

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. 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		
80-54-102-004-00	112 E ARLINGTON	08/03/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$98,400	61.50	\$213,552	\$13,254	\$146,746	\$245,764	0.597	2,479	\$59.20	ORIG	38.7968	2 STORY		
80-54-104-006-50	202 E DOUGLASS ST	02/11/21	\$91,700	WD	03-ARM'S LENGTH	\$91,700	\$22,400	24.43	\$48,913	\$5,211	\$86,489	\$53,622	1.613	694	\$124.62	ORIG	62.7868	1 STORY		
80-54-104-008-00	115 OLIVER	12/21/20	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$50,900	44.65	\$110,837	\$10,250	\$103,750	\$123,420	0.841	1,356	\$76.51	ORIG	14.4440	2 STORY		
80-54-105-006-00	104 E DOUGLASS ST	09/10/21	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$70,100	28.97	\$152,432	\$19,054	\$222,946	\$163,654	1.362	1,686	\$132.23	ORIG	37.7233	2 STORY		
80-54-106-001-50	9 E CASS ST	06/15/20	\$69,500	WD	03-ARM'S LENGTH	\$69,500	\$22,800	32.81	\$65,920	\$6,823	\$62,677	\$72,512	0.864	1,034	\$60.62	ORIG	12.0697	2 STORY		
80-54-106-001-50	9 E CASS ST	04/20/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$22,800	18.24	\$65,920	\$6,823	\$118,177	\$72,512	1.630	1,034	\$114.29	ORIG	64.4697	2 STORY		
80-54-200-000-00	311 E ARLINGTON	10/16/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$50,700	44.09	\$111,980	\$18,510	\$96,490	\$114,687	0.841	1,443	\$66.87	ORIG	14.3736	2 STORY		
80-54-407-045-00	221 E ARLINGTON	11/25/20	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$57,600	96.00	\$124,946	\$15,117	\$44,883	\$134,760	0.333	2,072	\$21.66	ORIG	65.2008	2 STORY		
80-54-504-002-00	235 BANGOR	03/01/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$65,700	36.10	\$143,181	\$9,338	\$172,662	\$164,225	1.051	1,301	\$132.71	ORIG	6.6309	2 STORY		
80-54-505-005-00	228 MAIN ST	03/29/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$27,000	41.54	\$59,408	\$10,016	\$54,984	\$60,604	0.907	742	\$74.10	ORIG	7.7797	1 STORY		
80-54-512-003-00	1025 FIRST ST	07/13/20	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$39,600	34.74	\$87,670	\$10,678	\$103,322	\$94,469	1.094	1,767	\$58.47	ORIG	10.8648	2 STORY		
80-54-513-004-50	122 BANGOR	07/12/20	\$58,000	CD	03-ARM'S LENGTH	\$58,000	\$25,900	44.66	\$57,073	\$9,678	\$48,322	\$58,153	0.831	948	\$50.97	ORIG	15.4128	1+ STORY		
80-54-610-003-60	115 DIVISION ST	10/27/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$47,000	30.72	\$104,798	\$14,801	\$138,199	\$110,426	1.252	2,524	\$54.75	ORIG	26.6442	2 STORY		
80-54-611-007-50	110 N WALNUT ST	08/12/21	\$80,500	WD	03-ARM'S LENGTH	\$80,500	\$32,400	40.25	\$75,266	\$6,757	\$73,743	\$84,060	0.877	1,470	\$50.17	ORIG	10.7803	2 STORY		
80-54-612-003-00	115 W CASS ST	09/24/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$39,500	39.50	\$96,177	\$10,284	\$89,716	\$105,390	0.851	1,596	\$56.21	ORIG	13.3794	2 STORY		
80-54-612-005-00	105 N WALNUT ST	09/01/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$45,600	36.48	\$101,789	\$19,263	\$105,737	\$101,259	1.044	1,601	\$66.04	ORIG	5.9156	2 STORY		
80-54-613-003-50	115 MAPLE ST	09/04/20	\$89,000	LC	03-ARM'S LENGTH	\$89,000	\$20,700	23.26	\$61,605	\$10,377	\$78,623	\$62,856	1.251	1,515	\$51.90	ORIG	26.5766	2 STORY		
80-54-613-007-00	114 N CENTER ST	09/18/20	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$28,800	23.06	\$72,097	\$11,657	\$113,243	\$74,160	1.527	1,305	\$86.78	ORIG	54.1951	2 STORY		
80-54-615-001-51	16 MAPLE ST	11/13/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$42,700	40.67	\$93,147	\$9,678	\$95,322	\$102,416	0.931	1,276	\$74.70	ORIG	5.4334	2 STORY		
80-54-700-001-00	6 DIVISION ST	01/21/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$31,800	45.43	\$70,718	\$9,258	\$60,742	\$75,411	0.805	1,167	\$52.05	ORIG	17.9589	1 STORY		
80-54-700-003-00	14 DIVISION ST	01/15/21	\$75,400	LC	03-ARM'S LENGTH	\$75,400	\$32,300	42.84	\$71,815	\$8,258	\$67,142	\$77,984	0.861	2,045	\$32.83	ORIG	12.4097	2 STORY		
80-54-700-047-00	305 MORRISON	09/28/20	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$26,500	32.32	\$57,761	\$5,646	\$76,354	\$63,945	1.194	850	\$89.83	ORIG	20.8993	1 STORY		
80-54-700-097-00	527 HAMILTON AVE	11/17/21	\$56,500	WD	03-ARM'S LENGTH	\$56,500	\$24,400	43.19	\$54,694	\$8,258	\$48,242	\$56,977	0.847	928	\$51.88	ORIG	13.8371	2 STORY		
80-54-700-109-00	509 JOY ST	03/18/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$34,100	40.12	\$76,006	\$9,103	\$75,897	\$82,090	0.925	1,465	\$51.81	ORIG	6.0505	1 STORY		
80-54-700-121-00	514 W DOUGLASS ST	02/25/22	\$38,240	WD	03-ARM'S LENGTH	\$38,240	\$20,700	54.13	\$46,599	\$8,258	\$29,982	\$47,097	0.637	2,170	\$13.82	ORIG	34.7653	2 STORY		
80-54-700-125-00	612 W ARLINGTON	09/21/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$59,100	59.10	\$129,226	\$25,842	\$74,158	\$126,852	0.585	1,892	\$39.20	ORIG	40.0464	2 STORY		
80-54-700-175-00	309 ALEXANDER	07/22/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$27,500	25.46	\$60,398	\$8,258	\$99,742	\$63,975	1.559	1,143	\$87.26	ORIG	57.3998	1 STORY		
80-54-700-176-00	610 UNION	12/07/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$28,600	44.00	\$62,796	\$8,258	\$56,742	\$66,918	0.848	1,156	\$49.08	ORIG	13.7132	1 STORY		
80-54-700-179-00	616 W CASS ST	11/11/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$37,600	34.18	\$82,304	\$12,293	\$97,707	\$85,903	1.137	1,403	\$69.64	ORIG	15.2342	1 STORY		
80-54-700-201-50	205 LINCOLN AVE	01/04/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$31,600	26.33	\$89,373	\$8,470	\$111,530	\$99,267	1.124	1,220	\$91.42	ORIG	13.8462	2 STORY		
80-54-700-214-51	719 W MONROE	05/27/20	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$24,600	28.94	\$54,525	\$9,942	\$75,058	\$54,703	1.372	776	\$96.72	ORIG	38.7030	1 STORY		
80-54-700-220-00	604 ALEXANDER	12/06/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$40,600	67.67	\$88,550	\$9,780	\$50,220	\$96,650	0.520	1,074	\$46.76	ORIG	46.5463	1 STORY		
80-54-725-002-00	902 W ARLINGTON	03/29/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$34,000	42.50	\$74,632	\$8,957	\$71,043	\$80,583	0.882	840	\$84.58	ORIG	10.3454	1 STORY		
80-54-801-015-00	610 W HIGH ST	09/18/20	\$69,900	LC	03-ARM'S LENGTH	\$69,900	\$26,400	37.77	\$57,552	\$11,592	\$58,308	\$56,393	1.034	780	\$74.75	ORIG	4.8896	1 STORY		
80-54-812-029-00	319 W ARLINGTON	10/18/21	\$65,000	LC	03-ARM'S LENGTH	\$65,000	\$33,900	52.15	\$76,750	\$19,128	\$45,872	\$70,702	0.649	1,320	\$34.75	ORIG	33.6259	2 STORY		
80-54-812-050-00	204 S CENTER ST	01/15/21	\$75,139	WD	03-ARM'S LENGTH	\$75,139	\$34,800	46.31	\$76,952	\$24,239	\$50,900	\$64,679	0.787	814	\$62.53	ORIG	19.8099	1 STORY		
<b>Totals:</b>			<b>\$3,518,779</b>			<b>\$3,518,779</b>	<b>\$1,359,100</b>		<b>\$3,077,356</b>		<b>\$3,105,670</b>	<b>\$3,269,015</b>			<b>\$67.83</b>			<b>3.5036</b>		
									<b>Sale. Ratio =&gt;</b>	<b>38.62</b>			<b>E.C.F. =&gt;</b>	<b>0.950</b>	<b>Std. Deviation=&gt;</b>		<b>0.312551007</b>			
									<b>Std. Dev. =&gt;</b>	<b>14.59</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.985</b>	<b>Ave. Variance=&gt;</b>		<b>24.8211</b>	<b>Coefficient of Var=&gt;</b>		<b>25.19730463</b>

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. 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	
80-54-200-018-00	301 E ARLINGTON	10/01/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$67,300	46.41	\$146,242	\$17,511	\$127,489	\$138,868	0.918	1,143	\$111.54	RAVE	3.7513	1 STORY	
80-54-300-002-01	204 RANDOLPH	08/13/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$47,300	33.31	\$133,779	\$17,128	\$124,872	\$137,617	0.907	1,138	\$109.73	RAVE	4.8183	RANCH	
80-54-300-008-00	211 RANDOLPH	11/02/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$90,600	50.33	\$198,916	\$12,459	\$167,541	\$201,140	0.833	2,232	\$75.06	RAVE	12.2614	RANCH	
80-54-300-018-00	312 E CASS ST	11/03/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$92,200	57.63	\$200,562	\$26,691	\$133,309	\$187,563	0.711	2,163	\$61.63	RAVE	24.4828	1 STORY	
80-54-407-031-00	330 E CASS ST	01/21/22	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$97,800	35.05	\$212,332	\$26,989	\$252,011	\$199,939	1.260	2,742	\$91.91	RAVE	30.4873	1 STORY	
80-54-407-071-00	5 RANDOLPH	07/23/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$52,400	65.50	\$113,896	\$8,470	\$71,530	\$113,728	0.629	2,088	\$34.26	RAVE	32.6614	RANCH	
80-54-407-074-00	121 RANDOLPH	07/22/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,100	43.81	\$152,318	\$13,907	\$146,093	\$149,311	0.978	1,706	\$85.63	RAVE	2.2880	1 STORY	
80-52-450-012-00	109 PARAS HILL DR	09/30/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$69,000	49.29	\$148,527	\$6,807	\$133,193	\$134,459	0.991	1,216	\$109.53	RAVE	2.6341	1 STORY	
80-52-451-020-00	125 PARAS HILL DR	04/01/20	\$157,900	WD	03-ARM'S LENGTH	\$157,900	\$83,400	52.82	\$179,589	\$15,182	\$142,718	\$155,984	0.915	1,432	\$99.66	RAVE	10.1970	1 STORY	
80-52-451-022-00	129 PARAS HILL DR	03/18/22	\$179,001	WD	03-ARM'S LENGTH	\$179,001	\$88,300	49.33	\$189,854	\$13,150	\$165,851	\$167,660	0.989	1,395	\$118.89	RAVE	2.7715	1 STORY	
80-52-451-048-00	118 PARAS HILL DR	12/15/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,500	41.00	\$132,270	\$11,376	\$138,624	\$114,700	1.209	1,139	\$121.71	RAVE	19.1653	1 STORY	
80-52-554-003-00	522 CLARK ST	09/30/20	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$64,100	49.69	\$140,014	\$19,993	\$109,007	\$113,872	0.957	1,300	\$83.85	RAVE	5.9646	1 STORY	
80-52-654-001-00	303 ELMWOOD ST	08/03/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$60,600	43.60	\$130,537	\$16,492	\$122,508	\$108,202	1.132	1,288	\$95.11	RAVE	11.5291	1 STORY	
80-52-815-017-10	205 BENNETT AVE	02/09/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$0	0.00	\$169,082	\$12,381	\$137,619	\$148,673	0.926	1,500	\$91.75	RAVE	9.1273	1 STORY	
80-54-510-001-00	5 BANGOR	10/07/21	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$46,600	74.56	\$101,864	\$9,612	\$52,888	\$99,517	0.531	1,064	\$49.71	RAVE	42.4121	1+ STORY	
80-54-519-002-10	227 NORTH ST	10/28/20	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$44,900	38.38	\$147,848	\$20,003	\$96,997	\$137,913	0.703	1,620	\$58.87	RAVE	25.2248	1+ STORY	
80-54-519-002-10	227 NORTH ST	08/23/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$44,900	30.54	\$147,848	\$20,003	\$126,997	\$137,913	0.921	1,620	\$78.39	RAVE	3.4719	1+ STORY	
80-54-521-004-00	132 W HIGH ST	10/19/21	\$190,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$190,000	\$83,000	43.68	\$176,162	\$16,296	\$173,704	\$172,843	1.005	1,656	\$104.89	RAVE	4.9415	1 STORY	
80-54-725-011-00	212 PARK	07/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,500	42.80	\$117,590	\$14,642	\$110,358	\$111,055	0.994	2,252	\$49.00	RAVE	3.8154	RANCH	
80-54-775-007-00	307 CHERRY ST	05/14/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$46,700	29.19	\$103,557	\$9,542	\$150,458	\$101,419	1.484	1,152	\$130.61	RAVE	52.7966	RANCH	
80-54-812-009-01	742 W ARLINGTON	08/03/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$41,200	27.11	\$150,858	\$23,885	\$128,115	\$136,972	0.935	1,841	\$69.59	RAVE	2.0232	1 STORY	
80-54-812-051-00	210 S CENTER ST	07/07/20	\$133,500	WD	03-ARM'S LENGTH	\$133,500	\$51,700	38.73	\$115,725	\$16,985	\$116,515	\$106,516	1.094	1,384	\$84.19	RAVE	13.8307	RANCH	
<b>Totals:</b>						<b>\$3,277,901</b>													
						<b>\$3,277,901</b>	<b>\$1,357,100</b>		<b>\$3,309,380</b>		<b>\$2,928,397</b>	<b>\$3,075,862</b>			<b>\$87.11</b>		<b>0.3512</b>		
							<b>Sale. Ratio =&gt;</b>	<b>41.40</b>				<b>E.C.F. =&gt;</b>	<b>0.952</b>		<b>Std. Deviation=&gt;</b>	<b>0.209973784</b>			
							<b>Std. Dev. =&gt;</b>	<b>14.88</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.956</b>		<b>Ave. Variance=&gt;</b>	<b>14.5752</b>	<b>Coefficient of Var=&gt;</b>	<b>15.2529417</b>	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	F.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style		
80-54-200-018-00	301 E ARLINGTON	10/01/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$67,300	46.41	\$146,242	\$17,511	\$127,489	\$138,868	0.918	1,143	\$111.54	RAVE	1.5805	1 STORY		
80-54-300-002-01	204 RANDOLPH	08/13/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$47,300	33.31	\$133,779	\$17,128	\$124,872	\$137,617	0.907	1,138	\$109.73	RAVE	2.6475	RANCH		
80-54-300-008-00	211 RANDOLPH	11/02/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$90,600	50.33	\$198,916	\$12,459	\$167,541	\$201,140	0.833	2,232	\$75.06	RAVE	10.0905	RANCH		
80-54-300-018-00	312 E CASS ST	11/03/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$92,200	57.63	\$200,562	\$26,691	\$133,309	\$187,563	0.711	2,163	\$61.63	RAVE	22.3119	1 STORY		
80-54-407-031-00	330 E CASS ST	01/21/22	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$97,800	35.05	\$212,332	\$26,989	\$252,011	\$199,999	1.260	2,742	\$91.91	RAVE	32.6582	1 STORY		
80-54-407-071-00	5 RANDOLPH	07/23/20	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$52,400	65.50	\$113,896	\$8,470	\$71,530	\$113,728	0.629	2,088	\$34.26	RAVE	30.4905	RANCH		
80-54-407-074-00	121 RANDOLPH	07/22/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$70,100	43.81	\$152,318	\$13,907	\$146,093	\$149,311	0.978	1,706	\$85.63	RAVE	4.4589	1 STORY		
80-54-510-001-00	5 BANGOR	10/07/21	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$46,600	74.56	\$101,864	\$9,612	\$52,888	\$99,517	0.531	1,064	\$49.71	RAVE	40.2412	1+ STORY		
80-54-519-002-10	227 NORTH ST	10/28/20	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$44,900	38.38	\$147,848	\$20,003	\$96,997	\$137,913	0.703	1,620	\$59.87	RAVE	23.0539	1+ STORY		
80-54-519-002-10	227 NORTH ST	08/23/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$44,900	30.54	\$147,848	\$20,003	\$126,997	\$137,913	0.921	1,620	\$78.39	RAVE	1.3010	1+ STORY		
80-54-521-004-00	132 W HIGH ST	10/19/21	\$190,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$190,000	\$83,000	43.68	\$176,162	\$16,296	\$173,704	\$172,843	1.005	1,656	\$104.89	RAVE	7.1123	1 STORY		
80-54-725-011-00	212 PARK	07/01/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,500	42.80	\$117,590	\$14,642	\$110,358	\$111,055	0.994	2,252	\$49.00	RAVE	5.9863	RANCH		
80-54-775-007-00	307 CHERRY ST	05/14/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$46,700	29.19	\$103,557	\$9,542	\$150,458	\$101,419	1.484	1,152	\$130.61	RAVE	54.9674	RANCH		
80-54-812-009-01	742 W ARLINGTON	08/03/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$41,200	27.11	\$150,858	\$23,885	\$128,115	\$136,972	0.935	1,841	\$69.59	RAVE	0.1477	1 STORY		
80-54-812-051-00	210 S CENTER ST	07/07/20	\$133,500	WD	03-ARM'S LENGTH	\$133,500	\$51,700	38.73	\$115,725	\$16,985	\$116,515	\$106,516	1.094	1,384	\$84.19	RAVE	16.0016	RANCH		
80-54-814-010-00	125 WHEELING	06/25/21	\$197,550	WD	03-ARM'S LENGTH	\$197,550	\$76,200	38.57	\$173,303	\$19,990	\$177,560	\$171,108	1.038	2,128	\$83.44	RNEW	10.3845	2 STORY		
<b>Totals:</b>						<b>\$2,430,550</b>	<b>\$1,006,400</b>		<b>\$2,392,800</b>		<b>\$2,156,437</b>	<b>\$2,303,420</b>			<b>\$79.97</b>			<b>0.2328</b>		
							<b>Sale. Ratio =&gt;</b>	<b>41.41</b>		<b>E.C.F. =&gt;</b>	<b>0.936</b>		<b>Std. Deviation=&gt;</b>	<b>0.234514162</b>						
							<b>Std. Dev. =&gt;</b>	<b>13.15</b>		<b>Ave. E.C.F. =&gt;</b>	<b>0.934</b>		<b>Ave. Variance=&gt;</b>	<b>16.4646</b>	<b>Coefficient of Var=&gt;</b>	<b>17.63068378</b>				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. 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	
80-54-516-001-20	222 BANGOR	10/19/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$39,100	46.00	\$84,004	\$9,678	\$75,322	\$72,655	1.037	1,904	\$39.56	RMH	2.3668	1 STORY	
80-54-801-010-00	236 NORTH ST	11/13/20	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$43,200	63.53	\$67,929	\$19,717	\$48,283	\$47,128	1.025	1,260	\$38.32	RMH	3.5870	1 STORY	
80-54-815-002-00	1417 GREENHOUSE RD	12/04/20	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$61,000	40.13	\$140,688	\$21,283	\$130,717	\$116,720	1.120	1,248	\$104.74	RMH	5.9539	MODULAR/MANUF	
<b>Totals:</b>			<b>\$305,000</b>			<b>\$305,000</b>	<b>\$143,300</b>		<b>\$292,621</b>		<b>\$254,322</b>	<b>\$236,503</b>			<b>\$60.87</b>		<b>1.4965</b>		
								Sale. Ratio =>	46.98			E.C.F. =>	1.075	Std. Deviation=>		0.05192156			
								Std. Dev. =>	12.17			Ave. E.C.F. =>	1.060	Ave. Variance=>		3.9692	Coefficient of Var=>	3.743229656	

2023 ECF COMMERCIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. 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		
80-54-407-017-68	309 E MONROE	12/10/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$135,500	56.46	\$264,613	\$119,551	\$120,449	\$190,620	0.632	10,800	\$11.15	C	5.4212			
80-54-407-037-10	333 CEMETERY RD	12/20/18	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$533,500	50.81	\$1,147,543	\$254,340	\$795,660	\$1,281,496	0.621	32,321	\$24.62	C	6.5208			
80-54-550-026-10	204 W MONROE	09/26/22	\$232,500	LC	03-ARM'S LENGTH	\$232,500	\$68,500	29.46	\$149,910	\$31,370	\$201,130	\$170,072	1.183	1,740	\$115.59	C	49.6527			
80-54-550-033-10	4 EXCHANGE	01/07/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$54,500	37.59	\$119,085	\$27,290	\$117,710	\$131,700	0.894	15,672	\$7.51	C	20.7681			
80-54-550-037-10	142 W MONROE	03/16/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$140,500	48.45	\$307,427	\$34,958	\$255,042	\$390,917	0.652	2,160	\$118.08	C	3.3671			
80-54-550-040-50	126 W MONROE	02/15/18	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$17,100	53.44	\$37,138	\$4,718	\$27,282	\$46,514	0.587	1,058	\$25.79	C	9.9554			
80-54-602-001-00	101 W MONROE	02/21/18	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$79,100	49.44	\$156,805	\$54,701	\$105,299	\$141,811	0.743	1,088	\$96.78	C	5.6439			
80-54-602-004-50	135 W MONROE	06/26/18	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$78,500	41.53	\$171,670	\$8,910	\$180,090	\$233,515	0.771	4,048	\$44.49	C	8.5122			
80-54-602-005-00	137 W MONROE	04/23/18	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$56,700	82.17	\$122,271	\$8,539	\$60,461	\$163,174	0.371	5,691	\$10.62	C	31.5560	1 STORY		
80-54-602-005-50	139 W MONROE	03/16/18	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$37,300	46.63	\$82,429	\$10,661	\$69,339	\$102,967	0.673	3,674	\$18.87	C	1.2681			
80-54-603-001-00	205 W MONROE	10/15/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,200	47.90	\$233,985	\$12,115	\$192,885	\$318,321	0.606	3,646	\$52.90	C	8.0147			
80-54-603-004-00	229 W MONROE	02/15/19	\$100,000	WD	03-ARM'S LENGTH	\$94,000	\$0	0.00	\$76,233	\$16,005	\$77,995	\$86,331	0.903	3,973	\$19.63	C	21.7346			
80-54-603-006-00	249 W MONROE	12/28/18	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$22,500	50.00	\$49,481	\$8,085	\$36,915	\$59,392	0.622	1,672	\$22.08	C	6.4540			
80-54-652-010-01	818 W MONROE	04/27/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$63,900	75.18	\$138,156	\$35,353	\$49,647	\$147,494	0.337	1,800	\$27.58	C	34.9487			
80-54-700-017-00	408 DIVISION ST	02/06/20	\$116,500	WD	03-ARM'S LENGTH	\$116,500	\$54,500	46.78	\$116,345	\$11,970	\$104,530	\$149,749	0.698	1,844	\$56.69	C	1.1944	2 STORY		
<b>Totals:</b>			<b>\$3,039,000</b>			<b>\$3,033,000</b>	<b>\$1,440,300</b>		<b>\$3,173,091</b>		<b>\$2,394,434</b>	<b>\$3,614,073</b>			<b>\$43.49</b>		<b>2.3561</b>			
								<b>Sale. Ratio =&gt;</b>	<b>47.49</b>			<b>E.C.F. =&gt;</b>	<b>0.663</b>	<b>Std. Deviation=&gt;</b>		<b>0.20670685</b>				
								<b>Std. Dev. =&gt;</b>	<b>18.56</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.686</b>	<b>Ave. Variance=&gt;</b>		<b>14.3341</b>	<b>Coefficient of Var=&gt;</b>	<b>20.89243728</b>		

2023 ECF INDUSTRIAL

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. 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
80-54-407-017-68	309 E MONROE	12/10/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$135,500	56.46	\$264,613	\$119,551	\$120,449	\$190,620	0.632	10,800	\$11.15	C	12.0308	
80-54-407-037-10	333 CEMETERY RD	12/20/18	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$533,500	50.81	\$1,147,543	\$254,340	\$795,660	\$1,281,496	0.621	32,321	\$24.62	C	13.1304	
80-54-407-043-10	320 E ARLINGTON	01/12/18	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$131,700	26.61	\$266,748	\$31,028	\$463,972	\$338,192	1.372	960	\$483.30	C	61.9731	
80-54-550-016-01	228 W MONROE	06/17/19	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$38,200	54.57	\$83,224	\$10,195	\$59,805	\$104,776	0.571	1,800	\$33.23	C	18.1399	
80-54-550-026-10	204 W MONROE	09/26/22	\$232,500	LC	03-ARM'S LENGTH	\$232,500	\$68,500	29.46	\$149,910	\$31,370	\$201,130	\$170,072	1.183	1,740	\$115.59	C	43.0432	
80-54-550-033-10	4 EXCHANGE	01/07/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$54,500	37.59	\$119,085	\$27,290	\$117,710	\$131,700	0.894	15,672	\$7.51	C	14.1586	
80-54-550-037-10	142 W MONROE	03/16/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$140,500	48.45	\$307,427	\$34,958	\$255,042	\$390,917	0.652	2,160	\$118.08	C	9.9767	
80-54-550-040-50	126 W MONROE	02/15/18	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$7,100	53.44	\$37,138	\$4,718	\$27,282	\$46,514	0.587	1,058	\$25.79	C	16.5649	
80-54-602-001-00	101 W MONROE	02/21/18	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$79,100	49.44	\$156,805	\$54,701	\$105,299	\$141,811	0.743	1,088	\$96.78	C	0.9657	
80-54-602-004-50	135 W MONROE	06/26/18	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$78,500	41.53	\$171,670	\$8,910	\$180,090	\$233,515	0.771	4,048	\$44.49	C	1.9027	
80-54-602-005-50	139 W MONROE	03/16/18	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$37,300	46.63	\$82,429	\$10,661	\$69,339	\$102,967	0.673	3,674	\$18.87	C	7.8777	
80-54-603-001-00	205 W MONROE	10/15/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$98,200	47.90	\$233,985	\$12,115	\$192,885	\$318,321	0.606	3,646	\$52.90	C	14.6243	
80-54-603-004-00	229 W MONROE	02/15/19	\$100,000	WD	03-ARM'S LENGTH	\$94,000	\$0	0.00	\$76,233	\$16,009	\$77,995	\$86,331	0.903	3,973	\$19.63	C	15.1250	
80-54-603-006-00	249 W MONROE	12/28/18	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$22,500	50.00	\$49,481	\$8,085	\$36,915	\$59,392	0.622	1,672	\$22.08	C	13.0635	
80-54-652-002-10	809 WASHINGTON	09/01/22	\$399,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$399,000	\$155,900	39.07	\$347,692	\$62,100	\$336,900	\$396,656	0.849	24,708	\$13.64	I	9.7164	
80-54-700-017-00	408 DIVISION ST	02/06/20	\$116,500	WD	03-ARM'S LENGTH	\$116,500	\$54,500	46.78	\$116,345	\$11,970	\$104,530	\$149,749	0.698	1,844	\$56.69	C	5.4152	2 STORY
80-54-812-066-00	420 INDUSTRIAL PARK RD	08/01/19	\$750,000	LC	03-ARM'S LENGTH	\$750,000	\$562,900	75.05	\$1,257,427	\$75,500	\$674,500	\$1,641,565	0.411	28,560	\$23.62	I	34.1299	
<b>Totals:</b>			<b>\$4,599,000</b>			<b>\$4,593,000</b>	<b>\$2,208,400</b>		<b>\$4,867,755</b>		<b>\$3,819,503</b>	<b>\$5,784,595</b>			<b>\$68.70</b>		<b>9.1898</b>	
							<b>Sale. Ratio =&gt;</b>	<b>48.08</b>				<b>E.C.F. =&gt;</b>	<b>0.660</b>		<b>Std. Deviation=&gt;</b>	<b>0.23561698</b>		
							<b>Std. Dev. =&gt;</b>	<b>15.81</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.752</b>		<b>Ave. Variance=&gt;</b>	<b>17.1669</b>	<b>Coefficient of Var=&gt;</b>	<b>22.82269028</b>