

## Section 1 West Side Subs ECF

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Appraisal	Land + Yard
18-0800-0008-00-8	715 LATTIMER DR	10/12/21	\$200,000	\$192,243	\$1,525
18-0800-0010-00-2	753 LATTIMER DR	04/13/22	\$277,000	\$219,347	\$9,673
18-1030-0006-00-1	649 GRANT AVE	05/07/21	\$113,400	\$106,065	\$3,334
18-1030-0006-00-1	649 GRANT AVE	08/15/22	\$125,000	\$106,065	\$3,334
18-1030-0015-00-1	672 GRANT AVE	12/04/20	\$168,000	\$190,926	\$7,842
18-1030-0019-00-6	642 GRANT AVE	11/05/20	\$140,000	\$144,731	\$4,920
18-1030-0019-00-6	642 GRANT AVE	10/05/21	\$155,000	\$144,731	\$4,920
18-1030-0019-00-6	642 GRANT AVE	05/31/22	\$165,000	\$144,731	\$4,920
18-1030-0036-00-8	690 SHERIDAN RD	09/08/22	\$170,000	\$114,646	\$4,098
18-1030-0040-00-5	654 SHERIDAN RD	09/09/21	\$142,500	\$120,951	\$744
18-1660-0009-00-1	537 ANSLEY DR	12/29/20	\$195,000	\$195,708	\$6,856
18-1660-0010-00-9	521 ANSLEY DR	04/02/20	\$155,000	\$180,396	\$4,289
18-1660-0011-00-5	505 ANSLEY DR	09/16/21	\$230,000	\$253,065	\$10,503
18-1660-0011-00-5	505 ANSLEY DR	08/01/22	\$270,000	\$253,065	\$10,503
18-2270-0006-00-9	813 MILLER LN	11/06/20	\$171,500	\$213,876	\$1,785
18-2270-0010-00-6	751 MILLER LN	09/03/20	\$205,000	\$258,088	\$6,129
18-2270-0022-00-4	810 MILLER LN	09/15/21	\$205,000	\$202,789	\$3,602
18-2270-0025-00-3	848 MILLER LN	01/29/21	\$255,000	\$333,837	\$2,164
18-3800-0009-00-1	826 OAKRIDGE DR	07/22/22	\$266,200	\$210,687	\$6,212
18-3801-0001-00-8	2820 KEVIN ST	07/12/22	\$340,000	\$320,175	\$38,782
18-4200-0008-00-1	821 TUCKER DR	08/21/20	\$205,000	\$224,267	\$9,368
18-4200-0027-00-6	736 TUCKER DR	09/30/20	\$215,000	\$218,418	\$3,791
18-4200-0031-00-3	721 GRANT AVE	05/29/20	\$135,000	\$248,947	\$2,787
18-4200-0031-00-3	721 GRANT AVE	09/08/20	\$235,000	\$248,947	\$2,787
18-4200-0041-00-9	776 GRANT AVE	04/06/20	\$212,000	\$254,801	\$10,149
18-4200-0044-00-8	724 GRANT AVE	10/09/20	\$205,000	\$215,768	\$1,816
18-4240-0002-00-2	876 TUCKER DR	05/04/20	\$294,500	\$362,865	\$2,890
18-4240-0006-00-8	2980 KEVIN ST	10/16/20	\$288,800	\$375,247	\$15,279
18-4240-0007-00-4	2994 KEVIN ST	08/27/20	\$205,500	\$236,204	\$4,105
18-4550-0013-00-1	3216 KEVIN ST	04/08/22	\$263,500	\$186,159	\$4,606
18-4550-0035-00-4	672 CLEMENS AVE	06/12/20	\$170,000	\$212,116	\$4,262
18-4550-0038-00-3	710 CLEMENS AVE	10/07/22	\$285,000	\$175,361	\$6,518

18-4550-0049-00-5	683 MARVIN AVE	09/16/22	\$207,500	\$179,420	\$7,692
18-4550-0056-00-1	610 MARVIN AVE	02/28/22	\$145,000	\$136,527	\$1,166
18-4550-0060-00-9	656 MARVIN AVE	06/28/21	\$148,000	\$151,931	\$8,964
18-4920-0004-00-5	661 MILLER LN	06/16/21	\$240,000	\$266,172	\$16,555
18-4920-0006-00-8	687 MILLER LN	09/04/20	\$152,000	\$182,423	\$3,579
18-4950-0010-00-7	645 TUCKER DR	02/16/21	\$188,750	\$252,363	\$3,941
18-7550-0014-00-3	3042 KEVIN ST	12/10/21	\$245,000	\$303,266	\$11,202
18-7550-0019-00-5	804 SHERIDAN RD	12/04/20	\$85,500	\$85,426	\$668
18-7550-0025-00-5	718 SHERIDAN RD	04/16/21	\$239,000	\$228,142	\$4,608
18-7550-0030-00-9	741 ANSLEY DR	04/23/21	\$256,000	\$240,684	\$2,257
18-7550-0033-00-8	787 ANSLEY DR	07/22/22	\$194,900	\$180,165	\$0
18-7550-0043-00-3	756 ANSLEY DR	06/15/20	\$185,000	\$225,917	\$3,344
18-7550-0043-00-3	756 ANSLEY DR	07/18/22	\$313,970	\$225,917	\$3,344
<b>Totals:</b>			<b>\$9,263,520</b>	<b>\$9,523,575</b>	

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Final Conclusion 1.028

Bldg. Residual	Cost Man. \$	E.C.F.
\$198,475	\$185,885	1.068
\$267,327	\$204,361	1.308
\$110,066	\$100,128	1.099
\$121,666	\$100,128	1.215
\$160,158	\$178,444	0.898
\$135,080	\$136,268	0.991
\$150,080	\$136,268	1.101
\$160,080	\$136,268	1.175
\$165,902	\$107,747	1.540
\$141,756	\$117,161	1.210
\$188,144	\$184,066	1.022
\$150,711	\$171,644	0.878
\$219,497	\$236,415	0.928
\$259,497	\$236,415	1.098
\$169,715	\$206,716	0.821
\$198,871	\$245,574	0.810
\$201,398	\$194,139	1.037
\$252,836	\$323,268	0.782
\$259,988	\$199,293	1.305
\$301,218	\$274,262	1.098
\$195,632	\$209,453	0.934
\$211,209	\$209,188	1.010
\$132,213	\$239,922	0.551
\$232,213	\$239,922	0.968
\$201,851	\$238,452	0.847
\$203,184	\$208,530	0.974
\$291,610	\$350,853	0.831
\$273,521	\$350,846	0.780
\$201,395	\$226,217	0.890
\$258,894	\$176,952	1.463
\$165,738	\$202,587	0.818
\$278,482	\$164,564	1.692

\$199,808	\$167,376	1.194
\$143,834	\$131,931	1.090
\$139,036	\$139,344	0.998
\$223,445	\$243,291	0.918
\$148,421	\$174,312	0.851
\$184,809	\$242,127	0.763
\$233,798	\$284,663	0.821
\$84,832	\$82,610	1.027
\$234,392	\$217,869	1.076
\$253,743	\$232,385	1.092
\$194,900	\$175,599	1.110
\$181,656	\$216,933	0.837
\$310,626	\$216,933	1.432
<b>\$8,991,707</b>	<b>\$9,017,312</b>	
	<b>E.C.F. =&gt;</b>	<b>0.997</b>
	<b>Ave. E.C.F. =&gt;</b>	<b>1.030</b>