	03-ARM'S LENGTH	\$355,000	\$186,810	52.62	\$350,157	\$99,705	\$255,295	\$192,655	1.325	1,806	\$141.36	10T	15.6334	TriLevel/Quad		
72-25-10-328-012	627 GOLF	09/29/20	\$375,000	WD	33-TO BE DETERMINED	\$375,000	\$149,130	39.77	\$298,269	\$67,122	\$307,878	\$177,805	1.732	1,422	\$216.51	10T	25.0073	TriLevel/Quad		
72-25-10-329-004	616 GOLF	11/19/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$144,060	50.55	\$219,979	\$67,122	\$217,878	\$129,540	1.682	1,603	\$135.92	10T	20.0467	TriLevel/Quad		
72-25-10-329-015	613 DETROIT	11/06/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$118,020	45.39	\$236,034	\$67,122	\$192,878	\$129,932	1.484	1,266	\$152.35	10T	0.2978	TriLevel/Quad		
<b>Totals:</b>			<b>\$1,537,900</b>			<b>\$1,537,900</b>	<b>\$737,430</b>		<b>\$1,383,266</b>		<b>\$1,136,938</b>	<b>\$767,576</b>			<b>\$154.33</b>		<b>0.0266</b>			
								<b>Sale. Ratio =&gt;</b>	<b>47.95</b>					<b>E.C.F. =&gt;</b>	<b>1.481</b>	<b>Std. Deviation=&gt;</b>		<b>0.23210495</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.64</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.481</b>	<b>Ave. Variance=&gt;</b>		<b>18.1407</b>	<b>Coefficient of Var=&gt;</b>	<b>12.24505958</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-14-301-010	901 N EDISON	12/10/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$116,100	51.60	\$232,196	\$63,233	\$161,767	\$107,620	1.503	981	\$164.90	14B	13.2051	BUNGALOW
72-25-14-301-010	901 N EDISON	03/22/22	\$285,000	WD	33-TO BE DETERMINED	\$285,000	\$116,100	40.74	\$232,196	\$63,233	\$221,767	\$107,620	2.061	981	\$226.06	14B	42.5467	BUNGALOW
72-25-14-302-005	912 N EDISON	09/15/20	\$219,500	WD	33-TO BE DETERMINED	\$219,500	\$104,390	47.56	\$177,443	\$58,027	\$161,473	\$83,826	1.926	974	\$165.78	14B	29.1094	BUNGALOW
72-25-14-302-012	816 N EDISON	03/22/22	\$290,000	WD	33-TO BE DETERMINED	\$290,000	\$111,230	38.36	\$222,462	\$56,000	\$234,000	\$106,027	2.207	974	\$240.25	14B	57.1804	BUNGALOW
72-25-14-302-016	800 N EDISON	09/14/21	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$125,670	48.80	\$230,187	\$58,811	\$198,689	\$112,110	1.772	989	\$200.90	14B	13.7082	BUNGALOW
72-25-14-302-020	916 N DORCHESTER	06/24/20	\$245,600	WD	03-ARM'S LENGTH	\$245,600	\$130,580	53.17	\$261,156	\$56,797	\$188,803	\$130,165	1.450	989	\$190.90	14B	18.4696	BUNGALOW
72-25-14-303-003	917 N DORCHESTER	10/05/21	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$113,950	48.49	\$227,906	\$56,000	\$179,000	\$109,494	1.635	974	\$183.78	14B	0.0397	BUNGALOW
72-25-14-303-007	900 N DORCHESTER	09/30/21	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$125,120	50.55	\$250,237	\$56,000	\$191,500	\$123,718	1.548	1,031	\$185.74	14B	8.7309	BUNGALOW
72-25-14-304-001	926 N KENWOOD	11/18/20	\$235,000	WD	33-TO BE DETERMINED	\$235,000	\$120,840	51.42	\$241,674	\$75,127	\$159,873	\$106,081	1.507	980	\$163.14	14B	12.8100	BUNGALOW
72-25-14-304-007	900 N KENWOOD	09/18/20	\$239,900	PTA	33-TO BE DETERMINED	\$239,900	\$113,510	47.32	\$227,012	\$56,747	\$183,153	\$108,449	1.689	978	\$187.27	14B	5.3653	BUNGALOW
72-25-14-304-009	824 N KENWOOD	07/02/20	\$338,000	WD	03-ARM'S LENGTH	\$338,000	\$179,460	53.09	\$358,916	\$56,837	\$281,163	\$192,407	1.461	1,445	\$194.58	14B	17.3893	BUNGALOW
72-25-14-304-013	808 N KENWOOD	10/04/21	\$221,500	PTA	33-TO BE DETERMINED	\$221,500	\$102,810	46.42	\$205,628	\$56,805	\$164,695	\$94,792	1.737	979	\$168.23	14B	10.2255	BUNGALOW
72-25-14-304-032	809 N EDGEWORTH	09/17/20	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$160,630	52.32	\$271,258	\$56,000	\$251,000	\$146,880	1.709	1,333	\$188.30	14B	7.3689	BUNGALOW



## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-14-305-043	633 N DORCHESTER	11/12/21	\$290,000	PTA	33-TO BE DETERMINED	\$290,000	\$128,080	44.17	\$256,164	\$56,000	\$234,000	\$127,493	1.835	1,002	\$233.53	14B	20.0209	BUNGALOW		
72-25-14-305-047	617 N DORCHESTER	04/19/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$162,230	53.19	\$324,459	\$56,000	\$249,000	\$170,993	1.456	1,238	\$201.13	14B	17.8986	BUNGALOW		
72-25-14-305-051	601 N DORCHESTER	06/22/20	\$284,000	WD	33-TO BE DETERMINED	\$284,000	\$122,280	43.06	\$244,558	\$59,336	\$224,664	\$117,976	1.904	1,024	\$219.40	14B	26.9137	BUNGALOW		
72-25-14-306-004	712 N DORCHESTER	11/12/21	\$263,500	PTA	33-TO BE DETERMINED	\$263,500	\$120,550	45.75	\$241,092	\$53,752	\$209,748	\$119,325	1.758	1,019	\$205.84	14B	12.2604	BUNGALOW		
72-25-14-306-006	704 N DORCHESTER	06/17/21	\$315,000	WD	33-TO BE DETERMINED	\$315,000	\$141,370	44.88	\$282,745	\$54,120	\$260,880	\$145,621	1.791	1,021	\$255.51	14B	15.6314	BUNGALOW		
72-25-14-327-001	924 SYMES	11/29/21	\$189,500	PTA	03-ARM'S LENGTH	\$189,500	\$115,630	61.02	\$231,251	\$80,773	\$108,727	\$95,846	1.134	970	\$112.09	14B	50.0792	BUNGALOW		
72-25-14-354-019	305 N KENWOOD	02/24/21	\$270,000	WD	33-TO BE DETERMINED	\$270,000	\$127,710	47.30	\$255,421	\$68,134	\$201,866	\$119,291	1.692	1,124	\$179.60	14B	5.7028	BUNGALOW		
72-25-14-355-007	212 N KENWOOD	12/15/20	\$260,000	WD	33-TO BE DETERMINED	\$260,000	\$132,530	50.97	\$265,050	\$68,134	\$191,866	\$125,424	1.530	1,038	\$184.84	14B	10.5449	BUNGALOW		
72-25-14-376-009	416 N EDGEWORTH	09/24/21	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$127,480	50.99	\$254,967	\$68,570	\$181,430	\$118,724	1.528	978	\$185.51	14B	10.7023	BUNGALOW		
72-25-14-376-022	421 N MINERVA	06/23/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$97,830	49.41	\$195,662	\$54,470	\$143,530	\$89,931	1.596	966	\$148.58	14B	3.9188	BUNGALOW		
72-25-14-376-023	417 N MINERVA	12/21/21	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$133,100	50.23	\$266,196	\$53,616	\$211,384	\$135,401	1.561	990	\$213.52	14B	7.4019	BUNGALOW		
72-25-14-376-026	405 N MINERVA	06/10/21	\$322,500	WD	33-TO BE DETERMINED	\$322,500	\$148,940	46.18	\$297,885	\$55,235	\$267,265	\$154,554	1.729	1,182	\$226.11	14B	9.4078	BUNGALOW		
72-25-14-377-026	2109 E 11 MILE	09/30/21	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$92,130	51.47	\$184,263	\$63,736	\$115,264	\$76,769	1.501	992	\$116.19	14B	13.3743	BUNGALOW		
72-25-14-378-004	2214 E FARNUM	02/25/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$130,950	48.86	\$261,902	\$56,895	\$211,105	\$130,578	1.617	992	\$212.81	14B	1.8486	BUNGALOW		
72-25-14-378-007	2226 E FARNUM	09/25/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$122,110	61.06	\$207,216	\$59,578	\$140,422	\$102,441	1.371	974	\$144.17	14B	26.4424	BUNGALOW		
72-25-14-379-001	2200 SPRAGUE	04/12/21	\$250,000	WD	33-TO BE DETERMINED	\$250,000	\$130,320	52.13	\$260,636	\$57,833	\$192,167	\$129,174	1.488	1,010	\$190.26	14B	14.7525	BUNGALOW		
72-25-14-379-006	2222 SPRAGUE	07/21/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$109,090	58.97	\$218,171	\$52,632	\$132,368	\$105,439	1.255	981	\$134.93	14B	37.9785	BUNGALOW		
72-25-14-379-006	2222 SPRAGUE	03/18/22	\$328,000	WD	33-TO BE DETERMINED	\$328,000	\$109,090	33.26	\$218,171	\$52,632	\$275,368	\$105,439	2.612	981	\$280.70	14B	97.6451	BUNGALOW		
72-25-14-379-008	416 N MINERVA	06/16/20	\$258,500	WD	33-TO BE DETERMINED	\$258,500	\$131,010	50.68	\$262,011	\$55,451	\$203,049	\$131,567	1.543	968	\$209.76	14B	9.1872	BUNGALOW		
72-25-14-381-009	2207 MACE	02/12/21	\$236,000	WD	33-TO BE DETERMINED	\$236,000	\$135,720	57.51	\$271,442	\$56,365	\$179,635	\$136,992	1.311	974	\$184.43	14B	32.3902	BUNGALOW		
72-25-14-381-012	2219 MACE	06/21/21	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$112,480	49.33	\$224,950	\$52,632	\$175,368	\$109,757	1.598	891	\$196.82	14B	3.7397	BUNGALOW		
72-25-14-381-027	213 N STEPHENSON	06/14/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$91,560	59.07	\$183,129	\$50,097	\$104,903	\$84,734	1.238	997	\$105.22	14B	39.7155	BUNGALOW		
72-25-14-382-006	2224 MACE	02/17/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$106,010	49.08	\$212,021	\$57,833	\$158,167	\$98,209	1.611	982	\$161.07	14B	2.4670	BUNGALOW		
<b>Totals:</b>			<b>\$9,062,500</b>			<b>\$9,062,500</b>	<b>\$4,448,590</b>		<b>\$8,757,633</b>		<b>\$6,949,059</b>	<b>\$4,260,865</b>			<b>\$187.83</b>		<b>0.4283</b>			
								<b>Sale. Ratio =&gt;</b>	<b>49.09</b>					<b>E.C.F. =&gt;</b>	<b>1.631</b>	<b>Std. Deviation=&gt;</b>	<b>0.27740109</b>			
								<b>Std. Dev. =&gt;</b>	<b>5.83</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.635</b>	<b>Ave. Variance=&gt;</b>	<b>19.6159</b>	<b>Coefficient of Var=&gt;</b>	<b>11.99613517</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-14-305-025	716 N EDISON	09/01/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$126,830	48.78	\$253,655	\$56,135	\$203,865	\$131,680	1.548	1,466	\$139.06	14C	3.5473	Colonial/2Sty		
72-25-14-305-054	701 N EDISON	03/11/21	\$275,000	WD	33-TO BE DETERMINED	\$275,000	\$127,540	46.38	\$255,073	\$65,597	\$209,403	\$126,317	1.658	1,268	\$165.14	14C	14.5041	Colonial/2Sty		
72-25-14-305-064	710 N CAMPBELL	02/25/22	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$272,430	49.62	\$544,863	\$66,492	\$482,508	\$318,914	1.513	2,121	\$227.49	14C	0.0260	Colonial/2Sty		
72-25-14-305-065	706 N CAMPBELL	03/04/22	\$549,900	WD	03-ARM'S LENGTH	\$549,900	\$270,630	49.21	\$541,268	\$62,897	\$487,003	\$318,914	1.527	2,121	\$229.61	14C	1.4355	Colonial/2Sty		
72-25-14-351-065	1718 TAYLOR	08/03/20	\$408,000	WD	03-ARM'S LENGTH	\$408,000	\$204,010	50.00	\$348,280	\$92,524	\$315,476	\$182,975	1.724	1,907	\$165.43	14C	21.1437	Colonial/2Sty		
72-25-14-355-018	217 N EDGEWORTH	06/24/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$155,720	51.91	\$311,433	\$68,134	\$231,866	\$162,199	1.430	1,252	\$185.20	14C	8.3200	Colonial/2Sty		
72-25-14-355-022	123 N EDGEWORTH	10/05/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$172,800	61.71	\$295,232	\$68,134	\$211,866	\$161,110	1.315	1,372	\$154.42	14C	19.7675	Colonial/2Sty		
72-25-14-355-030	200 N KENWOOD	09/14/20	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$192,790	53.70	\$385,573	\$68,134	\$290,866	\$211,626	1.374	1,520	\$191.36	14C	13.8278	Colonial/2Sty		
72-25-14-355-031	122 N KENWOOD	07/10/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$177,590	49.33	\$355,181	\$69,453	\$290,547	\$190,485	1.525	1,520	\$191.15	14C	1.2586	Colonial/2Sty		
<b>Totals:</b>			<b>\$3,340,900</b>			<b>\$3,340,900</b>	<b>\$1,700,340</b>		<b>\$3,290,558</b>		<b>\$2,723,400</b>	<b>\$1,804,221</b>			<b>\$183.21</b>		<b>0.3252</b>			
								<b>Sale. Ratio =&gt;</b>	<b>50.89</b>					<b>E.C.F. =&gt;</b>	<b>1.509</b>	<b>Std. Deviation=&gt;</b>	<b>0.12868752</b>			
								<b>Std. Dev. =&gt;</b>	<b>4.44</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.513</b>	<b>Ave. Variance=&gt;</b>	<b>9.3145</b>	<b>Coefficient of Var=&gt;</b>	<b>6.157478347</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-14-302-013	812 N EDISON	08/04/21	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$196,690	51.09	\$393,378	\$56,000	\$329,000	\$223,429	1.473	1,656	\$198.67	14O	5.5068	Other		
72-25-14-304-018	917 N EDGEWORTH	04/16/20	\$245,000	WD	33-TO BE DETERMINED	\$245,000	\$130,230	53.16	\$260,459	\$56,000	\$189,000	\$135,403	1.396	1,166	\$162.09	14O	13.1741	Other		
72-25-14-305-040	705 N DORCHESTER	06/04/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$230,200	43.43	\$460,395	\$56,000	\$474,000	\$267,811	1.770	1,833	\$258.59	14O	24.2332	Other		
72-25-14-376-001	520 N EDGEWORTH	04/23/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$209,100	51.00	\$418,192	\$92,262	\$317,738	\$215,848	1.472	1,663	\$191.06	14O	5.5524	Other		
<b>Totals:</b>			<b>\$1,570,000</b>			<b>\$1,570,000</b>	<b>\$766,220</b>		<b>\$1,532,424</b>		<b>\$1,309,738</b>	<b>\$842,491</b>			<b>\$202.60</b>		<b>2.7030</b>			
								<b>Sale. Ratio =&gt;</b>	<b>48.80</b>					<b>E.C.F. =&gt;</b>	<b>1.555</b>	<b>Std. Deviation=&gt;</b>	<b>0.16552545</b>			
								<b>Std. Dev. =&gt;</b>	<b>4.27</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.528</b>	<b>Ave. Variance=&gt;</b>	<b>12.1166</b>	<b>Coefficient of Var=&gt;</b>	<b>7.931955336</b>	

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-14-151-029	1107 N KENWOOD	03/22/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$136,930	45.64	\$273,869	\$67,206	\$232,794	\$156,563	1.487	1,260	\$184.76	14R	18.3850	Ranch	
72-25-14-176-004	1110 N EDGEWORTH	09/01/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$147,640	56.78	\$259,586	\$66,837	\$193,163	\$146,022	1.323	1,071	\$180.36	14R	1.9781	Ranch	
72-25-14-176-029	1106 SYMES	06/29/20	\$254,000	WD	33-TO BE DETERMINED	\$254,000	\$151,190	59.52	\$302,373	\$74,269	\$179,731	\$172,806	1.040	1,577	\$113.97	14R	26.2980	Ranch	
72-25-14-176-034	1012 SYMES	11/25/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$139,970	51.84	\$248,253	\$74,991	\$195,009	\$131,259	1.486	1,039	\$187.69	14R	18.2626	Ranch	
72-25-14-303-011	816 N DORCHESTER	06/18/21	\$229,000	WD	33-TO BE DETERMINED	\$229,000	\$114,790	50.13	\$229,581	\$56,760	\$172,240	\$127,074	1.355	1,196	\$144.01	14R	5.2374	Ranch	
72-25-14-305-038	715 N DORCHESTER	07/23/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$102,640	47.74	\$192,477	\$56,000	\$159,000	\$100,351	1.584	980	\$162.24	14R	28.1389	Ranch	
72-25-14-306-008	636 N DORCHESTER	08/13/21	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$88,170	45.68	\$176,340	\$54,486	\$138,514	\$92,314	1.500	837	\$165.49	14R	19.7418	Ranch	
72-25-14-326-023	829 SYMES	08/05/21	\$193,500	WD	03-ARM'S LENGTH	\$193,500	\$94,530	48.85	\$189,069	\$56,000	\$137,500	\$97,845	1.405	996	\$138.05	14R	10.2232	Ranch	
72-25-14-330-002	726 SYMES	07/24/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$108,440	51.64	\$216,878	\$69,678	\$140,322	\$108,235	1.296	1,003	\$139.90	14R	0.6601	Ranch	
72-25-14-330-011	616 SYMES	05/02/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$111,340	46.39	\$222,677	\$70,247	\$169,753	\$115,477	1.470	993	\$170.95	14R	16.6958	Ranch	
72-25-14-330-016	631 N STEPHENSON	10/22/21	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$111,290	58.57	\$222,589	\$64,171	\$125,829	\$116,484	1.080	1,019	\$123.48	14R	22.2827	Ranch	
72-25-14-351-002	1705 ROSZEL	08/17/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$116,980	61.57	\$233,952	\$100,663	\$89,337	\$100,977	0.885	1,212	\$73.71	14R	41.8323	Ranch	
72-25-14-351-037	1815 TAYLOR	07/30/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$148,520	52.11	\$277,092	\$64,123	\$220,877	\$156,595	1.410	1,093	\$202.08	14R	10.7446	Ranch	
72-25-14-355-005	222 N KENWOOD	11/11/21	\$264,900	WD	03-ARM'S LENGTH	\$264,900	\$145,350	54.87	\$290,693	\$68,134	\$196,766	\$163,646	1.202	1,051	\$187.22	14R	10.0668	Ranch	
72-25-14-355-012	114 N KENWOOD	11/15/21	\$207,500	PTA	03-ARM'S LENGTH	\$207,500	\$104,530	50.38	\$209,056	\$68,134	\$139,366	\$106,759	1.305	829	\$168.11	14R	0.2371	Ranch	
72-25-14-355-014	311 N EDGEWORTH	07/01/20	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$97,010	62.59	\$194,011	\$68,134	\$86,866	\$95,361	0.911	981	\$88.55	14R	39.2140	Ranch	
72-25-14-355-020	207 N EDGEWORTH	09/03/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$107,490	47.77	\$214,972	\$68,134	\$156,866	\$111,241	1.410	920	\$170.51	14R	10.7093	Ranch	
<b>Totals:</b>			<b>\$3,881,900</b>			<b>\$3,881,900</b>	<b>\$2,026,810</b>		<b>\$3,953,468</b>		<b>\$2,733,933</b>	<b>\$2,099,009</b>			<b>\$153.01</b>		<b>0.0566</b>		
							<b>Sale. Ratio =&gt;</b>	<b>52.21</b>				<b>E.C.F. =&gt;</b>	<b>1.303</b>	<b>Std. Deviation=&gt;</b>		<b>0.2102893</b>			
							<b>Std. Dev. =&gt;</b>	<b>5.56</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.303</b>	<b>Ave. Variance=&gt;</b>		<b>16.5122</b>	<b>Coefficient of Var=&gt;</b>	<b>12.67194316</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-15-102-064	243 MARLIN	01/13/22	\$294,000	PTA	03-ARM'S LENGTH	\$294,000	\$144,430	49.13	\$288,851	\$85,191	\$208,809	\$129,720	1.610	1,162	\$179.70	15B	0.7924	BUNGALOW
72-25-15-103-010	236 MARLIN	08/20/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$132,990	44.33	\$244,539	\$57,771	\$242,229	\$121,243	1.998	882	\$274.64	15B	39.6109	BUNGALOW
72-25-15-103-049	431 DEWEY	07/20/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$120,660	52.46	\$205,195	\$57,771	\$172,229	\$101,740	1.693	889	\$193.73	15B	9.1064	BUNGALOW
72-25-15-103-050	433 DEWEY	12/14/21	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$131,800	48.81	\$263,603	\$57,771	\$212,229	\$131,103	1.619	918	\$231.19	15B	1.7025	BUNGALOW
72-25-15-104-017	334 DEWEY	05/07/21	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$112,270	46.59	\$224,534	\$60,287	\$180,713	\$104,616	1.727	920	\$196.43	15B	12.5626	BUNGALOW
72-25-15-104-033	426 DEWEY	10/29/21	\$226,000	WD	33-TO BE DETERMINED	\$226,000	\$100,190	44.33	\$200,378	\$58,824	\$167,176	\$90,162	1.854	888	\$188.26	15B	25.2409	BUNGALOW
72-25-15-126-001	500 E 12 MILE	02/14/22	\$206,000	WD	33-TO BE DETERMINED	\$206,000	\$91,840	44.58	\$183,679	\$46,522	\$159,478	\$87,361	1.826	904	\$176.41	15B	22.3734	BUNGALOW
72-25-15-126-002	504 E 12 MILE	12/06/21	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$90,900	46.62	\$181,796	\$46,217	\$148,783	\$86,356	1.723	902	\$164.95	15B	12.1133	BUNGALOW
72-25-15-126-013	614 E 12 MILE	09/04/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$104,070	47.30	\$176,710	\$46,217	\$173,783	\$89,651	1.938	930	\$186.86	15B	33.6663	BUNGALOW
72-25-15-126-019	710 E 12 MILE	02/10/22	\$136,500	PTA	33-TO BE DETERMINED	\$136,500	\$79,900	58.53	\$159,805	\$46,217	\$90,283	\$72,349	1.248	924	\$97.71	15B	35.3888	BUNGALOW
72-25-15-126-021	718 E 12 MILE	08/24/20	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$92,500	54.44	\$184,992	\$46,217	\$123,683	\$88,392	1.399	877	\$141.03	15B	20.2509	BUNGALOW
72-25-15-126-025	509 MARLIN	07/29/20	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$101,540	50.27	\$203,075	\$57,771	\$144,229	\$92,550	1.558	893	\$161.51	15B	4.3384	BUNGALOW
72-25-15-126-028	521 MARLIN	06/24/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$121,100	39.70	\$242,197	\$57,771	\$247,229	\$117,469	2.105	902	\$274.09	15B	50.2867	BUNGALOW
72-25-15-126-031	533 MARLIN	11/30/21	\$218,000	PTA	03-ARM'S LENGTH	\$218,000	\$119,120	54.64	\$238,243	\$57,771	\$160,229	\$114,950	1.394	912	\$175.69	15B	20.7871	BUNGALOW
72-25-15-126-033	607 MARLIN	05/14/21	\$281,500	WD	03-ARM'S LENGTH	\$281,500	\$133,160	47.30	\$266,314	\$57,771	\$223,729	\$132,830	1.684	890	\$251.38	15B	8.2558	BUNGALOW
72-25-15-126-044	723 MARLIN	03/04/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$105,330	48.99	\$210,661	\$57,771	\$157,229	\$97,382	1.615	890	\$176.66	15B	1.2788	BUNGALOW
72-25-15-127-043	711 DEWEY	09/03/21	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$132,860	54.90	\$244,598	\$59,147	\$182,853	\$120,420	1.518	1,248	\$146.52	15B	8.3309	BUNGALOW
72-25-15-201-002	1711 N ALEXANDER	04/16/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$159,620	54.11	\$319,246	\$71,329	\$223,671	\$157,909	1.416	1,726	\$129.59	15B	18.5313	BUNGALOW
72-25-15-201-018	1419 N ALEXANDER	01/13/22	\$350,000	PTA	33-TO BE DETERMINED	\$350,000	\$145,310	41.52	\$290,611	\$65,187	\$284,813	\$143,582	1.984	1,060	\$268.69	15B	38.1855	BUNGALOW
72-25-15-201-021	1323 N ALEXANDER	09/15/20	\$261,900	WD	03-ARM'S LENGTH	\$261,900	\$149,280	57.00	\$298,551	\$72,320	\$189,580	\$144,096	1.316	992	\$191.11	15B	28.6120	BUNGALOW
72-25-15-201-023	1311 N ALEXANDER	06/07/21	\$235,100	WD	03-ARM'S LENGTH	\$235,100	\$114,610	48.75	\$229,222	\$70,920	\$164,180	\$100,829	1.628	918	\$178.85	15B	2.6528	BUNGALOW
72-25-15-201-026	1229 N ALEXANDER	03/12/21	\$235,000	WD	33-TO BE DETERMINED	\$235,000	\$112,430	47.84	\$224,864	\$65,187	\$169,813	\$101,705	1.670	949	\$178.94	15B	6.7892	BUNGALOW
72-25-15-201-027	1225 N ALEXANDER	02/19/21	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$112,050	48.51	\$224,104	\$65,732	\$165,268	\$100,874	1.638	892	\$185.28	15B	3.6594	BUNGALOW
72-25-15-201-037	1109 N ALEXANDER	06/05/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$123,910	52.73	\$247,820	\$65,187	\$169,813	\$116,327	1.460	915	\$185.59	15B	14.1976	BUNGALOW
72-25-15-202-003	1712 N ALEXANDER	11/12/21	\$299,900	PTA	33-TO BE DETERMINED	\$299,900	\$127,880	42.64	\$255,759	\$71,859	\$228,041	\$117,134	1.947	1,020	\$223.57	15B	34.5074	BUNGALOW
72-25-15-202-011	1524 N ALEXANDER	02/24/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$127,320	46.30	\$254,640	\$65,800	\$209,200	\$120,280	1.739	1,015	\$206.11	15B	13.7502	BUNGALOW
72-25-15-202-021	1705 N ALTADENA	12/18/20	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$138,060	50.20	\$276,110	\$71,340	\$203,660	\$130,427	1.561	954	\$213.48	15B	4.0279	BUNGALOW
72-25-15-203-015	1524 N ALTADENA	08/18/20	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$113,060	48.52	\$226,127	\$69,881	\$163,119	\$99,520	1.639	921	\$177.11	15B	3.7293	BUNGALOW
72-25-15-203-033	1501 FERRIS	01/14/22	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$173,080	49.31	\$346,165	\$76,508	\$274,492	\$171,756	1.598	1,210	\$226.85	15B	0.3618	BUNGALOW
72-25-15-204-023	1601 N BLAIR	09/10/20	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$149,970	54.14	\$299,938	\$76,894	\$200,106	\$142,066	1.409	928	\$215.63	15B	19.3229	BUNGALOW
72-25-15-206-003	1412 N ALEXANDER	06/19/20	\$276,000	WD	33-TO BE DETERMINED	\$276,000	\$141,460	51.25	\$282,919	\$66,292	\$209,708	\$137,979	1.520	1,045	\$200.68	15B	8.1914	BUNGALOW

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-15-206-010	1304 N ALEXANDER	11/18/21	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$144,800	53.65	\$289,604	\$77,191	\$192,709	\$135,295	1.424	920	\$209.47	15B	17.7406	BUNGALOW
72-25-15-206-012	1220 N ALEXANDER	06/30/21	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$149,110	47.95	\$298,229	\$90,231	\$220,769	\$132,483	1.666	910	\$242.60	15B	6.4629	BUNGALOW
72-25-15-206-024	1315 N ALTADENA	01/04/21	\$303,500	WD	03-ARM'S LENGTH	\$303,500	\$145,270	47.86	\$290,542	\$72,595	\$230,905	\$138,820	1.663	1,238	\$186.51	15B	6.1575	BUNGALOW
72-25-15-207-002	1418 N ALTADENA	08/27/20	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$145,380	54.45	\$290,755	\$83,193	\$183,807	\$132,205	1.390	1,052	\$174.72	15B	21.1452	BUNGALOW
72-25-15-208-001	1422 FERRIS	03/07/22	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$122,480	47.13	\$244,950	\$71,361	\$188,539	\$110,566	1.705	870	\$216.71	15B	10.3444	BUNGALOW
72-25-15-208-014	1206 FERRIS	02/18/21	\$196,000	WD	33-TO BE DETERMINED	\$196,000	\$129,280	65.96	\$258,564	\$70,324	\$125,676	\$119,898	1.048	981	\$128.11	15B	55.3579	BUNGALOW
72-25-15-208-014	1206 FERRIS	08/31/21	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$129,280	57.97	\$258,564	\$70,324	\$152,676	\$119,898	1.273	981	\$155.63	15B	32.8387	BUNGALOW
72-25-15-209-015	1200 N BLAIR	06/01/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$130,650	56.31	\$261,296	\$68,621	\$163,379	\$122,723	1.331	1,008	\$162.08	15B	27.0485	BUNGALOW
72-25-15-209-025	1301 N VERMONT	10/16/20	\$254,900	WD	03-ARM'S LENGTH	\$254,900	\$153,880	60.37	\$268,839	\$79,289	\$175,611	\$130,968	1.341	1,085	\$161.85	15B	26.0897	BUNGALOW
72-25-15-227-007	1616 N VERMONT	11/17/21	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$115,330	49.08	\$230,657	\$71,806	\$163,194	\$101,179	1.613	974	\$167.55	15B	1.1155	BUNGALOW
72-25-15-227-016	1500 N VERMONT	10/18/21	\$267,000	PTA	03-ARM'S LENGTH	\$267,000	\$136,210	51.01	\$272,429	\$65,349	\$201,651	\$131,898	1.529	933	\$216.13	15B	7.2930	BUNGALOW
72-25-15-227-018	1703 N CONNECTICUT	11/24/21	\$319,900	PTA	33-TO BE DETERMINED	\$319,900	\$146,180	45.70	\$292,367	\$67,623	\$252,277	\$143,149	1.762	996	\$253.29	15B	16.0569	BUNGALOW
72-25-15-227-028	1501 N CONNECTICUT	06/18/21	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$149,310	48.64	\$298,629	\$67,643	\$239,357	\$147,125	1.627	1,073	\$223.07	15B	2.5128	BUNGALOW
72-25-15-228-003	1710 N CONNECTICUT	05/21/21	\$255,700	WD	03-ARM'S LENGTH	\$255,700	\$119,600	46.77	\$239,198	\$66,242	\$189,458	\$110,163	1.720	1,053	\$179.92	15B	11.8027	BUNGALOW
72-25-15-228-008	1608 N CONNECTICUT	10/13/21	\$277,900	PTA	33-TO BE DETERMINED	\$277,900	\$142,890	51.42	\$285,775	\$67,039	\$210,861	\$139,322	1.513	1,074	\$196.33	15B	8.8293	BUNGALOW
72-25-15-229-007	1316 N VERMONT	01/07/22	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$119,090	48.12	\$238,174	\$71,806	\$175,694	\$105,967	1.658	1,013	\$173.44	15B	5.6240	BUNGALOW
72-25-15-251-002	1122 N ALEXANDER	10/01/20	\$265,000	WD	33-TO BE DETERMINED	\$265,000	\$122,280	46.14	\$244,560	\$65,021	\$199,979	\$114,356	1.749	982	\$203.64	15B	14.6971	BUNGALOW
72-25-15-251-004	1114 N ALEXANDER	08/11/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$141,080	52.25	\$259,199	\$64,965	\$205,035	\$126,472	1.621	1,015	\$202.00	15B	1.9422	BUNGALOW
72-25-15-254-022	1043 N VERMONT	10/19/20	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$137,080	57.84	\$274,164	\$71,841	\$165,159	\$128,868	1.282	1,280	\$129.03	15B	32.0157	BUNGALOW
72-25-15-254-023	1039 N VERMONT	11/10/20	\$258,000	WD	33-TO BE DETERMINED	\$258,000	\$133,500	51.74	\$267,005	\$71,890	\$186,110	\$124,277	1.498	949	\$196.11	15B	10.4228	BUNGALOW
72-25-15-254-026	1027 N VERMONT	02/05/21	\$285,000	WD	33-TO BE DETERMINED	\$285,000	\$121,390	42.59	\$242,783	\$72,045	\$212,955	\$108,750	1.958	824	\$258.44	15B	35.6432	BUNGALOW
72-25-15-278-018	1025 N CONNECTICUT	07/13/20	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$128,830	60.48	\$257,664	\$72,611	\$140,389	\$117,868	1.191	1,121	\$125.24	15B	41.0701	BUNGALOW
72-25-15-278-021	1013 N CONNECTICUT	11/29/21	\$244,900	PTA	03-ARM'S LENGTH	\$244,900	\$119,480	48.79	\$238,950	\$69,828	\$175,072	\$107,721	1.625	1,008	\$173.68	15B	2.3466	BUNGALOW
72-25-15-279-002	1036 N CONNECTICUT	04/29/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$130,880	50.34	\$261,754	\$74,596	\$185,404	\$119,209	1.555	1,120	\$165.54	15B	4.6483	BUNGALOW
72-25-15-279-003	1032 N CONNECTICUT	12/15/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$168,220	56.07	\$336,437	\$74,654	\$225,346	\$166,741	1.351	1,204	\$187.16	15B	25.0294	BUNGALOW
72-25-15-279-005	1020 N CONNECTICUT	09/13/21	\$354,900	WD	03-ARM'S LENGTH	\$354,900	\$174,690	49.22	\$321,293	\$75,430	\$279,470	\$159,395	1.753	1,046	\$267.18	15B	15.1548	BUNGALOW
72-25-15-279-021	1021 GROVE	06/11/21	\$202,000	WD	33-TO BE DETERMINED	\$202,000	\$92,940	46.01	\$185,879	\$55,374	\$146,626	\$83,124	1.764	864	\$169.71	15B	16.2170	BUNGALOW
72-25-15-280-009	1040 GROVE	12/15/20	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$99,870	48.25	\$199,747	\$55,302	\$151,698	\$92,003	1.649	857	\$177.01	15B	4.7065	BUNGALOW
72-25-15-280-015	1016 GROVE	01/12/22	\$202,500	PTA	03-ARM'S LENGTH	\$202,500	\$115,460	57.02	\$230,917	\$55,302	\$147,198	\$111,857	1.316	1,093	\$134.67	15B	28.5817	BUNGALOW
72-25-15-280-016	1012 GROVE	07/31/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$142,250	69.39	\$284,499	\$66,445	\$138,555	\$138,888	0.998	962	\$144.03	15B	60.4166	BUNGALOW
72-25-15-280-016	1012 GROVE	12/02/21	\$300,000	PTA	33-TO BE DETERMINED	\$300,000	\$142,250	47.42	\$284,499	\$66,445	\$233,555	\$138,888	1.682	962	\$242.78	15B	7.9839	BUNGALOW
72-25-15-280-017	1129 N WILSON	06/21/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$113,070	46.15	\$226,141	\$72,306	\$172,694	\$97,984	1.762	872	\$198.04	15B	16.0701	BUNGALOW
72-25-15-280-020	1115 N WILSON	02/26/21	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$109,970	48.98	\$219,932	\$55,302	\$169,198	\$104,860	1.614	928	\$182.33	15B	1.1794	BUNGALOW
72-25-15-280-028	1031 N WILSON	06/15/20	\$207,000	WD	33-TO BE DETERMINED	\$207,000	\$114,060	55.10	\$228,122	\$55,604	\$151,396	\$109,884	1.378	860	\$176.04	15B	22.3990	BUNGALOW
72-25-15-281-003	1118 N WILSON	06/29/20	\$224,900	WD	33-TO BE DETERMINED	\$224,900	\$112,860	50.18	\$225,711	\$56,657	\$168,243	\$107,678	1.562	867	\$194.05	15B	3.9301	BUNGALOW
72-25-15-281-009	1040 N WILSON	07/06/20	\$189,900	WD	33-TO BE DETERMINED	\$189,900	\$96,010	50.56	\$192,016	\$56,657	\$133,243	\$86,216	1.545	848	\$157.13	15B	5.6312	BUNGALOW
72-25-15-281-014	1020 N WILSON	07/24/20	\$201,000	WD	33-TO BE DETERMINED	\$201,000	\$95,520	47.52	\$191,042	\$57,408	\$143,592	\$85,117	1.687	847	\$169.53	15B	8.5223	BUNGALOW
72-25-15-327-012	610 GARDENIA	02/05/21	\$269,000	WD	33-TO BE DETERMINED	\$269,000	\$123,750	46.00	\$247,501	\$60,340	\$208,660	\$119,211	1.750	1,104	\$189.00	15B	14.8575	BUNGALOW
72-25-15-332-006	524 BALDWIN	02/12/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$138,520	52.27	\$277,042	\$71,478	\$193,522	\$130,932	1.478	1,032	\$187.52	15B	12.3740	BUNGALOW
72-25-15-402-007	801 N ALEXANDER	12/30/21	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$106,610	52.00	\$213,216	\$71,759	\$133,241	\$90,100	1.479	751	\$177.42	15B	12.2956	BUNGALOW
72-25-15-403-019	825 N ALTADENA	09/11/20	\$268,500	WD	03-ARM'S LENGTH	\$268,500	\$131,220	48.87	\$262,444	\$72,000	\$196,500	\$121,302	1.620	1,054	\$186.43	15B	1.8156	BUNGALOW
72-25-15-403-020	819 N ALTADENA	04/08/20	\$235,000	WD	33-TO BE DETERMINED	\$235,000	\$133,800	56.94	\$267,609	\$73,119	\$161,881	\$123,879	1.307	982	\$164.85	15B	29.5002	BUNGALOW
72-25-15-404-001	922 N ALTADENA	05/12/21	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$124,950	51.00	\$249,898	\$77,096	\$167,904	\$110,065	1.525	1,005	\$167.07	15B	7.6270	BUNGALOW
72-25-15-404-016	915 N GAINSBOROUGH	07/27/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$134,100	50.60	\$268,208	\$72,000	\$193,000	\$124,973	1.544	988	\$195.34	15B	5.7438	BUNGALOW
72-25-15-404-018	907 N GAINSBOROUGH	11/08/21	\$360,500	PTA	03-ARM'S LENGTH	\$360,500	\$158,720	44.03	\$317,440	\$72,000	\$288,500	\$156,331	1.845	1,012	\$285.08	15B	24.3672	BUNGALOW
72-25-15-404-031	825 N GAINSBOROUGH	02/11/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$135,490	41.69	\$270,982	\$72,000	\$253,000	\$126,740	1.996	1,083	\$233.61	15B	39.4442	BUNGALOW
72-25-15-405-001	922 N GAINSBOROUGH	07/13/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$159,070	48.94	\$318,139	\$74,549	\$250,451	\$155,153	1.614	1,212	\$206.64	15B	1.2452	BUNGALOW
72-25-15-405-003	914 N GAINSBOROUGH	07/01/20	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$146,120	54.52	\$292,230	\$72,000	\$196,000	\$140,274	1.397	953	\$205.67	15B	20.4502	BUNGALOW
72-25-15-405-008	822 N GAINSBOROUGH	08/14/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$156,480	52.16	\$265,578	\$72,000	\$228,000	\$133,275	1.711	1,112	\$205.04	15B	10.8980	BUNGALOW
72-25-15-405-013	800 N GAINSBOROUGH	10/25/21	\$326,000	PTA	03-ARM'S LENGTH	\$326,000	\$150,960	46.31	\$301,917	\$78,484	\$247,516	\$142,314	1.739	1,062	\$233.07	15B	13.7455	BUNGALOW
72-25-15-405-015	919 N REMBRANDT	07/14/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$135,090	42.22	\$270,186	\$73,715	\$246,285	\$125,141	1.968	914	\$269.46	15B	36.6295	BUNGALOW
72-25-15-405-016	915 N REMBRANDT	09/20/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$151,760	47.43	\$303,525	\$73,953	\$246,047	\$146,224	1.683	1,041	\$236.36	15B	8.0901	BUNGALOW
72-25-15-405-026	803 N REMBRANDT	08/04/21	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$160,710	45.02	\$295,366	\$79,079	\$277,921	\$141,004	1.971	997	\$278.76	15B	36.9250	BUNGALOW
72-25-15-406-003	914 N REMBRANDT	08/26/21	\$340,000	WD	33-TO BE DETERMINED	\$340,000	\$143,890	42.32	\$287,777	\$72,285	\$267,715	\$137,256	1.950	1,038	\$257.91	15B	34.8710	BUNGALOW

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-15-406-004	908 N REMBRANDT	10/28/20	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$149,690	54.83	\$255,245	\$75,405	\$197,595	\$124,260	1.590	972	\$203.29	15B	1.1593	BUNGALOW
72-25-15-406-023	815 N BLAIR	10/14/21	\$190,000	PTA	33-TO BE DETERMINED	\$190,000	\$80,000	42.11	\$160,004	\$72,407	\$117,593	\$55,794	2.108	985	\$119.38	15B	50.5849	BUNGALOW
72-25-15-406-028	901 N BLAIR	12/11/20	\$290,500	WD	03-ARM'S LENGTH	\$290,500	\$147,010	50.61	\$294,024	\$79,885	\$210,615	\$136,394	1.544	1,050	\$200.59	15B	5.7606	BUNGALOW
72-25-15-409-004	714 N ALEXANDER	10/16/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$120,210	54.64	\$240,414	\$72,000	\$148,000	\$107,270	1.380	959	\$154.33	15B	22.2074	BUNGALOW
72-25-15-409-006	706 N ALEXANDER	11/08/21	\$355,000	PTA	33-TO BE DETERMINED	\$355,000	\$158,100	44.54	\$316,201	\$72,000	\$283,000	\$155,542	1.819	1,135	\$249.34	15B	21.7675	BUNGALOW
72-25-15-410-014	602 N ALTADENA	12/22/21	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$127,190	46.25	\$254,386	\$69,428	\$205,572	\$117,808	1.745	1,058	\$194.30	15B	14.3211	BUNGALOW
72-25-15-411-007	702 N GAINSBOROUGH	09/01/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$125,010	56.82	\$250,019	\$72,000	\$148,000	\$113,388	1.305	896	\$165.18	15B	29.6515	BUNGALOW
72-25-15-412-009	628 N REMBRANDT	10/28/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$147,190	49.06	\$251,516	\$79,490	\$220,510	\$119,119	1.851	978	\$225.47	15B	24.9404	BUNGALOW
72-25-15-427-016	907 N CONNECTICUT	09/09/21	\$250,000	WD	33-TO BE DETERMINED	\$250,000	\$140,550	56.22	\$281,102	\$74,430	\$175,570	\$131,638	1.334	942	\$186.38	15B	26.8038	BUNGALOW
72-25-15-427-018	831 N CONNECTICUT	03/10/21	\$341,000	WD	33-TO BE DETERMINED	\$341,000	\$140,910	41.32	\$281,823	\$74,525	\$266,475	\$132,037	2.018	1,002	\$265.94	15B	41.6416	BUNGALOW
72-25-15-427-021	819 N CONNECTICUT	05/07/20	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$145,490	55.53	\$290,987	\$73,699	\$188,301	\$138,400	1.361	1,158	\$162.61	15B	24.1213	BUNGALOW
72-25-15-428-011	824 N CONNECTICUT	08/28/20	\$260,500	WD	03-ARM'S LENGTH	\$260,500	\$152,020	58.36	\$260,449	\$79,012	\$181,488	\$125,762	1.443	1,097	\$165.44	15B	15.8660	BUNGALOW
72-25-15-428-012	818 N CONNECTICUT	04/09/21	\$339,000	WD	33-TO BE DETERMINED	\$339,000	\$151,320	44.64	\$302,645	\$79,393	\$259,607	\$142,199	1.826	1,086	\$239.05	15B	22.3895	BUNGALOW
72-25-15-428-013	814 N CONNECTICUT	09/10/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$161,700	47.56	\$323,402	\$80,716	\$259,284	\$154,577	1.677	1,320	\$196.43	15B	7.5608	BUNGALOW
72-25-15-430-017	721 N VERMONT	12/13/21	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$137,220	50.84	\$274,434	\$75,895	\$194,005	\$126,458	1.534	1,081	\$179.47	15B	6.7623	BUNGALOW
72-25-15-431-005	710 N VERMONT	08/19/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$157,530	50.01	\$296,859	\$73,134	\$241,866	\$139,828	1.730	1,012	\$239.00	15B	12.7969	BUNGALOW
72-25-15-431-014	602 N VERMONT	12/28/20	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$119,490	54.07	\$238,981	\$75,607	\$145,393	\$104,060	1.397	1,124	\$129.35	15B	20.4564	BUNGALOW
72-25-15-431-028	603 N CONNECTICUT	06/25/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$138,440	43.26	\$276,871	\$77,721	\$242,279	\$126,847	1.910	1,098	\$220.65	15B	30.8239	BUNGALOW
72-25-15-452-020	515 N ALTADENA	11/01/21	\$282,500	PTA	33-TO BE DETERMINED	\$282,500	\$132,810	47.01	\$265,625	\$72,000	\$210,500	\$123,328	1.707	996	\$211.35	15B	10.5061	BUNGALOW
72-25-15-453-011	318 N ALTADENA	07/26/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$144,540	57.82	\$289,083	\$74,924	\$175,076	\$136,407	1.283	1,220	\$143.50	15B	31.8286	BUNGALOW
72-25-15-453-013	310 N ALTADENA	10/19/20	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$159,230	49.37	\$318,453	\$73,319	\$249,181	\$156,136	1.596	1,122	\$222.09	15B	0.5849	BUNGALOW
72-25-15-454-029	307 N REMBRANDT	02/22/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$146,900	44.52	\$293,806	\$74,158	\$255,842	\$139,903	1.829	1,074	\$238.21	15B	22.6939	BUNGALOW
72-25-15-455-006	418 N REMBRANDT	07/08/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$136,090	56.24	\$232,046	\$73,740	\$168,260	\$110,093	1.528	907	\$185.51	15B	7.3421	BUNGALOW
72-25-15-455-010	400 N REMBRANDT	12/23/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$144,020	50.53	\$288,049	\$72,285	\$212,715	\$137,429	1.548	938	\$226.78	15B	5.3955	BUNGALOW
72-25-15-455-018	515 N BLAIR	04/23/20	\$320,000	WD	33-TO BE DETERMINED	\$320,000	\$157,950	49.36	\$315,899	\$88,571	\$231,429	\$144,795	1.598	1,106	\$209.25	15B	0.3446	BUNGALOW
72-25-15-455-020	503 N BLAIR	11/17/21	\$230,500	PTA	03-ARM'S LENGTH	\$230,500	\$133,600	57.96	\$267,208	\$72,285	\$158,215	\$124,155	1.274	1,219	\$129.79	15B	32.7432	BUNGALOW
72-25-15-455-023	411 N BLAIR	03/09/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$126,760	46.95	\$253,523	\$72,268	\$197,732	\$115,449	1.713	1,083	\$182.58	15B	11.0952	BUNGALOW
72-25-15-456-008	133 N ALEXANDER	07/08/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$121,370	45.80	\$242,738	\$65,526	\$199,474	\$112,874	1.767	877	\$227.45	15B	16.5460	BUNGALOW
72-25-15-457-009	132 N ALEXANDER	01/21/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$123,470	44.10	\$246,941	\$65,526	\$214,474	\$115,551	1.856	832	\$257.78	15B	25.4330	BUNGALOW
72-25-15-457-026	115 N ALTADENA	07/14/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$142,830	62.10	\$285,654	\$65,526	\$164,474	\$140,209	1.173	1,033	\$159.22	15B	42.8705	BUNGALOW
72-25-15-458-001	228 N ALTADENA	07/20/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$126,020	58.34	\$252,044	\$65,137	\$150,863	\$119,049	1.267	1,108	\$136.16	15B	33.4535	BUNGALOW
72-25-15-460-004	212 N REMBRANDT	09/10/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$114,790	60.42	\$229,574	\$72,285	\$117,715	\$100,184	1.175	909	\$129.50	15B	42.6782	BUNGALOW
72-25-15-460-005	208 N REMBRANDT	08/30/21	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$106,090	52.52	\$212,171	\$73,014	\$128,986	\$88,635	1.455	907	\$142.21	15B	14.6520	BUNGALOW
72-25-15-460-009	128 N REMBRANDT	04/14/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$109,580	48.70	\$219,152	\$72,285	\$152,715	\$93,546	1.633	1,014	\$150.61	15B	3.0746	BUNGALOW
72-25-15-460-014	223 N BLAIR	06/01/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$150,630	55.79	\$301,251	\$85,276	\$184,724	\$137,564	1.343	1,089	\$169.63	15B	25.8944	BUNGALOW
72-25-15-460-016	215 N BLAIR	03/15/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$139,440	44.98	\$278,870	\$72,972	\$237,028	\$131,145	1.807	1,074	\$220.70	15B	20.5602	BUNGALOW
72-25-15-460-028	121 N BLAIR	09/13/21	\$337,050	WD	03-ARM'S LENGTH	\$337,050	\$175,930	52.20	\$351,856	\$125,657	\$211,393	\$144,076	1.467	1,248	\$169.39	15B	13.4534	BUNGALOW
72-25-15-476-015	302 N BLAIR	07/23/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$186,360	45.45	\$372,723	\$69,529	\$340,471	\$193,117	1.763	1,264	\$269.36	15B	16.1259	BUNGALOW
72-25-15-476-018	509 N VERMONT	06/10/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$149,120	56.27	\$274,128	\$68,393	\$196,607	\$133,841	1.469	1,208	\$162.75	15B	13.2812	BUNGALOW
72-25-15-476-019	507 N VERMONT	10/28/20	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$137,710	47.65	\$275,410	\$68,146	\$220,854	\$132,015	1.673	1,054	\$209.54	15B	7.1174	BUNGALOW
72-25-15-478-003	510 N CONNECTICUT	11/19/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$216,940	51.65	\$433,879	\$125,528	\$294,472	\$196,402	1.499	1,529	\$192.59	15B	10.2435	BUNGALOW
72-25-15-478-005	416 N CONNECTICUT	11/11/20	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$136,620	54.21	\$232,538	\$72,110	\$179,890	\$111,365	1.615	1,006	\$178.82	15B	1.3548	BUNGALOW
72-25-15-478-025	319 N WILSON	08/27/21	\$311,900	WD	03-ARM'S LENGTH	\$311,900	\$163,030	52.27	\$292,694	\$73,427	\$238,473	\$142,571	1.673	1,107	\$215.42	15B	7.0890	BUNGALOW

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-15-479-003	512 N WILSON	09/03/20	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$139,030	49.83	\$236,298	\$68,597	\$210,403	\$115,971	1.814	938	\$224.31	15B	21.2503	BUNGALOW	
72-25-15-479-005	504 N WILSON	02/23/22	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$119,850	49.94	\$239,694	\$68,597	\$171,403	\$108,979	1.573	998	\$171.75	15B	2.8961	BUNGALOW	
72-25-15-479-021	425 N CAMPBELL	08/11/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$105,150	56.84	\$210,294	\$64,871	\$120,129	\$92,626	1.297	1,020	\$117.77	15B	30.4845	BUNGALOW	
72-25-15-479-022	421 N CAMPBELL	06/09/21	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$103,530	52.29	\$207,050	\$64,871	\$133,129	\$90,560	1.470	998	\$133.40	15B	13.1703	BUNGALOW	
72-25-15-480-019	201 N VERMONT	10/28/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$144,920	51.76	\$246,299	\$66,506	\$213,494	\$123,662	1.726	1,004	\$212.64	15B	12.4665	BUNGALOW	
72-25-15-480-021	131 N VERMONT	09/04/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$119,800	52.09	\$200,013	\$65,823	\$164,177	\$93,662	1.753	1,000	\$164.18	15B	15.1101	BUNGALOW	
72-25-15-481-001	230 N VERMONT	04/09/21	\$342,000	WD	33-TO BE DETERMINED	\$342,000	\$151,920	44.42	\$303,830	\$73,913	\$268,087	\$146,444	1.831	1,109	\$241.74	15B	22.8877	BUNGALOW	
72-25-15-481-002	226 N VERMONT	10/28/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$143,600	56.31	\$244,108	\$67,639	\$187,361	\$121,571	1.541	944	\$198.48	15B	6.0604	BUNGALOW	
72-25-15-481-010	130 N VERMONT	01/19/21	\$285,000	WD	33-TO BE DETERMINED	\$285,000	\$137,860	48.37	\$275,712	\$66,557	\$218,443	\$133,220	1.640	900	\$242.71	15B	3.7950	BUNGALOW	
72-25-15-482-003	218 N CONNECTICUT	05/07/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$174,810	49.95	\$349,614	\$100,259	\$249,741	\$158,825	1.572	1,182	\$211.29	15B	2.9339	BUNGALOW	
72-25-15-482-024	127 N WILSON	10/09/20	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$145,980	51.77	\$248,082	\$70,776	\$211,224	\$122,469	1.725	976	\$216.42	15B	12.2944	BUNGALOW	
<b>Totals:</b>			<b>\$37,072,950</b>			<b>\$37,072,950</b>	<b>\$18,551,720</b>		<b>\$36,330,861</b>		<b>\$27,328,287</b>	<b>\$17,077,977</b>			<b>\$193.88</b>		<b>0.1563</b>		
								<b>Sale. Ratio =&gt;</b>	<b>50.04</b>					<b>E.C.F. =&gt;</b>	<b>1.600</b>	<b>Std. Deviation=&gt;</b>	<b>0.21568223</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.18</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.602</b>	<b>Ave. Variance=&gt;</b>	<b>17.0348</b>	<b>Coefficient of Var=&gt;</b>	<b>10.63499462</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-15-102-059	242 E 12 MILE	03/08/22	\$317,000	WD	33-TO BE DETERMINED	\$317,000	\$136,620	43.10	\$273,243	\$59,627	\$257,373	\$138,712	1.855	1,294	\$198.90	15C	28.8232	Colonial/2Sty
72-25-15-102-067	429 MARLIN	06/11/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$246,710	47.90	\$493,419	\$57,771	\$457,229	\$282,888	1.616	1,901	\$240.52	15C	4.9067	Colonial/2Sty
72-25-15-103-026	418 MARLIN	10/01/20	\$406,500	WD	03-ARM'S LENGTH	\$406,500	\$224,160	55.14	\$448,318	\$57,771	\$348,729	\$253,602	1.375	1,762	\$197.92	15C	19.2117	Colonial/2Sty
72-25-15-104-003	214 DEWEY	10/19/20	\$304,900	WD	03-ARM'S LENGTH	\$304,900	\$177,380	58.18	\$354,758	\$57,771	\$247,129	\$192,849	1.281	1,521	\$162.48	15C	28.5755	Colonial/2Sty
72-25-15-127-010	606 MARLIN	05/03/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$259,180	54.56	\$518,362	\$57,771	\$417,229	\$299,085	1.395	1,944	\$214.62	15C	17.2203	Colonial/2Sty
72-25-15-128-016	626 DEWEY	01/29/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$218,800	53.37	\$437,598	\$57,771	\$352,229	\$246,641	1.428	2,154	\$163.52	15C	13.9116	Colonial/2Sty
72-25-15-202-025	1609 N ALTADENA	11/12/21	\$605,000	PTA	03-ARM'S LENGTH	\$605,000	\$295,900	48.91	\$591,799	\$70,652	\$534,348	\$338,407	1.579	2,359	\$226.51	15C	1.1789	Colonial/2Sty
72-25-15-205-018	1705 N VERMONT	05/27/20	\$523,000	WD	03-ARM'S LENGTH	\$523,000	\$298,730	57.12	\$597,458	\$71,268	\$451,732	\$341,682	1.322	2,219	\$203.57	15C	24.5137	Colonial/2Sty
72-25-15-207-032	1203 FERRIS	10/14/20	\$650,777	WD	03-ARM'S LENGTH	\$650,777	\$336,870	51.76	\$673,739	\$70,324	\$580,453	\$391,828	1.481	2,722	\$213.25	15C	8.5823	Colonial/2Sty
72-25-15-208-008	1312 FERRIS	03/12/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$264,880	49.98	\$529,765	\$76,508	\$453,492	\$294,323	1.541	2,321	\$195.39	15C	2.6422	Colonial/2Sty
72-25-15-208-028	1211 N BLAIR	08/06/21	\$520,000	PTA	03-ARM'S LENGTH	\$520,000	\$260,270	50.05	\$520,531	\$70,959	\$449,041	\$291,930	1.538	2,050	\$219.04	15C	2.9040	Colonial/2Sty
72-25-15-208-028	1211 N BLAIR	07/22/21	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$260,270	50.05	\$520,531	\$70,959	\$449,041	\$291,930	1.538	2,050	\$219.04	15C	2.9040	Colonial/2Sty
72-25-15-209-004	1406 N BLAIR	06/05/20	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$275,260	55.16	\$550,511	\$74,586	\$424,414	\$309,042	1.373	2,355	\$180.22	15C	19.3900	Colonial/2Sty
72-25-15-229-013	1210 N VERMONT	04/20/20	\$745,000	WD	03-ARM'S LENGTH	\$745,000	\$387,300	51.99	\$774,604	\$76,868	\$668,132	\$453,075	1.475	3,182	\$209.97	15C	9.2561	Colonial/2Sty
72-25-15-229-013	1210 N VERMONT	04/30/21	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$387,300	49.65	\$774,604	\$76,868	\$703,132	\$453,075	1.552	3,182	\$220.97	15C	1.5311	Colonial/2Sty
72-25-15-251-012	1024 N ALEXANDER	11/10/20	\$289,900	PTA	03-ARM'S LENGTH	\$289,900	\$138,650	47.83	\$277,302	\$58,907	\$230,993	\$141,815	1.629	1,294	\$178.51	15C	6.1613	Colonial/2Sty
72-25-15-251-015	1127 N ALTADENA	02/15/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$205,850	42.44	\$411,703	\$82,091	\$402,909	\$214,034	1.882	1,796	\$224.34	15C	31.5235	Colonial/2Sty
72-25-15-251-027	1025 N ALTADENA	06/19/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$137,790	54.04	\$275,576	\$70,426	\$184,574	\$135,861	1.359	1,452	\$127.12	15C	20.8670	Colonial/2Sty
72-25-15-251-031	909 GARDENIA	01/11/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$120,220	44.20	\$240,436	\$63,580	\$208,420	\$117,123	1.779	1,152	\$180.92	15C	21.2273	Colonial/2Sty
72-25-15-252-008	1044 N ALTADENA	11/03/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$126,710	45.25	\$253,418	\$69,764	\$210,236	\$121,625	1.729	1,284	\$163.74	15C	16.1336	Colonial/2Sty
72-25-15-252-012	1028 N ALTADENA	09/30/20	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$175,930	52.99	\$351,858	\$69,790	\$262,210	\$183,161	1.432	1,397	\$187.70	15C	13.5639	Colonial/2Sty
72-25-15-254-006	1104 N BLAIR	01/31/22	\$811,500	WD	03-ARM'S LENGTH	\$811,500	\$351,650	43.33	\$703,304	\$74,716	\$736,784	\$408,174	1.805	2,869	\$256.81	15C	23.7853	Colonial/2Sty
72-25-15-254-011	1024 N BLAIR	06/19/20	\$359,000	WD	33-TO BE DETERMINED	\$359,000	\$179,760	50.07	\$359,518	\$70,973	\$288,027	\$187,367	1.537	1,889	\$152.48	15C	2.9985	Colonial/2Sty
72-25-15-302-002	211 GARDENIA	12/03/21	\$439,900	PTA	33-TO BE DETERMINED	\$439,900	\$207,510	47.17	\$415,022	\$96,224	\$343,676	\$207,012	1.660	2,141	\$160.52	15C	9.2956	Colonial/2Sty
72-25-15-303-025	129 HAWTHORN	07/20/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$185,410	49.44	\$370,828	\$77,710	\$297,290	\$190,336	1.562	2,130	\$139.57	15C	0.5301	Colonial/2Sty
72-25-15-303-032	229 HAWTHORN	04/13/21	\$755,000	WD	33-TO BE DETERMINED	\$755,000	\$349,610	46.31	\$699,215	\$110,781	\$644,219	\$382,100	1.686	2,535	\$254.13	15C	11.8775	Colonial/2Sty
72-25-15-307-017	407 BALDWIN	11/10/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$138,180	54.19	\$276,368	\$73,376	\$181,624	\$134,432	1.351	1,491	\$121.81	15C	21.6171	Colonial/2Sty
72-25-15-308-022	221 E FARNUM	08/04/20	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$283,630	53.52	\$567,262	\$101,491	\$428,509	\$302,449	1.417	2,245	\$190.87	15C	15.0422	Colonial/2Sty
72-25-15-309-002	616 ROSEDALE	03/16/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$69,570	44.88	\$139,145	\$35,921	\$119,079	\$68,360	1.742	950	\$125.35	15C	17.4712	Colonial/2Sty
72-25-15-309-024	314 BALDWIN	02/11/21	\$705,000	WD	03-ARM'S LENGTH	\$705,000	\$399,390	56.65	\$798,774	\$104,628	\$600,372	\$450,744	1.332	3,295	\$182.21	15C	23.5263	Colonial/2Sty
72-25-15-326-002	507 GARDENIA	08/06/21	\$517,500	WD	03-ARM'S LENGTH	\$517,500	\$286,040	55.27	\$519,555	\$60,728	\$456,772	\$302,869	1.508	2,213	\$206.40	15C	5.9069	Colonial/2Sty
72-25-15-326-019	707 GARDENIA	03/11/22	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$364,670	49.61	\$729,337	\$59,571	\$675,429	\$434,913	1.553	3,042	\$222.03	15C	1.4200	Colonial/2Sty
72-25-15-326-027	737 GARDENIA	06/30/21	\$550,000	WD	33-TO BE DETERMINED	\$550,000	\$255,120	46.39	\$510,235	\$58,696	\$491,304	\$293,207	1.676	2,219	\$221.41	15C	10.8400	Colonial/2Sty
72-25-15-327-002	506 GARDENIA	10/23/21	\$266,500	PTA	03-ARM'S LENGTH	\$266,500	\$122,270	45.88	\$244,537	\$60,696	\$205,804	\$119,377	1.724	1,211	\$169.95	15C	15.6759	Colonial/2Sty
72-25-15-327-007	526 GARDENIA	05/11/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$106,510	53.52	\$213,026	\$59,898	\$139,102	\$101,409	1.372	1,333	\$104.35	15C	19.5531	Colonial/2Sty
72-25-15-328-021	713 HAWTHORN	07/24/20	\$328,000	WD	03-ARM'S LENGTH	\$328,000	\$144,400	44.02	\$288,801	\$57,468	\$270,532	\$150,216	1.801					

## Residential (Non-Condo) ECF Studies for 2023 Assessments

72-25-15-329-022	617 FOREST	12/18/20	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$365,700	49.42	\$731,408	\$90,871	\$649,129	\$415,933	1.561	2,936	\$221.09	15C	0.6563	Colonial/2Sty
72-25-15-330-023	719 FOREST	12/14/21	\$505,000	PTA	03-ARM'S LENGTH	\$505,000	\$228,910	45.33	\$457,824	\$71,255	\$433,745	\$251,019	1.728	1,845	\$235.09	15C	16.0718	Colonial/2Sty
72-25-15-331-006	524 FOREST	07/20/20	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$327,410	51.56	\$561,588	\$95,389	\$539,611	\$314,765	1.714	2,736	\$197.23	15C	14.7110	Colonial/2Sty
72-25-15-331-047	621 BALDWIN	04/16/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$310,410	50.07	\$620,816	\$69,844	\$550,156	\$357,774	1.538	2,538	\$216.77	15C	2.9501	Colonial/2Sty
72-25-15-331-055	717 BALDWIN	06/01/20	\$539,000	WD	03-ARM'S LENGTH	\$539,000	\$266,700	49.48	\$533,404	\$68,661	\$470,339	\$301,781	1.559	2,530	\$185.90	15C	0.8677	Colonial/2Sty
72-25-15-331-062	815 BALDWIN	08/07/20	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$296,650	53.94	\$505,744	\$70,360	\$479,640	\$293,653	1.633	2,307	\$207.91	15C	6.6136	Colonial/2Sty
72-25-15-332-009	608 BALDWIN	09/10/20	\$769,900	WD	03-ARM'S LENGTH	\$769,900	\$368,020	47.80	\$736,034	\$85,459	\$684,441	\$422,451	1.620	2,844	\$240.66	15C	5.2945	Colonial/2Sty
72-25-15-332-039	701 E FARNUM	07/08/20	\$350,100	WD	03-ARM'S LENGTH	\$350,100	\$179,330	51.22	\$358,669	\$74,869	\$275,231	\$184,286	1.494	1,646	\$167.21	15C	7.3719	Colonial/2Sty
72-25-15-352-002	306 E FARNUM	11/09/21	\$830,000	PTA	03-ARM'S LENGTH	\$830,000	\$498,010	60.00	\$996,028	\$85,863	\$744,137	\$591,016	1.259	3,612	\$206.02	15C	30.8140	Colonial/2Sty
72-25-15-357-002	306 E UNIVERSITY	07/02/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$221,100	46.55	\$442,191	\$95,924	\$379,076	\$224,849	1.686	1,912	\$198.26	15C	11.8695	Colonial/2Sty
72-25-15-376-009	508 FAIRGROVE	10/08/21	\$625,000	PTA	03-ARM'S LENGTH	\$625,000	\$331,590	53.05	\$663,189	\$68,570	\$556,430	\$386,116	1.441	2,593	\$214.59	15C	12.6126	Colonial/2Sty
72-25-15-376-013	416 FAIRGROVE	07/30/20	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$291,320	54.45	\$582,649	\$72,311	\$462,689	\$331,388	1.396	2,296	\$201.52	15C	17.1007	Colonial/2Sty
72-25-15-377-002	506 E UNIVERSITY	09/20/21	\$707,000	WD	03-ARM'S LENGTH	\$707,000	\$371,590	52.56	\$675,697	\$78,062	\$628,938	\$394,011	1.596	2,388	\$263.37	15C	2.9024	Colonial/2Sty
72-25-15-379-003	610 E FARNUM	02/25/22	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$137,220	44.26	\$274,449	\$62,793	\$247,207	\$137,439	1.799	1,072	\$230.60	15C	23.1447	Colonial/2Sty
72-25-15-379-012	716 E FARNUM	09/04/20	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$258,060	48.24	\$440,323	\$66,895	\$468,105	\$252,367	1.855	2,117	\$221.12	15C	28.7638	Colonial/2Sty
72-25-15-379-014	518 CURRY	09/30/20	\$579,900	WD	03-ARM'S LENGTH	\$579,900	\$316,450	54.57	\$632,895	\$71,881	\$508,019	\$364,295	1.395	2,588	\$196.30	15C	17.2693	Colonial/2Sty
72-25-15-379-014	518 CURRY	02/18/22	\$667,000	WD	03-ARM'S LENGTH	\$667,000	\$316,450	47.44	\$632,895	\$71,881	\$595,119	\$364,295	1.634	2,588	\$229.95	15C	6.6399	Colonial/2Sty
72-25-15-379-020	520 SIMON	09/17/20	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$318,640	53.11	\$637,275	\$70,141	\$529,859	\$368,269	1.439	2,430	\$218.05	15C	12.8437	Colonial/2Sty
72-25-15-381-006	614 SAINT CHARLES	02/04/21	\$487,000	WD	03-ARM'S LENGTH	\$487,000	\$259,790	53.34	\$519,571	\$58,375	\$428,625	\$299,478	1.431	1,941	\$220.83	15C	13.5980	Colonial/2Sty
72-25-15-382-021	631 CHAMBERS	10/27/21	\$695,000	PTA	03-ARM'S LENGTH	\$695,000	\$293,580	42.24	\$587,158	\$60,660	\$634,340	\$341,882	1.855	2,343	\$270.74	15C	28.8216	Colonial/2Sty
72-25-15-382-029	709 CHAMBERS	10/14/21	\$399,000	PTA	03-ARM'S LENGTH	\$399,000	\$181,210	45.42	\$362,422	\$58,968	\$340,032	\$197,048	1.726	1,741	\$195.31	15C	15.8409	Colonial/2Sty
72-25-15-383-004	614 CHAMBERS	06/14/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$133,090	42.25	\$266,180	\$59,138	\$255,862	\$134,443	1.903	1,169	\$218.87	15C	33.5908	Colonial/2Sty
72-25-15-383-008	630 CHAMBERS	06/30/21	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$270,990	42.68	\$541,977	\$61,560	\$573,440	\$311,959	1.838	1,970	\$291.09	15C	27.0969	Colonial/2Sty
72-25-15-383-035	706 CHAMBERS	02/17/21	\$476,000	WD	03-ARM'S LENGTH	\$476,000	\$266,810	56.05	\$533,627	\$58,375	\$417,625	\$308,605	1.353	2,301	\$181.50	15C	21.3954	Colonial/2Sty
72-25-15-385-001	134 POTTER	04/23/20	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$245,900	50.70	\$491,792	\$76,479	\$408,521	\$269,684	1.515	2,112	\$193.43	15C	5.2406	Colonial/2Sty
72-25-15-403-002	918 N ALEXANDER	05/29/20	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$341,220	54.60	\$682,445	\$73,336	\$551,664	\$395,525	1.395	2,807	\$196.53	15C	17.2458	Colonial/2Sty
72-25-15-403-031	907 N ALTADENA	08/28/20	\$566,951	WD	03-ARM'S LENGTH	\$566,951	\$301,250	53.14	\$602,506	\$73,790	\$493,161	\$343,322	1.436	2,283	\$216.01	15C	13.0782	Colonial/2Sty
72-25-15-404-017	911 N GAINSBOROUGH	07/20/21	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$305,600	48.51	\$611,200	\$72,000	\$558,000	\$350,130	1.594	2,325	\$240.00	15C	2.6474	Colonial/2Sty
72-25-15-405-007	828 N GAINSBOROUGH	08/17/20	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$169,730	54.40	\$339,450	\$72,791	\$239,209	\$173,155	1.381	1,362	\$175.63	15C	18.5749	Colonial/2Sty
72-25-15-410-018	715 N GAINSBOROUGH	08/27/20	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$308,240	50.53	\$616,478	\$72,000	\$538,000	\$353,557	1.522	2,400	\$224.17	15C	4.5543	Colonial/2Sty
72-25-15-426-008	900 N BLAIR	09/01/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$297,010	47.90	\$594,025	\$76,101	\$543,899	\$336,314	1.617	2,474	\$219.85	15C	5.0014	Colonial/2Sty
72-25-15-427-003	1416 GARDENIA	09/08/21	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$356,200	53.16	\$712,392	\$66,302	\$603,698	\$419,539	1.439	2,796	\$215.91	15C	12.8265	Colonial/2Sty
72-25-15-428-021	827 N WILSON	06/09/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$159,190	41.35	\$318,377	\$77,769	\$307,231	\$159,343	1.928	1,536	\$200.02	15C	36.0890	Colonial/2Sty
72-25-15-429-004	904 N WILSON	07/01/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$137,530	44.36	\$275,059	\$78,850	\$231,150	\$129,940	1.779	1,248	\$185.22	15C	21.1681	Colonial/2Sty
72-25-15-430-001	728 N BLAIR	02/08/21	\$657,000	WD	03-ARM'S LENGTH	\$657,000	\$317,500	48.33	\$634,993	\$73,661	\$583,339	\$364,501	1.600	2,709	\$215.33	15C	3.3155	Colonial/2Sty
72-25-15-431-009	628 N VERMONT	04/07/21	\$612,000	WD	33-TO BE DETERMINED	\$612,000	\$414,810	67.78	\$829,629	\$79,566	\$532,434	\$487,054	1.093	2,266	\$234.97	15C	47.4048	Colonial/2Sty
72-25-15-452-007	420 N ALEXANDER	11/16/20	\$578,000	WD	03-ARM'S LENGTH	\$578,000	\$309,120	53.48	\$618,240	\$66,286	\$511,714	\$358,412	1.428	2,512	\$203.71	15C	13.9494	Colonial/2Sty
72-25-15-452-039	305 N ALTADENA	10/12/21	\$610,000	PTA	03-ARM'S LENGTH	\$610,000	\$307,950	50.48	\$615,903	\$66,559	\$543,441	\$356,717	1.523	2,370	\$229.30	15C	4.3769	Colonial/2Sty
72-25-15-453-027	319 N GAINSBOROUGH	04/01/20	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$310,020	54.87	\$620,034	\$72,000	\$493,000	\$355,866	1.385	2,492	\$197.83	15C	18.1869	Colonial/2Sty
72-25-15-453-034	430 N ALTADENA	09/24/21	\$323,000	WD	03-ARM'S LENGTH	\$323,000	\$176,210	54.55	\$319,684	\$67,172	\$255,828	\$169,341	1.511	1,612	\$158.70	15C	5.6493	Colonial/2Sty
72-25-15-456-004	213 N ALEXANDER	01/20/22	\$715,000	WD	03-ARM'S LENGTH	\$715,000	\$322,670	45.13	\$645,340	\$66,688	\$648,312	\$375,748	1.725	2,464	\$263.11	15C	15.8170	Colonial/2Sty
72-25-15-457-039	112 N ALEXANDER	02/17/22	\$689,000	WD	03-ARM'S LENGTH	\$689,000	\$307,320	44.60	\$614,630	\$66,353	\$622,647	\$356,024	1.749	2,160	\$288.26	15C	18.1670	Colonial/2Sty
72-25-15-458-016	217 N GAINSBOROUGH	02/10/22	\$736,900	WD	03-ARM'S LENGTH	\$736,900	\$336,090	45.61	\$672,173	\$72,000	\$664,900	\$389,723	1.706	2,588	\$256.92	15C	13.8864	Colonial/2Sty
72-25-15-458-018	209 N GAINSBOROUGH	06/24/21	\$730,000	WD	33-TO BE DETERMINED	\$730,000	\$334,040	45.76	\$668,071	\$73,315	\$665,685	\$386,205	1.700	2,644	\$248.37	15C	13.3132	Colonial/2Sty
72-25-15-458-022	129 N GAINSBOROUGH	05/05/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$308,790	47.51	\$617,573	\$72,000	\$578,000	\$354,268	1.632	2,510	\$230.28	15C	6.4312	Colonial/2Sty
72-25-15-459-003	218 N GAINSBOROUGH	09/01/20	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$283,720	59.11	\$567,435	\$72,000	\$408,000	\$321,711	1.268	2,246	\$181.66	15C	29.9002	Colonial/2Sty
72-25-15-459-004	212 N GAINSBOROUGH	07/23/21	\$579,900	WD	03-ARM'S LENGTH	\$579,900	\$289,130	49.86	\$578,250	\$72,000	\$507,900	\$328,734	1.545	2,196	\$231.28	15C	2.2201	Colonial/2Sty
72-25-15-459-008	132 N GAINSBOROUGH	01/28/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$328,710	46.96	\$657,429	\$72,000	\$628,000	\$380,149	1.652	2,674	\$234.85	15C	8.4765	Colonial/2Sty
72-25-15-460-001	226 N REMBRANDT	06/23/21	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$335,850	49.39	\$671,700	\$74,967	\$605,033	\$387,489	1.561	2,634	\$229.70	15C	0.5801	Colonial/2Sty
72-25-15-476-008	406 N BLAIR	06/10/21	\$477,500	WD	33-TO BE DETERMINED	\$477,500	\$175,910	36.84	\$351,819	\$79,321	\$398,179	\$180,462	2.206	1,730	\$230.16	15C	63.9219	Colonial/2Sty

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-15-476-023	409 N VERMONT	09/18/20	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$235,960	53.38	\$471,927	\$73,484	\$368,516	\$258,729	1.424	2,103	\$175.23	15C	14.2890	Colonial/2Sty		
72-25-15-481-008	200 N VERMONT	12/18/20	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$256,920	51.39	\$513,844	\$66,557	\$433,343	\$290,446	1.492	1,748	\$247.91	15C	7.5229	Colonial/2Sty		
72-25-15-481-011	126 N VERMONT	06/30/21	\$490,900	WD	03-ARM'S LENGTH	\$490,900	\$242,890	49.48	\$485,780	\$66,557	\$424,343	\$272,223	1.559	1,819	\$233.28	15C	0.8412	Colonial/2Sty		
72-25-15-481-022	135 N CONNECTICUT	11/30/20	\$314,000	WD	03-ARM'S LENGTH	\$314,000	\$159,240	50.71	\$318,487	\$66,557	\$247,443	\$166,841	1.483	1,709	\$144.79	15C	8.4114	Colonial/2Sty		
72-25-15-482-001	230 N CONNECTICUT	05/18/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$251,090	52.31	\$502,181	\$75,966	\$404,034	\$276,763	1.460	2,052	\$196.90	15C	10.7365	Colonial/2Sty		
72-25-15-482-045	227 N WILSON	06/19/20	\$519,000	WD	03-ARM'S LENGTH	\$519,000	\$293,230	56.50	\$586,467	\$71,996	\$447,004	\$334,072	1.338	2,284	\$195.71	15C	22.9174	Colonial/2Sty		
<b>Totals:</b>			<b>\$48,719,428</b>			<b>\$48,719,428</b>	<b>\$24,415,690</b>		<b>\$48,422,028</b>		<b>\$42,101,166</b>	<b>\$27,220,020</b>			<b>\$206.94</b>		<b>2.0522</b>			
								<b>Sale. Ratio =&gt;</b>	<b>50.11</b>					<b>E.C.F. =&gt;</b>	<b>1.547</b>	<b>Std. Deviation=&gt;</b>		<b>0.18182187</b>		
								<b>Std. Dev. =&gt;</b>	<b>4.89</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.567</b>	<b>Ave. Variance=&gt;</b>		<b>14.4442</b>	<b>Coefficient of Var=&gt;</b>	<b>9.216421317</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-14-355-003	306 N KENWOOD	06/04/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$122,770	52.24	\$245,544	\$68,518	\$166,482	\$141,621	1.176	1,396	\$119.26	15D	11.1721	TwnHse/Duplex		
72-25-15-201-043	130 HAWTHORN	11/13/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$183,640	54.01	\$309,500	\$103,543	\$236,457	\$179,149	1.320	2,017	\$117.23	15D	3.2620	TwnHse/Duplex		
72-25-15-308-019	201 E FARNUM	07/26/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$187,240	49.27	\$374,471	\$101,491	\$278,509	\$218,384	1.275	2,624	\$106.14	15D	1.1951	Other		
72-25-15-357-020	229 FAIRGROVE	07/15/21	\$236,400	WD	03-ARM'S LENGTH	\$236,400	\$110,630	46.80	\$221,256	\$68,827	\$167,573	\$121,943	1.374	1,363	\$122.94	15D	8.6920	TwnHse/Duplex		
72-25-15-379-011	712 E FARNUM	12/28/20	\$310,000	WD	33-TO BE DETERMINED	\$310,000	\$145,250	46.85	\$290,506	\$61,335	\$248,665	\$183,337	1.356	1,880	\$132.27	15D	6.9060	TwnHse/Duplex		
72-25-15-384-019	214 POTTER	04/15/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$174,940	50.71	\$349,887	\$129,039	\$215,961	\$176,678	1.222	2,160	\$99.98	15D	6.4929	Other		
<b>Totals:</b>			<b>\$1,846,400</b>			<b>\$1,846,400</b>	<b>\$924,470</b>		<b>\$1,791,164</b>		<b>\$1,313,647</b>	<b>\$1,021,112</b>			<b>\$116.30</b>		<b>0.0782</b>			
								<b>Sale. Ratio =&gt;</b>	<b>50.07</b>					<b>E.C.F. =&gt;</b>	<b>1.286</b>	<b>Std. Deviation=&gt;</b>		<b>0.07775438</b>		
								<b>Std. Dev. =&gt;</b>	<b>2.91</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.287</b>	<b>Ave. Variance=&gt;</b>		<b>6.2867</b>	<b>Coefficient of Var=&gt;</b>	<b>4.883746533</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-15-104-007	230 DEWEY	02/11/21	\$299,000	WD	33-TO BE DETERMINED	\$299,000	\$142,340	47.61	\$284,676	\$57,771	\$241,229	\$142,708	1.690	1,122	\$215.00	150	4.1378	Other
72-25-15-201-043	1027 N ALEXANDER	03/26/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$190,530	56.04	\$381,057	\$72,236	\$267,764	\$194,227	1.379	1,618	\$165.49	150	35.3138	Other
72-25-15-202-007	1612 N ALEXANDER	05/08/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$158,610	50.35	\$317,219	\$67,153	\$247,847	\$157,274	1.576	1,324	\$187.20	150	15.5861	Other
72-25-15-205-011	1524 N BLAIR	12/04/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$139,720	50.81	\$279,431	\$77,147	\$197,853	\$123,344	1.604	1,035	\$191.16	150	12.7675	Other
72-25-15-205-017	1709 N VERMONT	08/03/20	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$148,740	49.60	\$297,481	\$82,408	\$217,492	\$131,142	1.658	976	\$222.84	150	7.3306	Other
72-25-15-209-028	1211 N VERMONT	06/11/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$171,610	49.03	\$343,210	\$71,312	\$278,688	\$171,005	1.630	1,350	\$206.44	150	10.2045	Other
72-25-15-227-023	1603 N CONNECTICUT	12/14/21	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$155,710	50.23	\$311,429	\$67,623	\$242,377	\$148,662	1.630	1,592	\$152.25	150	10.1364	Other
72-25-15-228-005	1702 N CONNECTICUT	11/06/20	\$270,000	WD	33-TO BE DETERMINED	\$270,000	\$137,650	50.98	\$275,298	\$67,039	\$202,961	\$126,987	1.598	1,300	\$156.12	150	13.3472	Other
72-25-15-276-008	1305 N WILSON	02/04/21	\$310,000	WD	33-TO BE DETERMINED	\$310,000	\$148,980	48.06	\$297,966	\$55,302	\$254,698	\$152,619	1.669	1,127	\$226.00	150	6.2902	Other
72-25-15-278-007	1044 N VERMONT	05/11/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$158,640	43.46	\$317,270	\$77,415	\$287,585	\$146,253	1.966	1,458	\$197.25	150	23.4601	Other
72-25-15-303-007	218 GARDENIA	03/03/21	\$400,000	WD	33-TO BE DETERMINED	\$400,000	\$187,370	46.84	\$374,744	\$103,567	\$296,433	\$170,552	1.738	1,456	\$203.59	150	0.6333	Other
72-25-15-327-020	529 HAWTHORN	10/15/21	\$369,400	PTA	33-TO BE DETERMINED	\$369,400	\$161,540	43.73	\$323,083	\$76,163	\$293,237	\$150,561	1.948	1,664	\$176.22	150	21.5878	Other
72-25-15-328-006	724 GARDENIA	03/15/22	\$351,500	WD	33-TO BE DETERMINED	\$351,500	\$128,830	36.65	\$257,666	\$60,340	\$291,160	\$120,321	2.420	1,484	\$196.20	150	68.8114	Other
72-25-15-329-016	517 FOREST	06/30/21	\$364,500	WD	03-ARM'S LENGTH	\$364,500	\$166,460	45.67	\$332,929	\$85,182	\$279,318	\$151,065	1.849	1,242	\$224.89	150	11.7238	Other
72-25-15-330-018	703 FOREST	08/13/21	\$539,900	WD	03-ARM'S LENGTH	\$539,900	\$248,680	46.06	\$497,360	\$90,980	\$448,920	\$269,126	1.668	2,042	\$219.84	150	6.3684	Other
72-25-15-330-020	709 FOREST	09/15/20	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$161,920	58.90	\$277,502	\$73,724	\$201,176	\$136,764	1.471	1,536	\$130.97	150	26.0777	Other
72-25-15-330-024	727 FOREST	09/20/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$145,020	54.72	\$272,799	\$74,285	\$190,715	\$124,071	1.537	1,044	\$182.68	150	19.4611	Other
72-25-15-331-013	628 FOREST	02/15/22	\$324,900	WD	33-TO BE DETERMINED	\$324,900	\$127,300	39.18	\$254,608	\$67,317	\$257,583	\$114,202	2.256	1,207	\$213.41	150	52.3755	Other
72-25-15-331-014	700 FOREST	03/09/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$110,720	55.36	\$221,442	\$64,251	\$135,749	\$95,848	1.416	962	\$141.11	150	31.5459	Other
72-25-15-331-063	817 BALDWIN	11/04/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$143,840	59.93	\$287,684	\$64,251	\$175,749	\$140,524	1.251	1,058	\$166.11	150	48.1082	Other
72-25-15-352-008	334 E FARNUM	06/09/20	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$162,640	50.43	\$325,275	\$85,863	\$236,637	\$145,983	1.621	1,284	\$184.30	150	11.0761	Other
72-25-15-354-014	313 E UNIVERSITY	02/25/22	\$340,000	WD	33-TO BE DETERMINED	\$340,000	\$148,720	43.74	\$297,434	\$93,132	\$246,868	\$124,574	1.982	1,332	\$185.34	150	24.9940	Other
72-25-15-354-025	323 E UNIVERSITY	10/15/21	\$401,000	PTA	33-TO BE DETERMINED	\$401,000	\$169,870	42.36	\$339,732	\$94,579	\$306,421	\$154,184	1.987	1,206	\$254.08	150	25.5617	Other
72-25-15-355-015	311 FAIRGROVE	10/05/21	\$370,000	PTA	33-TO BE DETERMINED	\$370,000	\$163,160	44.10	\$326,317	\$67,966	\$302,034	\$162,485	1.859	1,292	\$233.77	150	12.7092	Other
72-25-15-355-017	303 FAIRGROVE	12/10/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$145,430	48.48	\$290,865	\$70,267	\$229,733	\$138,741	1.656	978	\$234.90	150	7.9099	Other
72-25-15-357-003	206 N TROY	01/22/21	\$365,000	WD	33-TO BE DETERMINED	\$365,000	\$194,350	53.25	\$388,709	\$71,755	\$293,245	\$199,342	1.471	1,601	\$183.16	150	26.0688	Other
72-25-15-357-006	318 E UNIVERSITY	10/27/21	\$326,000	PTA	03-ARM'S LENGTH	\$326,000	\$163,760	50.23	\$327,517	\$115,948	\$210,052	\$129,005	1.628	1,210	\$173.60	150	10.3511	Other
72-25-15-376-035	301 CURRY	07/07/21	\$383,000	WD	03-ARM'S LENGTH	\$383,000	\$179,110	46.77	\$334,905	\$66,705	\$316,295	\$167,625	1.887	1,437	\$220.11	150	15.5169	Other
72-25-15-377-003	512 E UNIVERSITY	01/14/22	\$525,000	PTA	33-TO BE DETERMINED	\$525,000	\$228,340	43.49	\$456,676	\$75,030	\$449,970	\$240,029	1.875	1,914	\$235.09	150	14.2897	Other
72-25-15-380-003	406 CURRY	11/19/21	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$146,480	50.51	\$292,965	\$69,784	\$220,216	\$136,086	1.618	1,372	\$160.51	150	11.3539	Other

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-15-410-003	718 N ALTADENA	03/12/21	\$450,000	WD	33-TO BE DETERMINED	\$450,000	\$228,150	50.70	\$456,301	\$102,842	\$347,158	\$222,301	1.562	1,812	\$191.59	150	17.0096	Other		
72-25-15-410-022	633 N GAINSBOROUGH	01/07/21	\$305,500	WD	03-ARM'S LENGTH	\$305,500	\$156,300	51.16	\$312,603	\$73,593	\$231,907	\$150,321	1.543	1,180	\$196.53	150	18.9004	Other		
72-25-15-412-010	622 N REMBRANDT	05/20/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$146,740	43.16	\$293,470	\$72,285	\$267,715	\$134,869	1.985	1,155	\$231.79	150	25.3250	Other		
72-25-15-412-011	618 N REMBRANDT	01/15/21	\$320,000	WD	33-TO BE DETERMINED	\$320,000	\$141,440	44.20	\$282,872	\$72,285	\$247,715	\$128,407	1.929	1,094	\$226.43	150	19.7392	Other		
72-25-15-412-025	623 N BLAIR	04/20/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$157,950	52.65	\$315,892	\$81,206	\$218,794	\$143,101	1.529	1,281	\$170.80	150	20.2806	Other		
72-25-15-428-003	1508 GARDENIA	02/02/22	\$415,000	WD	33-TO BE DETERMINED	\$415,000	\$169,160	40.76	\$338,329	\$66,302	\$348,698	\$180,150	1.936	1,344	\$259.45	150	20.3843	Other		
72-25-15-430-028	603 N VERMONT	11/06/20	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$174,780	51.11	\$299,699	\$80,536	\$261,464	\$147,089	1.778	1,356	\$192.82	150	4.5836	Other		
72-25-15-452-032	315 N ALTADENA	10/27/20	\$330,050	WD	33-TO BE DETERMINED	\$330,050	\$143,020	43.33	\$286,033	\$66,392	\$263,658	\$138,139	1.909	1,114	\$236.68	150	17.6891	Other		
72-25-15-453-024	405 N GAINSBOROUGH	12/13/21	\$365,000	PTA	33-TO BE DETERMINED	\$365,000	\$168,700	46.22	\$337,400	\$72,000	\$293,000	\$166,918	1.755	1,294	\$226.43	150	2.3599	Other		
72-25-15-455-003	512 N REMBRANDT	01/18/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$135,520	43.02	\$271,035	\$72,588	\$242,412	\$121,004	2.003	1,048	\$231.31	150	27.1583	Other		
72-25-15-455-030	307 N BLAIR	05/11/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$142,010	47.34	\$284,013	\$72,889	\$227,111	\$128,734	1.764	1,298	\$174.97	150	3.2435	Other		
72-25-15-457-036	118 N ALEXANDER	08/21/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$155,390	58.64	\$310,772	\$90,632	\$174,368	\$138,453	1.259	1,020	\$170.95	150	47.2348	Other		
72-25-15-477-025	307 N CONNECTICUT	01/08/21	\$430,500	WD	33-TO BE DETERMINED	\$430,500	\$215,400	50.03	\$430,797	\$126,175	\$304,325	\$185,745	1.638	1,670	\$182.23	150	9.3350	Other		
72-25-15-479-009	404 N WILSON	10/01/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$180,410	48.11	\$305,611	\$68,597	\$306,403	\$159,070	1.926	1,420	\$215.78	150	19.4466	Other		
72-25-15-480-001	226 N BLAIR	11/22/21	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$156,620	48.64	\$313,240	\$82,771	\$239,229	\$140,530	1.702	1,449	\$165.10	150	2.9416	Other		
72-25-15-482-022	135 N WILSON	10/08/21	\$360,000	PTA	03-ARM'S LENGTH	\$360,000	\$159,950	44.43	\$319,897	\$70,776	\$289,224	\$151,903	1.904	1,164	\$248.47	150	17.2252	Other		
<b>Totals:</b>			<b>\$15,621,550</b>			<b>\$15,621,550</b>	<b>\$7,467,610</b>		<b>\$14,743,213</b>		<b>\$12,083,186</b>	<b>\$7,002,044</b>			<b>\$199.15</b>		<b>0.6086</b>			
								<b>Sale. Ratio =&gt;</b>	<b>47.80</b>					<b>E.C.F. =&gt;</b>	<b>1.726</b>	<b>Std. Deviation=&gt;</b>		<b>0.23458743</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.08</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.732</b>	<b>Ave. Variance=&gt;</b>		<b>18.6443</b>	<b>Coefficient of Var=&gt;</b>	<b>10.76613195</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-15-103-012	244 MARLIN	11/15/21	\$255,001	PTA	33-TO BE DETERMINED	\$255,001	\$110,190	43.21	\$220,375	\$57,771	\$197,230	\$123,185	1.601	749	\$263.32	15R	15.7129	Ranch
72-25-15-104-022	414 DEWEY	09/17/21	\$219,000	PTA	33-TO BE DETERMINED	\$219,000	\$82,550	37.69	\$165,092	\$57,771	\$161,229	\$77,769	2.073	719	\$224.24	15R	62.9222	Ranch
72-25-15-126-027	517 MARLIN	01/11/21	\$219,900	WD	33-TO BE DETERMINED	\$219,900	\$117,540	53.45	\$235,089	\$59,801	\$160,099	\$127,020	1.260	970	\$165.05	15R	18.3540	Ranch
72-25-15-126-052	602 E 12 MILE	10/06/20	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$98,390	43.15	\$172,391	\$46,758	\$181,242	\$96,641	1.875	821	\$220.76	15R	43.1459	Ranch
72-25-15-126-052	602 E 12 MILE	10/12/21	\$240,000	WD	33-TO BE DETERMINED	\$240,000	\$98,390	41.00	\$196,780	\$46,758	\$193,242	\$113,653	1.700	821	\$235.37	15R	25.6319	Ranch
72-25-15-127-013	618 MARLIN	04/16/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$79,690	39.85	\$159,376	\$57,771	\$142,229	\$73,627	1.932	710	\$200.32	15R	48.7795	Ranch
72-25-15-127-014	622 MARLIN	02/03/21	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$100,200	42.28	\$200,402	\$61,269	\$175,731	\$105,404	1.667	723	\$243.06	15R	22.3256	Ranch
72-25-15-127-018	710 MARLIN	03/08/22	\$225,000	WD	33-TO BE DETERMINED	\$225,000	\$95,470	42.43	\$190,940	\$58,056	\$166,944	\$96,293	1.734	896	\$186.32	15R	28.9752	Ranch
72-25-15-127-028	525 DEWEY	02/19/21	\$220,000	WD	33-TO BE DETERMINED	\$220,000	\$110,640	50.29	\$221,271	\$57,771	\$162,229	\$118,478	1.369	734	\$221.02	15R	7.4688	Ranch
72-25-15-127-042	721 DEWEY	07/06/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$114,280	50.79	\$228,568	\$58,258	\$166,742	\$123,413	1.351	1,013	\$164.60	15R	9.2872	Ranch
72-25-15-128-010	602 DEWEY	10/07/21	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$99,260	48.90	\$198,517	\$57,771	\$145,229	\$101,990	1.424	723	\$200.87	15R	2.0005	Ranch
72-25-15-128-021	718 DEWEY	09/13/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$119,440	49.77	\$223,354	\$57,771	\$182,229	\$125,442	1.453	729	\$249.97	15R	0.8738	Ranch
72-25-15-202-024	1613 N ALTADENA	10/23/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$131,100	54.17	\$262,199	\$69,620	\$172,380	\$139,550	1.235	1,169	\$147.46	15R	20.8705	Ranch
72-25-15-204-013	1520 FERRIS	02/18/22	\$256,000	PTA	03-ARM'S LENGTH	\$256,000	\$138,920	54.27	\$277,840	\$76,508	\$179,492	\$145,893	1.230	1,338	\$134.15	15R	21.3660	Ranch
72-25-15-205-005	1706 N BLAIR	03/11/21	\$255,000	WD	33-TO BE DETERMINED	\$255,000	\$112,430	44.09	\$224,860	\$78,811	\$176,189	\$110,643	1.592	882	\$199.76	15R	14.8446	Ranch
72-25-15-205-028	1503 N VERMONT	11/13/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$133,380	55.12	\$238,558	\$70,547	\$171,453	\$129,239	1.327	881	\$194.61	15R	11.7328	Ranch
72-25-15-207-020	1413 FERRIS	08/26/21	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$109,900	57.09	\$219,792	\$76,508	\$115,992	\$103,829	1.117	869	\$133.48	15R	32.6816	Ranch
72-25-15-207-026	1307 FERRIS	07/14/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$122,680	52.20	\$245,369	\$76,508	\$158,492	\$122,363	1.295	989	\$160.25	15R	14.8700	Ranch
72-25-15-207-027	1301 FERRIS	05/01/20	\$224,000	WD	33-TO BE DETERMINED	\$224,000	\$108,260	48.33	\$216,510	\$76,650	\$147,350	\$101,348	1.454	871	\$169.17	15R	0.9943	Ranch
72-25-15-207-029	1213 FERRIS	12/31/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$108,630	49.38	\$217,258	\$76,508	\$143,492	\$101,993	1.407	882	\$162.69	15R	3.7076	Ranch
72-25-15-207-030	1211 FERRIS	09/16/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$108,270	54.14	\$216,532	\$70,324	\$129,676	\$105,948	1.224	910	\$142.50	15R	22.0000	Ranch
72-25-15-208-003	1412 FERRIS	02/19/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$132,960	49.24	\$265,920	\$76,508	\$193,492	\$137,255	1.410	1,014	\$190.82	15R	3.4235	Ranch
72-25-15-208-020	1403 N BLAIR	08/26/21	\$192,500	WD	03-ARM'S LENGTH	\$192,500	\$119,170	61.91	\$238,339	\$76,508	\$115,992	\$117,269	0.989	953	\$121.71	15R	45.4849	Ranch
72-25-15-208-024	1307 N BLAIR	07/09/20	\$216,500	WD	03-ARM'S LENGTH	\$216,500	\$109,170	50.42	\$218,337	\$78,733	\$137,767	\$101,162	1.362	885	\$155.67	15R	8.2120	Ranch
72-25-15-209-003	1412 N BLAIR	07/07/20	\$335,000	WD	33-TO BE DETERMINED	\$335,000	\$146,410	43.70	\$292,812	\$76,922	\$258,078	\$156,442	1.650	1,168	\$220.96	15R	20.5711	Ranch
72-25-15-253-001	1128 FERRIS	08/30/21	\$265,153	WD	03-ARM'S LENGTH	\$265,153	\$129,500	48.84	\$259,005	\$70,324	\$194,829	\$136,725	1.425	1,024	\$190.26	15R	1.8995	Ranch
72-25-15-276-001	1304 GROVE	12/11/20	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$150,400	50.13	\$300,802	\$94,711	\$205,289	\$149,341	1.375	1,048	\$195.89	15R	6.9331	Ranch
72-25-15-276-015	1201 N WILSON	04/30/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$86,170	53.86	\$172,343	\$51,011	\$108,989	\$87,922	1.240	720	\$151.37	15R	20.4347	Ranch
72-25-15-303-012	308 GARDENIA	09/02/20	\$247,500	WD	33-TO BE DETERMINED	\$247,500	\$101,080	40.84	\$202,156	\$58,060	\$189,440	\$109,164	1.735	869	\$218.00	15R	29.1416	Ranch
72-25-15-303-021	414 GARDENIA	10/16/20	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$102,170	46.46	\$183,607	\$60,151	\$159,749	\$94,966	1.682	892	\$179.09	15R	23.8207	Ranch
72-25-15-309-008	414 BALDWIN	03/03/21	\$283,500	WD	03-ARM'S LENGTH	\$283,500	\$144,120	50.84	\$288,242	\$101,491	\$182,009	\$135,327	1.345	1,102	\$165.16	15R	9.9002	Ranch
72-25-15-326-001	501 GARDENIA	03/19/21	\$225,001	WD	03-ARM'S LENGTH	\$225,001	\$105,680	46.97	\$211,364	\$72,846	\$152,155	\$104,938	1.450	1,024	\$148.59	15R	0.5992	Ranch



## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-15-327-013	614 GARDENIA	06/30/20	\$220,000	WD	33-TO BE DETERMINED	\$220,000	\$107,790	49.00	\$215,571	\$60,340	\$159,660	\$112,486	1.419	887	\$180.00	15R	2.4587	Ranch		
72-25-15-328-008	732 GARDENIA	03/09/21	\$265,000	WD	33-TO BE DETERMINED	\$265,000	\$103,900	39.21	\$207,805	\$60,340	\$204,660	\$106,859	1.915	1,113	\$183.88	15R	47.1279	Ranch		
72-25-15-328-032	819 HAWTHORN	02/01/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$109,530	42.13	\$219,054	\$57,468	\$202,532	\$117,091	1.730	968	\$209.23	15R	28.5732	Ranch		
72-25-15-331-060	807 BALDWIN	12/23/21	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$108,080	60.04	\$216,162	\$70,028	\$109,972	\$105,894	1.039	936	\$117.49	15R	40.5453	Ranch		
72-25-15-376-014	414 FAIRGROVE	08/10/20	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$95,480	47.27	\$190,965	\$68,450	\$133,550	\$88,779	1.504	979	\$136.41	15R	6.0337	Ranch		
72-25-15-379-006	622 E FARNUM	10/29/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$118,660	59.33	\$237,324	\$62,311	\$137,689	\$126,821	1.086	979	\$140.64	15R	35.8265	Ranch		
72-25-15-380-010	700 FREDERICK	09/02/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$89,190	49.55	\$178,389	\$58,375	\$121,625	\$86,967	1.399	985	\$123.48	15R	4.5436	Ranch		
72-25-15-380-026	403 POTTER	10/27/20	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$125,450	57.28	\$250,902	\$69,784	\$149,216	\$131,245	1.137	991	\$150.57	15R	30.7033	Ranch		
72-25-15-380-026	403 POTTER	03/17/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$125,450	52.49	\$250,902	\$69,784	\$169,216	\$131,245	1.289	991	\$170.75	15R	15.4646	Ranch		
72-25-15-382-010	630 E UNIVERSITY	08/24/21	\$180,000	WD	33-TO BE DETERMINED	\$180,000	\$70,520	39.18	\$141,043	\$58,375	\$121,625	\$59,904	2.030	572	\$212.63	15R	58.6359	Ranch		
72-25-15-403-001	924 N ALEXANDER	04/30/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$114,920	45.99	\$229,834	\$74,549	\$175,351	\$112,525	1.558	961	\$182.47	15R	11.4363	Ranch		
72-25-15-403-021	815 N ALTADENA	04/30/21	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$154,500	47.54	\$309,005	\$76,221	\$248,779	\$168,684	1.475	1,300	\$191.37	15R	3.0861	Ranch		
72-25-15-426-006	910 N BLAIR	10/25/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$148,930	49.64	\$297,862	\$87,700	\$212,300	\$152,291	1.394	1,001	\$212.09	15R	4.9922	Ranch		
72-25-15-428-005	1518 GARDENIA	05/24/21	\$150,521	WD	03-ARM'S LENGTH	\$150,521	\$91,010	60.46	\$182,027	\$66,302	\$84,219	\$83,859	1.004	770	\$109.38	15R	43.9664	Ranch		
72-25-15-429-018	819 N CAMPBELL	11/23/21	\$219,900	PTA	03-ARM'S LENGTH	\$219,900	\$113,110	51.44	\$226,228	\$73,646	\$146,254	\$110,567	1.323	1,126	\$129.89	15R	12.1193	Ranch		
72-25-15-430-004	716 N BLAIR	08/25/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$144,090	60.04	\$257,712	\$76,263	\$163,737	\$139,576	1.173	996	\$164.39	15R	27.0859	Ranch		
72-25-15-431-012	612 N VERMONT	07/31/20	\$375,000	WD	33-TO BE DETERMINED	\$375,000	\$157,780	42.07	\$315,560	\$80,071	\$294,929	\$178,401	1.653	1,397	\$211.12	15R	20.9222	Ranch		
72-25-15-432-013	608 N CONNECTICUT	11/30/21	\$226,500	PTA	03-ARM'S LENGTH	\$226,500	\$119,280	52.66	\$238,565	\$77,723	\$148,777	\$116,552	1.276	983	\$151.35	15R	16.7477	Ranch		
72-25-15-432-021	633 N WILSON	06/11/21	\$350,000	WD	33-TO BE DETERMINED	\$350,000	\$163,910	46.83	\$327,812	\$90,984	\$259,016	\$179,415	1.444	1,387	\$186.75	15R	0.0292	Ranch		
72-25-15-432-023	623 N WILSON	06/26/20	\$297,500	WD	03-ARM'S LENGTH	\$297,500	\$152,240	51.17	\$304,475	\$91,511	\$205,989	\$154,322	1.335	1,184	\$173.98	15R	10.9159	Ranch		
72-25-15-452-024	423 N ALTADENA	10/01/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$90,020	46.89	\$180,047	\$72,000	\$120,000	\$78,295	1.533	750	\$160.00	15R	8.8706	Ranch		
72-25-15-476-005	418 N BLAIR	07/13/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$158,160	52.72	\$316,314	\$95,131	\$204,869	\$167,563	1.223	1,057	\$193.82	15R	22.1321	Ranch		
72-25-15-480-035	215 N VERMONT	11/19/20	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$107,760	49.21	\$215,510	\$69,420	\$149,580	\$105,862	1.413	892	\$167.69	15R	3.0993	Ranch		
72-25-15-483-022	207 N CAMPBELL	09/04/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$107,400	46.70	\$214,804	\$66,557	\$163,443	\$112,308	1.455	946	\$172.77	15R	1.1345	Ranch		
72-25-15-483-024	131 N CAMPBELL	06/16/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$147,340	47.22	\$294,681	\$117,566	\$194,434	\$128,344	1.515	1,284	\$151.43	15R	7.0981	Ranch		
<b>Totals:</b>			<b>\$13,625,776</b>			<b>\$13,625,776</b>	<b>\$6,650,940</b>		<b>\$13,182,553</b>		<b>\$9,608,102</b>	<b>\$6,730,087</b>			<b>\$177.90</b>		<b>1.6327</b>			
								<b>Sale. Ratio =&gt;</b>	<b>48.81</b>					<b>E.C.F. =&gt;</b>	<b>1.428</b>	<b>Std. Deviation=&gt;</b>		<b>0.24499749</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.82</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.444</b>	<b>Ave. Variance=&gt;</b>		<b>18.6406</b>	<b>Coefficient of Var=&gt;</b>	<b>12.90935363</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-15-127-009	602 MARLIN	06/12/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$111,940	57.41	\$223,878	\$58,981	\$136,019	\$126,844	1.072	1,343	\$101.28	15T	0.0000	TriLevel/Quad		
<b>Totals:</b>			<b>\$195,000</b>			<b>\$195,000</b>	<b>\$111,940</b>		<b>\$223,878</b>		<b>\$136,019</b>	<b>\$126,844</b>			<b>\$101.28</b>		<b>0.0000</b>			
								<b>Sale. Ratio =&gt;</b>	<b>57.41</b>					<b>E.C.F. =&gt;</b>	<b>1.072</b>	<b>Std. Deviation=&gt;</b>		<b>#DIV/0!</b>		
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.072</b>	<b>Ave. Variance=&gt;</b>		<b>0.0000</b>	<b>Coefficient of Var=&gt;</b>	<b>0</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-16-130-001	1027 CEDAR HILL	08/13/20	\$251,000	WD	03-ARM'S LENGTH	\$251,000	\$154,500	61.55	\$309,009	\$80,103	\$170,897	\$145,800	1.172	1,250	\$136.72	16B	39.2746	BUNGALOW
72-25-16-130-017	1002 ORCHARD GROVE	08/28/20	\$278,000	WD	33-TO BE DETERMINED	\$278,000	\$135,390	48.70	\$270,779	\$78,708	\$199,292	\$122,338	1.629	1,232	\$161.76	16B	6.4146	BUNGALOW
72-25-16-130-023	902 ORCHARD GROVE	03/04/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$149,500	48.23	\$299,007	\$78,708	\$231,292	\$140,318	1.648	1,381	\$167.48	16B	8.3465	BUNGALOW
72-25-16-132-001	1027 ORCHARD GROVE	05/26/21	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$131,650	43.02	\$263,296	\$78,708	\$227,292	\$117,572	1.933	856	\$265.53	16B	36.8337	BUNGALOW
72-25-16-133-009	1202 GREENLEAF	08/16/21	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$151,810	46.73	\$303,614	\$78,708	\$246,192	\$143,252	1.719	1,436	\$171.44	16B	15.3712	BUNGALOW
72-25-16-135-011	907 WOODSBORO	06/10/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$146,490	50.51	\$292,989	\$81,257	\$208,743	\$134,861	1.548	968	\$215.64	16B	1.7042	BUNGALOW
72-25-16-156-014	1109 FORESTDALE	08/02/21	\$399,900	WD	03-ARM'S LENGTH	\$399,900	\$188,760	47.20	\$377,519	\$81,149	\$318,751	\$188,771	1.689	1,663	\$191.67	16B	12.3683	BUNGALOW
72-25-16-156-020	1420 CATALPA	11/03/21	\$401,500	WD	03-ARM'S LENGTH	\$401,500	\$187,990	46.82	\$375,970	\$122,660	\$278,840	\$161,344	1.728	1,346	\$207.16	16B	16.3354	BUNGALOW
72-25-16-157-005	1106 FORESTDALE	11/16/21	\$355,000	PTA	33-TO BE DETERMINED	\$355,000	\$169,170	47.65	\$338,342	\$86,107	\$268,893	\$160,659	1.674	1,453	\$185.06	16B	10.8806	BUNGALOW
72-25-16-176-016	1206 CLOVERDALE	08/17/20	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$177,450	47.96	\$354,895	\$78,708	\$291,292	\$175,915	1.656	1,366	\$213.24	16B	9.0986	BUNGALOW
72-25-16-180-008	1113 MAYFIELD	07/13/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$144,660	50.76	\$289,324	\$78,708	\$206,292	\$134,150	1.538	1,194	\$172.77	16B	2.7111	BUNGALOW
72-25-16-180-015	1206 LAWNSDALE	11/20/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$128,390	57.06	\$256,787	\$78,708	\$146,292	\$113,426	1.290	904	\$161.83	16B	27.5123	BUNGALOW
72-25-16-183-001	1227 LAWNSDALE	06/26/20	\$261,075	WD	03-ARM'S LENGTH	\$261,075	\$131,440	50.35	\$262,888	\$74,562	\$186,513	\$119,953	1.555	1,032	\$180.73	16B	0.9993	BUNGALOW
72-25-16-184-008	1022 CATALPA	04/13/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$131,300	46.89	\$262,597	\$85,994	\$194,006	\$112,486	1.725	1,100	\$176.37	16B	15.9834	BUNGALOW
72-25-16-184-009	1016 CATALPA	06/25/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$128,600	48.53	\$257,195	\$86,519	\$178,481	\$108,711	1.642	1,066	\$167.43	16B	7.6917	BUNGALOW
72-25-16-184-011	1006 CATALPA	01/07/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$133,280	50.29	\$266,561	\$85,727	\$179,273	\$115,181	1.556	1,063	\$168.65	16B	0.8431	BUNGALOW

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-16-202-036	1517 N PLEASANT	09/15/20	\$250,500	OTH	03-ARM'S LENGTH	\$250,500	\$132,440	52.87	\$264,880	\$80,945	\$169,555	\$117,156	1.447	1,182	\$143.45	16B	11.7621	BUNGALOW		
72-25-16-202-039	1503 N PLEASANT	07/07/21	\$335,000	WD	33-TO BE DETERMINED	\$335,000	\$156,350	46.67	\$312,700	\$80,836	\$254,164	\$147,684	1.721	1,140	\$222.95	16B	15.6119	BUNGALOW		
72-25-16-203-013	1532 N PLEASANT	08/25/20	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$144,150	51.30	\$288,304	\$80,535	\$200,465	\$132,337	1.515	960	\$208.82	16B	5.0071	BUNGALOW		
72-25-16-203-018	1506 N PLEASANT	09/04/20	\$310,000	WD	33-TO BE DETERMINED	\$310,000	\$164,520	53.07	\$329,041	\$79,017	\$230,983	\$159,251	1.450	1,178	\$196.08	16B	11.4445	BUNGALOW		
72-25-16-203-025	1633 EDGEWOOD	07/23/21	\$400,100	WD	33-TO BE DETERMINED	\$400,100	\$177,980	44.48	\$355,966	\$80,128	\$319,972	\$175,693	1.821	1,298	\$246.51	16B	25.6321	BUNGALOW		
72-25-16-205-025	1531 MARYWOOD	10/05/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$211,800	59.66	\$423,598	\$81,074	\$273,926	\$218,168	1.256	1,526	\$179.51	16B	30.9306	BUNGALOW		
72-25-16-205-026	1527 MARYWOOD	08/12/20	\$308,000	WD	33-TO BE DETERMINED	\$308,000	\$165,070	53.59	\$330,148	\$82,280	\$225,720	\$157,878	1.430	1,166	\$193.58	16B	13.5165	BUNGALOW		
72-25-16-205-029	1513 MARYWOOD	08/06/21	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$174,180	54.09	\$348,358	\$80,676	\$241,324	\$170,498	1.415	1,376	\$175.38	16B	14.9473	BUNGALOW		
72-25-16-226-024	314 WAVERLEY	12/28/20	\$247,500	WD	33-TO BE DETERMINED	\$247,500	\$128,280	51.83	\$256,550	\$71,100	\$176,400	\$118,121	1.493	1,199	\$147.12	16B	7.1495	BUNGALOW		
72-25-16-229-022	319 WAVERLEY	06/30/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$200,650	52.80	\$401,290	\$123,792	\$256,208	\$176,750	1.450	1,932	\$132.61	16B	11.5331	BUNGALOW		
72-25-16-254-014	1419 MARYWOOD	03/24/22	\$275,000	WD	33-TO BE DETERMINED	\$275,000	\$164,590	59.85	\$329,184	\$87,110	\$187,890	\$154,187	1.219	1,453	\$129.31	16B	34.6296	BUNGALOW		
72-25-16-256-022	716 CATALPA	08/10/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$113,830	45.53	\$227,664	\$84,230	\$165,770	\$91,359	1.814	747	\$221.91	16B	24.9607	BUNGALOW		
72-25-16-256-025	702 CATALPA	10/16/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$118,890	54.79	\$237,773	\$70,832	\$146,168	\$106,332	1.375	1,122	\$130.27	16B	19.0239	BUNGALOW		
72-25-16-280-008	1119 N WASHINGTON	01/21/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$191,660	47.32	\$383,312	\$69,273	\$335,727	\$200,025	1.678	1,735	\$193.50	16B	11.3548	BUNGALOW		
72-25-16-302-002	1617 CATALPA	06/16/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$102,320	52.47	\$204,647	\$61,634	\$133,366	\$91,091	1.464	950	\$140.39	16B	10.0784	BUNGALOW		
72-25-16-303-016	800 OAKRIDGE	12/07/21	\$333,000	PTA	33-TO BE DETERMINED	\$333,000	\$138,310	41.53	\$276,611	\$64,000	\$269,000	\$135,421	1.986	1,066	\$252.35	16B	42.1519	BUNGALOW		
72-25-16-303-033	807 MAPLEGROVE	12/09/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$163,710	51.97	\$327,412	\$68,668	\$246,332	\$164,805	1.495	1,149	\$214.39	16B	7.0192	BUNGALOW		
72-25-16-304-033	909 FORESTDALE	12/01/21	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$118,000	48.16	\$236,001	\$64,000	\$181,000	\$109,555	1.652	1,032	\$175.39	16B	8.7263	BUNGALOW		
72-25-16-305-006	934 FORESTDALE	08/30/21	\$316,500	WD	03-ARM'S LENGTH	\$316,500	\$155,000	48.97	\$310,000	\$86,207	\$230,293	\$142,543	1.616	1,202	\$191.59	16B	5.0721	BUNGALOW		
72-25-16-306-019	807 FERNWOOD	03/05/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$144,430	51.58	\$288,861	\$76,981	\$203,019	\$134,955	1.504	1,255	\$161.77	16B	6.0538	BUNGALOW		
72-25-16-328-003	1015 CATALPA	01/06/22	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$110,100	47.87	\$220,195	\$64,000	\$166,000	\$99,487	1.669	1,080	\$153.70	16B	10.3676	BUNGALOW		
72-25-16-328-015	937 WOODCREST	09/29/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$182,440	47.39	\$364,887	\$74,790	\$310,210	\$184,775	1.679	1,410	\$220.01	16B	11.3972	BUNGALOW		
72-25-16-329-004	936 WOODCREST	08/31/20	\$265,000	WD	33-TO BE DETERMINED	\$265,000	\$155,190	58.56	\$310,376	\$78,440	\$186,560	\$147,730	1.263	1,096	\$170.22	16B	30.2034	BUNGALOW		
72-25-16-329-004	936 WOODCREST	06/28/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$155,190	48.50	\$310,376	\$78,440	\$241,560	\$147,730	1.635	1,096	\$220.40	16B	7.0267	BUNGALOW		
72-25-16-329-014	913 MAXWELL	12/16/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$124,040	55.13	\$248,077	\$75,426	\$149,574	\$109,969	1.360	1,072	\$139.53	16B	20.4729	BUNGALOW		
72-25-16-335-009	609 LOCKWOOD	07/19/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$123,240	45.64	\$246,487	\$65,205	\$204,795	\$115,466	1.774	1,020	\$200.78	16B	20.8756	BUNGALOW		
72-25-16-355-009	467 CAMBRIDGE	11/23/20	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$135,520	56.94	\$271,031	\$59,089	\$178,911	\$134,995	1.325	1,274	\$140.43	16B	23.9562	BUNGALOW		
72-25-16-376-002	516 HILLDALE	06/12/20	\$255,000	WD	33-TO BE DETERMINED	\$255,000	\$135,290	53.05	\$270,584	\$74,359	\$180,641	\$124,984	1.445	1,062	\$170.10	16B	11.9567	BUNGALOW		
72-25-16-376-003	510 HILLDALE	08/13/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$119,080	55.39	\$238,152	\$73,933	\$141,067	\$104,598	1.349	1,020	\$138.30	16B	21.6221	BUNGALOW		
72-25-16-378-013	917 PARK	04/29/21	\$335,000	WD	33-TO BE DETERMINED	\$335,000	\$159,900	47.73	\$319,801	\$76,508	\$258,492	\$154,964	1.668	1,236	\$209.14	16B	10.3202	BUNGALOW		
72-25-16-379-011	312 JOSEPHINE	03/26/21	\$250,000	WD	33-TO BE DETERMINED	\$250,000	\$150,520	60.21	\$301,033	\$65,822	\$184,178	\$149,816	1.229	1,433	\$128.53	16B	33.5517	BUNGALOW		
72-25-16-379-046	407 BAKER	01/12/22	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$146,550	53.29	\$293,104	\$78,457	\$196,543	\$136,718	1.438	934	\$210.43	16B	12.7298	BUNGALOW		
72-25-16-404-003	609 CATALPA	10/13/21	\$335,000	PTA	33-TO BE DETERMINED	\$335,000	\$151,890	45.34	\$303,784	\$112,580	\$222,420	\$121,786	1.826	1,252	\$177.65	16B	26.1440	BUNGALOW		
72-25-16-405-001	525 CATALPA	08/06/20	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$119,880	44.90	\$239,769	\$70,262	\$196,738	\$107,966	1.822	1,284	\$153.22	16B	25.7339	BUNGALOW		
72-25-16-405-008	934 EDGEWOOD	08/06/21	\$203,500	WD	03-ARM'S LENGTH	\$203,500	\$116,870	57.43	\$233,739	\$66,027	\$137,473	\$106,823	1.287	1,103	\$124.64	16B	27.7955	BUNGALOW		
72-25-16-405-023	915 MARYWOOD	05/13/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$193,790	46.70	\$387,579	\$74,014	\$340,986	\$199,723	1.707	1,601	\$212.98	16B	14.2416	BUNGALOW		
72-25-16-426-012	920 MARYWOOD	07/12/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$147,090	51.61	\$294,180	\$65,580	\$219,420	\$145,605	1.507	1,204	\$182.24	16B	5.7926	BUNGALOW		
72-25-16-452-007	716 PARK	07/26/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$146,460	45.77	\$292,921	\$77,092	\$242,908	\$137,471	1.767	990	\$245.36	16B	20.2101	BUNGALOW		
72-25-16-455-012	702 FLORENCE	12/03/20	\$300,000	WD	33-TO BE DETERMINED	\$300,000	\$153,580	51.19	\$307,150	\$77,666	\$222,334	\$146,168	1.521	1,107	\$200.84	16B	4.3795	BUNGALOW		
72-25-16-455-016	602 FLORENCE	07/16/21	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$145,430	52.90	\$290,868	\$77,664	\$197,236	\$135,799	1.452	1,156	\$170.62	16B	11.2465	BUNGALOW		
72-25-16-482-006	504 N WASHINGTON	08/20/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$90,050	50.03	\$180,098	\$48,678	\$131,322	\$83,707	1.569	718	\$182.90	16B	0.3950	BUNGALOW		
72-25-16-484-002	308 N WASHINGTON	08/07/20	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$89,240	42.29	\$178,488	\$50,203	\$160,797	\$81,710	1.968	862	\$186.54	16B	40.3015	BUNGALOW		
<b>Totals:</b>			<b>\$16,942,375</b>			<b>\$16,942,375</b>	<b>\$8,507,880</b>		<b>\$17,015,751</b>		<b>\$12,449,788</b>	<b>\$7,976,538</b>			<b>\$181.71</b>		<b>0.4078</b>			
								<b>Sale. Ratio =&gt;</b>	<b>50.22</b>					<b>E.C.F. =&gt;</b>	<b>1.561</b>	<b>Std. Deviation=&gt;</b>		<b>0.19302711</b>		
								<b>Std. Dev. =&gt;</b>	<b>4.67</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.565</b>	<b>Ave. Variance=&gt;</b>		<b>15.8568</b>	<b>Coefficient of Var=&gt;</b>	<b>10.13292592</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-16-155-025	1017 MAPLEGROVE	06/14/21	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$208,340	65.62	\$416,674	\$112,299	\$205,201	\$197,646	1.038	1,710	\$120.00	16C	57.4894	Colonial/2Sty
72-25-16-155-025	1017 MAPLEGROVE	06/16/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$208,340	48.45	\$416,674	\$112,299	\$317,701	\$197,646	1.607	1,710	\$185.79	16C	0.5695	Colonial/2Sty
72-25-16-156-005	1112 MAPLEGROVE	07/19/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$218,870	48.64	\$437,733	\$81,149	\$368,851	\$231,548	1.593	2,007	\$183.78	16C	2.0140	Colonial/2Sty
72-25-16-157-018	1033 FERNWOOD	09/16/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$146,010	44.93	\$292,015	\$70,437	\$254,563	\$143,882	1.769	1,197	\$212.67	16C	15.6133	Colonial/2Sty
72-25-16-177-006	927 GREENLEAF	03/23/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$273,580	51.62	\$547,150	\$78,708	\$451,292	\$304,183	1.484	2,228	\$202.55	16C	12.9499	Colonial/2Sty
72-25-16-182-004	903 MAYFIELD	10/20/21	\$399,998	PTA	03-ARM'S LENGTH	\$399,998	\$210,350	52.59	\$420,691	\$80,097	\$319,901	\$221,165	1.446	2,513	\$127.30	16C	16.6682	Colonial/2Sty
72-25-16-201-010	1616 MAXWELL	06/30/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$283,420	47.24	\$566,839	\$75,577	\$524,423	\$319,001	1.644	2,241	\$234.01	16C	3.0834	Colonial/2Sty
72-25-16-202-035	1521 N PLEASANT	10/04/21	\$780,000	PTA	33-TO BE DETERMINED	\$780,000	\$361,390	46.33	\$722,779	\$88,453	\$691,547	\$411,900	1.679	2,774	\$249.30	16C	6.5801	Colonial/2Sty
72-25-16-202-048	1608 N MAPLE	09/24/20	\$370,000	WD	33-TO BE DETERMINED	\$370,000	\$196,870	53.21	\$393,746	\$74,077	\$295,923	\$207,577	1.426	1,436	\$206.07	16C	18.7514	Colonial/2Sty
72-25-16-203-038	1503 EDGEWOOD	01/14/22	\$427,000	WD	03-ARM'S LENGTH	\$427,000	\$200,010	46.84	\$400,017	\$80,787	\$346,213	\$207,292	1.670	1,661	\$208.44	16C	5.7051	Colonial/2Sty
72-25-16-205-017	1516 EDGEWOOD	07/07/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$176,030	51.77	\$352,054	\$82,046	\$257,954	\$175,330	1.471	1,588	\$162.44	16C	14.1869	Colonial/2Sty
72-25-16-205-019	1506 EDGEWOOD	08/13/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$174,290	51.26	\$348,589	\$82,568	\$257,432	\$172,741	1.490	1,416	\$181.80	16C	12.2840	Colonial/2Sty
72-25-16-226-022	322 WAVERLEY	09/08/20	\$292,500	WD	33-TO BE DETERMINED	\$292,500	\$143,920	49.20	\$287,832	\$73,960	\$218,540	\$138,878	1.574	1,370	\$159.52	16C	3.9506	Colonial/2Sty
72-25-16-227-009	1712 N WASHINGTON	10/27/20	\$503,000	WD	03-ARM'S LENGTH	\$503,000	\$250,490	49.80	\$500,982	\$83,550	\$419,450	\$271,060	1.547	2,326	\$180.33	16C	6.5673	Colonial/2Sty
72-25-16-227-011	1702 N WASHINGTON	11/04/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$188,170	53.01	\$376,348	\$81,381	\$273,619	\$191,537	1.429	2,347	\$116.58	16C	18.4574	Colonial/2Sty
72-25-16-228-004	1605 CROOKS	09/22/20	\$272,900	WD	33-TO BE DETERMINED	\$272,900	\$132,440	48.53	\$264,873	\$78,912	\$193,988	\$120,754	1.606	1,318	\$147.18	16C	0.6644	Colonial/2Sty
72-25-16-229-019	1603 N WASHINGTON	02/02/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$153,950	59.21	\$307,908	\$101,648	\$158,352	\$133,935	1.182	3,113	\$50.87	16C	43.0814	Colonial/2Sty
72-25-16-230-002	1622 N WASHINGTON	07/24/20	\$320,000	WD	33-TO BE DETERMINED	\$320,000	\$155,260	48.52	\$310,511	\$81,381	\$238,619	\$148,786	1.604	1,466	\$162.77	16C	0.9342	Colonial/2Sty
72-25-16-231-002	1522 N WASHINGTON	03/16/22	\$431,000	WD	33-TO BE DETERMINED	\$431,000	\$177,740	41.24	\$355,482	\$78,219	\$352,781	\$180,041	1.959	1,707	\$206.67	16C	34.6331	Colonial/2Sty
72-25-16-231-006	1506 N WASHINGTON	12/18/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$127,330	51.97	\$254,655	\$65,840	\$179,160	\$122,607	1.461	1,237	\$144.83	16C	15.1866	Colonial/2Sty
72-25-16-251-013	1427 N MAPLE	04/19/21	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$275,330	47.47	\$550,667	\$78,086	\$501,914	\$306,871	1.636	2,114	\$237.42	16C	2.2469	Colonial/2Sty
72-25-16-252-021	1303 N PLEASANT	03/16/22	\$486,500	WD	33-TO BE DETERMINED	\$486,500	\$229,460	47.17	\$458,910	\$83,090	\$403,410	\$244,039	1.653	2,028	\$198.92	16C	3.9937	Colonial/2Sty
72-25-16-253-014	1413 EDGEWOOD	10/14/21	\$421,000	OTH	03-ARM'S LENGTH	\$421,000	\$210,200	49.93	\$420,407	\$79,017	\$341,983	\$221,682	1.543	1,798	\$190.20	16C	7.0443	Colonial/2Sty
72-25-16-254-018	1307 MARYWOOD	03/24/22	\$520,000	WD	33-TO BE DETERMINED	\$520,000	\$256,280	49.28	\$512,555	\$117,865	\$402,135	\$256,292	1.569	2,620	\$153.49	16C	4.4069	Colonial/2Sty
72-25-16-255-012	1117 N MAPLE	11/19/21	\$592,500	PTA	03-ARM'S LENGTH	\$592,500	\$279,920	47.24	\$559,841	\$78,086	\$514,414	\$312,828	1.644	2,420	\$212.57	16C	3.1281	Colonial/2Sty
72-25-16-256-002	1116 N MAPLE	05/03/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$189,320	51.87	\$378,635	\$83,217	\$281,783	\$191,830	1.469	1,569	\$179.59	16C	14.4197	Colonial/2Sty
72-25-16-256-011	1123 N PLEASANT	08/31/21	\$355,000	WD	33-TO BE DETERMINED	\$355,000	\$157,650	44.41	\$315,298	\$81,409	\$273,591	\$151,876	1.801	1,477	\$185.23	16C	18.8293	Colonial/2Sty
72-25-16-256-012	1117 N PLEASANT	02/11/22	\$491,000	WD	33-TO BE DETERMINED	\$491,000	\$209,420	42.65	\$418,843	\$83,573	\$407,427	\$217,708	1.871	1,601	\$254.48	16C	25.8321	Colonial/2Sty
72-25-16-256-015	1103 N PLEASANT	04/29/20	\$310,000	WD	33-TO BE DETERMINED	\$310,000	\$172,230	55.56	\$344,458	\$80,394	\$229,606	\$171,470	1.339	1,422	\$161.47	16C	27.4074	Colonial/2Sty
72-25-16-256-020	1013 N PLEASANT	05/11/20	\$410,000	WD	33-TO BE DETERMINED	\$410,000	\$225,660	55.04	\$451,326	\$82,011	\$327,989	\$239,815	1.368	1,821	\$180.11	16C	24.5443	Colonial/2Sty
72-25-16-256-023	710 CATALPA	09/09/21	\$351,000	WD	33-TO BE DETERMINED	\$351,000	\$147,440	42.01	\$294,874	\$69,005	\$281,995	\$146,668	1.923	1,451	\$194.35	16C	30.9555	Colonial/2Sty
72-25-16-257-006	1032 N PLEASANT	07/24/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$187,180	65.68	\$374,355	\$79,017	\$205,983	\$191,778	1.074	2,076	\$99.22	16C	53.9048	Colonial/2Sty
72-25-16-257-011	1123 EDGEWOOD	08/31/21	\$386,500	WD	33-TO BE DETERMINED	\$386,500	\$181,830	47.05	\$363,662	\$80,478	\$306,022	\$183,886	1.664	1,571	\$194.79	16C	5.1078	Colonial/2Sty
72-25-16-257-019	1019 EDGEWOOD	06/23/21	\$359,900	WD	03-ARM'S LENGTH	\$359,900	\$153,310	42.60	\$306,620	\$73,082	\$286,818	\$151,648	1.891	1,474	\$194.58	16C	27.8222	Colonial/2Sty
72-25-16-257-020	1013 EDGEWOOD	11/23/20	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$158,380	46.72	\$316,767	\$73,752	\$265,248	\$157,802	1.681	1,626	\$163.13	16C	6.7774	Colonial/2Sty
72-25-16-258-002	1118 EDGEWOOD	10/20/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$189,000	51.78	\$378,003	\$68,632	\$296,368	\$200,890	1.475	1,777	\$166.78	16C	13.7845	Colonial/2Sty
72-25-16-258-017	1021 MARYWOOD	09/24/20	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$363,380	52.66	\$726,750	\$105,924	\$584,076	\$403,134	1.449	3,156	\$185.07	16C	16.4279	Colonial/2Sty
72-25-16-276-029	1409 N WASHINGTON	01/15/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$165,160	48.58	\$330,321	\$75,999	\$264,001	\$165,144	1.599	1,572	\$167.94	16C	1.4509	Colonial/2Sty
72-25-16-280-011	1105 N WASHINGTON	09/22/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$146,820	52.44	\$293,643	\$71,115	\$208,885	\$144,499	1.446	1,403	\$148.88	16C	16.7534	Colonial/2Sty
72-25-16-302-006	1814 W FARNUM	07/15/20	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$162,110	46.99	\$279,266	\$76,561	\$268,439	\$139,803	1.920	1,301	\$206.33	16C	30.7001	Colonial/2Sty
72-25-16-303-043	1521 CATALPA	06/22/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$163,930	48.21	\$327,859	\$67,942	\$272,058	\$168,777	1.612	1,377	\$197.57	16C	0.1183	Colonial/2Sty
72-25-16-304-016	820 MAPLEGROVE	12/10/21	\$555,000	PTA	03-ARM'S LENGTH	\$555,000	\$250,650	45.16	\$501,305	\$64,000	\$491,000	\$283,964	1.729	2,268	\$216.49	16C	11.5973	Colonial/2Sty
72-25-16-304-041	805 FORESTDALE	07/23/21	\$394,900	WD	03-ARM'S LENGTH	\$394,900	\$180,730	45.77	\$361,460	\$64,000	\$330,900	\$193,156	1.713	2,010	\$164.63	16C	10.0006	Colonial/2Sty
72-25-16-304-049	605 FORESTDALE	12/27/21	\$456,500	PTA	03-ARM'S LENGTH	\$456,500	\$209,870	45.97	\$419,742	\$65,471	\$391,029	\$230,046	1.700	1,767	\$221.30	16C	8.6667	Colonial/2Sty
72-25-16-305-014	902 FORESTDALE	08/03/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$188,590	46.57	\$377,182	\$60,426	\$344,574	\$205,686	1.675	1,654	\$208.33	16C	6.2127	Colonial/2Sty
72-25-16-305-021	909 FERNWOOD	10/13/20	\$259,000	WD	33-TO BE DETERMINED	\$259,000	\$125,360	48.40	\$250,726	\$74,790	\$184,210	\$114,244	1.612	1,232	\$149.52	16C	0.0694	Colonial/2Sty
72-25-16-307-008	600 FORESTDALE	02/22/21	\$307,500	WD	33-TO BE DETERMINED	\$307,500	\$143,910	46.80	\$287,816	\$59,315	\$248,185	\$148,377	1.673	1,176	\$211.04	16C	5.9544	Colonial/2Sty
72-25-16-307-016	601 FERNWOOD	12/10/21	\$318,500	PTA	03-ARM'S LENGTH	\$318,500	\$146,300	45.93	\$292,594	\$67,289	\$251,211	\$146,302	1.717	1,248	\$201.29	16C	10.3954	Colonial/2Sty
72-25-16-326-003	930 FERNWOOD	07/06/20	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$136,050	49.93	\$272,105	\$76,332	\$196,168	\$127,125	1.543	1,232	\$159.23	16C	7.0011	Colonial/2Sty
72-25-16-327-016	929 HILLDALE	03/09/22	\$404,000	WD	33-TO BE DETERMINED	\$404,000	\$198,740	49.19	\$397,483	\$76,693	\$327,307	\$208,305	1.571	1,897	\$172.54	16C	4.1832	Colonial/2Sty
72-25-16-327-018	917 HILLDALE	03/09/22	\$640,000	WD	33-TO BE DETERMINED	\$640,000	\$254,680	39.79	\$509,362	\$75,405	\$564,595	\$281,790	2.004	2,041	\$276.63	16C	39.0482	Colonial/2Sty
72-25-16-333-002	824 HILLDALE	11/15/21	\$580,000	PTA	33-TO BE DETERMINED	\$580,000	\$254,970	43.96	\$509,938	\$74,377	\$505,623	\$282,832	1.788	2,168	\$233.22	16C	17.4598	Colonial/2Sty
72-25-16-333-005	810 HILLDALE	05/11/20	\$500,000	WD	33-TO BE DETERMINED	\$500,000	\$238,610	47.72	\$477,217	\$73,654	\$426,346	\$262,054	1.627	1,656	\$257.46	16C	1.3822	Colonial/2Sty
72-25-16-333-007	802 HILLDALE	08/26/20	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$219,770	50.52	\$439,539	\$73,079	\$361,921	\$237,961	1.521	1,895	\$190.99	16C	9.2193	Colonial/2Sty

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-16-335-010	605 LOCKWOOD	03/12/21	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$250,460	49.60	\$500,911	\$65,205	\$439,795	\$282,926	1.554	2,080	\$211.44	16C	5.8666	Colonial/2Sty		
72-25-16-338-022	619 MAXWELL	08/17/21	\$750,000	WD	33-TO BE DETERMINED	\$750,000	\$408,910	54.52	\$817,816	\$79,471	\$670,529	\$479,445	1.399	2,572	\$260.70	16C	21.4565	Colonial/2Sty		
72-25-16-355-015	433 CAMBRIDGE	06/09/21	\$419,250	WD	03-ARM'S LENGTH	\$419,250	\$180,440	43.04	\$360,874	\$63,301	\$355,949	\$193,229	1.842	1,459	\$243.97	16C	22.8989	Colonial/2Sty		
72-25-16-355-018	441 CAMBRIDGE	10/25/21	\$395,000	PTA	03-ARM'S LENGTH	\$395,000	\$200,580	50.78	\$401,154	\$101,533	\$293,467	\$194,559	1.508	1,767	\$166.08	16C	10.4749	Colonial/2Sty		
72-25-16-356-006	470 CAMBRIDGE	01/05/22	\$257,000	PTA	03-ARM'S LENGTH	\$257,000	\$134,350	52.28	\$268,706	\$66,239	\$190,761	\$131,472	1.451	1,414	\$134.91	16C	16.2156	Colonial/2Sty		
72-25-16-356-033	1316 HARTRICK	03/14/22	\$320,100	WD	03-ARM'S LENGTH	\$320,100	\$145,910	45.58	\$291,815	\$61,295	\$258,805	\$149,688	1.729	1,461	\$177.14	16C	11.5841	Colonial/2Sty		
72-25-16-376-005	502 HILLDALE	02/25/22	\$430,000	WD	33-TO BE DETERMINED	\$430,000	\$199,070	46.30	\$398,147	\$74,462	\$355,538	\$210,185	1.692	1,422	\$250.03	16C	7.8429	Colonial/2Sty		
72-25-16-379-032	215 BAKER	12/30/20	\$775,000	WD	33-TO BE DETERMINED	\$775,000	\$353,910	45.67	\$707,814	\$74,358	\$700,642	\$411,335	1.703	2,908	\$240.94	16C	9.0218	Colonial/2Sty		
72-25-16-380-009	300 BAKER	03/24/21	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$107,730	44.91	\$215,464	\$65,591	\$174,309	\$97,320	1.791	1,064	\$163.82	16C	17.7971	Colonial/2Sty		
72-25-16-403-005	705 CATALPA	04/14/21	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$152,520	41.11	\$305,043	\$69,130	\$301,870	\$153,190	1.971	1,304	\$231.50	16C	35.7438	Colonial/2Sty		
72-25-16-403-010	924 N MAPLE	03/18/22	\$565,000	WD	33-TO BE DETERMINED	\$565,000	\$252,330	44.66	\$504,658	\$66,027	\$498,973	\$284,825	1.752	2,183	\$228.57	16C	13.8738	Colonial/2Sty		
72-25-16-405-015	904 EDGEWOOD	09/11/20	\$350,000	WD	33-TO BE DETERMINED	\$350,000	\$180,420	51.55	\$360,830	\$72,263	\$277,737	\$187,381	1.482	1,456	\$190.75	16C	13.0915	Colonial/2Sty		
72-25-16-405-024	911 MARYWOOD	07/15/21	\$429,000	WD	33-TO BE DETERMINED	\$429,000	\$179,420	41.82	\$358,847	\$75,381	\$353,619	\$184,069	1.921	1,383	\$255.69	16C	30.8006	Colonial/2Sty		
72-25-16-426-018	939 LAFAYETTE	05/17/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$165,340	42.39	\$330,685	\$66,521	\$323,479	\$171,535	1.886	1,374	\$235.43	16C	27.2671	Colonial/2Sty		
72-25-16-426-033	931 N WASHINGTON	11/03/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$119,160	51.81	\$238,317	\$66,918	\$163,082	\$111,298	1.465	1,368	\$119.21	16C	14.7846	Colonial/2Sty		
72-25-16-426-035	923 N WASHINGTON	07/31/20	\$250,000	WD	33-TO BE DETERMINED	\$250,000	\$111,730	44.69	\$223,466	\$66,905	\$183,095	\$101,663	1.801	1,257	\$145.66	16C	18.7881	Colonial/2Sty		
72-25-16-427-012	923 N CENTER	03/22/21	\$405,000	WD	33-TO BE DETERMINED	\$405,000	\$189,280	46.74	\$378,559	\$75,140	\$329,860	\$197,025	1.674	1,829	\$180.35	16C	6.1083	Colonial/2Sty		
72-25-16-430-014	202 WILLIS	04/30/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$237,890	53.46	\$475,787	\$98,567	\$346,433	\$244,948	1.414	2,698	\$128.40	16C	19.8806	Colonial/2Sty		
72-25-16-430-016	118 WILLIS	04/30/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$167,000	52.19	\$334,003	\$109,878	\$210,122	\$145,536	1.444	1,862	\$112.85	16C	16.9335	Colonial/2Sty		
72-25-16-451-008	803 W FARNUM	09/08/21	\$450,000	WD	33-TO BE DETERMINED	\$450,000	\$214,650	47.70	\$429,309	\$72,813	\$377,187	\$231,491	1.629	2,341	\$161.12	16C	1.6263	Colonial/2Sty		
72-25-16-454-002	829 PARK	07/07/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$147,830	45.49	\$295,657	\$72,813	\$252,187	\$144,704	1.743	1,223	\$206.20	16C	12.9661	Colonial/2Sty		
72-25-16-461-005	621 FLORENCE	11/11/21	\$347,000	PTA	33-TO BE DETERMINED	\$347,000	\$146,790	42.30	\$293,571	\$76,508	\$270,492	\$140,950	1.919	1,152	\$234.80	16C	30.5945	Colonial/2Sty		
72-25-16-461-011	525 FLORENCE	03/26/21	\$868,000	WD	03-ARM'S LENGTH	\$868,000	\$494,550	56.98	\$989,108	\$200,023	\$667,977	\$512,393	1.304	3,397	\$196.64	16C	30.9476	Colonial/2Sty		
72-25-16-463-005	712 LOUIS	12/20/21	\$758,000	PTA	03-ARM'S LENGTH	\$758,000	\$353,220	46.60	\$706,430	\$78,127	\$679,873	\$407,989	1.666	2,767	\$245.71	16C	5.3282	Colonial/2Sty		
72-25-16-476-023	312 PARK	02/18/22	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$320,220	48.15	\$640,430	\$69,128	\$595,872	\$370,975	1.606	2,326	\$256.18	16C	0.6887	Colonial/2Sty		
72-25-16-477-029	413 N WASHINGTON	10/23/20	\$482,500	WD	03-ARM'S LENGTH	\$482,500	\$241,210	49.99	\$482,427	\$65,058	\$417,442	\$271,019	1.540	2,268	\$184.06	16C	7.2849	Colonial/2Sty		
72-25-16-482-024	501 N CENTER	06/02/21	\$568,000	WD	03-ARM'S LENGTH	\$568,000	\$277,340	48.83	\$554,670	\$49,772	\$518,228	\$327,856	1.581	2,372	\$218.48	16C	3.2460	Colonial/2Sty		
72-25-16-483-008	500 N CENTER	09/01/21	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$304,600	51.63	\$609,196	\$56,305	\$533,695	\$359,020	1.487	2,462	\$216.77	16C	12.6586	Colonial/2Sty		
72-25-16-484-011	202 N WASHINGTON	03/05/21	\$245,000	WD	33-TO BE DETERMINED	\$245,000	\$114,890	46.89	\$229,789	\$50,203	\$194,797	\$116,614	1.670	1,256	\$155.09	16C	5.7320	Colonial/2Sty		
72-25-16-484-037	210 N WASHINGTON	03/03/22	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$378,110	45.83	\$756,210	\$78,553	\$746,447	\$440,037	1.696	3,165	\$235.84	16C	8.3210	Colonial/2Sty		
<b>Totals:</b>			<b>\$36,098,948</b>			<b>\$36,098,948</b>	<b>\$17,488,900</b>		<b>\$34,932,774</b>		<b>\$29,554,986</b>	<b>\$18,442,470</b>			<b>\$190.07</b>		<b>1.0568</b>			
								<b>Sale. Ratio =&gt;</b>	<b>48.45</b>					<b>E.C.F. =&gt;</b>	<b>1.603</b>	<b>Std. Deviation=&gt;</b>		<b>0.18710669</b>		
								<b>Std. Dev. =&gt;</b>	<b>4.66</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.613</b>	<b>Ave. Variance=&gt;</b>		<b>14.2386</b>	<b>Coefficient of Var=&gt;</b>	<b>8.826740047</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-16-278-002	1414 CROOKS	03/31/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$243,650	54.14	\$487,291	\$116,054	\$333,946	\$244,235	1.367	2,709	\$123.27	16D	22.9216	TwnHse/Duplex		
72-25-16-279-016	412 CATALPA	11/17/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$184,270	48.49	\$368,546	\$66,107	\$313,893	\$198,973	1.578	2,036	\$154.17	16D	1.8966	Other		
72-25-16-304-005	1401 CATALPA	09/21/21	\$350,000	WD	33-TO BE DETERMINED	\$350,000	\$156,320	44.66	\$312,649	\$60,779	\$289,221	\$165,704	1.745	1,662	\$174.02	16D	14.8877	TwnHse/Duplex		
72-25-16-311-014	1515 W FARNUM	01/29/21	\$335,000	WD	33-TO BE DETERMINED	\$335,000	\$146,070	43.60	\$292,133	\$36,177	\$298,823	\$168,392	1.775	1,984	\$150.62	16D	17.8035	Other		
72-25-16-311-015	1507 W FARNUM	11/17/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$152,050	53.35	\$304,103	\$35,937	\$249,063	\$176,425	1.412	1,984	\$125.54	16D	18.4810	Other		
72-25-16-311-016	1511 W FARNUM	02/12/21	\$335,000	WD	33-TO BE DETERMINED	\$335,000	\$144,000	42.99	\$288,006	\$35,697	\$299,303	\$165,993	1.803	1,984	\$150.86	16D	20.6577	Other		
72-25-16-356-001	492 CAMBRIDGE	09/30/21	\$334,900	PTA	03-ARM'S LENGTH	\$334,900	\$160,010	47.78	\$320,029	\$64,175	\$270,725	\$168,325	1.608	2,002	\$135.23	16D	1.1816	TwnHse/Duplex		
72-25-16-379-044	411 BAKER	09/24/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$189,130	50.43	\$378,250	\$114,462	\$260,538	\$173,545	1.501	1,760	\$148.03	16D	9.5258	Other		
72-25-16-427-008	203 CATALPA	12/16/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$126,330	48.59	\$252,651	\$64,835	\$195,165	\$123,563	1.579	1,380	\$141.42	16D	1.7056	Other		
<b>Totals:</b>			<b>\$3,104,900</b>			<b>\$3,104,900</b>	<b>\$1,501,830</b>		<b>\$3,003,658</b>		<b>\$2,510,677</b>	<b>\$1,585,155</b>			<b>\$144.80</b>		<b>1.2662</b>			
								<b>Sale. Ratio =&gt;</b>	<b>48.37</b>					<b>E.C.F. =&gt;</b>	<b>1.584</b>	<b>Std. Deviation=&gt;</b>		<b>0.15536011</b>		
								<b>Std. Dev. =&gt;</b>	<b>4.00</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.597</b>	<b>Ave. Variance=&gt;</b>		<b>12.1179</b>	<b>Coefficient of Var=&gt;</b>	<b>7.590140065</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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			
72-25-16-130-004	1007 CEDAR HILL	04/16/21	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$162,490	51.60	\$324,982	\$78,708	\$236,192	\$150,167	1.573	1,474	\$160.24	160	6.4845	Other			
72-25-16-130-018	926 ORCHARD GROVE	07/15/20	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$139,440	52.03	\$278,877	\$78,708	\$189,292	\$122,054	1.551	1,460	\$129.65	160	8.6823	Other			
72-25-16-153-004	1035 IROQUOIS	09/21/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$232,240	61.93	\$464,476	\$110,587	\$264,413	\$222,572	1.188	1,706	\$154.99	160	44.9716	Other			
72-25-16-154-012	1043 OAKRIDGE	01/21/21	\$596,500	WD	33-TO BE DETERMINED	\$596,500	\$245,750	41.20	\$491,502	\$83,757	\$512,743	\$270,030	1.899	2,128	\$240.95	160	26.1132	Other			
72-25-16-178-010	1224 MAYFIELD	01/11/21	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$144,230	45.50	\$288,455	\$78,468	\$238,532	\$128,041	1.863	1,154	\$206.70	160	22.5230	Other			
72-25-16-183-010	1103 LAWNDALE	10/12/21	\$320,000	PTA	33-TO BE DETERMINED	\$320,000	\$168,340	52.61	\$336,670	\$78,708	\$241,292	\$162,240	1.487	1,340	\$180.07	160	15.0455	Other			
72-25-16-203-005	1700 N PLEASANT	11/24/21	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$176,530	57.88	\$353,059	\$79,017	\$225,983	\$167,099	1.352	1,576	\$143.39	160	28.5315	Other			
72-25-16-203-011	1608 N PLEASANT	12/20/21	\$540,000	PTA	33-TO BE DETERMINED	\$540,000	\$249,990	46.29	\$499,985	\$84,485	\$455,515	\$261,321	1.743	2,054	\$221.77	160	10.5420	Other			
72-25-16-227-012	218 WAVERLEY	01/21/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$154,900	56.33	\$309,807	\$84,640	\$190,360	\$137,297	1.386	1,548	\$122.97	160	25.1223	Other			
72-25-16-228-003	1611 CROOKS	09/01/21	\$349,000	WD	03-ARM'S LENGTH	\$349,000	\$174,520	50.01	\$349,035	\$138,384	\$210,616	\$128,446	1.640	1,436	\$146.67	160	0.2021	Other			
72-25-16-229-009	407 WAVERLEY	06/15/21	\$329,900	WD	03-ARM'S LENGTH	\$329,900	\$171,640	52.03	\$343,279	\$91,803	\$238,097	\$153,339	1.553	1,622	\$146.79	160	8.4958	Other			
72-25-16-230-011	203 WAVERLEY	02/16/21	\$313,500	WD	33-TO BE DETERMINED	\$313,500	\$161,570	51.54	\$323,146	\$73,894	\$239,606	\$151,983	1.577	1,299	\$184.45	160	6.1174	Other			
72-25-16-230-016	122 EUCLID	02/14/22	\$311,200	WD	03-ARM'S LENGTH	\$311,200	\$161,270	51.82	\$322,534	\$74,605	\$236,595	\$151,176	1.565	1,648	\$143.56	160	7.2679	Other			
72-25-16-252-005	1406 N MAPLE	01/22/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$162,710	53.35	\$325,412	\$79,932	\$225,068	\$149,683	1.504	1,485	\$151.56	160	13.4075	Other			
72-25-16-252-011	1206 N MAPLE	03/05/21	\$456,000	WD	33-TO BE DETERMINED	\$456,000	\$235,490	51.64	\$470,987	\$83,763	\$372,237	\$243,537	1.528	1,890	\$196.95	160	10.9245	Other			
72-25-16-253-020	1207 EDGEWOOD	10/14/21	\$482,100	WD	03-ARM'S LENGTH	\$482,100	\$230,880	47.89	\$461,763	\$81,093	\$401,007	\$239,415	1.675	2,088	\$192.05	160	3.7238	Other			
72-25-16-255-019	1023 N MAPLE	11/11/21	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$186,530	49.09	\$373,066	\$78,086	\$301,914	\$179,866	1.679	1,418	\$212.92	160	4.0844	Other			
72-25-16-303-013	812 OAKRIDGE	11/27/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$179,420	56.96	\$358,835	\$88,522	\$226,478	\$164,825	1.374	1,466	\$154.49	160	26.3655	Other			
72-25-16-304-011	912 MAPLEGROVE	09/09/21	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$135,130	45.65	\$270,269	\$68,141	\$227,859	\$123,249	1.849	1,144	\$199.18	160	21.1066	Other			
72-25-16-304-012	910 MAPLEGROVE	01/25/22	\$431,102	WD	03-ARM'S LENGTH	\$431,102	\$204,630	47.47	\$409,261	\$64,000	\$367,102	\$217,145	1.691	1,667	\$220.22	160	5.2876	Other			
72-25-16-304-020	800 MAPLEGROVE	11/03/21	\$363,000	PTA	03-ARM'S LENGTH	\$363,000	\$179,370	49.41	\$358,740	\$65,697	\$297,303	\$184,304	1.613	1,495	\$198.86	160	2.4592	Other			
72-25-16-307-013	615 FERNWOOD	12/10/21	\$420,000	PTA	03-ARM'S LENGTH	\$420,000	\$191,270	45.54	\$382,541	\$64,586	\$355,414	\$199,972	1.777	1,531	\$232.15	160	13.9615	Other			
72-25-16-327-011	910 LOCKWOOD	04/06/21	\$430,000	WD	33-TO BE DETERMINED	\$430,000	\$221,870	51.60	\$443,745	\$74,176	\$355,824	\$225,347	1.579	2,236	\$159.13	160	5.8701	Other			
72-25-16-327-013	902 LOCKWOOD	05/14/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$197,590	48.19	\$395,181	\$74,176	\$335,824	\$195,735	1.716	1,603	\$209.50	160	7.8003	Other			
72-25-16-327-021	903 HILLDALE	07/23/21	\$506,000	WD	03-ARM'S LENGTH	\$506,000	\$220,480	43.57	\$440,965	\$76,620	\$429,380	\$241,288	1.780	1,722	\$249.35	160	14.1826	Other			
72-25-16-328-010	920 HILLDALE	11/04/20	\$395,000	WD	33-TO BE DETERMINED	\$395,000	\$194,270	49.18	\$388,537	\$74,790	\$320,210	\$197,325	1.623	1,564	\$204.74	160	1.4953	Other			
72-25-16-331-010	817 LOCKWOOD	08/20/21	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$196,860	50.49	\$393,729	\$69,391	\$320,509	\$197,767	1.621	1,640	\$195.43	160	1.7068	Other			
72-25-16-332-003	820 LOCKWOOD	06/26/20	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$180,260	42.41	\$360,511	\$71,145	\$353,855	\$181,991	1.944	1,512	\$234.03	160	30.6646	Other			
72-25-16-332-005	810 LOCKWOOD	01/06/22	\$539,900	PTA	03-ARM'S LENGTH	\$539,900	\$242,300	44.88	\$484,609	\$63,642	\$476,258	\$278,786	1.708	1,884	\$252.79	160	7.0621	Other			
72-25-16-336-002	708 LOCKWOOD	02/28/22	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$151,990	49.67	\$303,985	\$63,351	\$242,649	\$151,342	1.603	1,074	\$225.93	160	3.4392	Other			
72-25-16-337-011	707 WOODCREST	09/03/20	\$495,030	WD	33-TO BE DETERMINED	\$495,030	\$229,820	46.43	\$459,647	\$77,529	\$417,501	\$240,326	1.737	1,909	\$218.70	160	9.9523	Other			
72-25-16-355-010	459 CAMBRIDGE	12/07/20	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$122,770	50.63	\$245,532	\$62,110	\$180,390	\$115,360	1.564	986	\$182.95	160	7.3989	Other			
72-25-16-380-008	304 BAKER	04/02/21	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$160,500	69.03	\$321,006	\$64,687	\$167,813	\$156,292	1.074	1,656	\$101.34	160	56.3992	Other			
72-25-16-404-019	919 EDGEWOOD	09/21/20	\$355,000	WD	33-TO BE DETERMINED	\$355,000	\$170,750	48.10	\$341,499	\$71,361	\$283,639	\$169,898	1.669	1,284	\$220.90	160	3.1759	Other			
72-25-16-405-010	926 EDGEWOOD	03/01/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$179,950	47.36	\$359,894	\$66,027	\$313,973	\$184,822	1.699	1,509	\$208.07	160	6.1079	Other			
72-25-16-405-028	827 MARYWOOD	10/05/21	\$396,700	PTA	33-TO BE DETERMINED	\$396,700	\$213,360	53.78	\$426,728	\$72,554	\$324,146	\$215,960	1.501	2,024	\$160.15	160	13.6751	Other			
72-25-16-426-032	935 N WASHINGTON	03/12/21	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$181,240	40.73	\$362,484	\$68,339	\$376,661	\$194,798	1.934	1,462	\$257.63	160	29.5891	Other			
72-25-16-426-032	935 N WASHINGTON	03/01/22	\$506,000	WD	33-TO BE DETERMINED	\$506,000	\$181,240	35.82	\$362,484	\$68,339	\$437,661	\$194,798	2.247	1,462	\$299.36	160	60.9036	Other			
72-25-16-427-006	211 CATALPA	01/28/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$116,000	48.33	\$232,002	\$79,912	\$160,088	\$92,738	1.726	966	\$165.72	160	8.8537	Other			
72-25-16-429-004	201 CRANE	06/10/21	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$237,960	47.12	\$475,929	\$89,185	\$415,815	\$243,235	1.710	1,914	\$217.25	160	7.1812	Other			
72-25-16-431-003	607 N CENTER	05/04/21	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$170,550	48.18	\$341,092	\$79,840	\$274,160	\$159,300	1.721	1,501	\$182.65	160	8.3323	Other			
72-25-16-453-010	514 PARK	12/30/20	\$365,000	PTA	03-ARM'S LENGTH	\$365,000	\$167,660	63.27	\$335,318	\$65,277	\$199,723	\$169,837	1.176	1,538	\$129.86	160	46.1738	Other			
72-25-16-454-007	805 PARK	07/28/21	\$360,500	WD	03-ARM'S LENGTH	\$360,500	\$158,990	44.10	\$317,978	\$72,813	\$287,687	\$154,192	1.866	1,092	\$263.45	160	22.8067	Other			
72-25-16-455-013	616 FLORENCE	11/01/21	\$329,900	PTA	03-ARM'S LENGTH	\$329,900	\$165,500	50.17	\$330,992	\$78,337	\$251,563	\$154,058	1.633	1,619	\$155.38	160	0.4795	Other			
72-25-16-477-003	416 N WEST	01/19/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$179,870	47.33	\$359,739	\$73,628	\$306,372	\$179,944	1.703	1,349	\$227.11	160	6.4890	Other			
72-25-16-483-005	512 N CENTER	02/04/21	\$210,000	WD	33-TO BE DETERMINED	\$210,000	\$101,010	48.10	\$202,028	\$66,384	\$143,616	\$82,710	1.736	780	\$184.12	160	9.8679	Other			
<b>Totals:</b>			<b>\$17,162,132</b>			<b>\$17,162,132</b>	<b>\$8,391,130</b>		<b>\$16,782,295</b>		<b>\$13,628,935</b>	<b>\$8,285,609</b>			<b>\$192.31</b>		<b>0.7186</b>				
								<b>Sale. Ratio =&gt;</b>	<b>48.89</b>					<b>E.C.F. =&gt;</b>	<b>1.645</b>			<b>Std. Deviation=&gt;</b>	<b>0.20775057</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.86</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.638</b>			<b>Ave. Variance=&gt;</b>	<b>14.8049</b>	<b>Coefficient of Var=&gt;</b>	<b>9.040040974</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-16-126-016	1130 CEDAR HILL	07/02/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$164,800	54.03	\$329,602	\$94,257	\$210,743	\$170,540	1.236	1,201	\$175.47	16R	14.1774	Ranch		
72-25-16-128-003	1526 FORESTDALE	03/24/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$177,840	51.55	\$355,680	\$151,618	\$193,382	\$147,871	1.308	1,663	\$116.29	16R	6.9739	Ranch		
72-25-16-128-005	1222 WOODSBORO	06/30/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$109,970	52.37	\$219,949	\$79,730	\$130,270	\$101,608	1.282	896	\$145.39	16R	9.5430	Ranch		
72-25-16-129-005	1113 CEDAR HILL	04/01/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$141,060	52.24	\$282,114	\$78,708	\$191,292	\$147,396	1.298	1,107	\$172.80	16R	7.9701	Ranch		
72-25-16-133-015	1126 GREENLEAF	09/09/21	\$290,000	WD	33-TO BE DETERMINED	\$290,000	\$147,750	50.95	\$295,493	\$81,075	\$208,925	\$155,375	1.345	1,098	\$190.28	16R	3.2867	Ranch		
72-25-16-153-011	1704 CATALPA	01/14/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$116,440	54.16	\$232,889	\$74,315	\$140,685	\$114,909	1.224	1,022	\$137.66	16R	15.3194	Ranch		
72-25-16-177-005	1003 GREENLEAF	03/09/22	\$254,900	WD	33-TO BE DETERMINED	\$254,900	\$109,660	43.02	\$219,319	\$80,753	\$174,147	\$100,410	1.734	942	\$184.87	16R	35.6843	Ranch		
72-25-16-177-010	907 GREENLEAF	08/27/21	\$246,500	WD	03-ARM'S LENGTH	\$246,500	\$128,860	52.28	\$257,727	\$78,708	\$167,792	\$129,724	1.293	944	\$177.75	16R	8.4059	Ranch		
72-25-16-179-007	903 CLOVERDALE	11/10/21	\$242,100	PTA	33-TO BE DETERMINED	\$242,100	\$119,470	49.35	\$238,930	\$78,708	\$163,392	\$116,103	1.407	780	\$209.48	16R	2.9789	Ranch		
72-25-16-180-003	1217 MAYFIELD	03/19/21	\$312,000	WD	33-TO BE DETERMINED	\$312,000	\$151,760	48.64	\$303,520	\$78,708	\$233,292	\$162,907	1.432	1,369	\$170.41	16R	5.4540	Ranch		
72-25-16-180-011	1226 LAWNSDALE	01/25/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$119,120	52.94	\$238,249	\$75,569	\$149,431	\$117,884	1.268	951	\$157.13	16R	10.9904	Ranch		
72-25-16-181-004	1118 HILLDALE	05/10/21	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$132,120	46.85	\$264,237	\$89,616	\$192,384	\$126,537	1.520	1,010	\$190.48	16R	14.2864	Ranch		
72-25-16-184-005	1007 LAWNSDALE	07/15/21	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$141,520	46.10	\$283,039	\$109,830	\$197,170	\$125,514	1.571	1,064	\$185.31	16R	19.3389	Ranch		
72-25-16-184-006	927 LAWNSDALE	08/03/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$171,710	49.06	\$343,416	\$118,771	\$231,229	\$162,786	1.420	1,040	\$222.34	16R	4.2932	Ranch		
72-25-16-201-012	1608 MAXWELL	04/22/21	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$142,500	44.95	\$285,002	\$76,818	\$240,182	\$150,858	1.592	973	\$246.85	16R	21.4593	Ranch		
72-25-16-226-009	323 W 12 MILE	05/20/21	\$190,000	WD	33-TO BE DETERMINED	\$190,000	\$89,330	47.02	\$178,666	\$56,860	\$133,140	\$88,265	1.508	789	\$168.75	16R	13.0894	Ranch		
72-25-16-231-004	1512 N WASHINGTON	12/29/21	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$117,040	49.80	\$234,074	\$65,840	\$169,160	\$121,909	1.388	912	\$185.48	16R	1.0082	Ranch		
72-25-16-251-009	1302 MAXWELL	03/01/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$126,200	48.54	\$252,406	\$78,086	\$181,914	\$126,319	1.440	895	\$203.26	16R	6.2604	Ranch		
72-25-16-254-019	1211 MARYWOOD	04/08/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$154,380	56.14	\$308,760	\$117,865	\$157,135	\$138,330	1.136	1,176	\$133.62	16R	24.1569	Ranch		
72-25-16-258-014	1111 MARYWOOD	05/14/21	\$410,000	WD	33-TO BE DETERMINED	\$410,000	\$183,400	44.73	\$366,806	\$105,035	\$304,965	\$189,689	1.608	1,325	\$230.16	16R	23.0195	Ranch		
72-25-16-276-022	1211 N LAFAYETTE	09/21/20	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$176,820	55.08	\$353,633	\$90,133	\$230,867	\$190,942	1.209	1,174	\$196.65	16R	16.8419	Ranch		
72-25-16-303-025	913 MAPLEGROVE	07/31/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$128,660	50.45	\$257,315	\$64,000	\$191,000	\$140,083	1.363	993	\$192.35	16R	1.4040	Ranch		
72-25-16-303-026	909 MAPLEGROVE	07/13/21	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$130,070	51.62	\$260,138	\$64,000	\$188,000	\$142,129	1.323	1,170	\$160.68	16R	5.4772	Ranch		
72-25-16-328-004	1009 CATALPA	07/23/21	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$111,200	45.41	\$222,396	\$64,000	\$180,900	\$114,780	1.576	1,022	\$177.01	16R	19.8548	Ranch		
72-25-16-328-005	1005 CATALPA	07/23/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$114,660	49.85	\$229,320	\$64,000	\$166,000	\$119,797	1.386	841	\$197.38	16R	0.8162	Ranch		
72-25-16-333-004	814 HILLDALE	05/12/21	\$280,000	WD	33-TO BE DETERMINED	\$280,000	\$119,190	42.57	\$238,377	\$73,568	\$206,432	\$119,427	1.729	833	\$247.82	16R	35.1009	Ranch		
72-25-16-355-008	469 CAMBRIDGE	05/20/21	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$107,690	45.34	\$215,375	\$59,977	\$177,523	\$112,607	1.576	975	\$182.07	16R	19.8965	Ranch		
72-25-16-356-013	438 CAMBRIDGE	07/28/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$121,450	63.92	\$242,904	\$103,091	\$86,909	\$101,314	0.858	898	\$96.78	16R	51.9694	Ranch		
72-25-16-356-027	321 JOSEPHINE	10/09/20	\$190,000	WD	33-TO BE DETERMINED	\$190,000	\$106,800	56.21	\$213,602	\$69,033	\$120,967	\$104,760	1.155	675	\$179.21	16R	22.2810	Ranch		
72-25-16-379-002	420 JOSEPHINE	03/10/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$100,060	48.57	\$200,111	\$61,553	\$144,447	\$100,404	1.439	888	\$162.67	16R	6.1139	Ranch		
72-25-16-379-017	212 JOSEPHINE	05/07/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$71,430	57.14	\$142,858	\$49,261	\$75,739	\$67,824	1.117	693	\$109.29	16R	26.0814	Ranch		
72-25-16-379-017	212 JOSEPHINE	07/27/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$71,430	52.14	\$142,858	\$49,261	\$87,739	\$67,824	1.294	693	\$126.61	16R	8.3885	Ranch		
72-25-16-379-043	416 JOSEPHINE	06/21/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$107,590	45.78	\$215,180	\$64,502	\$170,498	\$109,187	1.562	784	\$217.47	16R	18.4010	Ranch		
72-25-16-403-008	934 N MAPLE	12/15/21	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$106,670	53.60	\$213,343	\$66,027	\$132,973	\$106,751	1.246	732	\$181.66	16R	13.1874	Ranch		
72-25-16-403-011	922 N MAPLE	12/03/21	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$95,030	52.79	\$190,063	\$66,027	\$113,973	\$89,881	1.268	672	\$169.60	16R	10.9473	Ranch		
72-25-16-403-013	914 N MAPLE	08/31/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$110,070	55.04	\$220,136	\$71,361	\$128,639	\$107,808	1.193	886	\$145.19	16R	18.4291	Ranch		
72-25-16-404-006	934 N PLEASANT	06/12/20	\$232,500	WD	03-ARM'S LENGTH	\$232,500	\$110,640	47.59	\$221,287	\$66,027	\$166,473	\$112,507	1.480	840	\$198.18	16R	10.2151	Ranch		
72-25-16-405-002	521 CATALPA	10/19/21	\$248,000	PTA	33-TO BE DETERMINED	\$248,000	\$107,160	43.21	\$214,322	\$68,144	\$179,856	\$105,926	1.698	888	\$202.54	16R	32.0425	Ranch		
72-25-16-405-007	938 EDGEWOOD	10/26/21	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$110,000	50.57	\$220,005	\$66,027	\$151,473	\$111,578	1.358	1,080	\$140.25	16R	1.9965	Ranch		
72-25-16-452-012	612 PARK	07/07/20	\$275,000	WD	33-TO BE DETERMINED	\$275,000	\$148,850	54.13	\$297,697	\$76,508	\$198,492	\$160,282	1.238	1,132	\$175.35	16R	13.9121	Ranch		
72-25-16-453-006	507 W FARNUM	09/25/20	\$207,500	WD	03-ARM'S LENGTH	\$207,500	\$116,610	56.20	\$233,220	\$64,000	\$143,500	\$122,623	1.170	862	\$166.47	16R	20.7262	Ranch		
72-25-16-457-006	411 N WEST	03/19/21	\$212,500	WD	33-TO BE DETERMINED	\$212,500	\$106,690	50.21	\$213,382	\$66,390	\$146,110	\$106,516	1.372	774	\$188.77	16R	0.5795	Ranch		
72-25-16-476-015	422 PARK	10/22/21	\$262,000	PTA	33-TO BE DETERMINED	\$262,000	\$117,960	45.02	\$235,917	\$82,638	\$179,362	\$111,072	1.615	1,004	\$178.65	16R	23.7316	Ranch		
<b>Totals:</b>			<b>\$10,678,900</b>			<b>\$10,678,900</b>	<b>\$5,341,660</b>		<b>\$10,683,317</b>		<b>\$7,338,502</b>	<b>\$5,320,956</b>			<b>\$176.66</b>		<b>0.1656</b>			
								<b>Sale. Ratio =&gt;</b>	<b>50.02</b>					<b>E.C.F. =&gt;</b>	<b>1.379</b>	<b>Std. Deviation=&gt;</b>		<b>0.18356608</b>		
								<b>Std. Dev. =&gt;</b>	<b>4.49</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.378</b>	<b>Ave. Variance=&gt;</b>		<b>14.5602</b>	<b>Coefficient of Var=&gt;</b>	<b>10.56993178</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-09-332-004	2204 VINSETTA	06/15/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$164,590	47.03	\$329,187	\$103,282	\$246,718	\$149,606	1.649	1,139	\$216.61	17B	3.9089	BUNGALOW
72-25-09-381-004	1920 VINSETTA	10/15/21	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$236,460	42.99	\$472,914	\$132,534	\$417,466	\$225,417	1.852	1,740	\$239.92	17B	16.3763	BUNGALOW
72-25-17-230-013	1904 GREENLEAF	07/31/20	\$455,000	WD	33-TO BE DETERMINED	\$455,000	\$222,110	48.82	\$444,218	\$140,096	\$314,904	\$201,405	1.564	1,538	\$204.75	17B	12.4674	BUNGALOW
<b>Totals:</b>			<b>\$1,355,000</b>			<b>\$1,355,000</b>	<b>\$623,160</b>		<b>\$1,246,319</b>		<b>\$979,088</b>	<b>\$576,428</b>			<b>\$220.43</b>		<b>1.0334</b>	
								<b>Sale. Ratio =&gt;</b>	<b>45.99</b>				<b>E.C.F. =&gt;</b>	<b>1.699</b>	<b>Std. Deviation=&gt;</b>	<b>0.14813795</b>		
								<b>Std. Dev. =&gt;</b>	<b>2.98</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.688</b>	<b>Ave. Variance=&gt;</b>	<b>10.9175</b>	<b>Coefficient of Var=&gt;</b>	<b>6.466923273</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-08-434-005	1702 NORTHWOOD	04/15/20	\$405,000	WD	33-TO BE DETERMINED	\$405,000	\$220,620	54.47	\$441,249	\$97,569	\$307,431	\$223,169	1.378	1,841	\$166.99	17C	22.1675	Colonial/2Sty
72-25-08-454-017	2114 NORTHWOOD	06/04/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$189,260	47.32	\$378,515	\$83,248	\$316,752	\$191,732	1.652	2,179	\$145.37	17C	5.2811	Colonial/2Sty
72-25-08-476-009	2022 NORTHWOOD	07/21/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$248,670	65.44	\$497,345	\$117,840	\$262,160	\$246,432	1.064	2,239	\$117.09	17C	53.5423	Colonial/2Sty
72-25-09-328-021	1137 PINEHURST	08/23/21	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$294,090	52.05	\$588,188	\$86,661	\$478,339	\$325,667	1.469	2,457	\$194.68	17C	13.0448	Colonial/2Sty
72-25-09-379-016	2114 VINSETTA	08/06/21	\$1,200,000	WD	33-TO BE DETERMINED	\$1,200,000	\$444,950	37.08	\$889,896	\$106,224	\$1,093,776	\$522,448	2.094	3,518	\$310.91	17C	49.4313	Colonial/2Sty
72-25-09-426-022	3107 VINSETTA	11/24/20	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$262,250	48.56	\$524,507	\$95,674	\$444,326	\$278,463	1.596	2,600	\$170.89	17C	0.3609	Colonial/2Sty
72-25-09-428-007	3102 VINSETTA	09/22/20	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$273,230	45.92	\$466,508	\$92,923	\$502,077	\$256,199	1.960	2,436	\$206.11	17C	36.0471	Colonial/2Sty
72-25-09-428-008	3108 VINSETTA	12/30/20	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$224,620	56.87	\$449,246	\$96,916	\$298,084	\$228,786	1.303	1,980	\$150.55	17C	29.6351	Colonial/2Sty
72-25-09-428-015	3208 VINSETTA	07/08/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$192,490	46.95	\$384,984	\$85,767	\$324,233	\$194,297	1.669	1,586	\$204.43	17C	6.9505	Colonial/2Sty
72-25-16-106-007	1319 WOODSBORO	10/08/21	\$635,000	PTA	03-ARM'S LENGTH	\$635,000	\$293,410	46.21	\$586,810	\$135,367	\$499,633	\$293,145	1.704	2,790	\$179.08	17C	10.5143	Colonial/2Sty
72-25-16-152-005	1515 GREENLEAF	07/31/20	\$615,000	WD	33-TO BE DETERMINED	\$615,000	\$287,810	46.80	\$575,610	\$131,554	\$483,446	\$288,348	1.677	2,553	\$189.36	17C	7.7359	Colonial/2Sty
72-25-17-226-003	1704 SUNSET	07/16/20	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$184,730	46.18	\$369,460	\$108,268	\$291,732	\$169,605	1.720	1,812	\$161.00	17C	12.0819	Colonial/2Sty
72-25-17-226-014	1830 CEDAR HILL	09/20/21	\$1,450,000	WD	03-ARM'S LENGTH	\$1,450,000	\$722,300	49.81	\$1,444,599	\$165,663	\$1,284,337	\$852,624	1.506	4,632	\$277.27	17C	9.2912	Colonial/2Sty
<b>Totals:</b>			<b>\$7,990,000</b>			<b>\$7,990,000</b>	<b>\$3,838,430</b>		<b>\$7,596,917</b>		<b>\$6,586,326</b>	<b>\$4,070,914</b>			<b>\$190.29</b>		<b>1.8652</b>	
								<b>Sale. Ratio =&gt;</b>	<b>48.04</b>				<b>E.C.F. =&gt;</b>	<b>1.618</b>	<b>Std. Deviation=&gt;</b>	<b>0.26814871</b>		
								<b>Std. Dev. =&gt;</b>	<b>6.76</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.599</b>	<b>Ave. Variance=&gt;</b>	<b>19.6988</b>	<b>Coefficient of Var=&gt;</b>	<b>12.31752154</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-09-328-010	2417 VINSETTA	10/30/20	\$502,500	WD	03-ARM'S LENGTH	\$502,500	\$262,830	52.30	\$465,028	\$158,788	\$343,712	\$211,200	1.627	1,953	\$175.99	17O	2.7586	Other
72-25-09-379-002	2120 VINSETTA	10/07/20	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$235,600	52.47	\$420,932	\$107,655	\$341,345	\$195,798	1.743	1,917	\$178.06	17O	14.3514	Other
72-25-17-230-003	1318 SUNSET	10/19/20	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$205,180	57.80	\$365,995	\$98,574	\$256,426	\$179,477	1.429	1,788	\$143.41	17O	17.1100	Other
<b>Totals:</b>			<b>\$1,306,500</b>			<b>\$1,306,500</b>	<b>\$703,610</b>		<b>\$1,251,955</b>		<b>\$941,483</b>	<b>\$586,475</b>			<b>\$165.82</b>		<b>0.5486</b>	
								<b>Sale. Ratio =&gt;</b>	<b>53.85</b>				<b>E.C.F. =&gt;</b>	<b>1.605</b>	<b>Std. Deviation=&gt;</b>	<b>0.15911029</b>		
								<b>Std. Dev. =&gt;</b>	<b>3.12</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.600</b>	<b>Ave. Variance=&gt;</b>	<b>11.4066</b>	<b>Coefficient of Var=&gt;</b>	<b>7.129868321</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-09-327-030	1122 PINEHURST	08/25/21	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$285,570	43.27	\$571,130	\$152,346	\$507,654	\$303,467	1.673	2,263	\$224.33	17R	27.4680	Ranch
72-25-09-378-011	2115 VINSETTA	03/15/22	\$800,000	WD	03-ARM'S LENGTH	\$800,000	\$441,260	55.16	\$882,513	\$160,940	\$639,060	\$538,487	1.187	3,569	\$179.06	17R	21.1401	Ranch
72-25-09-427-013	3207 VINSETTA	01/13/21	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$136,340	56.57	\$272,687	\$87,447	\$153,553	\$138,239	1.111	1,017	\$150.99	17R	28.7389	Ranch
72-25-09-427-013	3207 VINSETTA	11/09/21	\$329,000	PTA	33-TO BE DETERMINED	\$329,000	\$136,340	41.44	\$272,687	\$87,447	\$241,553	\$138,239	1.747	1,017	\$237.52	17R	34.9190	Ranch
72-25-16-104-012	1414 CEDAR HILL	11/24/21	\$1,199,000	PTA	03-ARM'S LENGTH	\$1,199,000	\$561,400	46.82	\$1,122,806	\$195,017	\$1,003,983	\$713,684	1.407	3,745	\$268.09	17R	0.8592	Ranch
72-25-17-207-036	1509 SUNSET	11/12/21	\$670,000	PTA	33-TO BE DETERMINED	\$670,000	\$294,280	43.92	\$588,566	\$100,511	\$569,489	\$353,663	1.610	2,014	\$282.77	17R	21.2089	Ranch
72-25-17-226-001	1712 SUNSET	06/17/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$140,940	54.21	\$281,886	\$107,246	\$152,754	\$130,328	1.172	1,281	\$119.25	17R	22.6099	Ranch
72-25-17-227-002	1709 W 12 MILE	02/12/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$157,200	51.54	\$314,408	\$109,392	\$195,608	\$152,997	1.279	1,588	\$123.18	17R	11.9661	Ranch
<b>Totals:</b>			<b>\$4,464,000</b>			<b>\$4,464,000</b>	<b>\$2,153,330</b>		<b>\$4,306,683</b>		<b>\$3,463,654</b>	<b>\$2,469,104</b>			<b>\$198.15</b>		<b>0.4628</b>	
								<b>Sale. Ratio =&gt;</b>	<b>48.24</b>				<b>E.C.F. =&gt;</b>	<b>1.403</b>	<b>Std. Deviation=&gt;</b>	<b>0.24933081</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.97</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.398</b>	<b>Ave. Variance=&gt;</b>	<b>21.1138</b>	<b>Coefficient of Var=&gt;</b>	<b>15.10100361</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-21-126-016	175 HENDRIE	06/09/20	\$700,000	WD	33-TO BE DETERMINED	\$700,000	\$436,730	62.39	\$873,464	\$195,875	\$504,125	\$439,993	1.146	3,382	\$149.06	20C	32.6282	Colonial/2Sty	
72-25-21-126-018	1103 W 11 MILE	12/11/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$161,510	46.15	\$323,010	\$103,923	\$246,077	\$142,264	1.730	1,475	\$166.83	20C	25.7678	Colonial/2Sty	
72-25-21-126-020	1113 W 11 MILE	06/08/21	\$375,000	WD	33-TO BE DETERMINED	\$375,000	\$172,190	45.92	\$344,370	\$82,091	\$292,909	\$170,311	1.720	1,863	\$157.22	20C	24.7808	Colonial/2Sty	
72-25-21-128-021	160 HENDRIE	12/27/21	\$1,300,000	PTA	03-ARM'S LENGTH	\$1,300,000	\$755,530	58.12	\$1,511,055	\$202,064	\$1,097,936	\$872,803	1.258	8,216	\$133.63	20C	21.4097	Colonial/2Sty	
72-25-21-251-001	516 HENDRIE	07/24/20	\$589,900	WD	03-ARM'S LENGTH	\$589,900	\$320,840	54.39	\$567,394	\$142,460	\$447,440	\$289,071	1.548	2,845	\$157.27	20C	7.5817	Colonial/2Sty	
72-25-21-251-002	526 HENDRIE	10/30/20	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$316,830	51.10	\$633,663	\$167,373	\$452,627	\$302,786	1.495	2,305	\$196.37	20C	2.2836	Colonial/2Sty	
72-25-21-403-009	25820 YORK	09/25/20	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$370,790	47.84	\$741,574	\$115,606	\$659,394	\$417,312	1.580	2,985	\$220.90	20C	10.8059	Colonial/2Sty	
72-25-21-405-009	25500 DUNDEE	07/14/21	\$569,000	WD	03-ARM'S LENGTH	\$569,000	\$274,230	48.20	\$548,456	\$99,806	\$469,194	\$291,331	1.611	2,416	\$194.20	20C	13.8478	Colonial/2Sty	
72-25-21-405-023	25535 YORK	09/17/20	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$282,970	55.48	\$511,547	\$135,466	\$374,534	\$260,919	1.435	2,166	\$172.92	20C	3.6598	Colonial/2Sty	
72-25-21-405-024	25515 YORK	08/31/20	\$417,500	WD	03-ARM'S LENGTH	\$417,500	\$227,590	54.51	\$455,172	\$98,183	\$319,317	\$231,811	1.377	1,845	\$173.07	20C	9.4551	Colonial/2Sty	
72-25-21-406-005	25610 YORK	12/04/20	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$238,890	56.88	\$477,789	\$117,645	\$302,355	\$233,860	1.293	2,075	\$145.71	20C	17.9149	Colonial/2Sty	
<b>Totals:</b>			<b>\$6,626,400</b>			<b>\$6,626,400</b>	<b>\$3,558,100</b>		<b>\$6,987,494</b>		<b>\$5,165,908</b>	<b>\$3,652,461</b>			<b>\$169.75</b>		<b>5.7676</b>		
								<b>Sale. Ratio =&gt;</b>	<b>53.70</b>					<b>E.C.F. =&gt;</b>	<b>1.414</b>	<b>Std. Deviation=&gt;</b>	<b>0.18963143</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.38</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.472</b>	<b>Ave. Variance=&gt;</b>	<b>15.4669</b>	<b>Coefficient of Var=&gt;</b>	<b>10.5070933</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-21-202-010	203 OAKDALE	11/08/21	\$307,000	PTA	03-ARM'S LENGTH	\$307,000	\$159,370	51.91	\$318,734	\$101,718	\$205,282	\$138,227	1.485	1,312	\$156.46	21B	0.7753	BUNGALOW	
72-25-21-204-006	201 S PLEASANT	11/02/21	\$270,000	PTA	33-TO BE DETERMINED	\$270,000	\$162,870	60.32	\$325,736	\$97,131	\$172,869	\$145,608	1.187	1,482	\$116.65	21B	30.5644	BUNGALOW	
72-25-21-204-012	122 S LAUREL	11/01/21	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$131,730	47.90	\$263,468	\$59,809	\$215,191	\$129,719	1.659	876	\$245.65	21B	16.6037	BUNGALOW	
72-25-21-431-014	202 W HARRISON	03/30/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$160,130	48.52	\$320,265	\$102,616	\$227,384	\$138,630	1.640	1,132	\$200.87	21B	14.7360	BUNGALOW	
<b>Totals:</b>			<b>\$1,182,000</b>			<b>\$1,182,000</b>	<b>\$614,100</b>		<b>\$1,228,203</b>		<b>\$820,726</b>	<b>\$552,184</b>			<b>\$179.91</b>		<b>0.6536</b>		
								<b>Sale. Ratio =&gt;</b>	<b>51.95</b>					<b>E.C.F. =&gt;</b>	<b>1.486</b>	<b>Std. Deviation=&gt;</b>	<b>0.21814457</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.72</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.493</b>	<b>Ave. Variance=&gt;</b>	<b>15.6698</b>	<b>Coefficient of Var=&gt;</b>	<b>10.49648427</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-21-201-008	304 OAKDALE	09/24/20	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$260,960	52.20	\$521,927	\$79,634	\$420,266	\$294,862	1.425	2,000	\$210.13	21C	10.5489	Colonial/2Sty	
72-25-21-202-002	817 W 11 MILE	12/22/20	\$242,500	WD	03-ARM'S LENGTH	\$242,500	\$109,330	45.08	\$218,656	\$74,923	\$167,577	\$93,333	1.795	1,308	\$128.12	21C	26.4686	Colonial/2Sty	
72-25-21-204-013	200 S LAUREL	01/07/22	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$135,180	47.43	\$270,352	\$59,809	\$225,191	\$136,716	1.647	1,321	\$170.47	21C	11.6356	Colonial/2Sty	
72-25-21-205-010	209 S LAUREL	08/10/20	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$257,400	51.58	\$514,798	\$110,911	\$388,089	\$269,258	1.441	2,374	\$163.47	21C	8.9458	Colonial/2Sty	
72-25-21-210-019	422 MAPLE	10/15/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$144,640	52.60	\$289,282	\$83,483	\$191,517	\$133,636	1.433	1,451	\$131.99	21C	9.7658	Colonial/2Sty	
72-25-21-255-003	613 S LAUREL	09/11/20	\$398,500	WD	03-ARM'S LENGTH	\$398,500	\$182,500	45.80	\$319,826	\$93,736	\$304,764	\$157,204	1.939	1,521	\$200.37	21C	40.7866	Colonial/2Sty	
72-25-21-407-008	619 W LINCOLN	06/25/21	\$286,400	WD	03-ARM'S LENGTH	\$286,400	\$147,750	51.59	\$295,498	\$85,382	\$201,018	\$136,439	1.473	1,568	\$128.20	21C	5.7468	Colonial/2Sty	
72-25-21-407-019	417 W LINCOLN	06/17/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$200,130	47.65	\$400,252	\$113,387	\$306,613	\$186,276	1.646	2,156	\$142.21	21C	11.5229	Colonial/2Sty	
72-25-21-408-029	426 W HUDSON	06/23/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$186,950	42.49	\$373,900	\$84,192	\$355,808	\$188,122	1.891	1,616	\$220.18	21C	36.0582	Colonial/2Sty	
72-25-21-409-014	502 W HARRISON	01/22/21	\$430,000	WD	33-TO BE DETERMINED	\$430,000	\$231,620	53.87	\$463,230	\$91,030	\$338,970	\$241,688	1.403	2,152	\$157.51	21C	12.8277	Colonial/2Sty	
72-25-21-410-008	425 W HARRISON	06/30/20	\$421,000	WD	33-TO BE DETERMINED	\$421,000	\$252,540	59.99	\$505,075	\$130,115	\$290,885	\$249,973	1.164	2,104	\$138.25	21C	36.7122	Colonial/2Sty	
72-25-21-410-014	1110 S LAFAYETTE	11/01/21	\$297,000	PTA	03-ARM'S LENGTH	\$297,000	\$141,760	47.73	\$283,516	\$73,505	\$223,495	\$136,371	1.639	1,523	\$146.75	21C	10.8092	Colonial/2Sty	
72-25-21-427-002	909 S LAFAYETTE	10/28/20	\$359,000	WD	33-TO BE DETERMINED	\$359,000	\$156,270	43.53	\$276,836	\$71,537	\$287,463	\$139,659	2.058	1,392	\$206.51	21C	52.7532	Colonial/2Sty	
72-25-21-427-011	902 S WASHINGTON	05/10/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$190,960	61.60	\$381,920	\$157,433	\$152,567	\$145,771	1.047	1,422	\$107.29	21C	48.4163	Colonial/2Sty	
72-25-21-429-004	813 S CENTER	12/10/20	\$250,000	OTH	03-ARM'S LENGTH	\$250,000	\$122,150	48.86	\$244,305	\$90,615	\$159,385	\$99,799	1.597	1,151	\$138.48	21C	6.6279	Colonial/2Sty	
72-25-21-432-004	321 W HARRISON	02/25/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$246,140	55.94	\$492,287	\$99,612	\$340,388	\$261,783	1.300	1,692	\$201.17	21C	23.0520	Colonial/2Sty	
72-25-21-433-017	116 W PARENT	12/29/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$173,350	61.91	\$346,693	\$99,612	\$180,388	\$160,442	1.124	1,339	\$134.72	21C	40.6468	Colonial/2Sty	
<b>Totals:</b>			<b>\$6,133,300</b>			<b>\$6,133,300</b>	<b>\$3,139,630</b>		<b>\$6,198,353</b>		<b>\$4,534,384</b>	<b>\$3,031,333</b>			<b>\$160.34</b>		<b>3.4947</b>		
								<b>Sale. Ratio =&gt;</b>	<b>51.19</b>					<b>E.C.F. =&gt;</b>	<b>1.496</b>	<b>Std. Deviation=&gt;</b>	<b>0.28761837</b>		
								<b>Std. Dev. =&gt;</b>	<b>6.01</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.531</b>	<b>Ave. Variance=&gt;</b>	<b>23.1367</b>	<b>Coefficient of Var=&gt;</b>	<b>15.11428381</b>



## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-21-202-005	805 W 11 MILE	03/14/22	\$391,000	WD	33-TO BE DETERMINED	\$391,000	\$158,160	40.45	\$316,310	\$82,047	\$308,953	\$187,410	1.649	2,136	\$144.64	21D	18.5596	TwnHse/Duplex	
72-25-21-202-014	118 S MAPLE	11/17/21	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$201,020	48.79	\$402,042	\$87,913	\$324,087	\$251,303	1.290	2,493	\$130.00	21D	17.3316	Other	
72-25-21-205-009	205 S LAUREL	03/17/22	\$361,500	WD	03-ARM'S LENGTH	\$361,500	\$172,860	47.82	\$345,710	\$99,700	\$261,800	\$196,808	1.330	2,152	\$121.65	21D	13.2711	Other	
72-25-21-209-001	301 S LAUREL	03/07/22	\$390,000	PTA	33-TO BE DETERMINED	\$390,000	\$165,440	42.42	\$330,870	\$101,060	\$288,940	\$183,848	1.572	1,718	\$168.18	21D	10.8683	TwnHse/Duplex	
72-25-21-408-023	604 W HUDSON	09/16/20	\$363,000	WD	33-TO BE DETERMINED	\$363,000	\$160,260	44.15	\$320,520	\$84,192	\$278,808	\$189,062	1.475	1,723	\$161.82	21D	1.1747	TwnHse/Duplex	
<b>Totals:</b>			<b>\$1,917,500</b>			<b>\$1,917,500</b>	<b>\$857,740</b>		<b>\$1,715,452</b>		<b>\$1,462,588</b>	<b>\$1,008,432</b>			<b>\$145.26</b>		<b>1.2582</b>		
								<b>Sale. Ratio =&gt;</b>	<b>44.73</b>					<b>E.C.F. =&gt;</b>	<b>1.450</b>	<b>Std. Deviation=&gt;</b>	<b>0.15333487</b>		
								<b>Std. Dev. =&gt;</b>	<b>3.54</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.463</b>	<b>Ave. Variance=&gt;</b>	<b>12.2410</b>	<b>Coefficient of Var=&gt;</b>	<b>8.367421642</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-21-202-003	813 W 11 MILE	11/23/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$137,930	56.30	\$275,863	\$105,415	\$139,585	\$106,530	1.310	1,386	\$100.71	210	26.4598	Other	
72-25-21-204-011	118 S LAUREL	03/15/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$135,720	56.79	\$271,431	\$59,809	\$179,191	\$134,791	1.329	1,241	\$144.39	210	24.5488	Other	
72-25-21-208-009	310 S LAUREL	08/18/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$133,100	51.19	\$236,932	\$59,809	\$200,191	\$114,273	1.752	981	\$204.07	210	17.6982	Other	
72-25-21-208-013	620 W 4TH	11/12/21	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$140,640	47.67	\$281,280	\$79,023	\$215,977	\$126,411	1.709	1,438	\$150.19	210	13.3649	Other	
72-25-21-209-012	324 S WEST	11/13/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$167,800	52.44	\$275,586	\$59,446	\$260,554	\$139,445	1.869	1,200	\$217.13	210	29.3619	Other	
72-25-21-209-012	324 S WEST	06/25/21	\$367,000	WD	03-ARM'S LENGTH	\$367,000	\$167,800	45.72	\$335,595	\$59,446	\$307,554	\$175,891	1.749	1,200	\$256.30	210	17.3662	Other	
72-25-21-210-003	412 OAKDALE	06/22/21	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$187,370	52.48	\$374,732	\$101,826	\$255,174	\$170,566	1.496	1,607	\$158.79	210	7.8845	Other	
72-25-21-212-012	517 S LAUREL	07/01/20	\$445,000	WD	33-TO BE DETERMINED	\$445,000	\$199,070	44.73	\$398,136	\$87,336	\$357,664	\$197,962	1.807	1,644	\$217.56	210	23.1847	Other	
72-25-21-212-023	522 S WEST	03/16/21	\$690,000	WD	33-TO BE DETERMINED	\$690,000	\$329,290	47.72	\$658,587	\$107,627	\$582,373	\$350,930	1.660	2,125	\$274.06	210	8.4628	Other	
72-25-21-255-004	617 S LAUREL	09/28/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$174,980	53.02	\$313,115	\$90,000	\$240,000	\$143,945	1.667	1,466	\$163.71	210	9.2416	Other	
72-25-21-257-001	703 S LAUREL	08/27/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$179,590	47.89	\$359,179	\$90,000	\$285,000	\$168,237	1.694	1,732	\$164.55	210	11.9154	Other	
72-25-21-408-030	424 W HUDSON	10/30/20	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$210,400	56.11	\$373,673	\$88,382	\$286,618	\$184,059	1.557	1,605	\$178.58	210	1.7676	Other	
72-25-21-408-038	902 S LAFAYETTE	09/01/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$299,870	48.37	\$599,735	\$100,899	\$519,101	\$317,730	1.634	2,558	\$202.93	210	5.8895	Other	
72-25-21-426-002	328 9TH	09/15/20	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$193,880	62.54	\$307,361	\$73,892	\$236,108	\$151,603	1.557	1,243	\$189.95	210	1.7479	BUNGALOW	
72-25-21-432-009	332 W PARENT	05/26/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$203,100	50.78	\$406,191	\$103,068	\$296,932	\$189,452	1.567	1,589	\$186.87	210	0.7564	Other	
72-25-21-432-011	322 W PARENT	06/07/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$229,830	52.83	\$459,669	\$103,528	\$331,472	\$222,588	1.489	1,809	\$183.23	210	8.5714	Other	
72-25-21-434-001	1207 S LAFAYETTE	12/23/20	\$317,500	PTA	03-ARM'S LENGTH	\$317,500	\$173,550	54.66	\$347,097	\$79,793	\$237,707	\$175,858	1.352	1,332	\$178.46	210	22.3186	Other	
72-25-21-434-011	328 W KENILWORTH	12/06/21	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$161,460	62.10	\$322,913	\$98,932	\$161,068	\$139,988	1.151	1,249	\$128.96	210	42.4302	Other	
<b>Totals:</b>			<b>\$6,640,500</b>			<b>\$6,640,500</b>	<b>\$3,425,380</b>		<b>\$6,597,075</b>		<b>\$5,092,269</b>	<b>\$3,210,259</b>			<b>\$183.36</b>		<b>1.1363</b>		
								<b>Sale. Ratio =&gt;</b>	<b>51.58</b>					<b>E.C.F. =&gt;</b>	<b>1.586</b>	<b>Std. Deviation=&gt;</b>	<b>0.19205345</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.08</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.575</b>	<b>Ave. Variance=&gt;</b>	<b>15.1650</b>	<b>Coefficient of Var=&gt;</b>	<b>9.629286121</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-21-203-011	211 S MAPLE	05/24/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$83,840	49.32	\$167,674	\$58,863	\$111,137	\$80,601	1.379	754	\$147.40	21R	4.8145	Ranch	
72-25-21-203-017	212 S PLEASANT	02/08/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$156,220	52.07	\$312,435	\$101,718	\$198,282	\$156,087	1.270	1,595	\$124.31	21R	6.0381	Ranch	
72-25-21-204-010	116 S LAUREL	06/15/20	\$238,500	WD	03-ARM'S LENGTH	\$238,500	\$112,380	47.12	\$224,760	\$59,809	\$178,691	\$124,963	1.430	1,214	\$147.19	21R	9.9239	Ranch	
72-25-21-207-001	301 S MAPLE	08/12/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$116,180	51.64	\$232,359	\$56,963	\$168,037	\$129,923	1.293	857	\$196.08	21R	3.7355	Ranch	
72-25-21-254-005	623 S PLEASANT	04/14/20	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$121,170	53.14	\$242,342	\$90,000	\$138,000	\$112,846	1.223	1,015	\$135.96	21R	10.7807	Ranch	
72-25-21-407-035	418 9TH	12/17/21	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$134,830	48.15	\$269,657	\$71,423	\$208,577	\$150,177	1.389	949	\$219.79	21R	5.8159	Ranch	
<b>Totals:</b>			<b>\$1,441,500</b>			<b>\$1,441,500</b>	<b>\$724,620</b>		<b>\$1,449,227</b>		<b>\$1,002,724</b>	<b>\$754,596</b>			<b>\$161.79</b>		<b>0.1892</b>		
								<b>Sale. Ratio =&gt;</b>	<b>50.27</b>					<b>E.C.F. =&gt;</b>	<b>1.329</b>	<b>Std. Deviation=&gt;</b>	<b>0.08026501</b>		
								<b>Std. Dev. =&gt;</b>	<b>2.40</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.331</b>	<b>Ave. Variance=&gt;</b>	<b>6.8514</b>	<b>Coefficient of Var=&gt;</b>	<b>5.148681886</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-22-130-013	715 E 2ND	03/31/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$170,360	44.83	\$340,717	\$70,529	\$309,471	\$172,094	1.798	1,168	\$264.96	22B	24.8593	BUNGALOW
72-25-22-130-019	807 E 2ND	05/14/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$119,470	45.08	\$238,939	\$66,562	\$198,438	\$109,794	1.807	1,058	\$187.56	22B	25.7691	BUNGALOW
72-25-22-131-001	702 E 2ND	04/30/21	\$208,460	OTH	33-TO BE DETERMINED	\$208,460	\$129,130	61.94	\$258,251	\$67,526	\$140,934	\$121,481	1.160	1,130	\$124.72	22B	38.9538	BUNGALOW
72-25-22-131-008	728 E 2ND	08/21/20	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$150,460	46.73	\$300,912	\$68,287	\$253,713	\$148,169	1.712	1,063	\$238.68	22B	16.2653	BUNGALOW
72-25-22-131-011	808 E 2ND	06/24/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$156,290	44.65	\$312,571	\$66,926	\$283,074	\$156,462	1.809	1,131	\$250.29	22B	25.9550	BUNGALOW
72-25-22-133-027	625 E 5TH	09/20/21	\$298,000	WD	33-TO BE DETERMINED	\$298,000	\$131,020	43.97	\$262,035	\$75,543	\$222,457	\$118,785	1.873	984	\$226.07	22B	32.3104	BUNGALOW
72-25-22-159-010	417 E LINCOLN	04/26/21	\$335,000	WD	33-TO BE DETERMINED	\$335,000	\$139,830	41.74	\$279,667	\$111,080	\$223,920	\$107,380	2.085	1,068	\$209.66	22B	53.5628	BUNGALOW
72-25-22-180-015	610 KAYSER	07/29/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$151,750	59.51	\$303,495	\$91,146	\$163,854	\$135,254	1.211	1,407	\$116.46	22B	33.8218	BUNGALOW
72-25-22-181-008	619 KAYSER	10/07/20	\$265,000	WD	33-TO BE DETERMINED	\$265,000	\$138,420	52.23	\$276,830	\$71,422	\$193,578	\$130,833	1.480	1,288	\$150.29	22B	7.0092	BUNGALOW
72-25-22-181-039	710 IRVING	09/03/20	\$363,650	WD	03-ARM'S LENGTH	\$363,650	\$184,840	50.83	\$369,682	\$125,081	\$238,569	\$155,797	1.531	1,264	\$188.74	22B	1.8388	BUNGALOW
72-25-22-182-008	617 IRVING	06/16/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$124,750	56.70	\$249,497	\$70,939	\$149,061	\$113,731	1.311	961	\$155.11	22B	23.9028	BUNGALOW
72-25-22-182-017	723 IRVING	05/21/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$126,730	46.94	\$253,454	\$84,384	\$185,616	\$107,688	1.724	1,083	\$171.39	22B	17.3977	BUNGALOW
72-25-22-202-012	123 S GAINSBOROUGH	06/01/20	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$142,690	52.87	\$285,376	\$83,529	\$186,371	\$128,565	1.450	990	\$188.25	22B	10.0046	BUNGALOW
72-25-22-203-031	218 S GAINSBOROUGH	09/04/20	\$305,000	WD	33-TO BE DETERMINED	\$305,000	\$146,000	47.87	\$291,998	\$75,877	\$229,123	\$137,657	1.664	1,006	\$227.76	22B	11.4781	BUNGALOW
72-25-22-205-012	1008 E 3RD	03/10/21	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$139,510	45.44	\$279,026	\$85,528	\$221,472	\$123,247	1.797	1,098	\$201.70	22B	24.7304	BUNGALOW
72-25-22-205-021	917 E 4TH	07/15/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$123,010	45.73	\$246,015	\$74,211	\$194,789	\$109,429	1.780	1,127	\$172.84	22B	23.0373	BUNGALOW
72-25-22-209-011	1218 E 4TH	09/24/21	\$350,000	PTA	33-TO BE DETERMINED	\$350,000	\$145,930	41.69	\$291,869	\$74,013	\$275,987	\$138,762	1.989	1,112	\$248.19	22B	43.9256	BUNGALOW
72-25-22-209-014	1103 E 5TH	11/10/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$169,540	47.09	\$339,089	\$68,710	\$291,290	\$172,216	1.691	1,350	\$215.77	22B	14.1752	BUNGALOW
72-25-22-209-015	1105 E 5TH	08/09/21	\$324,900	WD	03-ARM'S LENGTH	\$324,900	\$151,120	46.51	\$302,248	\$63,382	\$261,518	\$152,144	1.719	1,035	\$252.67	22B	16.9214	BUNGALOW
72-25-22-209-016	1109 E 5TH	12/03/21	\$310,000	PTA	33-TO BE DETERMINED	\$310,000	\$130,990	42.25	\$261,984	\$61,964	\$248,036	\$127,401	1.947	1,020	\$243.17	22B	39.7217	BUNGALOW
72-25-22-226-008	123 S BLAIR	01/19/22	\$215,000	WD	33-TO BE DETERMINED	\$215,000	\$140,690	65.44	\$281,371	\$80,887	\$134,113	\$127,697	1.050	1,094	\$122.59	22B	49.9426	BUNGALOW
72-25-22-227-004	215 S BLAIR	12/15/20	\$276,100	WD	03-ARM'S LENGTH	\$276,100	\$142,550	51.63	\$285,109	\$78,207	\$197,893	\$131,785	1.502	978	\$202.34	22B	4.8033	BUNGALOW
72-25-22-227-007	200 S VERMONT	01/27/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$155,740	43.26	\$311,487	\$76,398	\$283,602	\$149,738	1.894	1,319	\$215.01	22B	34.4314	BUNGALOW
72-25-22-229-007	119 S VERMONT	05/04/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$120,590	48.24	\$241,175	\$73,158	\$176,842	\$107,017	1.652	999	\$177.02	22B	10.2792	BUNGALOW
72-25-22-230-015	132 S WILSON	05/28/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$127,250	50.90	\$254,507	\$72,313	\$177,687	\$116,047	1.531	981	\$181.13	22B	1.8509	BUNGALOW
72-25-22-232-032	303 S VERMONT	06/29/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$136,120	50.41	\$272,236	\$72,265	\$197,735	\$127,370	1.552	1,043	\$189.58	22B	0.2774	BUNGALOW
72-25-22-234-003	211 S WILSON	01/22/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$127,420	54.22	\$254,832	\$68,947	\$166,053	\$118,398	1.402	970	\$171.19	22B	14.7174	BUNGALOW
72-25-22-238-009	1607 E 5TH	02/18/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$105,260	57.84	\$210,512	\$69,879	\$112,121	\$89,575	1.252	1,006	\$111.45	22B	29.7974	BUNGALOW
72-25-22-251-001	900 E 5TH	12/21/21	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$146,930	48.17	\$293,861	\$83,368	\$221,632	\$134,072	1.653	1,116	\$198.59	22B	10.3411	BUNGALOW
72-25-22-255-014	707 S ALEXANDER	06/10/21	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$176,670	44.39	\$353,340	\$79,017	\$318,983	\$174,728	1.826	1,136	\$280.79	22B	27.5926	BUNGALOW
72-25-22-256-010	629 S ALTADENA	10/15/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$153,460	57.91	\$306,914	\$78,620	\$186,380	\$145,410	1.282	1,285	\$145.04	22B	26.7918	BUNGALOW
72-25-22-256-020	614 S GAINSBOROUGH	05/28/21	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$134,410	43.50	\$268,821	\$81,664	\$227,336	\$119,208	1.907	1,069	\$212.66	22B	35.7378	BUNGALOW
72-25-22-258-001	1202 E 6TH	04/24/20	\$320,000	WD	33-TO BE DETERMINED	\$320,000	\$147,340	46.04	\$294,671	\$68,947	\$251,053	\$143,773	1.746	915	\$274.37	22B	19.6502	BUNGALOW
72-25-22-258-028	638 S BLAIR	02/26/21	\$292,000	WD	33-TO BE DETERMINED	\$292,000	\$148,110	50.72	\$296,219	\$64,101	\$227,899	\$147,846	1.541	1,045	\$218.09	22B	0.8208	BUNGALOW
72-25-22-258-029	642 S BLAIR	09/21/20	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$174,870	47.13	\$349,735	\$63,590	\$307,410	\$182,258	1.687	1,466	\$209.69	22B	13.7004	BUNGALOW
72-25-22-277-003	511 S VERMONT	08/26/20	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$148,990	50.85	\$297,989	\$69,562	\$223,438	\$145,495	1.536	1,033	\$216.30	22B	1.3961	BUNGALOW
72-25-22-277-005	519 S VERMONT	03/19/21	\$380,000	WD	33-TO BE DETERMINED	\$380,000	\$163,600	43.05	\$327,191	\$68,945	\$311,055	\$164,488	1.891	1,208	\$257.50	22B	34.1380	BUNGALOW
72-25-22-278-012	526 S WILSON	06/30/20	\$316,000	WD	03-ARM'S LENGTH	\$316,000	\$165,420	52.35	\$330,842	\$73,051	\$242,949	\$164,198	1.480	1,301	\$186.74	22B	7.0062	BUNGALOW
72-25-22-282-003	613 S VERMONT	09/28/21	\$257,000	PTA	03-ARM'S LENGTH	\$257,000	\$147,010	57.20	\$294,025	\$75,757	\$181,243	\$139,024	1.304	1,308	\$138.56	22B	24.5992	BUNGALOW
72-25-22-282-028	636 S CONNECTICUT	08/26/20	\$295,000	WD	33-TO BE DETERMINED	\$295,000	\$153,940	52.18	\$307,888	\$82,419	\$212,581	\$143,611	1.480	1,042	\$204.01	22B	6.9414	BUNGALOW
72-25-22-282-032	706 S CONNECTICUT	11/24/21	\$249,000	PTA	03-ARM'S LENGTH	\$249,000	\$136,310	54.74	\$272,621	\$82,816	\$166,184	\$120,895	1.375	1,002	\$165.85	22B	17.5056	BUNGALOW
72-25-22-283-017	622 S WILSON	10/21/20	\$287,500	WD	03-ARM'S LENGTH	\$287,500	\$183,520	63.83	\$367,044	\$83,571	\$203,929	\$180,556	1.129	1,390	\$146.71	22B	42.0221	BUNGALOW
72-25-22-326-029	902 BATAVIA	04/02/20	\$328,000	WD	33-TO BE DETERMINED	\$328,000	\$158,530	48.33	\$317,069	\$56,017	\$271,983	\$166,275	1.636	1,280	\$212.49	22B	8.6069	BUNGALOW
72-25-22-326-029	902 BATAVIA	08/17/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$158,530	40.65	\$317,069	\$56,017	\$333,983	\$166,275	2.009	1,280	\$260.92	22B	45.8945	BUNGALOW
72-25-22-326-034	920 BATAVIA	05/06/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$115,580	67.99	\$231,157	\$55,177	\$114,823	\$112,089	1.024	1,084	\$105.93	22B	52.5281	BUNGALOW
72-25-22-334-005	1114 BATAVIA	10/15/21	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$128,030	46.56	\$256,062	\$71,187	\$203,813	\$117,755	1.731	1,078	\$189.07	22B	18.1155	BUNGALOW
72-25-22-354-020	315 CALIFORNIA	05/27/20	\$255,500	WD	33-TO BE DETERMINED	\$255,500	\$126,970	49.69	\$253,948	\$68,686	\$186,814	\$118,001	1.583	986	\$189.47	22B	3.3481	BUNGALOW
72-25-22-357-022	223 E MARYLAND	12/18/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$174,430	59.13	\$348,859	\$76,079	\$218,921	\$173,745	1.260	1,305	\$167.76	22B	28.9659	BUNGALOW
72-25-22-379-009	1411 LONGFELLOW	02/04/21	\$321,000	WD	33-TO BE DETERMINED	\$321,000	\$128,420	40.01	\$256,837	\$64,744	\$256,256	\$122,352	2.094	939	\$272.90	22B	54.4741	BUNGALOW
72-25-22-380-019	1518 LONGFELLOW	01/11/21	\$198,500	WD	03-ARM'S LENGTH	\$198,500	\$103,170	51.97	\$206,336	\$65,928	\$132,572	\$89,432	1.482	800	\$165.72	22B	6.7291	BUNGALOW
72-25-22-380-021	1526 LONGFELLOW	12/29/20	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$137,500	56.58	\$274,997	\$63,521	\$179,479	\$134,698	1.332	862	\$208.21	22B	21.7217	BUNGALOW
72-25-22-381-004	1515 LONGFELLOW	09/02/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$97,810	51.48	\$195,618	\$60,585	\$129,415	\$86,008	1.505	812	\$159.38	22B	4.4990	BUNGALOW
72-25-22-402-003	1010 MOHAWK	09/08/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$130,900	48.66	\$261,798	\$70,676	\$198,324	\$121,734	1.629	966	\$205.30	22B	7.9491	BUNGALOW
72-25-22-403-011	921 MOHAWK	07/29/20	\$198,900	WD	33-TO BE DETERMINED	\$198,900	\$111,570	56.09	\$223,136	\$68,260	\$130,640	\$98,647	1.324	984	\$132.76	22B	22.5355	BUNGALOW

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-22-403-019	1029 MOHAWK	01/19/21	\$275,000	WD	33-TO BE DETERMINED	\$275,000	\$140,950	51.25	\$281,909	\$68,942	\$206,058	\$135,648	1.519	1,047	\$196.81	22B	3.0604	BUNGALOW		
72-25-22-404-027	912 CHEROKEE	09/28/20	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$200,070	60.81	\$400,145	\$90,304	\$238,696	\$197,351	1.210	1,522	\$156.83	22B	34.0171	BUNGALOW		
72-25-22-404-027	912 CHEROKEE	02/04/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$200,070	58.84	\$400,145	\$90,304	\$249,696	\$197,351	1.265	1,522	\$164.06	22B	28.4433	BUNGALOW		
72-25-22-405-011	913 CHEROKEE	06/30/20	\$241,000	WD	33-TO BE DETERMINED	\$241,000	\$148,100	61.45	\$296,197	\$83,366	\$157,634	\$135,561	1.163	951	\$165.76	22B	38.6845	BUNGALOW		
72-25-22-405-027	1006 ETOWAH	02/11/21	\$355,000	WD	33-TO BE DETERMINED	\$355,000	\$185,880	52.36	\$371,768	\$79,861	\$275,139	\$185,928	1.480	1,466	\$187.68	22B	6.9857	BUNGALOW		
72-25-22-406-005	827 ETOWAH	12/21/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$133,270	66.97	\$266,545	\$79,861	\$119,139	\$118,907	1.002	878	\$135.69	22B	54.7720	BUNGALOW		
72-25-22-406-005	827 ETOWAH	07/16/21	\$305,000	WD	33-TO BE DETERMINED	\$305,000	\$133,270	43.70	\$266,545	\$79,861	\$225,139	\$118,907	1.893	878	\$256.42	22B	34.3733	BUNGALOW		
72-25-22-406-028	1026 OWANA	09/27/21	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$138,180	50.80	\$276,362	\$79,861	\$192,139	\$125,160	1.535	1,216	\$158.01	22B	1.4522	BUNGALOW		
72-25-22-426-025	920 HOFFMAN	03/25/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$139,860	44.40	\$279,712	\$66,363	\$248,637	\$135,891	1.830	1,161	\$214.16	22B	28.0008	BUNGALOW		
72-25-22-427-012	919 HOFFMAN	03/30/21	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$125,840	50.74	\$251,683	\$63,716	\$184,284	\$119,724	1.539	1,030	\$178.92	22B	1.0433	BUNGALOW		
72-25-22-427-041	909 HOFFMAN	09/04/20	\$290,000	WD	33-TO BE DETERMINED	\$290,000	\$142,700	49.21	\$285,397	\$67,197	\$222,803	\$138,981	1.603	1,004	\$221.92	22B	5.3449	BUNGALOW		
72-25-22-427-048	922 MCLEAN	12/15/20	\$218,000	PTA	03-ARM'S LENGTH	\$218,000	\$123,420	56.61	\$246,832	\$61,355	\$156,645	\$118,138	1.326	1,000	\$156.65	22B	22.3724	BUNGALOW		
72-25-22-428-005	1606 E LINCOLN	04/30/21	\$276,500	WD	33-TO BE DETERMINED	\$276,500	\$128,040	46.31	\$256,075	\$60,635	\$215,865	\$124,484	1.734	1,058	\$204.03	22B	18.4406	BUNGALOW		
72-25-22-428-009	823 MCLEAN	10/22/21	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$122,630	50.47	\$245,251	\$64,969	\$178,031	\$114,829	1.550	971	\$183.35	22B	0.0726	BUNGALOW		
72-25-22-429-008	821 S WILSON	08/02/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$108,660	57.19	\$217,312	\$63,758	\$126,242	\$97,805	1.291	946	\$133.45	22B	25.8920	BUNGALOW		
72-25-22-429-013	1003 S WILSON	07/12/21	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$116,560	53.59	\$233,128	\$64,238	\$153,262	\$107,573	1.425	1,006	\$152.35	22B	12.4949	BUNGALOW		
72-25-22-429-017	1021 S WILSON	03/31/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$103,690	45.08	\$207,374	\$61,317	\$168,683	\$93,030	1.813	940	\$179.45	22B	26.3541	BUNGALOW		
72-25-22-429-033	1022 S CAMPBELL	09/23/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$88,580	59.05	\$177,161	\$61,925	\$88,075	\$73,399	1.200	934	\$94.30	22B	34.9718	BUNGALOW		
72-25-22-429-034	1026 S CAMPBELL	02/17/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$116,610	50.26	\$233,222	\$64,725	\$167,275	\$107,323	1.559	1,051	\$159.16	22B	0.8943	BUNGALOW		
72-25-22-453-021	1327 WYANDOTTE	06/21/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$172,800	49.37	\$345,593	\$66,912	\$283,088	\$177,504	1.595	1,325	\$213.65	22B	4.5157	BUNGALOW		
72-25-22-453-044	1318 CHEROKEE	07/29/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$122,100	53.09	\$244,190	\$64,000	\$166,000	\$114,771	1.446	959	\$173.10	22B	10.3309	BUNGALOW		
72-25-22-454-043	1404 ETOWAH	11/18/20	\$265,000	WD	33-TO BE DETERMINED	\$265,000	\$130,230	49.14	\$260,456	\$64,000	\$201,000	\$125,131	1.606	957	\$210.03	22B	5.6643	BUNGALOW		
72-25-22-455-017	1321 ETOWAH	07/17/20	\$300,000	WD	33-TO BE DETERMINED	\$300,000	\$138,630	46.21	\$277,265	\$72,198	\$227,802	\$130,616	1.744	1,010	\$225.55	22B	19.4389	BUNGALOW		
72-25-22-455-019	1401 ETOWAH	01/25/22	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$132,510	51.76	\$265,022	\$71,089	\$184,911	\$123,524	1.497	1,026	\$180.23	22B	5.2709	BUNGALOW		
72-25-22-457-008	1529 MOHAWK	10/25/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$100,870	56.04	\$201,744	\$61,813	\$118,187	\$89,128	1.326	929	\$127.22	22B	22.3635	BUNGALOW		
72-25-22-457-022	1600 WYANDOTTE	02/28/22	\$216,500	PTA	03-ARM'S LENGTH	\$216,500	\$101,230	46.76	\$202,461	\$64,000	\$152,500	\$88,192	1.729	1,016	\$150.10	22B	17.9516	BUNGALOW		
72-25-22-459-005	1517 CHEROKEE	01/10/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$140,240	50.09	\$280,488	\$66,547	\$213,453	\$136,268	1.566	1,006	\$212.18	22B	1.6748	BUNGALOW		
72-25-22-459-008	1529 CHEROKEE	05/14/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$121,190	48.48	\$242,384	\$66,547	\$183,453	\$111,998	1.638	1,010	\$181.64	22B	8.8330	BUNGALOW		
72-25-22-460-003	1515 ETOWAH	12/30/20	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$138,960	53.47	\$277,925	\$70,895	\$189,005	\$131,866	1.433	1,026	\$184.22	22B	11.6362	BUNGALOW		
72-25-22-460-005	1523 ETOWAH	05/07/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$141,160	52.67	\$282,315	\$74,905	\$193,095	\$132,108	1.462	1,029	\$187.65	22B	8.8029	BUNGALOW		
72-25-22-476-013	1110 HOFFMAN	07/16/20	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$120,580	46.83	\$241,158	\$59,762	\$197,738	\$115,539	1.711	996	\$198.53	22B	16.1771	BUNGALOW		
72-25-22-476-014	1114 HOFFMAN	11/12/21	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$103,590	53.12	\$207,185	\$59,713	\$135,287	\$93,931	1.440	839	\$161.25	22B	10.9394	BUNGALOW		
72-25-22-477-004	1513 OWANA	10/06/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$120,830	57.54	\$241,662	\$63,038	\$146,962	\$113,773	1.292	889	\$165.31	22B	25.7961	BUNGALOW		
72-25-22-477-005	1517 OWANA	07/17/20	\$221,900	WD	03-ARM'S LENGTH	\$221,900	\$122,820	55.35	\$245,631	\$63,038	\$158,862	\$116,301	1.366	962	\$165.14	22B	18.3719	BUNGALOW		
72-25-22-477-038	1505 OWANA	11/23/20	\$237,000	WD	33-TO BE DETERMINED	\$237,000	\$122,170	51.55	\$244,348	\$63,038	\$173,962	\$115,484	1.506	870	\$199.96	22B	4.3299	BUNGALOW		
72-25-22-478-006	1123 HOFFMAN	01/16/22	\$282,000	WD	33-TO BE DETERMINED	\$282,000	\$126,820	44.97	\$253,641	\$58,283	\$223,717	\$124,432	1.798	1,146	\$195.22	22B	24.8237	BUNGALOW		
72-25-22-478-019	1315 HOFFMAN	11/02/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$129,050	57.36	\$258,102	\$65,289	\$159,711	\$122,811	1.300	1,157	\$138.04	22B	24.9208	BUNGALOW		
72-25-22-478-029	1505 HOFFMAN	07/19/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$141,730	47.40	\$283,455	\$72,747	\$226,253	\$134,209	1.686	1,014	\$223.13	22B	13.6156	BUNGALOW		
72-25-22-478-041	1102 MCLEAN	03/01/21	\$263,500	WD	03-ARM'S LENGTH	\$263,500	\$132,840	50.41	\$265,676	\$61,017	\$202,483	\$130,356	1.553	996	\$203.30	22B	0.3636	BUNGALOW		
72-25-22-480-052	1402 S CAMPBELL	07/29/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$103,170	47.33	\$206,344	\$63,647	\$154,353	\$90,890	1.698	927	\$166.51	22B	14.8572	BUNGALOW		
72-25-22-480-056	1420 S CAMPBELL	09/07/21	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$123,150	53.54	\$246,294	\$62,799	\$167,201	\$116,876	1.431	928	\$180.17	22B	11.9084	BUNGALOW		
72-25-22-480-082	1522 S CAMPBELL	10/08/20	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$107,630	60.81	\$215,256	\$59,289	\$117,711	\$99,342	1.185	990	\$118.90	22B	36.4765	BUNGALOW		
<b>Totals:</b>			<b>\$26,134,710</b>			<b>\$26,134,710</b>	<b>\$13,170,160</b>		<b>\$26,340,289</b>		<b>\$19,306,588</b>	<b>\$12,428,132</b>			<b>\$187.39</b>		<b>0.3788</b>			
								<b>Sale. Ratio =&gt;</b>	<b>50.39</b>					<b>E.C.F. =&gt;</b>	<b>1.553</b>	<b>Std. Deviation=&gt;</b>		<b>0.24253789</b>		
								<b>Std. Dev. =&gt;</b>	<b>6.05</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.550</b>	<b>Ave. Variance=&gt;</b>		<b>19.5009</b>	<b>Coefficient of Var=&gt;</b>	<b>12.58387806</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-22-110-018	419 E 5TH	06/25/20	\$450,000	WD	33-TO BE DETERMINED	\$450,000	\$194,350	43.19	\$388,692	\$74,664	\$375,336	\$209,352	1.793	2,000	\$187.67	22C	25.6261	Colonial/2Sty
72-25-22-110-019	425 E 5TH	03/16/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$216,210	43.24	\$432,426	\$69,441	\$430,559	\$241,990	1.779	2,276	\$189.17	22C	24.2658	Colonial/2Sty
72-25-22-127-014	120 KAYSER	03/17/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$197,590	49.40	\$395,177	\$90,289	\$309,711	\$197,979	1.564	1,928	\$160.64	22C	2.7776	Colonial/2Sty
72-25-22-129-008	628 E 3RD	01/29/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$300,000	50.00	\$600,002	\$64,848	\$535,152	\$356,769	1.500	2,195	\$243.81	22C	3.6591	Colonial/2Sty
72-25-22-131-002	706 E 2ND	03/05/21	\$630,000	WD	33-TO BE DETERMINED	\$630,000	\$314,250	49.88	\$628,508	\$68,882	\$561,118	\$373,084	1.504	2,349	\$238.88	22C	3.2586	Colonial/2Sty
72-25-22-132-033	827 E 4TH	10/18/21	\$1,425,000	PTA	33-TO BE DETERMINED	\$1,425,000	\$749,140	52.57	\$1,498,279	\$66,793	\$1,358,207	\$954,324	1.423	4,076	\$333.22	22C	11.3371	Colonial/2Sty
72-25-22-133-015	501 E 5TH	06/11/21	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$356,260	49.14	\$712,517	\$70,137	\$654,863	\$428,253	1.529	3,049	\$214.78	22C	0.7436	Colonial/2Sty
72-25-22-159-016	724 KNOWLES	11/19/20	\$739,000	WD	03-ARM'S LENGTH	\$739,000	\$406,910	55.06	\$813,812	\$91,880	\$647,120	\$481,288	1.345	3,591	\$180.21	22C	19.2026	Colonial/2Sty
72-25-22-176-001	503 KNOWLES	01/14/22	\$503,000	WD	33-TO BE DETERMINED	\$503,000	\$174,840	34.76	\$349,686	\$80,197	\$422,803	\$174,993	2.416	1,477	\$286.26	22C	87.9531	Colonial/2Sty
72-25-22-178-013	520 S ALEXANDER	11/01/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$198,480	46.16	\$396,966	\$67,363	\$362,637	\$219,735	1.650	1,834	\$197.73	22C	11.3750	Colonial/2Sty
72-25-22-179-002	607 KNOWLES	07/30/20	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$249,370	53.63	\$498,749	\$91,517	\$373,483	\$271,488	1.376	2,191	\$170.46	22C	16.0896	Colonial/2Sty
72-25-22-180-027	607 E LINCOLN	05/01/20	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$163,070	64.45	\$281,267	\$94,893	\$158,107	\$126,860	1.246	1,812	\$87.26	22C	29.0270	Colonial/2Sty
72-25-22-182-015	715 IRVING	12/09/20	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$295,190	53.19	\$590,380	\$69,476	\$485,524	\$347,269	1.398	2,320	\$209.28	22C	13.8466	Colonial/2Sty
72-25-22-201-019	929 E 2ND	11/06/20	\$393,000	WD	33-TO BE DETERMINED	\$393,000	\$176,570	44.93	\$353,136	\$72,388	\$320,612	\$187,165	1.713	1,513	\$211.90	22C	17.6403	Colonial/2Sty
72-25-22-201-025	1013 E 2ND	11/23/21	\$500,000	PTA	33-TO BE DETERMINED	\$500,000	\$228,380	45.68	\$456,763	\$95,402	\$404,598	\$234,650	1.724	2,051	\$197.27	22C	18.7677	Colonial/2Sty
72-25-22-202-010	115 S GAINSBOROUGH	12/14/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$119,480	49.78	\$238,968	\$67,065	\$172,935	\$111,625	1.549	1,177	\$146.93	22C	1.2660	Colonial/2Sty
72-25-22-203-009	938 E 2ND	05/28/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$296,400	45.60	\$592,804	\$72,379	\$577,621	\$346,950	1.665	2,432	\$237.51	22C	12.8269	Colonial/2Sty
72-25-22-208-028	902 E 4TH	12/21/20	\$393,000	WD	33-TO BE DETERMINED	\$393,000	\$192,210	48.91	\$384,428	\$75,066	\$317,934	\$206,241	1.542	1,640	\$193.86	22C	0.4978	Colonial/2Sty
72-25-22-228-016	316 S VERMONT	03/04/22	\$750,000	WD	33-TO BE DETERMINED	\$750,000	\$297,230	39.63	\$594,463	\$79,381	\$670,619	\$343,388	1.953	2,500	\$268.25	22C	41.6363	Colonial/2Sty
72-25-22-229-009	127 S VERMONT	09/23/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$169,890	45.30	\$339,770	\$71,550	\$303,450	\$174,169	1.742	1,447	\$209.71	22C	20.5690	Colonial/2Sty
72-25-22-231-022	117 S WILSON	06/10/20	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$251,390	53.49	\$502,789	\$70,261	\$399,739	\$288,352	1.386	2,046	\$195.38	22C	15.0297	Colonial/2Sty
72-25-22-233-011	202 S WILSON	02/07/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$246,620	42.16	\$493,235	\$85,671	\$499,329	\$271,709	1.838	2,026	\$246.46	22C	30.1147	Colonial/2Sty
72-25-22-233-031	302 S WILSON	04/09/20	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$352,200	51.79	\$704,400	\$97,872	\$582,128	\$404,352	1.440	2,855	\$203.90	22C	9.6929	Colonial/2Sty
72-25-22-237-013	1502 E 5TH	03/16/22	\$335,000	WD	33-TO BE DETERMINED	\$335,000	\$146,550	43.75	\$293,096	\$68,704	\$266,296	\$145,709	1.828	1,432	\$185.96	22C	29.1002	Colonial/2Sty
72-25-22-255-005	918 E 6TH	10/21/20	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$168,370	48.11	\$336,747	\$70,525	\$279,475	\$177,481	1.575	1,486	\$188.07	22C	3.8088	Colonial/2Sty
72-25-22-255-027	706 S ALTADENA	09/03/21	\$685,000	CD	33-TO BE DETERMINED	\$685,000	\$317,330	46.33	\$634,656	\$83,826	\$601,174	\$367,220	1.637	2,518	\$238.75	22C	10.0510	Colonial/2Sty
72-25-22-255-029	714 S ALTADENA	09/10/20	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$186,210	49.00	\$372,424	\$78,620	\$301,380	\$190,782	1.580	1,693	\$178.02	22C	4.3125	Colonial/2Sty
72-25-22-256-033	1007 E LINCOLN	03/04/22	\$731,000	WD	03-ARM'S LENGTH	\$731,000	\$353,000	48.29	\$706,007	\$97,182	\$633,818	\$405,883	1.562	2,871	\$220.77	22C	2.4992	Colonial/2Sty
72-25-22-257-032	714 S REMBRANDT	10/08/20	\$353,100	WD	03-ARM'S LENGTH	\$353,100	\$164,890	46.70	\$329,771	\$73,400	\$279,700	\$170,914	1.636	1,326	\$210.94	22C	9.9910	Colonial/2Sty
72-25-22-258-006	1220 E 6TH	03/17/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$142,110	49.86	\$284,227	\$68,947	\$216,053	\$139,792	1.546	1,476	\$146.38	22C	0.8945	Colonial/2Sty
72-25-22-258-020	719 S REMBRANDT	02/03/21	\$552,500	WD	03-ARM'S LENGTH	\$552,500	\$315,790	57.16	\$631,578	\$71,550	\$480,950	\$373,352	1.288	2,556	\$188.17	22C	24.8391	Colonial/2Sty
72-25-22-258-032	706 S BLAIR	10/15/21	\$640,000	PTA	03-ARM'S LENGTH	\$640,000	\$351,800	54.97	\$703,599	\$110,542	\$529,458	\$395,371	1.339	2,548	\$207.79	22C	19.7444	Colonial/2Sty
72-25-22-276-006	529 S BLAIR	12/15/20	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$134,210	52.43	\$268,428	\$68,947	\$187,053	\$129,533	1.444	1,230	\$152.08	22C	9.2530	Colonial/2Sty
72-25-22-276-017	518 S VERMONT	11/01/21	\$629,000	PTA	03-ARM'S LENGTH	\$629,000	\$318,650	50.66	\$637,307	\$71,294	\$557,706	\$377,342	1.478	2,546	\$219.05	22C	5.8600	Colonial/2Sty
72-25-22-280-012	705 S BLAIR	07/27/20	\$566,000	WD	03-ARM'S LENGTH	\$566,000	\$308,330	54.48	\$616,651	\$68,947	\$497,053	\$365,136	1.361	2,531	\$196.39	22C	17.5303	Colonial/2Sty
72-25-22-280-022	638 S VERMONT	06/04/21	\$679,900	WD	03-ARM'S LENGTH	\$679,900	\$358,260	52.69	\$716,528	\$77,457	\$602,443	\$426,047	1.414	2,964	\$203.25	22C	12.2557	Colonial/2Sty
72-25-22-283-021	642 S WILSON	07/17/20	\$672,500	WD	03-ARM'S LENGTH	\$672,500	\$348,900	51.88	\$697,794	\$82,419	\$590,081	\$410,250	1.438	3,012	\$195.91	22C	9.8240	Colonial/2Sty
72-25-22-302-023	916 KNOWLES	10/13/20	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$156,470	59.05	\$312,946	\$59,486	\$205,514	\$168,973	1.216	1,253	\$164.02	22C	32.0334	Colonial/2Sty
72-25-22-302-024	920 KNOWLES	12/04/20	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$168,110	56.60	\$301,572	\$54,771	\$242,229	\$171,340	1.414	1,397	\$173.39	22C	12.2853	Colonial/2Sty
72-25-22-327-012	720 E LINCOLN	07/06/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$181,430	60.48	\$362,850	\$112,660	\$187,340	\$162,461	1.153	1,729	\$108.35	22C	38.3447	Colonial/2Sty
72-25-22-327-014	822 IRVING	05/24/21	\$585,500	WD	03-ARM'S LENGTH	\$585,500	\$281,720	48.12	\$563,446	\$62,782	\$522,718	\$333,776	1.566	2,448	\$213.53	22C	2.9489	Colonial/2Sty
72-25-22-328-012	913 IRVING	08/14/20	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$136,180	48.65	\$272,354	\$63,521	\$216,379	\$135,606	1.596	1,270	\$170.38	22C	5.9061	Colonial/2Sty
72-25-22-328-013	917 IRVING	10/01/21	\$380,000	PTA	33-TO BE DETERMINED	\$380,000	\$160,940	42.35	\$321,879	\$63,521	\$316,479	\$167,765	1.886	1,456	\$217.36	22C	34.9858	Colonial/2Sty
72-25-22-329-013	819 LONGFELLOW	07/09/21	\$530,000	WD	33-TO BE DETERMINED	\$530,000	\$239,680	45.22	\$479,360	\$69,786	\$460,214	\$273,049	1.685	1,965	\$234.21	22C	14.8876	Colonial/2Sty
72-25-22-332-002	1007 IRVING	10/12/21	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$147,630	50.04	\$295,256	\$66,049	\$228,951	\$148,836	1.538	1,278	\$179.15	22C	0.1695	Colonial/2Sty
72-25-22-333-002	1005 LONGFELLOW	05/08/20	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$203,490	54.55	\$406,973	\$64,530	\$308,470	\$228,295	1.351	1,675	\$184.16	22C	18.5397	Colonial/2Sty
72-25-22-333-010	1039 LONGFELLOW	08/14/20	\$357,500	WD	33-TO BE DETERMINED	\$357,500	\$185,890	52.00	\$371,773	\$73,413	\$284,087	\$193,740	1.466	1,658	\$171.34	22C	7.0256	Colonial/2Sty
72-25-22-335-007	1209 BATAVIA	01/19/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$219,890	60.24	\$439,788	\$71,187	\$293,813	\$245,734	1.196	1,645	\$178.61	22C	34.0930	Colonial/2Sty
72-25-22-335-011	1106 IRVING	08/13/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$132,650	48.24	\$265,296	\$61,813	\$213,187	\$132,132	1.613	1,458	\$146.22	22C	7.6857	Colonial/2Sty
72-25-22-336-005	1119 IRVING	08/10/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$156,660	48.96	\$313,315	\$63,521	\$256,479	\$166,529	1.540	1,496	\$171.44	22C	0.3558	Colonial/2Sty
72-25-22-336-006	1203 IRVING	11/08/21	\$261,000	PTA	03-ARM'S LENGTH	\$261,000	\$141,290	54.13	\$282,580	\$63,521	\$197,479	\$142,246	1.388	1,488	\$132.71	22C	14.8294	Colonial/2Sty
72-25-22-352-022	323 E KENILWORTH	11/24/21	\$294,900	PTA	03-ARM'S LENGTH	\$294,900	\$134,340	45.55	\$268,675	\$79,312	\$215,588	\$122,963	1.753	1,398	\$154.21	22C	21.6691	Colonial/2Sty
72-25-22-353-014	213 CALIFORNIA	06/08/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$151,870	43.39	\$303,730	\$68,686	\$281,314	\$156,696	1.795	1,286	\$218.75	22C	25.8700	Colonial/2Sty
72-25-22-354-002	306 E KENILWORTH	12/05/20	\$582,000	WD	03-ARM'S LENGTH	\$582,000	\$333,550	57.31	\$667,099	\$86,659	\$495,341	\$386,960	1.280	2,908	\$170.34	22C	25.6502	Colonial/2Sty

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-22-354-003	312 E KENILWORTH	05/06/21	\$585,500	WD	03-ARM'S LENGTH	\$585,500	\$297,060	50.74	\$594,119	\$85,110	\$500,390	\$339,339	1.475	2,427	\$206.18	22C	6.1984	Colonial/2Sty	
72-25-22-354-008	336 E KENILWORTH	12/24/20	\$675,600	PTA	03-ARM'S LENGTH	\$675,600	\$356,700	52.80	\$713,391	\$90,084	\$585,516	\$415,538	1.409	2,814	\$208.07	22C	12.7530	Colonial/2Sty	
72-25-22-354-012	416 E KENILWORTH	06/04/21	\$935,600	WD	33-TO BE DETERMINED	\$935,600	\$505,250	54.04	\$1,010,497	\$96,679	\$838,321	\$609,212	1.376	3,442	\$243.56	22C	16.0511	Colonial/2Sty	
72-25-22-354-019	309 CALIFORNIA	08/10/20	\$538,000	WD	03-ARM'S LENGTH	\$538,000	\$267,260	49.68	\$534,516	\$68,686	\$469,314	\$310,553	1.511	2,234	\$210.08	22C	2.5366	Colonial/2Sty	
72-25-22-354-031	417 CALIFORNIA	11/23/21	\$315,000	PTA	33-TO BE DETERMINED	\$315,000	\$132,580	42.09	\$265,168	\$68,686	\$246,314	\$127,586	1.931	1,168	\$210.89	22C	39.3992	Colonial/2Sty	
72-25-22-355-009	115 RHODE ISLAND	05/07/20	\$420,000	WD	33-TO BE DETERMINED	\$420,000	\$203,300	48.40	\$406,596	\$73,894	\$346,106	\$221,801	1.560	1,838	\$188.31	22C	2.3847	Colonial/2Sty	
72-25-22-357-017	129 E MARYLAND	06/11/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$117,870	47.15	\$235,742	\$76,079	\$173,921	\$103,677	1.678	1,186	\$146.65	22C	14.0938	Colonial/2Sty	
72-25-22-401-005	818 MOHAWK	01/29/21	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$258,300	47.05	\$516,594	\$68,260	\$480,740	\$298,889	1.608	1,935	\$248.44	22C	7.1836	Colonial/2Sty	
72-25-22-404-019	1019 WYANDOTTE	12/28/20	\$623,000	WD	03-ARM'S LENGTH	\$623,000	\$322,940	51.84	\$645,872	\$76,241	\$546,759	\$379,754	1.440	2,442	\$223.90	22C	9.6814	Colonial/2Sty	
72-25-22-405-012	917 CHEROKEE	05/28/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$294,260	49.04	\$588,513	\$79,861	\$520,139	\$339,101	1.534	2,208	\$235.57	22C	0.2710	Colonial/2Sty	
72-25-22-405-014	1007 CHEROKEE	07/16/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$205,780	48.42	\$411,563	\$81,917	\$343,083	\$214,056	1.603	1,768	\$194.05	22C	6.6188	Colonial/2Sty	
72-25-22-406-013	1017 ETOWAH	08/30/21	\$419,000	WD	03-ARM'S LENGTH	\$419,000	\$204,210	48.74	\$408,423	\$79,861	\$339,139	\$219,041	1.548	1,700	\$199.49	22C	1.1703	Colonial/2Sty	
72-25-22-426-019	820 HOFFMAN	03/21/22	\$320,000	WD	33-TO BE DETERMINED	\$320,000	\$133,290	41.65	\$266,578	\$66,748	\$253,252	\$129,760	1.952	1,380	\$183.52	22C	41.5114	Colonial/2Sty	
72-25-22-454-006	1201 CHEROKEE	10/29/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$350,940	50.13	\$701,872	\$79,861	\$620,139	\$414,674	1.495	2,910	\$213.11	22C	4.1099	Colonial/2Sty	
72-25-22-454-016	1313 CHEROKEE	08/28/20	\$668,800	WD	03-ARM'S LENGTH	\$668,800	\$348,020	52.04	\$696,048	\$88,522	\$580,278	\$405,017	1.433	2,801	\$207.17	22C	10.3861	Colonial/2Sty	
72-25-22-454-024	1419 CHEROKEE	05/11/21	\$690,000	WD	03-ARM'S LENGTH	\$690,000	\$345,230	50.03	\$690,461	\$74,483	\$615,517	\$410,652	1.499	2,612	\$235.65	22C	3.7708	Colonial/2Sty	
72-25-22-454-029	1122 ETOWAH	05/27/21	\$760,000	WD	03-ARM'S LENGTH	\$760,000	\$344,720	45.36	\$689,448	\$77,430	\$682,570	\$408,012	1.673	2,906	\$234.88	22C	13.6331	Colonial/2Sty	
72-25-22-455-045	1410 OWANA	08/31/20	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$273,460	56.38	\$546,913	\$60,002	\$424,998	\$324,607	1.309	2,045	\$207.82	22C	22.7317	Colonial/2Sty	
72-25-22-477-039	1509 OWANA	06/11/21	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$178,340	46.81	\$356,684	\$63,038	\$317,962	\$195,764	1.624	1,558	\$204.08	22C	8.7626	Colonial/2Sty	
72-25-22-478-015	1229 HOFFMAN	04/30/21	\$529,900	WD	03-ARM'S LENGTH	\$529,900	\$247,910	46.78	\$495,828	\$64,758	\$465,142	\$287,380	1.619	2,015	\$230.84	22C	8.1976	Colonial/2Sty	
72-25-22-478-017	1307 HOFFMAN	11/17/21	\$415,000	PTA	03-ARM'S LENGTH	\$415,000	\$203,810	49.11	\$407,617	\$66,242	\$348,758	\$227,583	1.532	1,848	\$188.72	22C	0.4144	Colonial/2Sty	
72-25-22-478-056	1314 MCLEAN	01/15/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$310,040	55.36	\$620,072	\$64,541	\$495,459	\$370,354	1.338	2,368	\$209.23	22C	19.8787	Colonial/2Sty	
72-25-22-478-066	1500 MCLEAN	10/19/20	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$273,540	56.40	\$547,077	\$65,712	\$419,288	\$320,910	1.307	2,260	\$185.53	22C	23.0026	Colonial/2Sty	
72-25-22-479-056	1332 S WILSON	08/26/20	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$249,910	60.22	\$499,828	\$74,788	\$340,212	\$283,360	1.201	2,346	\$145.02	22C	33.5950	Colonial/2Sty	
72-25-22-480-002	1107 S WILSON	03/26/21	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$206,850	53.59	\$413,704	\$68,336	\$317,664	\$230,245	1.380	1,672	\$189.99	22C	15.6909	Colonial/2Sty	
72-25-22-480-019	1333 S WILSON	08/11/20	\$457,000	WD	03-ARM'S LENGTH	\$457,000	\$266,200	58.25	\$532,397	\$74,192	\$382,808	\$305,470	1.253	2,125	\$180.14	22C	28.3408	Colonial/2Sty	
<b>Totals:</b>			<b>\$39,524,600</b>			<b>\$39,524,600</b>	<b>\$19,789,990</b>		<b>\$39,500,443</b>		<b>\$33,525,596</b>	<b>\$22,256,241</b>			<b>\$198.26</b>		<b>3.0239</b>		
								<b>Sale. Ratio =&gt;</b>	<b>50.07</b>			<b>E.C.F. =&gt;</b>	<b>1.506</b>	<b>Std. Deviation=&gt;</b>		<b>0.20717096</b>			
								<b>Std. Dev. =&gt;</b>	<b>5.25</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.537</b>	<b>Ave. Variance=&gt;</b>		<b>15.3352</b>	<b>Coefficient of Var=&gt;</b>	<b>9.980036048</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-22-110-012	321 E 5TH	01/15/21	\$394,500	WD	03-ARM'S LENGTH	\$394,500	\$174,000	44.11	\$348,000	\$114,307	\$280,193	\$170,579	1.643	1,944	\$144.13	22D	13.0303	Other	
72-25-22-203-022	939 E 3RD	08/19/21	\$390,000	WD	33-TO BE DETERMINED	\$390,000	\$191,540	49.11	\$383,081	\$73,343	\$316,657	\$226,086	1.401	2,152	\$147.15	22D	11.1694	TwnHse/Duplex	
72-25-22-205-033	1023 E 4TH	08/24/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$85,990	40.95	\$171,972	\$51,756	\$158,244	\$87,749	1.803	952	\$166.22	22D	29.1075	Other	
72-25-22-205-035	1031 E 4TH	12/15/20	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$90,510	52.02	\$181,029	\$60,785	\$113,215	\$87,769	1.290	918	\$123.33	22D	22.2383	Other	
72-25-22-208-005	926 E 4TH	08/10/21	\$363,500	WD	03-ARM'S LENGTH	\$363,500	\$154,490	42.50	\$308,978	\$80,411	\$283,089	\$166,837	1.697	1,694	\$167.11	22D	18.4500	TwnHse/Duplex	
72-25-22-228-012	1317 E 4TH	03/04/22	\$187,500	WD	33-TO BE DETERMINED	\$187,500	\$81,230	43.32	\$162,459	\$57,368	\$130,132	\$76,709	1.696	892	\$145.89	22D	18.4145	Other	
72-25-22-303-022	201 E HARRISON	08/17/20	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$95,250	58.62	\$190,506	\$47,801	\$114,699	\$104,164	1.101	1,105	\$103.80	22D	41.1162	TwnHse/Duplex	
72-25-22-326-001	502 E LINCOLN	04/24/21	\$360,000	WD	33-TO BE DETERMINED	\$360,000	\$170,340	47.32	\$340,672	\$69,126	\$290,874	\$198,209	1.468	1,762	\$165.08	22D	4.4784	TwnHse/Duplex	
<b>Totals:</b>			<b>\$2,242,000</b>			<b>\$2,242,000</b>	<b>\$1,043,350</b>		<b>\$2,086,697</b>		<b>\$1,687,103</b>	<b>\$1,118,102</b>			<b>\$145.34</b>		<b>0.3399</b>		
								<b>Sale. Ratio =&gt;</b>	<b>46.54</b>			<b>E.C.F. =&gt;</b>	<b>1.509</b>	<b>Std. Deviation=&gt;</b>		<b>0.23983402</b>			
								<b>Std. Dev. =&gt;</b>	<b>5.89</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.512</b>	<b>Ave. Variance=&gt;</b>		<b>19.7506</b>	<b>Coefficient of Var=&gt;</b>	<b>13.0599812</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-22-131-019	715 E 3RD	12/21/21	\$384,000	PTA	03-ARM'S LENGTH	\$384,000	\$195,500	50.91	\$391,004	\$70,435	\$313,565	\$204,184	1.536	1,446	\$216.85	22O	4.3086	Other
72-25-22-153-005	523 S TROY	12/01/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$172,150	62.60	\$344,306	\$79,938	\$195,062	\$163,190	1.195	1,630	\$119.67	22O	38.3478	Other
72-25-22-153-006	529 S TROY	01/27/21	\$274,900	WD	03-ARM'S LENGTH	\$274,900	\$144,080	52.41	\$288,162	\$72,788	\$202,112	\$132,947	1.520	1,253	\$161.30	22O	5.8538	Other
72-25-22-156-017	403 E 7TH	11/19/21	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$110,060	47.24	\$220,128	\$84,921	\$148,079	\$83,461	1.774	1,026	\$144.33	22O	19.5444	Other
72-25-22-176-030	623 E 6TH	10/25/21	\$297,500	PTA	03-ARM'S LENGTH	\$297,500	\$170,600	57.34	\$341,192	\$77,009	\$220,491	\$163,076	1.352	1,712	\$128.79	22O	22.6708	Other
72-25-22-181-003	710 E 6TH	07/07/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$168,200	46.72	\$336,404	\$67,298	\$292,702	\$171,405	1.708	1,236	\$236.81	22O	12.8879	Other
72-25-22-201-017	919 E 2ND	03/05/21	\$449,000	WD	33-TO BE DETERMINED	\$449,000	\$207,450	46.20	\$414,906	\$86,181	\$362,819	\$202,917	1.788	1,744	\$208.04	22O	20.9236	Other
72-25-22-201-024	1007 E 2ND	04/28/20	\$307,500	WD	33-TO BE DETERMINED	\$307,500	\$152,080	49.46	\$304,151	\$82,264	\$225,236	\$136,967	1.644	1,243	\$181.20	22O	6.5668	Other

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-22-202-014	1121 E 2ND	03/19/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$137,120	65.30	\$274,247	\$74,021	\$135,979	\$123,596	1.100	1,118	\$121.63	220	47.8597	Other		
72-25-22-205-014	1018 E 3RD	02/02/22	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$215,330	56.52	\$430,667	\$136,963	\$244,037	\$181,299	1.346	1,864	\$130.92	220	23.2735	Other		
72-25-22-208-019	927 E 5TH	02/24/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$152,540	50.01	\$305,072	\$84,285	\$220,715	\$136,288	1.619	1,256	\$175.73	220	4.0688	Other		
72-25-22-251-002	906 E 5TH	09/28/20	\$385,000	WD	33-TO BE DETERMINED	\$385,000	\$200,990	52.21	\$401,978	\$100,020	\$284,980	\$186,394	1.529	1,452	\$196.27	220	4.9870	Other		
72-25-22-254-008	1205 E 6TH	05/15/20	\$364,500	WD	33-TO BE DETERMINED	\$364,500	\$172,480	47.32	\$344,959	\$72,313	\$292,187	\$168,300	1.736	1,464	\$199.58	220	15.7325	Other		
72-25-22-256-030	720 S GAINSBOROUGH	08/17/20	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$175,230	52.31	\$350,457	\$85,534	\$249,466	\$163,533	1.525	1,870	\$133.40	220	5.3303	Other		
72-25-22-257-018	717 S GAINSBOROUGH	11/30/21	\$326,250	PTA	03-ARM'S LENGTH	\$326,250	\$149,040	45.68	\$298,072	\$79,092	\$247,158	\$135,173	1.828	1,247	\$198.20	220	24.9675	Other		
72-25-22-257-027	638 S REMBRANDT	06/19/20	\$316,000	WD	33-TO BE DETERMINED	\$316,000	\$156,190	49.43	\$312,388	\$75,030	\$240,970	\$146,517	1.645	1,112	\$216.70	220	6.5869	Other		
72-25-22-258-015	643 S REMBRANDT	10/22/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$162,580	44.54	\$325,161	\$73,082	\$291,918	\$160,560	1.818	1,348	\$216.56	220	23.9342	Other		
72-25-22-280-004	617 S BLAIR	10/28/21	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$132,450	49.98	\$264,905	\$84,696	\$180,304	\$111,240	1.621	1,356	\$132.97	220	4.2070	Other		
72-25-22-280-025	706 S VERMONT	12/15/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$137,370	49.95	\$274,745	\$77,226	\$197,774	\$121,925	1.622	1,224	\$161.58	220	4.3308	Other		
72-25-22-302-019	822 KNOWLES	07/01/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$127,910	46.34	\$255,819	\$52,391	\$223,609	\$125,573	1.781	1,168	\$191.45	220	20.1928	Other		
72-25-22-326-003	516 E LINCOLN	10/19/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$114,440	52.50	\$228,884	\$70,317	\$147,683	\$97,881	1.509	1,071	\$137.89	220	6.9980	Other		
72-25-22-326-013	905 KNOWLES	08/27/20	\$262,500	WD	33-TO BE DETERMINED	\$262,500	\$152,570	58.12	\$305,134	\$58,749	\$203,751	\$156,933	1.298	1,159	\$175.80	220	28.0453	Other		
72-25-22-327-005	825 BATAVIA	03/02/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$180,770	46.35	\$361,536	\$76,319	\$313,681	\$176,060	1.782	1,326	\$236.56	220	20.2889	Other		
72-25-22-328-024	908 LONGFELLOW	07/23/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$232,480	46.50	\$464,956	\$117,908	\$382,092	\$214,227	1.784	2,006	\$190.47	220	20.4800	Other		
72-25-22-329-007	905 LONGFELLOW	12/03/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$187,140	43.52	\$374,270	\$62,060	\$367,940	\$198,860	1.850	1,600	\$229.96	220	27.1464	Other		
72-25-22-357-019	207 E MARYLAND	03/31/21	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$135,690	50.07	\$271,377	\$76,079	\$194,921	\$120,554	1.617	1,478	\$131.88	220	3.8089	Other		
72-25-22-358-015	307 E MARYLAND	07/28/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$153,350	60.14	\$306,707	\$76,079	\$178,921	\$146,897	1.218	1,370	\$130.60	220	36.0779	Other		
72-25-22-358-023	417 E MARYLAND	05/27/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$156,040	60.02	\$312,089	\$76,079	\$183,921	\$145,685	1.262	1,530	\$120.21	220	31.6329	Other		
72-25-22-358-024	423 E MARYLAND	12/11/20	\$209,000	WD	03-ARM'S LENGTH	\$209,000	\$129,440	61.93	\$258,874	\$76,079	\$132,921	\$112,836	1.178	1,047	\$126.95	220	40.0786	Other		
72-25-22-358-032	312 RHODE ISLAND	01/27/21	\$337,000	WD	33-TO BE DETERMINED	\$337,000	\$230,610	68.43	\$461,215	\$76,222	\$260,778	\$254,962	1.023	1,690	\$154.31	220	55.5973	Other		
72-25-22-401-011	920 MOHAWK	06/22/21	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$203,630	46.92	\$407,255	\$68,260	\$365,740	\$224,500	1.629	1,618	\$226.04	220	5.0348	Other		
72-25-22-402-005	1020 MOHAWK	07/08/21	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$139,940	49.80	\$279,870	\$70,676	\$210,324	\$129,132	1.629	1,032	\$203.80	220	4.9967	Other		
72-25-22-402-006	1026 MOHAWK	02/02/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$108,820	40.30	\$217,640	\$70,676	\$199,324	\$90,719	2.197	864	\$230.70	220	61.8386	Other		
72-25-22-403-015	1011 MOHAWK	07/29/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$131,220	47.72	\$262,448	\$68,260	\$206,740	\$119,869	1.725	1,318	\$156.86	220	14.5931	Other		
72-25-22-404-012	907 WYANDOTTE	02/02/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$172,340	60.47	\$344,684	\$77,290	\$207,710	\$165,058	1.258	1,502	\$138.29	220	32.0378	Other		
72-25-22-406-009	917 ETOWAH	06/19/20	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$169,930	57.60	\$339,860	\$79,861	\$215,139	\$160,493	1.340	1,660	\$129.60	220	23.8297	Other		
72-25-22-427-037	902 MCLEAN	07/19/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$164,620	42.21	\$329,231	\$64,593	\$325,407	\$163,357	1.992	1,317	\$247.08	220	41.3218	Other		
72-25-22-429-014	1007 S WILSON	09/24/20	\$377,000	WD	03-ARM'S LENGTH	\$377,000	\$195,100	51.75	\$390,196	\$68,522	\$308,478	\$204,888	1.506	1,819	\$169.59	220	7.3189	Other		
72-25-22-429-014	1007 S WILSON	03/42/21	\$422,500	WD	33-TO BE DETERMINED	\$422,500	\$195,100	46.18	\$390,196	\$68,522	\$353,978	\$204,888	1.728	1,819	\$194.60	220	14.8883	Other		
72-25-22-457-002	1507 MOHAWK	06/16/21	\$266,000	WD	03-ARM'S LENGTH	\$266,000	\$131,290	49.36	\$262,586	\$73,432	\$192,568	\$116,762	1.649	1,274	\$151.15	220	7.0456	Other		
72-25-22-478-008	1203 HOFFMAN	11/01/21	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$142,610	44.58	\$285,220	\$57,986	\$261,914	\$140,268	1.867	1,200	\$218.26	220	28.8458	Other		
72-25-22-478-046	1122 MCLEAN	06/04/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$152,950	47.80	\$305,908	\$58,390	\$261,610	\$157,655	1.659	1,191	\$219.66	220	8.0602	Other		
72-25-22-478-051	1214 MCLEAN	04/13/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$154,880	44.25	\$309,761	\$102,289	\$247,711	\$128,069	1.934	1,192	\$207.81	220	35.5414	Other		
72-25-22-480-050	1320 S CAMPBELL	03/16/22	\$172,000	PTA	33-TO BE DETERMINED	\$172,000	\$108,790	63.25	\$217,582	\$62,799	\$109,201	\$95,545	1.143	1,106	\$98.74	220	43.5857	Other		
<b>Totals:</b>			<b>\$13,974,550</b>			<b>\$13,974,550</b>	<b>\$7,083,100</b>		<b>\$14,166,202</b>		<b>\$10,601,616</b>	<b>\$6,744,643</b>			<b>\$174.97</b>		<b>0.6926</b>			
								<b>Sale. Ratio =&gt;</b>	<b>50.69</b>					<b>E.C.F. =&gt;</b>	<b>1.572</b>	<b>Std. Deviation=&gt;</b>		<b>0.26010381</b>		
								<b>Std. Dev. =&gt;</b>	<b>6.72</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.579</b>	<b>Ave. Variance=&gt;</b>		<b>20.8106</b>	<b>Coefficient of Var=&gt;</b>	<b>13.18142467</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-22-127-007	123 PHILLIPS	11/12/20	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$125,640	54.16	\$251,274	\$90,289	\$141,711	\$116,656	1.215	1,119	\$126.64	22R	20.5651	Ranch
72-25-22-129-005	616 E 3RD	09/29/20	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$117,150	50.96	\$234,300	\$64,848	\$165,052	\$122,791	1.344	973	\$169.63	22R	7.6263	Ranch
72-25-22-129-006	620 E 3RD	06/15/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$109,860	43.94	\$219,729	\$64,848	\$185,152	\$112,233	1.650	949	\$195.10	22R	22.9287	Ranch
72-25-22-156-015	321 E 7TH	10/12/21	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$107,210	55.55	\$214,416	\$95,627	\$97,373	\$86,079	1.131	984	\$98.96	22R	28.9225	Ranch
72-25-22-182-038	614 S ALEXANDER	09/18/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$110,600	44.24	\$221,199	\$81,337	\$168,663	\$101,349	1.664	868	\$194.31	22R	24.3746	Ranch
72-25-22-226-009	114 S VERMONT	06/25/20	\$152,500	WD	33-TO BE DETERMINED	\$152,500	\$96,570	63.32	\$193,132	\$75,175	\$77,325	\$85,476	0.905	726	\$106.51	22R	51.5791	Ranch
72-25-22-231-011	126 S CAMPBELL	09/08/20	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$85,380	46.91	\$170,757	\$70,281	\$111,719	\$72,809	1.534	853	\$130.97	22R	11.3988	Ranch
72-25-22-233-017	308 S WILSON	06/10/21	\$301,000	WD	03-ARM'S LENGTH	\$301,000	\$137,810	45.78	\$275,628	\$70,663	\$230,337	\$148,525	1.551	1,039	\$221.69	22R	13.0396	Ranch
72-25-22-234-001	203 S WILSON	12/23/21	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$130,290	52.12	\$260,570	\$82,422	\$167,578	\$129,093	1.298	721	\$232.42	22R	12.2309	Ranch
72-25-22-238-011	1617 E 5TH	12/31/20	\$287,500	WD	33-TO BE DETERMINED	\$287,500	\$138,410	48.14	\$276,822	\$68,087	\$219,413	\$151,257	1.451	915	\$239.80	22R	3.0165	Ranch
72-25-22-251-008	915 E 6TH	10/08/21	\$389,000	WD	33-TO BE DETERMINED	\$389,000	\$163,130	41.94	\$326,259	\$75,340	\$313,660	\$181,825	1.725	1,708	\$183.64	22R	30.4632	Ranch
72-25-22-255-024	632 S ALTADENA	03/05/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$126,490	63.25	\$252,980	\$78,620	\$121,380	\$126,348	0.961	942	\$128.85	22R	45.9749	Ranch

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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		
72-25-22-256-015	711 S ALTADENA	08/20/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$108,360	48.16	\$216,715	\$78,620	\$146,380	\$100,069	1.463	816	\$179.39	22R	4.2363	Ranch		
72-25-22-258-016	703 S REMBRANDT	06/25/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$110,250	47.93	\$220,496	\$71,550	\$158,450	\$107,932	1.468	925	\$171.30	22R	4.7626	Ranch		
72-25-22-279-012	518 S CAMPBELL	02/26/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$111,760	53.22	\$223,515	\$68,947	\$141,053	\$112,006	1.259	1,092	\$129.17	22R	16.1093	Ranch		
72-25-22-279-012	518 S CAMPBELL	03/10/22	\$275,000	WD	33-TO BE DETERMINED	\$275,000	\$111,760	40.64	\$223,515	\$68,947	\$206,053	\$112,006	1.840	1,092	\$188.69	22R	41.9234	Ranch		
72-25-22-326-033	918 BATAVIA	11/05/21	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$91,050	46.69	\$182,100	\$56,426	\$138,574	\$91,068	1.522	966	\$143.45	22R	10.1222	Ranch		
72-25-22-328-021	916 LONGFELLOW	02/25/22	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$109,930	35.46	\$219,857	\$63,802	\$246,198	\$113,083	2.177	997	\$246.94	22R	75.6708	Ranch		
72-25-22-331-003	1015 BATAVIA	12/01/21	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$133,140	45.13	\$266,273	\$83,165	\$211,835	\$132,687	1.597	899	\$235.63	22R	17.6072	Ranch		
72-25-22-334-013	1108 BATAVIA	05/14/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$126,880	46.99	\$253,769	\$71,187	\$198,813	\$132,306	1.503	1,139	\$174.55	22R	8.2248	Ranch		
72-25-22-352-018	311 E KENILWORTH	04/21/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$92,980	41.32	\$185,956	\$62,280	\$162,720	\$89,620	1.816	776	\$209.69	22R	39.5230	Ranch		
72-25-22-354-006	326 E KENILWORTH	04/26/21	\$290,000	WD	33-TO BE DETERMINED	\$290,000	\$126,740	43.70	\$253,474	\$88,625	\$201,375	\$119,456	1.686	1,029	\$195.70	22R	26.5340	Ranch		
72-25-22-355-006	202 CALIFORNIA	05/03/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$91,430	44.60	\$182,860	\$43,731	\$161,269	\$100,818	1.600	775	\$208.09	22R	17.9173	Ranch		
72-25-22-358-025	427 E MARYLAND	06/15/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$104,780	48.73	\$209,557	\$76,079	\$138,921	\$96,723	1.436	901	\$154.19	22R	1.5844	Ranch		
72-25-22-380-016	1506 LONGFELLOW	02/16/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$128,930	47.40	\$257,865	\$64,106	\$207,894	\$140,405	1.481	882	\$235.71	22R	6.0243	Ranch		
72-25-22-380-018	1514 LONGFELLOW	12/30/21	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$99,140	37.41	\$198,282	\$63,521	\$201,479	\$97,653	2.063	900	\$223.87	22R	64.2786	Ranch		
72-25-22-381-003	1511 LONGFELLOW	07/06/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$89,420	48.08	\$178,844	\$61,195	\$124,805	\$85,253	1.464	691	\$180.62	22R	4.3509	Ranch		
72-25-22-451-018	1418 MOHAWK	03/08/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$125,840	69.91	\$251,677	\$70,324	\$109,676	\$131,415	0.835	1,001	\$109.57	22R	58.5854	Ranch		
72-25-22-451-018	1418 MOHAWK	09/30/21	\$260,000	WD	33-TO BE DETERMINED	\$260,000	\$125,840	48.40	\$251,677	\$70,324	\$189,676	\$131,415	1.443	1,001	\$189.49	22R	2.2904	Ranch		
72-25-22-452-010	1321 MOHAWK	01/14/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$120,390	63.40	\$240,775	\$88,522	\$101,378	\$110,328	0.919	1,114	\$91.00	22R	50.1554	Ranch		
72-25-22-452-030	1324 WYANDOTTE	08/27/21	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$87,080	49.48	\$174,150	\$64,000	\$112,000	\$79,819	1.403	639	\$175.27	22R	1.7252	Ranch		
72-25-22-453-040	1300 CHEROKEE	01/20/21	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$159,650	51.33	\$319,291	\$64,000	\$247,000	\$184,993	1.335	1,514	\$163.14	22R	8.5248	Ranch		
72-25-22-454-030	1202 ETOWAH	07/06/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$123,040	51.27	\$246,082	\$76,437	\$163,563	\$122,931	1.331	974	\$167.93	22R	8.9905	Ranch		
72-25-22-454-039	1318 ETOWAH	05/21/21	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$106,130	45.94	\$212,259	\$68,175	\$162,825	\$104,409	1.559	837	\$194.53	22R	13.9067	Ranch		
72-25-22-454-040	1320 ETOWAH	06/21/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$134,770	42.12	\$269,535	\$65,895	\$254,105	\$147,565	1.722	1,272	\$199.77	22R	30.1554	Ranch		
72-25-22-457-001	1503 MOHAWK	09/28/20	\$258,000	WD	33-TO BE DETERMINED	\$258,000	\$145,470	56.38	\$290,947	\$74,047	\$183,953	\$157,174	1.170	1,091	\$168.61	22R	25.0051	Ranch		
72-25-22-458-016	1506 CHEROKEE	11/25/20	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$114,960	51.09	\$229,921	\$74,119	\$150,881	\$112,900	1.336	1,017	\$148.36	22R	8.4017	Ranch		
72-25-22-460-017	1500 OWANA	10/15/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$91,500	49.46	\$183,007	\$60,030	\$124,970	\$89,114	1.402	725	\$172.37	22R	1.8065	Ranch		
72-25-22-477-007	1525 OWANA	09/23/21	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$82,890	46.57	\$165,785	\$63,196	\$114,804	\$74,340	1.544	732	\$156.84	22R	12.3883	Ranch		
72-25-22-478-034	1529 HOFFMAN	07/15/20	\$156,000	WD	33-TO BE DETERMINED	\$156,000	\$94,710	60.71	\$189,419	\$53,841	\$102,159	\$98,245	1.040	736	\$138.80	22R	38.0590	Ranch		
72-25-22-478-034	1529 HOFFMAN	09/14/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$94,710	55.71	\$189,419	\$53,841	\$116,159	\$98,245	1.182	736	\$157.82	22R	23.8089	Ranch		
72-25-22-478-052	1222 MCLEAN	04/13/21	\$193,500	WD	03-ARM'S LENGTH	\$193,500	\$106,330	54.95	\$212,663	\$63,194	\$130,306	\$108,311	1.203	898	\$145.11	22R	21.7356	Ranch		
72-25-22-478-060	1332 MCLEAN	06/12/20	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$98,030	54.16	\$196,051	\$64,825	\$116,175	\$95,091	1.222	711	\$163.40	22R	19.8709	Ranch		
72-25-22-478-060	1332 MCLEAN	02/14/22	\$225,000	WD	33-TO BE DETERMINED	\$225,000	\$98,030	43.57	\$196,051	\$64,825	\$160,175	\$95,091	1.684	711	\$225.28	22R	26.4004	Ranch		
72-25-22-478-069	1518 MCLEAN	08/30/21	\$260,000	WD	33-TO BE DETERMINED	\$260,000	\$116,680	44.88	\$233,362	\$74,276	\$185,724	\$115,280	1.611	960	\$193.46	22R	19.0643	Ranch		
72-25-22-479-011	1215 MCLEAN	12/01/21	\$214,900	PTA	03-ARM'S LENGTH	\$214,900	\$101,740	47.34	\$203,488	\$65,724	\$149,176	\$99,829	1.494	864	\$172.66	22R	7.3886	Ranch		
72-25-22-479-047	1214 S WILSON	10/29/21	\$249,000	PTA	03-ARM'S LENGTH	\$249,000	\$133,730	53.71	\$267,464	\$73,286	\$175,714	\$140,709	1.249	1,039	\$169.12	22R	17.1651	Ranch		
72-25-22-479-055	1326 S WILSON	01/20/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$148,410	49.47	\$296,824	\$75,054	\$224,946	\$160,703	1.400	1,443	\$155.89	22R	2.0667	Ranch		
72-25-22-479-064	1518 S WILSON	11/08/21	\$173,500	PTA	03-ARM'S LENGTH	\$173,500	\$80,720	46.52	\$161,441	\$53,513	\$119,987	\$78,209	1.534	793	\$151.31	22R	11.3760	Ranch		
72-25-22-479-088	1108 S WILSON	04/13/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$97,050	43.13	\$194,103	\$62,212	\$162,788	\$95,573	1.703	862	\$188.85	22R	28.2851	Ranch		
72-25-22-480-004	1117 S WILSON	10/06/21	\$179,500	PTA	03-ARM'S LENGTH	\$179,500	\$103,950	57.91	\$207,892	\$67,376	\$112,124	\$101,823	1.101	882	\$127.12	22R	31.9266	Ranch		
72-25-22-480-008	1205 S WILSON	08/21/20	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$131,080	59.61	\$262,153	\$69,047	\$150,853	\$139,932	1.078	1,034	\$145.89	22R	34.2384	Ranch		
72-25-22-480-008	1205 S WILSON	11/19/21	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$131,080	45.99	\$262,153	\$69,047	\$215,953	\$139,932	1.543	1,034	\$208.85	22R	12.2842	Ranch		
72-25-22-480-016	1316 S CAMPBELL	08/30/21	\$241,700	WD	03-ARM'S LENGTH	\$241,700	\$135,550	56.08	\$271,105	\$127,722	\$113,978	\$103,901	1.097	1,567	\$72.74	22R	32.3440	Ranch		
72-25-22-480-048	1314 S CAMPBELL	01/11/21	\$231,000	WD	03-ARM'S LENGTH	\$231,000	\$128,690	55.71	\$257,379	\$75,905	\$155,095	\$131,503	1.179	1,041	\$148.99	22R	24.1026	Ranch		
<b>Totals:</b>			<b>\$12,843,800</b>			<b>\$12,843,800</b>	<b>\$6,303,140</b>		<b>\$12,606,217</b>		<b>\$8,951,325</b>	<b>\$6,314,306</b>			<b>\$171.05</b>		<b>0.2804</b>			
								<b>Sale. Ratio =&gt;</b>	<b>49.08</b>					<b>E.C.F. =&gt;</b>	<b>1.418</b>	<b>Std. Deviation=&gt;</b>		<b>0.27520753</b>		
								<b>Std. Dev. =&gt;</b>	<b>6.86</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.420</b>	<b>Ave. Variance=&gt;</b>		<b>21.5098</b>	<b>Coefficient of Var=&gt;</b>	<b>15.14319016</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-23-101-013	1701 E 4TH	12/10/21	\$225,000	PTA	03-ARM'S LENGTH	\$225,000	\$106,280	47.24	\$212,564	\$53,372	\$171,628	\$101,396	1.693	1,044	\$164.39	23B	9.7231	BUNGALOW
72-25-23-101-017	1719 E 4TH	09/24/20	\$240,500	WD	03-ARM'S LENGTH	\$240,500	\$122,510	50.94	\$245,027	\$53,372	\$187,128	\$122,073	1.533	1,071	\$174.72	23B	6.2501	BUNGALOW
72-25-23-102-015	317 S EDISON	11/02/21	\$254,000	PTA	03-ARM'S LENGTH	\$254,000	\$113,120	44.54	\$226,247	\$65,871	\$188,129	\$102,150	1.842	1,003	\$187.57	23B	24.6271	BUNGALOW
72-25-23-103-010	205 S DORCHESTER	12/03/20	\$268,000	PTA	33-TO BE DETERMINED	\$268,000	\$123,560	46.10	\$247,122	\$59,361	\$208,639	\$119,593	1.745	1,094	\$190.71	23B	14.9159	BUNGALOW
72-25-23-103-010	205 S DORCHESTER	12/03/20	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$123,560	46.10	\$247,122	\$59,361	\$208,639	\$119,593	1.745	1,094	\$190.71	23B	14.9159	BUNGALOW
72-25-23-103-017	305 S DORCHESTER	06/29/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$127,290	46.29	\$254,585	\$56,000	\$219,000	\$126,487	1.731	998	\$219.44	23B	13.5983	BUNGALOW
72-25-23-103-020	317 S DORCHESTER	09/29/20	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$108,580	52.71	\$217,157	\$66,333	\$139,667	\$96,066	1.454	1,019	\$137.06	23B	14.1555	BUNGALOW
72-25-23-103-020	317 S DORCHESTER	02/03/22	\$245,000	WD	33-TO BE DETERMINED	\$245,000	\$108,580	44.32	\$217,157	\$66,333	\$178,667	\$96,066	1.860	1,019	\$175.34	23B	26.4415	BUNGALOW
72-25-23-103-030	212 S KENWOOD	07/26/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,920	48.31	\$289,833	\$56,000	\$244,000	\$148,938	1.638	1,180	\$206.78	23B	4.2847	BUNGALOW
72-25-23-103-044	1921 E 4TH	11/01/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$114,140	45.66	\$228,272	\$53,372	\$196,628	\$111,401	1.765	1,084	\$181.39	23B	16.9626	BUNGALOW
72-25-23-103-049	304 S KENWOOD	07/16/21	\$269,000	PTA	03-ARM'S LENGTH	\$269,000	\$153,720	57.14	\$307,434	\$77,457	\$191,543	\$146,482	1.308	1,117	\$171.48	23B	28.7796	BUNGALOW
72-25-23-104-026	208 S EDGEWORTH	04/23/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$124,260	42.85	\$226,309	\$57,527	\$232,473	\$111,326	2.088	1,008	\$230.63	23B	49.2800	BUNGALOW
72-25-23-104-034	312 S EDGEWORTH	12/23/21	\$284,900	PTA	33-TO BE DETERMINED	\$284,900	\$138,500	48.61	\$277,007	\$56,000	\$228,900	\$140,769	1.626	1,011	\$226.41	23B	3.0654	BUNGALOW
72-25-23-104-038	2009 E 4TH	09/02/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$102,830	59.78	\$205,653	\$53,372	\$118,628	\$96,994	1.223	1,018	\$116.53	23B	37.2375	BUNGALOW
72-25-23-104-041	2021 E 4TH	08/24/20	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$123,000	48.05	\$245,995	\$54,609	\$201,391	\$121,902	1.652	1,055	\$190.89	23B	5.6658	BUNGALOW
72-25-23-105-010	209 S EDGEWORTH	06/29/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,660	41.95	\$243,329	\$57,606	\$232,394	\$118,295	1.965	1,042	\$223.03	23B	36.9115	BUNGALOW
72-25-23-105-020	112 S MINERVA	08/17/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$103,350	41.34	\$206,690	\$57,155	\$192,845	\$95,245	2.025	1,016	\$189.81	23B	42.9305	BUNGALOW
72-25-23-105-026	204 S MINERVA	11/05/21	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$134,030	48.74	\$268,052	\$57,155	\$217,845	\$134,329	1.622	992	\$219.60	23B	2.6307	BUNGALOW
72-25-23-105-030	222 S MINERVA	10/05/20	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$103,170	63.49	\$206,348	\$57,155	\$105,345	\$95,027	1.109	1,016	\$103.69	23B	48.6841	BUNGALOW
72-25-23-105-033	300 S MINERVA	08/31/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$120,140	53.40	\$205,317	\$57,155	\$167,845	\$101,504	1.654	1,020	\$164.55	23B	5.8165	BUNGALOW
72-25-23-105-035	310 S MINERVA	03/16/21	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$151,600	57.64	\$303,201	\$86,020	\$176,980	\$138,332	1.279	999	\$177.16	23B	31.6029	BUNGALOW
72-25-23-126-013	113 S MINERVA	07/09/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$127,760	54.37	\$255,510	\$57,847	\$177,153	\$125,900	1.407	1,006	\$176.10	23B	18.8323	BUNGALOW
72-25-23-126-024	227 S MINERVA	11/30/20	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$118,440	58.34	\$204,527	\$57,155	\$145,845	\$100,984	1.444	1,021	\$142.85	23B	15.1181	BUNGALOW
72-25-23-126-026	301 S MINERVA	07/13/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$133,000	49.44	\$265,992	\$57,155	\$211,845	\$133,017	1.593	996	\$212.70	23B	0.2803	BUNGALOW
72-25-23-126-040	230 HELENE	11/02/21	\$232,000	PTA	03-ARM'S LENGTH	\$232,000	\$122,210	52.68	\$244,428	\$57,155	\$174,845	\$119,282	1.466	1,054	\$165.89	23B	12.9606	BUNGALOW
72-25-23-127-022	2315 MIDDLESEX	02/22/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,150	45.17	\$212,293	\$62,022	\$172,978	\$95,714	1.807	990	\$174.73	23B	21.1822	BUNGALOW
72-25-23-128-002	2304 MIDDLESEX	10/16/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$134,590	67.30	\$269,173	\$57,008	\$142,992	\$135,137	1.058	1,010	\$141.58	23B	53.7290	BUNGALOW
72-25-23-128-002	2304 MIDDLESEX	09/21/21	\$287,000	PTA	33-TO BE DETERMINED	\$287,000	\$134,590	46.90	\$269,173	\$57,008	\$229,992	\$135,137	1.702	1,010	\$227.71	23B	10.6502	BUNGALOW
72-25-23-151-004	1714 E 4TH	09/11/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$112,320	44.93	\$192,098	\$55,326	\$194,674	\$93,744	2.077	1,063	\$183.14	23B	48.1238	BUNGALOW
72-25-23-151-007	415 S CAMPBELL	01/07/22	\$242,500	PTA	03-ARM'S LENGTH	\$242,500	\$114,590	47.25	\$229,173	\$76,547	\$165,953	\$97,214	1.707	1,009	\$164.47	23B	11.1673	BUNGALOW
72-25-23-151-011	505 S CAMPBELL	10/08/21	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$99,790	46.85	\$199,575	\$56,755	\$156,245	\$90,968	1.718	999	\$156.40	23B	12.2163	BUNGALOW
72-25-23-151-017	527 S CAMPBELL	05/24/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$124,570	46.14	\$249,145	\$56,351	\$213,649	\$122,799	1.740	1,084	\$197.09	23B	14.4414	BUNGALOW
72-25-23-151-019	535 S CAMPBELL	02/26/21	\$260,000	WD	33-TO BE DETERMINED	\$260,000	\$123,650	47.56	\$247,291	\$56,742	\$203,258	\$121,369	1.675	988	\$205.73	23B	7.9298	BUNGALOW
72-25-23-152-004	1812 E 4TH	11/16/21	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$106,350	45.26	\$212,706	\$54,395	\$180,605	\$100,835	1.791	1,032	\$175.00	23B	19.5677	BUNGALOW
72-25-23-152-015	519 S EDISON	08/31/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$150,960	54.89	\$301,916	\$58,027	\$216,973	\$155,343	1.397	1,285	\$168.85	23B	19.8684	BUNGALOW
72-25-23-152-018	535 S EDISON	04/09/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$126,490	42.16	\$252,975	\$56,000	\$244,000	\$125,462	1.945	978	\$249.49	23B	34.9399	BUNGALOW
72-25-23-153-031	528 S KENWOOD	02/26/21	\$278,000	WD	33-TO BE DETERMINED	\$278,000	\$139,530	50.19	\$279,060	\$57,197	\$220,803	\$141,314	1.562	1,098	\$201.10	23B	3.2917	BUNGALOW
72-25-23-154-003	2006 E 4TH	02/08/21	\$238,000	WD	33-TO BE DETERMINED	\$238,000	\$113,480	47.68	\$226,959	\$51,121	\$186,879	\$111,999	1.669	1,086	\$172.08	23B	7.3165	BUNGALOW
72-25-23-154-012	429 S KENWOOD	02/16/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$115,030	52.29	\$230,056	\$56,000	\$164,000	\$110,864	1.479	938	\$174.84	23B	11.6122	BUNGALOW
72-25-23-154-018	523 S KENWOOD	09/16/20	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$118,390	51.50	\$236,787	\$56,000	\$173,900	\$115,151	1.510	880	\$197.61	23B	8.5225	BUNGALOW
72-25-23-154-018	523 S KENWOOD	10/04/21	\$275,000	PTA	33-TO BE DETERMINED	\$275,000	\$118,390	43.05	\$236,787	\$56,000	\$219,000	\$115,151	1.902	880	\$248.86	23B	30.6435	BUNGALOW
72-25-23-154-020	531 S KENWOOD	07/22/20	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$136,500	55.49	\$232,750	\$56,742	\$189,258	\$119,742	1.581	1,090	\$173.63	23B	1.4869	BUNGALOW
72-25-23-154-028	504 S EDGEWORTH	11/13/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$156,400	51.28	\$266,697	\$56,792	\$248,208	\$142,043	1.747	1,124	\$220.83	23B	15.2001	BUNGALOW
72-25-23-155-003	2108 E 4TH	11/30/21	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$112,330	53.49	\$224,650	\$56,272	\$153,728	\$107,247	1.433	1,055	\$145.71	23B	16.2017	BUNGALOW
72-25-23-155-003	2108 E 4TH	03/25/22	\$296,000	WD	33-TO BE DETERMINED	\$296,000	\$112,330	37.95	\$224,650	\$56,272	\$239,728	\$107,247	2.235	1,055	\$227.23	23B	63.9870	BUNGALOW
72-25-23-155-012	505 S EDGEWORTH	01/19/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,460	50.22	\$210,914	\$56,939	\$153,061	\$98,073	1.561	910	\$168.20	23B	3.4736	BUNGALOW
72-25-23-155-028	536 S MINERVA	02/16/21	\$290,000	WD	33-TO BE DETERMINED	\$290,000	\$132,020	45.52	\$264,036	\$57,589	\$232,411	\$131,495	1.767	1,036	\$224.33	23B	17.2036	BUNGALOW
72-25-23-156-002	605 S CAMPBELL	04/27/21	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$132,390	66.86	\$264,777	\$56,000	\$142,000	\$132,979	1.068	1,004	\$141.43	23B	52.7578	BUNGALOW
72-25-23-156-013	715 S CAMPBELL	05/21/21	\$281,500	PTA	03-ARM'S LENGTH	\$281,500	\$114,460	40.66	\$228,926	\$56,000	\$225,500	\$110,144	2.047	1,015	\$222.17	23B	45.1905	BUNGALOW
72-25-23-156-024	624 S EDISON	02/16/21	\$265,000	WD	33-TO BE DETERMINED	\$265,000	\$132,400	49.96	\$264,796	\$56,936	\$208,064	\$132,395	1.572	986	\$211.02	23B	2.3876	BUNGALOW
72-25-23-156-032	716 S EDISON	12/27/21	\$313,000	PTA	03-ARM'S LENGTH	\$313,000	\$160,220	51.19	\$320,446	\$56,000	\$257,000	\$168,437	1.526	1,097	\$234.28	23B	6.9623	BUNGALOW
72-25-23-156-034	724 S EDISON	09/15/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$170,740	54.20	\$341,486	\$66,672	\$248,328	\$175,041	1.419	1,015	\$244.66	23B	17.6730	BUNGALOW
72-25-23-156-035	1701 E LINCOLN	03/19/21	\$230,000	WD	33-TO BE DETERMINED	\$230,000	\$120,510	52.40	\$241,029	\$53,372	\$176,628	\$119,527	1.478	1,063	\$166.16	23B	11.7689	BUNGALOW
72-25-23-157-018	1809 E LINCOLN	05/06/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$117,120	43.38	\$234,245	\$53,069	\$216,931	\$115,399	1.880	1,049	\$206.80	23B	28.4422	BUNGALOW



## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-23-157-022	612 S DORCHESTER	09/14/21	\$294,000	WD	33-TO BE DETERMINED	\$294,000	\$138,390	47.07	\$276,777	\$58,228	\$235,772	\$139,203	1.694	974	\$242.07	23B	9.8309	BUNGALOW
72-25-23-157-032	716 S DORCHESTER	01/24/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$118,070	43.73	\$236,132	\$56,000	\$214,000	\$114,734	1.865	1,110	\$192.79	23B	26.9771	BUNGALOW
72-25-23-158-036	1917 E LINCOLN	01/12/22	\$195,000	WD	33-TO BE DETERMINED	\$195,000	\$105,310	54.01	\$210,618	\$53,372	\$141,628	\$100,157	1.414	1,046	\$135.40	23B	18.1352	BUNGALOW
72-25-23-159-002	605 S KENWOOD	04/29/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$132,100	50.81	\$264,201	\$58,876	\$201,124	\$130,780	1.538	1,006	\$199.92	23B	5.7539	BUNGALOW
72-25-23-159-032	720 S EDGEWORTH	01/15/21	\$274,900	WD	33-TO BE DETERMINED	\$274,900	\$135,240	49.20	\$270,484	\$56,000	\$218,900	\$136,614	1.602	998	\$219.34	23B	0.6908	BUNGALOW
72-25-23-159-036	2011 E LINCOLN	08/17/20	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$135,940	52.30	\$271,885	\$54,187	\$205,713	\$138,661	1.484	1,163	\$176.88	23B	11.1850	BUNGALOW
72-25-23-159-036	2011 E LINCOLN	10/29/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$135,940	45.31	\$271,885	\$54,187	\$245,813	\$138,661	1.773	1,163	\$211.36	23B	17.7344	BUNGALOW
72-25-23-159-037	2015 E LINCOLN	07/13/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$128,660	58.48	\$220,252	\$64,610	\$155,390	\$106,704	1.456	1,032	\$150.57	23B	13.9144	BUNGALOW
72-25-23-159-045	608 S EDGEWORTH	06/08/21	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$148,170	51.81	\$296,349	\$57,871	\$228,129	\$151,897	1.502	1,348	\$169.24	23B	9.3548	BUNGALOW
72-25-23-160-030	2109 E LINCOLN	06/23/21	\$255,000	WD	33-TO BE DETERMINED	\$255,000	\$121,730	47.74	\$243,460	\$55,713	\$199,287	\$119,584	1.667	1,054	\$189.08	23B	7.1085	BUNGALOW
72-25-23-176-001	2200 E 4TH	12/30/21	\$208,000	PTA	03-ARM'S LENGTH	\$208,000	\$99,800	47.98	\$199,591	\$58,914	\$149,086	\$89,603	1.664	1,070	\$139.33	23B	6.8431	BUNGALOW
72-25-23-176-003	2208 E 4TH	07/27/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,610	46.19	\$203,226	\$53,616	\$166,384	\$95,293	1.746	1,054	\$157.86	23B	15.0609	BUNGALOW
72-25-23-176-010	501 S MINERVA	09/24/21	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$132,450	46.15	\$264,893	\$58,097	\$228,903	\$131,717	1.738	1,066	\$214.73	23B	14.2420	BUNGALOW
72-25-23-176-017	412 HELENE	03/22/21	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$144,450	54.10	\$288,900	\$73,016	\$193,984	\$137,506	1.411	1,006	\$192.83	23B	18.4682	BUNGALOW
72-25-23-176-019	420 HELENE	12/18/20	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$114,590	47.75	\$229,188	\$58,363	\$181,637	\$108,806	1.669	1,021	\$177.90	23B	7.3953	BUNGALOW
72-25-23-176-024	520 HELENE	10/21/21	\$242,000	PTA	33-TO BE DETERMINED	\$242,000	\$150,480	62.18	\$300,969	\$56,000	\$186,000	\$156,031	1.192	1,328	\$140.06	23B	40.3347	BUNGALOW
72-25-23-177-001	2300 E 4TH	11/19/21	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$109,090	47.45	\$218,173	\$64,505	\$165,395	\$97,878	1.690	1,062	\$155.74	23B	9.4397	BUNGALOW
72-25-23-177-005	415 HELENE	10/22/20	\$180,300	WD	33-TO BE DETERMINED	\$180,300	\$121,290	67.27	\$242,587	\$70,446	\$109,854	\$109,644	1.002	985	\$111.53	23B	59.3501	BUNGALOW
72-25-23-177-006	417 HELENE	06/30/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$143,950	56.45	\$245,481	\$59,551	\$195,449	\$126,437	1.546	1,006	\$194.28	23B	4.9593	BUNGALOW
72-25-23-177-010	515 HELENE	04/29/21	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$119,290	51.20	\$238,584	\$58,354	\$174,646	\$114,796	1.521	1,074	\$162.61	23B	7.4059	BUNGALOW
72-25-23-177-011	517 HELENE	02/09/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$151,250	51.27	\$302,501	\$58,008	\$236,992	\$155,728	1.522	1,059	\$223.79	23B	7.3584	BUNGALOW
72-25-23-177-017	414 WELLESLEY	02/08/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$156,400	54.88	\$312,791	\$87,873	\$197,127	\$143,260	1.376	1,188	\$165.93	23B	21.9406	BUNGALOW
72-25-23-177-020	504 WELLESLEY	10/26/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$111,150	44.48	\$222,309	\$56,000	\$193,900	\$105,929	1.830	1,012	\$191.60	23B	23.5050	BUNGALOW
72-25-23-178-021	528 S STEPHENSON	06/01/21	\$235,500	WD	33-TO BE DETERMINED	\$235,500	\$101,760	43.21	\$203,525	\$59,713	\$175,787	\$91,600	1.919	1,018	\$172.68	23B	32.3656	BUNGALOW
72-25-23-181-016	618 S STEPHENSON	06/22/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$117,730	54.76	\$235,450	\$65,494	\$149,506	\$108,252	1.381	1,002	\$149.21	23B	21.4327	BUNGALOW
72-25-23-183-012	2415 E LINCOLN	04/30/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$96,990	41.27	\$193,983	\$48,679	\$186,321	\$92,550	2.013	1,005	\$185.39	23B	41.7770	BUNGALOW
72-25-23-183-015	2429 E LINCOLN	02/26/21	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$117,160	55.13	\$234,311	\$66,330	\$146,170	\$106,994	1.366	992	\$147.35	23B	22.9268	BUNGALOW
72-25-23-301-016	1908 E LINCOLN	08/02/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,180	43.48	\$204,355	\$51,829	\$183,171	\$97,150	1.885	1,010	\$181.36	23B	29.0023	BUNGALOW
72-25-23-301-032	1925 HARWOOD	03/11/22	\$250,000	WD	33-TO BE DETERMINED	\$250,000	\$98,670	39.47	\$197,339	\$49,271	\$200,729	\$94,311	2.128	884	\$227.07	23B	53.2961	BUNGALOW
72-25-23-302-011	1900 HARWOOD	12/20/21	\$267,500	PTA	03-ARM'S LENGTH	\$267,500	\$126,390	47.25	\$252,773	\$63,509	\$203,991	\$120,550	1.692	1,009	\$202.17	23B	9.6748	BUNGALOW
72-25-23-302-015	1920 HARWOOD	10/15/21	\$233,000	PTA	03-ARM'S LENGTH	\$233,000	\$108,650	46.63	\$217,309	\$63,509	\$169,491	\$97,962	1.730	1,010	\$167.81	23B	13.4758	BUNGALOW
72-25-23-302-016	1924 HARWOOD	09/29/20	\$272,600	WD	03-ARM'S LENGTH	\$272,600	\$140,130	51.40	\$280,269	\$59,028	\$213,572	\$140,918	1.516	1,022	\$208.97	23B	7.9838	BUNGALOW
72-25-23-303-005	1722 KALAMA	10/15/20	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$118,840	52.12	\$237,687	\$62,301	\$165,699	\$111,711	1.483	882	\$187.87	23B	11.2131	BUNGALOW
72-25-23-303-010	1824 KALAMA	09/20/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$115,650	46.26	\$231,298	\$62,969	\$187,031	\$107,216	1.744	922	\$202.85	23B	14.9017	BUNGALOW
72-25-23-303-017	1707 E HUDSON	08/13/21	\$290,000	PTA	33-TO BE DETERMINED	\$290,000	\$120,750	41.64	\$241,501	\$67,027	\$222,973	\$111,130	2.006	1,026	\$217.32	23B	41.1001	BUNGALOW
72-25-23-304-009	1824 E HUDSON	09/23/21	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$123,690	45.81	\$247,371	\$61,901	\$208,099	\$118,134	1.762	872	\$238.65	23B	16.6138	BUNGALOW
72-25-23-304-029	1925 BROCKTON	01/05/21	\$255,000	WD	33-TO BE DETERMINED	\$255,000	\$130,130	51.03	\$260,256	\$55,487	\$199,513	\$130,426	1.530	1,008	\$197.93	23B	6.5715	BUNGALOW
72-25-23-305-029	1915 DALLAS	06/11/21	\$245,500	WD	03-ARM'S LENGTH	\$245,500	\$124,350	50.65	\$248,704	\$53,602	\$191,898	\$124,269	1.544	916	\$209.50	23B	5.1199	BUNGALOW
72-25-23-305-039	1900 BROCKTON	06/22/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$128,120	56.94	\$218,809	\$61,901	\$163,099	\$107,592	1.516	854	\$190.98	23B	7.9515	BUNGALOW
72-25-23-306-006	2022 E LINCOLN	08/03/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$110,350	55.18	\$188,323	\$50,088	\$149,912	\$94,475	1.587	914	\$164.02	23B	0.8626	BUNGALOW
72-25-23-306-013	2206 E LINCOLN	04/23/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$111,370	55.96	\$222,739	\$52,290	\$146,710	\$108,566	1.351	968	\$151.56	23B	24.4075	BUNGALOW
72-25-23-306-013	2206 E LINCOLN	03/10/22	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$111,370	46.42	\$222,739	\$52,290	\$187,610	\$108,566	1.728	968	\$193.81	23B	13.2653	BUNGALOW
72-25-23-306-017	2222 E LINCOLN	01/18/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$103,750	49.40	\$207,498	\$51,087	\$158,913	\$99,625	1.595	961	\$165.36	23B	0.0302	BUNGALOW
72-25-23-306-022	2015 HARWOOD	12/11/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$106,120	53.33	\$212,235	\$53,616	\$145,384	\$101,031	1.439	1,044	\$139.26	23B	15.6415	BUNGALOW
72-25-23-306-031	2201 HARWOOD	11/05/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$123,560	52.58	\$247,129	\$53,616	\$181,384	\$123,257	1.472	980	\$185.09	23B	12.3821	BUNGALOW
72-25-23-306-034	2213 HARWOOD	10/28/21	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$115,350	48.06	\$230,693	\$53,616	\$186,384	\$112,788	1.653	995	\$187.32	23B	5.7101	BUNGALOW
72-25-23-307-004	2018 HARWOOD	06/16/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,510	45.32	\$213,018	\$53,922	\$181,078	\$101,335	1.787	872	\$207.66	23B	19.1508	BUNGALOW
72-25-23-307-008	2104 HARWOOD	06/10/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$111,830	46.60	\$223,652	\$58,543	\$181,457	\$105,165	1.725	939	\$193.24	23B	13.0035	BUNGALOW
72-25-23-307-032	2125 KALAMA	06/18/20	\$260,000	WD	33-TO BE DETERMINED	\$260,000	\$140,890	54.19	\$281,777	\$63,509	\$196,491	\$139,024	1.413	1,032	\$190.40	23B	18.2058	BUNGALOW
72-25-23-307-041	2215 KALAMA	02/25/21	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$185,660	51.86	\$371,316	\$90,644	\$267,356	\$178,772	1.496	1,379	\$193.88	23B	9.9902	BUNGALOW
72-25-23-308-015	2216 KALAMA	10/30/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$154,090	51.36	\$262,412	\$56,540	\$243,460	\$139,187	1.749	1,022	\$238.22	23B	15.3743	BUNGALOW
72-25-23-308-016	2220 KALAMA	03/19/21	\$297,000	WD	33-TO BE DETERMINED	\$297,000	\$131,590	44.31	\$263,183	\$53,126	\$243,874	\$133,794	1.823	960	\$254.04	23B	22.7337	BUNGALOW
72-25-23-309-027	2105 BROCKTON	10/06/20	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$133,480	47.84	\$227,549	\$51,781	\$227,219	\$119,287	1.905	984	\$230.91	23B	30.9396	BUNGALOW
72-25-23-310-006	2022 BROCKTON	04/28/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$106,090	39.29	\$212,182	\$52,386	\$217,614	\$101,781	2.138	988	\$220.26	23B	54.2647	BUNGALOW

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-23-310-010	2108 BROCKTON	10/25/21	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$131,880	43.96	\$263,750	\$51,781	\$248,219	\$135,012	1.838	984	\$252.26	23B	24.3078	BUNGALOW	
72-25-23-310-021	2001 DALLAS	03/30/22	\$285,000	WD	33-TO BE DETERMINED	\$285,000	\$115,370	40.48	\$230,742	\$58,905	\$226,095	\$109,450	2.066	978	\$231.18	23B	47.0315	BUNGALOW	
72-25-23-310-024	2015 DALLAS	02/01/22	\$325,000	WD	33-TO BE DETERMINED	\$325,000	\$164,110	50.50	\$328,211	\$51,546	\$273,454	\$176,220	1.552	1,357	\$201.51	23B	4.3638	BUNGALOW	
72-25-23-310-034	2125 DALLAS	10/20/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$128,940	49.59	\$235,015	\$53,946	\$206,054	\$118,879	1.733	940	\$219.21	23B	13.7893	BUNGALOW	
72-25-23-326-001	2300 E LINCOLN	08/25/20	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$125,880	58.82	\$212,746	\$55,369	\$158,631	\$107,440	1.476	958	\$165.59	23B	11.8957	BUNGALOW	
72-25-23-328-003	2414 E LINCOLN	07/16/21	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$112,010	43.58	\$224,022	\$50,088	\$206,912	\$110,786	1.868	1,080	\$191.59	23B	27.2257	BUNGALOW	
72-25-23-329-001	2300 KALAMA	03/17/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$132,750	53.10	\$265,501	\$68,880	\$181,120	\$125,236	1.446	1,298	\$139.54	23B	14.9190	BUNGALOW	
72-25-23-329-017	2445 BROCKTON	10/26/20	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$150,890	69.22	\$301,789	\$53,126	\$164,874	\$158,384	1.041	1,256	\$131.27	23B	55.4440	BUNGALOW	
72-25-23-329-017	2445 BROCKTON	09/24/21	\$345,000	WD	33-TO BE DETERMINED	\$345,000	\$150,890	43.74	\$301,789	\$53,126	\$291,874	\$158,384	1.843	1,256	\$232.38	23B	24.7408	BUNGALOW	
72-25-23-329-018	2449 BROCKTON	06/25/20	\$235,000	WD	33-TO BE DETERMINED	\$235,000	\$140,220	59.67	\$280,431	\$53,126	\$181,874	\$144,780	1.256	1,341	\$135.63	23B	33.9209	BUNGALOW	
72-25-23-330-014	2444 BROCKTON	07/09/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$118,080	52.48	\$236,156	\$57,335	\$167,665	\$113,899	1.472	1,247	\$134.45	23B	12.3363	Other	
72-25-23-330-016	2452 BROCKTON	05/18/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$109,220	50.80	\$218,438	\$58,376	\$156,624	\$101,950	1.536	916	\$170.99	23B	5.9139	BUNGALOW	
72-25-23-351-002	1706 DALLAS	12/10/21	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$101,650	59.79	\$203,301	\$61,901	\$108,099	\$90,064	1.200	1,026	\$105.36	23B	39.5166	BUNGALOW	
72-25-23-351-007	1808 DALLAS	11/16/21	\$211,000	WD	03-ARM'S LENGTH	\$211,000	\$102,350	48.51	\$204,704	\$63,143	\$147,857	\$90,166	1.640	952	\$155.31	23B	4.4410	BUNGALOW	
72-25-23-351-011	1900 DALLAS	08/16/21	\$188,600	WD	03-ARM'S LENGTH	\$188,600	\$98,010	51.97	\$196,014	\$61,901	\$126,699	\$85,422	1.483	791	\$160.18	23B	11.2209	BUNGALOW	
72-25-23-351-013	1912 DALLAS	09/01/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$110,750	54.02	\$221,502	\$62,722	\$142,278	\$101,134	1.407	1,016	\$140.04	23B	18.8586	BUNGALOW	
72-25-23-351-027	1901 BARRETT	02/09/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$109,780	60.99	\$219,568	\$61,901	\$118,099	\$100,425	1.176	1,224	\$96.49	23B	41.9422	BUNGALOW	
72-25-23-351-029	1909 BARRETT	07/27/21	\$164,730	WD	03-ARM'S LENGTH	\$164,730	\$100,200	60.83	\$200,400	\$61,901	\$102,829	\$88,216	1.166	948	\$108.47	23B	42.9765	BUNGALOW	
72-25-23-352-022	2017 BARRETT	07/23/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$105,950	50.45	\$211,903	\$61,142	\$148,858	\$96,026	1.550	954	\$156.04	23B	4.5234	BUNGALOW	
72-25-23-353-027	2124 BARRETT	04/16/21	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$99,180	53.61	\$198,352	\$56,303	\$128,697	\$90,477	1.422	921	\$139.74	23B	17.2990	BUNGALOW	
72-25-23-353-029	2204 BARRETT	08/06/21	\$165,276	WD	03-ARM'S LENGTH	\$165,276	\$86,760	52.49	\$173,512	\$55,663	\$109,613	\$75,063	1.460	792	\$138.40	23B	13.5137	BUNGALOW	
72-25-23-353-057	2021 ROWLAND	08/21/20	\$307,500	PTA	03-ARM'S LENGTH	\$307,500	\$156,240	50.81	\$312,485	\$68,658	\$238,842	\$155,304	1.538	1,216	\$196.42	23B	5.7515	BUNGALOW	
72-25-23-353-057	2021 ROWLAND	08/21/20	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$156,240	50.81	\$312,485	\$68,658	\$238,842	\$155,304	1.538	1,216	\$196.42	23B	5.7515	BUNGALOW	
72-25-23-353-061	2119 ROWLAND	10/28/21	\$190,000	PTA	33-TO BE DETERMINED	\$190,000	\$121,200	63.79	\$242,392	\$90,002	\$99,998	\$97,064	1.030	1,003	\$99.70	23B	56.5186	BUNGALOW	
72-25-23-355-006	2024 ROWLAND	05/28/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$109,620	54.81	\$219,240	\$63,553	\$136,447	\$99,164	1.376	919	\$148.47	23B	21.9439	BUNGALOW	
72-25-23-355-031	2217 GUTHRIE	07/31/20	\$200,100	WD	03-ARM'S LENGTH	\$200,100	\$94,600	47.28	\$189,204	\$51,031	\$149,069	\$88,008	1.694	975	\$152.89	23B	9.8390	BUNGALOW	
72-25-23-356-005	1517 S CAMPBELL	08/13/20	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$90,470	67.51	\$152,443	\$56,061	\$77,939	\$67,307	1.158	873	\$89.28	23B	43.7458	BUNGALOW	
72-25-23-356-005	1517 S CAMPBELL	11/02/21	\$139,500	PTA	33-TO BE DETERMINED	\$139,500	\$90,470	64.85	\$180,945	\$56,061	\$83,439	\$79,544	1.049	873	\$95.58	23B	54.6449	BUNGALOW	
72-25-23-356-030	1817 E 10 MILE	09/07/21	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$71,310	53.22	\$142,611	\$42,726	\$91,274	\$63,621	1.435	1,021	\$89.40	23B	16.0765	BUNGALOW	
72-25-23-376-012	2217 E 10 MILE	11/19/20	\$164,500	WD	03-ARM'S LENGTH	\$164,500	\$90,730	55.16	\$181,456	\$45,908	\$118,592	\$86,336	1.374	928	\$127.79	23B	22.1811	BUNGALOW	
72-25-23-376-013	2221 E 10 MILE	03/04/22	\$225,000	WD	33-TO BE DETERMINED	\$225,000	\$92,470	41.10	\$184,930	\$42,266	\$182,734	\$90,869	2.011	944	\$193.57	23B	41.5549	BUNGALOW	
72-25-23-378-026	2333 BARRETT	07/10/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$126,150	52.56	\$215,348	\$55,713	\$184,287	\$108,851	1.693	920	\$200.31	23B	9.7600	BUNGALOW	
72-25-23-378-035	2437 BARRETT	10/20/20	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$109,090	57.72	\$218,171	\$60,070	\$128,930	\$100,701	1.280	992	\$129.97	23B	31.5095	BUNGALOW	
72-25-23-380-010	2400 ROWLAND	09/18/20	\$280,000	WD	33-TO BE DETERMINED	\$280,000	\$142,720	50.97	\$285,435	\$52,166	\$227,834	\$148,579	1.533	1,484	\$153.53	23B	6.1996	BUNGALOW	
72-25-23-380-029	2405 GUTHRIE	03/02/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$108,560	54.28	\$217,124	\$72,207	\$127,793	\$92,304	1.384	951	\$134.38	23B	21.0934	BUNGALOW	
72-25-23-381-008	2328 GUTHRIE	12/21/20	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$93,880	49.41	\$187,764	\$51,882	\$138,118	\$86,549	1.596	996	\$138.67	23B	0.0419	BUNGALOW	
72-25-23-402-003	1018 S STEPHENSON	07/06/20	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$119,080	54.88	\$216,624	\$54,143	\$162,857	\$107,186	1.519	936	\$173.99	23B	7.6029	BUNGALOW	
<b>Totals:</b>			<b>\$35,260,906</b>			<b>\$35,260,906</b>	<b>\$17,658,210</b>		<b>\$34,724,571</b>		<b>\$26,785,177</b>	<b>\$16,832,269</b>			<b>\$179.36</b>		<b>0.4117</b>		
								<b>Sale. Ratio =&gt;</b>	<b>50.08</b>					<b>E.C.F. =&gt;</b>	<b>1.591</b>	<b>Std. Deviation=&gt;</b>	<b>0.24950975</b>		
								<b>Std. Dev. =&gt;</b>	<b>6.29</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.595</b>	<b>Ave. Variance=&gt;</b>	<b>19.6990</b>	<b>Coefficient of Var=&gt;</b>	<b>12.34727063</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-23-101-019	301 S CAMPBELL	02/04/22	\$187,000	WD	33-TO BE DETERMINED	\$187,000	\$107,780	57.64	\$215,568	\$91,973	\$95,027	\$85,238	1.115	1,364	\$69.67	23C	29.9673	Colonial/2Sty	
72-25-23-104-025	204 S EDGEWORTH	06/16/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$172,520	53.08	\$345,032	\$56,970	\$268,030	\$192,041	1.396	1,679	\$159.64	23C	1.8828	Colonial/2Sty	
72-25-23-153-040	511 S DORCHESTER	03/01/21	\$657,000	WD	03-ARM'S LENGTH	\$657,000	\$328,700	50.03	\$657,399	\$69,045	\$587,955	\$392,236	1.499	2,736	\$214.90	23C	8.4465	Colonial/2Sty	
72-25-23-158-028	712 S KENWOOD	10/23/20	\$186,500	WD	03-ARM'S LENGTH	\$186,500	\$96,100	51.53	\$192,203	\$62,625	\$123,875	\$89,364	1.386	851	\$145.56	23C	2.8335	Colonial/2Sty	
72-25-23-159-003	609 S KENWOOD	08/26/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$172,980	59.65	\$297,016	\$56,000	\$234,000	\$168,038	1.393	1,506	\$155.38	23C	2.1976	Colonial/2Sty	
72-25-23-176-033	523 S MINERVA	09/24/21	\$495,000	PTA	03-ARM'S LENGTH	\$495,000	\$264,240	53.38	\$528,476	\$61,533	\$433,467	\$311,295	1.392	2,160	\$200.68	23C	2.2055	Colonial/2Sty	
72-25-23-180-045	727 HELENE	06/16/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$310,490	60.29	\$620,979	\$57,246	\$457,754	\$375,822	1.218	2,496	\$183.40	23C	19.6510	Colonial/2Sty	
72-25-23-180-046	731 HELENE	06/25/21	\$519,900	WD	03-ARM'S LENGTH	\$519,900	\$306,970	59.04	\$613,932	\$57,246	\$462,654	\$371,124	1.247	2,474	\$187.01	23C	16.7888	Colonial/2Sty	
72-25-23-182-003	2410 YALE	08/18/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$139,290	63.31	\$228,378	\$58,726	\$161,274	\$123,537	1.305	1,430	\$112.78	23C	10.9050	Colonial/2Sty	
72-25-23-183-032	2420 TUFTS	02/02/22	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$144,260	51.89	\$288,528	\$53,859	\$224,141	\$161,841	1.385	1,398	\$160.33	23C	2.9569	Colonial/2Sty	
72-25-23-304-008	1818 E HUDSON	07/15/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$160,080	47.08	\$320,164	\$61,901	\$278,099	\$172,175	1.615	1,261	\$220.54	23C	20.0691	Colonial/2Sty	
72-25-23-305-002	1708 BROCKTON	08/23/21	\$284,900	WD	03-ARM'S LENGTH	\$284,900	\$137,790	48.36	\$275,572	\$72,294	\$212,606	\$140,192	1.517	1,522	\$139.69	23C	10.2020	Colonial/2Sty	
72-25-23-307-044	2221 KALAMA	07/09/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$173,400	42.81	\$346,793	\$63,509	\$341,491	\$188,856	1.808	1,386	\$246.39	23C	39.3691	Colonial/2Sty	
72-25-23-309-044	2205 BROCKTON	03/04/21	\$494,500	WD	03-ARM'S LENGTH	\$494,500	\$265,820	53.76	\$531,644	\$52,298	\$442,202	\$319,564	1.384	2,110	\$209.57	23C	3.0751	Colonial/2Sty	
72-25-23-328-052	2421 HARWOOD	02/04/21	\$340,000	WD	33-TO BE DETERMINED	\$340,000	\$185,000	54.41	\$369,998	\$54,063	\$285,937	\$210,623	1.358	1,773	\$161.27	23C	5.6942	Colonial/2Sty	
72-25-23-329-030	2456 E HUDSON	08/25/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$155,820	52.82	\$311,635	\$60,668	\$234,332	\$167,311	1.401	1,300	\$180.26	23C	1.3943	Colonial/2Sty	
72-25-23-352-026	2109 BARRETT	01/21/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$178,920	50.40	\$357,841	\$61,142	\$293,858	\$197,799	1.486	1,507	\$195.00	23C	7.1120	Colonial/2Sty	
72-25-23-353-017	2000 BARRETT	10/01/20	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$234,590	54.56	\$402,586	\$74,440	\$355,560	\$228,208	1.558	1,978	\$179.76	23C	14.3534	Colonial/2Sty	
<b>Totals:</b>			<b>\$6,617,800</b>			<b>\$6,617,800</b>	<b>\$3,534,750</b>		<b>\$6,903,744</b>		<b>\$5,492,262</b>	<b>\$3,895,266</b>			<b>\$173.43</b>		<b>0.4534</b>		
								<b>Sale. Ratio =&gt;</b>	<b>53.41</b>					<b>E.C.F. =&gt;</b>	<b>1.410</b>	<b>Std. Deviation=&gt;</b>	<b>0.15612097</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.09</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.415</b>	<b>Ave. Variance=&gt;</b>	<b>11.0613</b>	<b>Coefficient of Var=&gt;</b>	<b>7.819867842</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-23-152-034	524 S DORCHESTER	09/30/21	\$230,000	PTA	33-TO BE DETERMINED	\$230,000	\$121,780	52.95	\$243,568	\$56,000	\$174,000	\$139,976	1.243	1,321	\$131.72	23D	0.0000	TwnHse/Duplex	
<b>Totals:</b>			<b>\$230,000</b>			<b>\$230,000</b>	<b>\$121,780</b>		<b>\$243,568</b>		<b>\$174,000</b>	<b>\$139,976</b>			<b>\$131.72</b>		<b>0.0000</b>		
								<b>Sale. Ratio =&gt;</b>	<b>52.95</b>					<b>E.C.F. =&gt;</b>	<b>1.243</b>	<b>Std. Deviation=&gt;</b>	<b>#DIV/0!</b>		
								<b>Std. Dev. =&gt;</b>	<b>#DIV/0!</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.243</b>	<b>Ave. Variance=&gt;</b>	<b>0.0000</b>	<b>Coefficient of Var=&gt;</b>	<b>0</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-23-102-016	112 S DORCHESTER	01/04/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$132,680	50.07	\$265,364	\$57,143	\$207,857	\$138,814	1.497	1,552	\$133.93	230	14.2249	Other	
72-25-23-102-018	120 S DORCHESTER	06/23/21	\$300,000	WD	33-TO BE DETERMINED	\$300,000	\$133,800	44.60	\$267,609	\$58,537	\$241,463	\$139,381	1.732	1,314	\$183.76	230	9.2765	Other	
72-25-23-102-037	1817 E 4TH	06/18/20	\$269,900	WD	33-TO BE DETERMINED	\$269,900	\$140,360	52.00	\$280,720	\$53,372	\$216,528	\$140,338	1.543	1,265	\$171.17	230	9.6726	Other	
72-25-23-103-006	123 S DORCHESTER	01/04/22	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$150,220	55.64	\$300,443	\$56,818	\$213,182	\$150,386	1.418	1,264	\$168.66	230	22.2059	Other	
72-25-23-103-068	312 S KENWOOD	03/30/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$168,490	48.84	\$336,974	\$77,762	\$267,238	\$165,103	1.619	1,493	\$178.99	230	2.1014	Other	
72-25-23-104-009	205 S KENWOOD	11/03/21	\$287,000	PTA	03-ARM'S LENGTH	\$287,000	\$138,400	48.22	\$276,800	\$56,000	\$231,000	\$147,200	1.569	1,413	\$163.48	230	7.0333	Other	
72-25-23-126-030	116 HELENE	10/15/21	\$250,000	PTA	33-TO BE DETERMINED	\$250,000	\$109,830	43.93	\$219,663	\$60,150	\$189,850	\$98,465	1.928	956	\$198.59	230	28.8474	Other	
72-25-23-154-015	509 S KENWOOD	08/27/20	\$326,500	WD	03-ARM'S LENGTH	\$326,500	\$155,900	47.75	\$275,534	\$56,000	\$270,500	\$141,635	1.910	1,338	\$202.17	230	27.0214	Other	
72-25-23-155-009	425 S EDGEWORTH	09/10/21	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$98,400	60.74	\$196,797	\$57,022	\$104,978	\$93,183	1.127	868	\$120.94	230	51.3052	Other	
72-25-23-156-033	720 S EDISON	06/28/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$153,470	41.48	\$306,947	\$56,000	\$314,000	\$159,839	1.964	1,224	\$256.54	230	32.4852	Other	
72-25-23-159-029	708 S EDGEWORTH	09/21/21	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$119,610	46.00	\$239,228	\$56,000	\$204,000	\$122,152	1.670	1,464	\$139.34	230	3.0424	Other	
72-25-23-176-006	2220 E 4TH	10/28/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$167,910	48.67	\$335,824	\$58,914	\$286,086	\$176,376	1.622	1,486	\$192.52	230	1.7601	Other	
72-25-23-176-023	516 HELENE	07/07/21	\$364,900	WD	03-ARM'S LENGTH	\$364,900	\$163,040	44.68	\$326,077	\$56,000	\$308,900	\$180,051	1.716	1,742	\$177.32	230	7.5995	Other	
72-25-23-179-021	724 HELENE	11/17/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$151,120	57.03	\$302,239	\$57,028	\$207,972	\$151,365	1.374	1,289	\$161.34	230	26.5648	Other	
72-25-23-306-008	2102 E LINCOLN	04/09/21	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$117,250	40.57	\$234,505	\$51,111	\$237,889	\$113,206	2.101	1,118	\$212.78	230	46.1752	Other	
72-25-23-310-008	2100 BROCKTON	05/07/21	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$138,940	47.42	\$277,874	\$51,781	\$241,219	\$144,008	1.675	1,065	\$226.50	230	3.5409	Other	
72-25-23-328-033	2437 KALAMA	12/16/21	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$154,860	56.31	\$309,711	\$93,351	\$181,649	\$144,240	1.259	1,382	\$131.44	230	38.0274	Other	
72-25-23-376-002	2204 GUTHRIE	10/09/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$118,150	54.95	\$236,304	\$51,882	\$163,118	\$113,841	1.433	1,171	\$139.30	230	20.6765	Other	
72-25-23-376-004	2212 GUTHRIE	02/22/22	\$255,000	WD	33-TO BE DETERMINED	\$255,000	\$102,280	40.11	\$204,567	\$51,882	\$203,118	\$101,790	1.995	1,205	\$168.56	230	35.5835	Other	
<b>Totals:</b>			<b>\$5,407,300</b>			<b>\$5,407,300</b>	<b>\$2,614,710</b>		<b>\$5,193,180</b>		<b>\$4,290,547</b>	<b>\$2,621,374</b>			<b>\$175.12</b>		<b>0.2871</b>		
								<b>Sale. Ratio =&gt;</b>	<b>48.36</b>					<b>E.C.F. =&gt;</b>	<b>1.637</b>	<b>Std. Deviation=&gt;</b>	<b>0.26075794</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.91</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.640</b>	<b>Ave. Variance=&gt;</b>	<b>20.3760</b>	<b>Coefficient of Var=&gt;</b>	<b>12.42722356</b>

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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
72-25-23-103-053	215 S DORCHESTER	07/28/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$109,160	46.45	\$218,323	\$56,000	\$179,000	\$120,239	1.489	1,026	\$174.46	23R	14.7071	Ranch
72-25-23-104-023	128 S EDGEWORTH	06/11/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$126,820	47.86	\$253,642	\$85,614	\$179,386	\$124,465	1.441	867	\$206.90	23R	9.9627	Ranch
72-25-23-105-046	2101 E 4TH	11/22/21	\$227,000	PTA	33-TO BE DETERMINED	\$227,000	\$93,750	41.30	\$187,501	\$53,372	\$173,628	\$99,355	1.748	1,151	\$150.85	23R	40.5927	Ranch
72-25-23-127-010	209 HELENE	10/09/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$101,450	44.11	\$186,678	\$78,694	\$151,306	\$107,984	1.401	865	\$174.92	23R	5.9561	BUNGALOW
72-25-23-152-028	528 S DORCHESTER	02/10/21	\$220,000	WD	33-TO BE DETERMINED	\$220,000	\$98,500	44.77	\$196,994	\$57,315	\$162,685	\$103,466	1.572	1,009	\$161.23	23R	23.0726	Ranch
72-25-23-153-017	529 S DORCHESTER	05/21/21	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$99,390	42.84	\$198,771	\$56,000	\$176,000	\$105,756	1.664	900	\$195.56	23R	32.2576	Ranch
72-25-23-156-020	608 S EDISON	07/23/21	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$126,860	52.64	\$253,724	\$56,000	\$185,000	\$146,462	1.263	1,075	\$172.09	23R	7.8503	Ranch
72-25-23-157-027	632 S DORCHESTER	04/08/21	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$119,470	49.37	\$238,932	\$56,000	\$186,000	\$135,505	1.373	1,145	\$162.45	23R	3.1013	Ranch
72-25-23-157-031	712 S DORCHESTER	04/24/20	\$181,500	WD	03-ARM'S LENGTH	\$181,500	\$100,620	55.44	\$201,232	\$62,625	\$118,875	\$102,672	1.158	865	\$137.43	23R	18.3813	Ranch
72-25-23-157-031	712 S DORCHESTER	08/02/21	\$196,250	WD	03-ARM'S LENGTH	\$196,250	\$100,620	51.27	\$201,232	\$62,625	\$133,625	\$102,672	1.301	865	\$154.48	23R	4.0151	Ranch
72-25-23-158-005	621 S DORCHESTER	06/03/21	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$115,690	47.03	\$231,379	\$62,352	\$183,648	\$125,205	1.467	1,011	\$181.65	23R	12.5149	Ranch
72-25-23-158-026	704 S KENWOOD	08/19/20	\$195,000	WD	33-TO BE DETERMINED	\$195,000	\$92,420	47.39	\$184,839	\$63,712	\$131,288	\$89,724	1.463	856	\$153.37	23R	12.1620	Ranch
72-25-23-160-003	611 S EDGEWORTH	10/16/20	\$264,020	WD	03-ARM'S LENGTH	\$264,020	\$131,560	49.83	\$263,119	\$73,922	\$190,098	\$140,146	1.356	1,068	\$177.99	23R	1.4801	Ranch
72-25-23-160-004	617 S EDGEWORTH	12/21/21	\$202,650	PTA	03-ARM'S LENGTH	\$202,650	\$92,170	45.48	\$184,342	\$63,960	\$138,690	\$89,172	1.555	855	\$162.21	23R	21.3684	Ranch
72-25-23-160-009	637 S EDGEWORTH	01/29/21	\$235,000	WD	33-TO BE DETERMINED	\$235,000	\$133,520	56.82	\$267,039	\$56,432	\$178,568	\$156,005	1.145	1,071	\$166.73	23R	19.6999	Ranch
72-25-23-160-015	600 S MINERVA	09/21/21	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$122,820	54.61	\$245,632	\$56,000	\$168,900	\$140,468	1.202	1,090	\$154.95	23R	13.9220	Ranch
72-25-23-178-010	537 WELLESLEY	06/30/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$196,360	60.42	\$392,721	\$93,822	\$231,178	\$221,407	1.044	1,582	\$146.13	23R	29.7495	Ranch
72-25-23-179-002	609 S MINERVA	07/09/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$146,910	66.78	\$293,826	\$99,682	\$120,318	\$143,810	0.837	1,468	\$81.96	23R	50.4984	Ranch
72-25-23-180-026	2301 E LINCOLN	07/01/21	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$103,060	51.79	\$206,128	\$75,410	\$123,590	\$96,828	1.276	900	\$137.32	23R	6.5243	Ranch
72-25-23-180-036	2317 E LINCOLN	01/12/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$176,710	58.90	\$353,416	\$122,933	\$177,067	\$170,728	1.037	1,681	\$105.33	23R	30.4499	Ranch
72-25-23-301-011	1814 E LINCOLN	09/08/21	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$102,550	46.09	\$205,090	\$55,231	\$167,269	\$111,007	1.507	1,021	\$163.83	23R	16.5210	Ranch
72-25-23-301-021	1805 HARWOOD	07/12/21	\$273,000	WD	33-TO BE DETERMINED	\$273,000	\$117,190	42.93	\$234,385	\$64,891	\$208,109	\$125,551	1.658	1,014	\$205.24	23R	31.5936	Ranch
72-25-23-301-027	1905 HARWOOD	11/04/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$115,850	51.49	\$231,699	\$64,095	\$160,905	\$124,151	1.296	1,037	\$155.16	23R	4.5586	Ranch
72-25-23-302-006	1804 HARWOOD	02/01/22	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$140,080	50.03	\$280,151	\$65,072	\$214,928	\$159,318	1.349	1,024	\$209.89	23R	0.7424	Ranch
72-25-23-302-017	1707 KALAMA	09/24/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$118,100	45.42	\$236,193	\$64,079	\$195,921	\$127,492	1.537	1,203	\$162.86	23R	19.5106	Ranch
72-25-23-303-015	1916 KALAMA	11/22/21	\$183,000	PTA	03-ARM'S LENGTH	\$183,000	\$89,790	49.07	\$179,588	\$52,954	\$130,046	\$93,803	1.386	753	\$172.70	23R	4.4746	Ranch
72-25-23-303-016	1920 KALAMA	01/22/21	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$128,830	47.36	\$257,665	\$87,372	\$184,628	\$126,143	1.464	1,001	\$184.44	23R	12.2013	Ranch
72-25-23-305-003	1712 BROCKTON	06/09/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$107,130	47.61	\$214,250	\$61,901	\$163,099	\$112,851	1.445	972	\$167.80	23R	10.3631	Ranch
72-25-23-305-036	1715 DALLAS	01/13/22	\$238,900	WD	03-ARM'S LENGTH	\$238,900	\$106,770	44.69	\$213,548	\$61,901	\$176,999	\$112,331	1.576	998	\$177.35	23R	23.4062	Ranch
72-25-23-309-029	2113 BROCKTON	09/07/21	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$121,610	64.34	\$243,213	\$63,286	\$125,714	\$133,279	0.943	955	\$131.64	23R	39.8390	Ranch
72-25-23-310-020	2224 BROCKTON	06/29/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$93,330	58.33	\$186,651	\$69,430	\$90,570	\$86,830	1.043	814	\$111.27	23R	29.8559	Ranch
72-25-23-328-030	2417 KALAMA	08/05/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$94,140	47.07	\$188,286	\$60,102	\$139,898	\$94,951	1.473	846	\$165.36	23R	13.1741	Ranch
72-25-23-328-031	2425 KALAMA	02/16/22	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$100,300	49.65	\$200,607	\$60,686	\$141,314	\$103,645	1.363	875	\$161.50	23R	2.1812	Ranch
72-25-23-329-011	2461 E HUDSON	01/29/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$161,660	53.89	\$323,310	\$103,030	\$196,970	\$163,170	1.207	1,334	\$147.65	23R	13.4485	Ranch
72-25-23-330-001	2300 BROCKTON	07/02/21	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$84,130	48.07	\$168,268	\$59,326	\$115,674	\$80,698	1.433	817	\$141.58	23R	9.1795	Ranch
72-25-23-330-002	2304 BROCKTON	03/24/21	\$203,000	WD	33-TO BE DETERMINED	\$203,000	\$106,490	52.46	\$212,980	\$54,258	\$148,742	\$117,572	1.265	968	\$153.66	23R	7.6512	Ranch
72-25-23-330-017	2456 BROCKTON	02/10/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$92,850	48.87	\$185,693	\$59,318	\$130,682	\$93,611	1.396	898	\$145.53	23R	5.4382	Ranch
72-25-23-330-024	2321 DALLAS	05/05/21	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$83,360	50.37	\$166,720	\$61,469	\$104,031	\$77,964	1.334	882	\$117.95	23R	0.7276	Ranch
72-25-23-330-025	2329 DALLAS	04/20/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$97,760	59.25	\$195,514	\$73,482	\$91,518	\$90,394	1.012	894	\$102.37	23R	32.9194	Ranch
72-25-23-330-032	2425 DALLAS	10/05/20	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$86,630	66.13	\$173,257	\$63,509	\$67,491	\$81,295	0.830	922	\$73.20	23R	51.1427	Ranch
72-25-23-351-003	1712 DALLAS	10/23/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$101,750	49.63	\$203,500	\$63,351	\$141,649	\$103,814	1.364	1,231	\$115.07	23R	2.2821	Ranch
72-25-23-351-003	1712 DALLAS	03/01/22	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$101,750	49.88	\$203,500	\$63,351	\$140,649	\$103,814	1.355	1,231	\$114.26	23R	1.3189	Ranch
72-25-23-351-016	1924 DALLAS	08/27/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$92,370	48.11	\$184,749	\$57,989	\$134,011	\$93,896	1.427	785	\$170.71	23R	8.5596	Ranch
72-25-23-352-013	2204 DALLAS	11/16/21	\$316,000	PTA	33-TO BE DETERMINED	\$316,000	\$136,330	43.14	\$272,669	\$57,459	\$258,541	\$159,415	1.622	1,079	\$239.61	23R	28.0185	Ranch
72-25-23-353-011	1900 BARRETT	04/29/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$144,230	50.61	\$288,463	\$68,325	\$216,675	\$163,065	1.329	1,316	\$164.65	23R	1.2865	Ranch
72-25-23-353-026	2120 BARRETT	09/30/21	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$85,960	45.85	\$171,918	\$56,624	\$130,876	\$85,403	1.532	798	\$164.01	23R	19.0825	Ranch
72-25-23-353-030	2208 BARRETT	09/09/20	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$95,550	55.23	\$169,408	\$57,949	\$115,051	\$85,738	1.342	791	\$145.45	23R	0.0267	Ranch
72-25-23-353-032	2216 BARRETT	03/25/21	\$179,000	WD	33-TO BE DETERMINED	\$179,000	\$82,990	46.36	\$165,979	\$54,659	\$124,341	\$82,459	1.508	794	\$156.60	23R	16.6281	Ranch
72-25-23-353-034	2224 BARRETT	03/09/21	\$182,000	WD	33-TO BE DETERMINED	\$182,000	\$98,210	53.96	\$196,410	\$53,992	\$128,008	\$105,495	1.213	793	\$161.42	23R	12.8222	Ranch
72-25-23-353-042	1809 ROWLAND	07/30/20	\$232,900	WD	03-ARM'S LENGTH	\$232,900	\$131,870	56.62	\$232,326	\$68,842	\$164,058	\$125,757	1.305	1,012	\$162.11	23R	3.7063	Ranch
72-25-23-353-066	2205 ROWLAND	07/19/21	\$220,000	PTA	33-TO BE DETERMINED	\$220,000	\$100,670	45.76	\$201,331	\$55,338	\$164,662	\$108,143	1.523	1,106	\$148.88	23R	18.1005	Ranch
72-25-23-354-005	1722 ROWLAND	08/05/20	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$128,750	50.10	\$257,499	\$63,300	\$193,700	\$143,851	1.347	1,018	\$190.28	23R	0.4903	Ranch
72-25-23-354-007	1810 ROWLAND	11/10/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$143,970	51.42	\$287,943	\$63,885	\$216,115	\$165,969	1.302	1,004	\$215.25	23R	3.9486	Ranch
72-25-23-354-009	1818 ROWLAND	12/27/21	\$299,900	PTA	03-ARM'S LENGTH	\$299,900	\$132,740	44.26	\$265,476	\$63,829	\$236,071	\$149,368	1.580	1,012	\$233.27	23R	23.8836	Ranch

## Residential (Non-Condo) ECF Studies for 2023 Assessments

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-25-23-354-018	1451 S CAMPBELL	07/07/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$157,260	53.31	\$314,517	\$93,926	\$201,074	\$163,401	1.231	2,167	\$92.79	23R	11.1070	Ranch	
72-25-23-355-011	2122 ROWLAND	09/23/20	\$163,000	WD	33-TO BE DETERMINED	\$163,000	\$79,860	48.99	\$159,726	\$53,166	\$109,834	\$78,933	1.391	806	\$136.27	23R	4.9850	Ranch	
72-25-23-355-012	2126 ROWLAND	11/10/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$85,180	53.24	\$151,330	\$53,541	\$106,459	\$75,222	1.415	798	\$133.41	23R	7.3631	Ranch	
72-25-23-355-024	2019 GUTHRIE	07/09/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$100,760	54.17	\$201,528	\$54,382	\$131,618	\$108,997	1.208	798	\$164.93	23R	13.4090	Ranch	
72-25-23-356-031	1825 E 10 MILE	11/09/21	\$156,200	PTA	03-ARM'S LENGTH	\$156,200	\$92,310	59.10	\$184,616	\$71,437	\$84,763	\$83,836	1.011	1,045	\$81.11	23R	33.0574	Ranch	
72-25-23-357-009	2007 E 10 MILE	10/27/21	\$205,000	PTA	33-TO BE DETERMINED	\$205,000	\$83,250	40.61	\$166,506	\$44,824	\$160,176	\$90,135	1.777	987	\$162.29	23R	43.5444	Ranch	
72-25-23-378-033	2429 BARRETT	10/21/21	\$190,000	PTA	33-TO BE DETERMINED	\$190,000	\$91,760	48.29	\$183,521	\$66,560	\$123,440	\$86,638	1.425	868	\$142.21	23R	8.3155	Ranch	
72-25-23-379-026	2331 ROWLAND	07/10/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$86,100	52.82	\$172,192	\$57,717	\$105,283	\$84,796	1.242	864	\$121.86	23R	10.0029	Ranch	
72-25-23-380-012	2408 ROWLAND	12/15/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$96,930	57.02	\$193,860	\$51,882	\$118,118	\$105,169	1.123	1,096	\$107.77	23R	21.8501	Ranch	
72-25-23-381-044	1505 HELENE	11/21/20	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$105,240	62.27	\$210,480	\$59,734	\$109,266	\$111,664	0.979	968	\$112.88	23R	36.3100	Ranch	
72-25-23-404-003	1200 S STEPHENSON	03/18/21	\$176,500	MLC	03-ARM'S LENGTH	\$176,500	\$113,840	64.50	\$227,677	\$47,953	\$128,547	\$133,129	0.966	1,187	\$108.30	23R	37.6045	Ranch	
72-25-23-404-003	1200 S STEPHENSON	01/05/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$113,840	39.26	\$227,677	\$47,953	\$242,047	\$133,129	1.818	1,187	\$203.91	23R	47.6513	Ranch	
72-25-23-451-004	2511 BARRETT	10/27/21	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$100,110	52.69	\$200,220	\$71,400	\$118,600	\$95,422	1.243	923	\$128.49	23R	9.8731	Ranch	
<b>Totals:</b>						<b>\$14,668,220</b>	<b>\$7,419,990</b>		<b>\$14,751,559</b>		<b>\$10,346,990</b>	<b>\$7,764,785</b>			<b>\$153.53</b>		<b>0.9074</b>		
								<b>Sale. Ratio =&gt;</b>	<b>50.59</b>				<b>E.C.F. =&gt;</b>	<b>1.333</b>	<b>Std. Deviation=&gt;</b>		<b>0.21557585</b>		
								<b>Std. Dev. =&gt;</b>	<b>6.18</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.342</b>	<b>Ave. Variance=&gt;</b>		<b>16.6033</b>	<b>Coefficient of Var=&gt;</b>	<b>12.3755069</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-20-32-426-014	5127 THORNCROFT	12/30/21	\$380,000	PTA	03-ARM'S LENGTH	\$380,000	\$187,550	49.36	\$375,091	\$85,883	\$294,117	\$192,805	1.525	2,067	\$142.29	32C	5.4987	Colonial/2Sty	
72-20-32-453-024	5083 THORNCROFT	07/23/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$198,450	55.13	\$396,905	\$86,232	\$273,768	\$207,115	1.322	1,669	\$164.03	32C	14.8660	Colonial/2Sty	
72-20-32-453-027	5063 THORNCROFT	06/24/21	\$390,250	WD	03-ARM'S LENGTH	\$390,250	\$188,870	48.40	\$377,748	\$85,408	\$304,842	\$194,893	1.564	1,679	\$181.56	32C	9.3674	Colonial/2Sty	
<b>Totals:</b>						<b>\$1,130,250</b>	<b>\$574,870</b>		<b>\$1,149,744</b>		<b>\$872,727</b>	<b>\$594,814</b>			<b>\$162.63</b>		<b>0.3248</b>		
								<b>Sale. Ratio =&gt;</b>	<b>50.86</b>				<b>E.C.F. =&gt;</b>	<b>1.467</b>	<b>Std. Deviation=&gt;</b>		<b>0.13018849</b>		
								<b>Std. Dev. =&gt;</b>	<b>3.64</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.470</b>	<b>Ave. Variance=&gt;</b>		<b>9.9107</b>	<b>Coefficient of Var=&gt;</b>	<b>6.739780051</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-20-32-452-013	5079 ELMHURST	02/02/21	\$261,000	WD	03-ARM'S LENGTH	\$261,000	\$134,620	51.58	\$269,239	\$84,779	\$176,221	\$136,637	1.290	1,054	\$167.19	32R	3.5497	Ranch	
72-20-32-452-026	5015 ELMHURST	08/17/20	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$122,160	54.32	\$244,317	\$75,288	\$149,612	\$128,052	1.168	1,052	\$142.22	32R	8.5838	Ranch	
72-20-32-453-012	5046 ELMHURST	03/15/21	\$285,000	WD	33-TO BE DETERMINED	\$285,000	\$143,680	50.41	\$287,358	\$85,938	\$199,062	\$152,591	1.305	1,031	\$193.08	32R	5.0342	Ranch	
<b>Totals:</b>						<b>\$770,900</b>	<b>\$400,460</b>		<b>\$800,914</b>		<b>\$524,895</b>	<b>\$417,280</b>			<b>\$167.50</b>		<b>0.3691</b>		
								<b>Sale. Ratio =&gt;</b>	<b>51.95</b>				<b>E.C.F. =&gt;</b>	<b>1.258</b>	<b>Std. Deviation=&gt;</b>		<b>0.07470793</b>		
								<b>Std. Dev. =&gt;</b>	<b>2.00</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.254</b>	<b>Ave. Variance=&gt;</b>		<b>5.7226</b>	<b>Coefficient of Var=&gt;</b>	<b>4.562701484</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	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	
72-20-32-452-024	5025 ELMHURST	07/10/20	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$172,500	50.74	\$345,008	\$80,772	\$259,228	\$195,730	1.324	1,991	\$130.20	32T	5.4902	TriLevel/Quad	
72-20-32-453-004	5082 ELMHURST	09/25/20	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$172,340	59.45	\$344,682	\$93,118	\$196,782	\$186,344	1.056	1,692	\$116.30	32T	21.3495	TriLevel/Quad	
72-20-32-457-005	4826 ELMHURST	02/28/22	\$363,000	WD	33-TO BE DETERMINED	\$363,000	\$167,720	46.20	\$335,443	\$80,626	\$282,374	\$188,753	1.496	1,748	\$161.54	32T	22.6483	TriLevel/Quad	
72-20-32-476-004	5086 THORNCROFT	12/18/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$178,230	54.01	\$356,469	\$88,641	\$241,359	\$198,391	1.217	1,982	\$121.78	32T	5.2930	TriLevel/Quad	
72-20-32-476-015	5016 THORNCROFT	12/22/21	\$390,000	PTA	03-ARM'S LENGTH	\$390,000	\$206,650	52.99	\$413,296	\$83,799	\$306,201	\$244,072	1.255	2,342	\$130.74	32T	1.4959	TriLevel/Quad	
<b>Totals:</b>						<b>\$1,712,900</b>	<b>\$897,440</b>		<b>\$1,794,898</b>		<b>\$1,285,944</b>	<b>\$1,013,290</b>			<b>\$132.11</b>		<b>0.0434</b>		
								<b>Sale. Ratio =&gt;</b>	<b>52.39</b>				<b>E.C.F. =&gt;</b>	<b>1.269</b>	<b>Std. Deviation=&gt;</b>		<b>0.16040141</b>		
								<b>Std. Dev. =&gt;</b>	<b>4.83</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.270</b>	<b>Ave. Variance=&gt;</b>		<b>11.2554</b>	<b>Coefficient of Var=&gt;</b>	<b>8.865922195</b>