

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.
03-4970-0001-01-4	1091 TERRITORIAL	02/01/22	\$120,000	WD	31-SPLIT IMPROVED	\$120,000	\$106,900
03-0730-0006-01-2	2075 RED ARROW	08/09/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$114,200
03-0730-0022-00-0	2063 RED ARROW HWY	11/13/20	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$50,800
14-0740-0035-01-8	1400 CHICAGO RD	07/07/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$71,700
03-5020-0034-01-1	4725 TERRITORIAL	01/01/22	\$130,000	MLC	03-ARM'S LENGTH	\$130,000	\$63,400
14-0740-0036-01-4	1200 WEST RIVER RD	12/29/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$39,200
30-0710-0056-00-4	9132 FIRST ST	01/18/21	\$145,000	WD	19-MULTI PARCEL ARM'S LI	\$145,000	\$40,900
14-0036-0006-06-6	1668 E MAIN ST	01/18/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$90,600
18-0136-0025-00-6	130 W NAPIER	05/27/21	\$225,000	MLC	03-ARM'S LENGTH	\$225,000	\$134,700
14-5970-0172-01-7	1833 OAK ST	12/13/20	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$32,800
03-0007-0006-00-5	1251 PAW PAW	10/15/21	\$532,500	WD	03-ARM'S LENGTH	\$532,500	\$265,300
14-0880-0001-02-0	255 BELL RD	07/07/20	\$300,500	WD	03-ARM'S LENGTH	\$300,500	\$121,100
14-2250-0004-00-3	2224 NILES-BUCH	12/23/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$124,900
37-7200-0005-02-8		05/14/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$47,300
18-2400-0025-00-5	1682 COLFAX	06/11/21	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$46,600
03-0017-0011-08-1	1465 E MAIN	12/29/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$92,700
14-0102-0014-00-1	1445 S 3RD	12/03/21	\$928,000	WD	03-ARM'S LENGTH	\$928,000	\$189,900
03-5020-0034-01-1	4725 TERRITORIAL	09/17/20	\$350,000	MLC	03-ARM'S LENGTH	\$350,000	\$63,400
30-0014-0022-00-1	9061 FIRST	02/10/22	\$420,000	CD	03-ARM'S LENGTH	\$420,000	\$110,300
37-0340-0004-00-2	118 N CLEVELAND	08/06/21	\$169,000	OTH	03-ARM'S LENGTH	\$169,000	\$41,200
Totals:			\$4,730,500			\$4,730,500	\$1,847,900
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Z-Score	Floor Area	\$/Sq.Ft.	ECF Area
89.08	\$182,636	\$106,939	\$13,061	\$130,964	0.100		11,385	\$1.15	2102
134.35	\$219,717	\$48,276	\$36,724	\$296,611	0.124		17,085	\$2.15	2102
169.33	\$47,649	\$22,028	\$7,972	\$44,327	0.180		3,700	\$2.15	2102
59.75	\$175,685	\$59,942	\$60,058	\$200,247	0.300		2,826	\$21.25	2102
48.77	\$187,222	\$58,747	\$71,253	\$222,275	0.321		8,272	\$8.61	2102
46.12	\$107,843	\$53,308	\$31,692	\$94,351	0.336		2,108	\$15.03	2102
28.21	\$158,244	\$124,218	\$20,782	\$58,869	0.353		12,400	\$1.68	2201
60.40	\$190,123	\$79,731	\$70,269	\$190,990	0.368		3,650	\$19.25	2102
59.87	\$303,238	\$72,410	\$152,590	\$399,356	0.382		8,580	\$17.78	2102
23.02	\$181,728	\$63,453	\$79,047	\$204,628	0.386		3,120	\$25.34	2102
49.82	\$550,314	\$147,636	\$384,864	\$696,675	0.552		22,700	\$16.95	2102
40.30	\$297,704	\$66,806	\$233,694	\$399,478	0.585		7,563	\$30.90	2102
65.74	\$156,014	\$57,841	\$132,159	\$169,849	0.778		4,147	\$31.87	2102
36.67	\$100,055	\$26,807	\$102,193	\$126,727	0.806		3,358	\$30.43	2201
33.53	\$102,684	\$27,373	\$111,627	\$130,296	0.857		1,664	\$67.08	2102
27.26	\$260,349	\$102,792	\$237,208	\$272,590	0.870		5,625	\$42.17	2102
20.46	\$553,260	\$135,591	\$792,409	\$722,611	1.097		22,611	\$35.05	2102
18.11	\$187,222	\$58,747	\$291,253	\$222,275	1.310		8,272	\$35.21	2102
26.26	\$213,152	\$61,895	\$358,105	\$261,690	1.368		2,119	\$169.00	2201
24.38	\$82,115	\$26,229	\$142,771	\$96,689	1.477		1,440	\$99.15	2201
	\$4,256,954		\$3,329,731	\$4,941,497				\$33.61	
39.06				E.C.F. =>	0.674			Std. Deviation=>	0.42365255
38.82				Ave. E.C.F. =>	0.627			Ave. Variance=>	34.2586

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
44.8942	B		\$106,939	No	/ /		2102 COM - TWP F/
42.4860			\$43,169	No	/ /		2102 COM - TWP F/
36.8827			\$22,028	No	/ /		2102 COM - TWP F/
24.8753			\$49,418	No	/ /		2102 COM - TWP F/
22.8110			\$45,374	No	/ /		2102 COM - TWP F/
21.2778			\$46,972	No	/ /		2102 COM - TWP F/
19.5648			\$113,994	No	/ /	30-0710-0057-03-5	2201 COM - VILLAG
18.0751			\$54,263	No	/ /		2102 COM - TWP F/
16.6582			\$59,810	Yes	/ /	18-0136-0001-01-8	2102 COM - TWP F/
16.2376			\$37,575	No	/ /		2102 COM - TWP F/
0.3758			\$113,003	No	/ /		2102 COM - TWP F/
3.6327			\$35,854	No	/ /		2102 COM - TWP F/
22.9423	C		\$51,684	No	/ /		2102 COM - TWP F/
25.7733			\$25,197	No	/ /		2201 COM - VILLAG
30.8048	C		\$24,290	Yes	/ /		2102 COM - TWP F/
32.1529			\$95,601	No	/ /		2102 COM - TWP F/
54.7920			\$99,974	No	/ /		2102 COM - TWP F/
76.1655			\$45,374	No	/ /		2102 COM - TWP F/
81.9759			\$42,130	No	/ /		2201 COM - VILLAG
92.7935			\$26,229	No	/ /		2201 COM - VILLAG

4.6336

Coefficient of Var=> 54.59575922

Property Class	
201	0
201	0
201	0
401	0
201	0
201	0
201	0
201	0
201	0
201	0
201	0
401	62
201	0
401	60
201	0
201	0
201	0
201	0
201	0
