

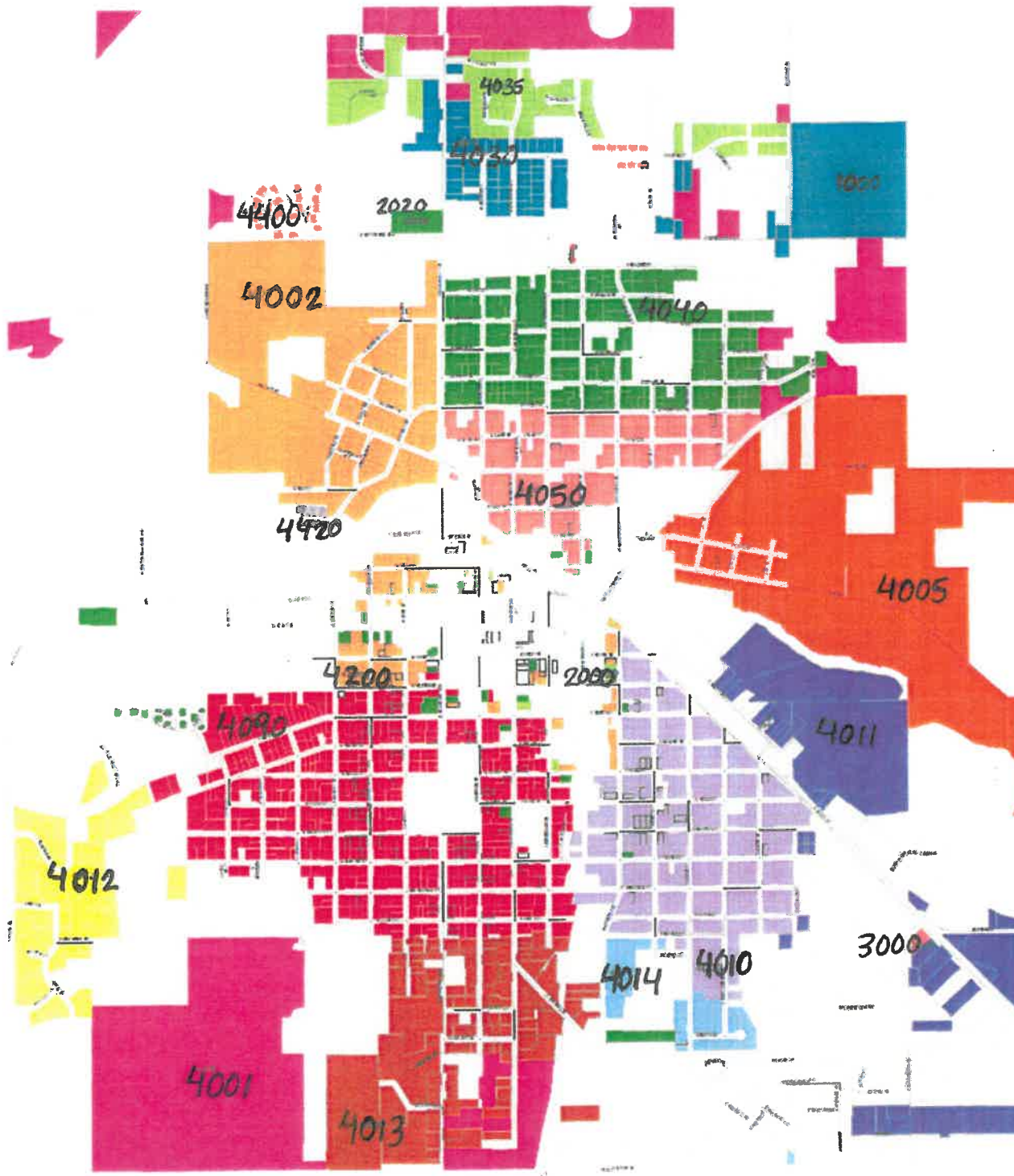
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2023 ECF Neighborhood

Percent Change Report

Neighborhood	Change	Parcel Count
4002 West State Road	2.93 %	165
4005 (Previously 4014)	15.33 %	98
4010 Eastern Central City	25.19 %	421
4011 East State Street	41.44 %	44
4012 Sweezey's Pond	7.67 %	42
4013 High School District	7.65 %	123
4014 Barfield	1.94 %	46
4030 Woodlawn North	6.35 %	90
4035 Newer in Woodlawn North	15.45 %	89
4038 Woodlawn North Condos	27.53 %	25
4040 Woodlawn South	28.06 %	306
4050 Northern Central City	41.74 %	200
4090 Southern Central City	20.77 %	582
4200 FMR COM 2010 ECF Area	25.78 %	105
4420 Riverwalk Condos	21.64 %	20
4430 Ivy Woods Condos	3.30 %	20
4435 Cherry Hill Condos	15.27 %	26
4440 Woodlawn South Condos	43.38 %	8

City of Hastings ECF Map



City of Hastings
Parcels

ECF Neighborhood

NA

1000

2000

2020

3000

4001

4002

4005

4010

4011

4012

4013

4014

4030

4035

4040

4050

4090

4200

4400

4420

4002
2023

ECF study

Sale Date	Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
12/10/21	55-075-021-00	321 N TAFFEE ✓	12/10/21	\$225,000	\$225,000	\$94,200	41.87	\$228,125	\$54,172	\$170,828
11/29/21	55-060-034-00	428 N CONGRESS ST ✓	11/29/21	\$175,000	\$175,000	\$72,400	41.37	\$189,946	\$45,899	\$129,101
08/31/21	55-100-029-00	502 W COLFAX ✓	08/31/21	\$210,000	\$210,000	\$70,100	33.38	\$180,828	\$44,868	\$165,132
07/30/21	55-075-001-51	415 N TAFFEE ✓	07/30/21	\$265,000	\$265,000	\$106,300	40.11	\$247,822	\$47,375	\$217,625
07/27/21	55-100-009-00	925 N TAFFEE ✓	07/27/21	\$249,900	\$249,900	\$100,300	40.14	\$242,512	\$57,478	\$192,422
07/23/21	55-015-029-00	711 N HILLCREST ✓	07/23/21	\$210,000	\$210,000	\$62,600	29.81	\$186,274	\$52,868	\$157,132
07/09/21	55-100-010-70	1008 N TAFFEE ✓	07/09/21	\$300,000	\$300,000	\$106,500	35.50	\$255,763	\$51,514	\$248,486
06/25/21	55-100-011-00	915 N GLENWOOD ✓	06/25/21	\$354,900	\$354,900	\$138,900	39.14	\$359,914	\$50,579	\$304,321
06/11/21	55-060-025-00	505 N CONGRESS ST ✓	06/11/21	\$153,000	\$153,000	\$46,100	30.13	\$143,560	\$44,245	\$108,755
05/28/21	55-060-029-00	525 N TAFFEE ✓	05/28/21	\$157,000	\$157,000	\$58,600	37.32	\$159,879	\$58,266	\$98,734
02/16/21	55-060-004-00	328 W STATE ✓	02/16/21	\$141,075	\$141,075	\$52,700	37.36	\$129,141	\$17,702	\$123,373
12/21/20	55-015-005-00	1208 N BROADWAY ST ✓	12/21/20	\$132,500	\$132,500	\$46,300	34.94	\$110,120	\$13,843	\$118,657
11/20/20	55-100-028-00	726 N TAFFEE ✓	11/20/20	\$205,000	\$205,000	\$47,800	23.32	\$202,762	\$54,734	\$150,266
10/09/20	55-060-001-00	304 W STATE ✓	10/09/20	\$145,000	\$145,000	\$55,600	38.34	\$134,848	\$16,342	\$128,658
08/31/20	55-075-001-80	635 W HIGH ✓	08/31/20	\$181,000	\$181,000	\$47,900	37.51	\$196,961	\$45,682	\$135,318
08/06/20	55-100-012-00	907 N GLENWOOD ✓	08/06/20	\$232,000	\$232,000	\$135,200	58.28	\$332,930	\$49,503	\$182,497
07/24/20	55-015-016-00	812 N BROADWAY ST ✓	07/24/20	\$154,900	\$154,900	\$59,600	38.48	\$154,868	\$23,188	\$131,712
07/24/20	55-015-032-00	515 W STATE ✓	07/24/20	\$165,000	\$165,000	\$67,100	40.67	\$179,009	\$22,563	\$142,437
07/16/20	55-100-014-00	908 N TAFFEE ✓	07/16/20	\$270,000	\$270,000	\$107,100	39.67	\$267,132	\$61,354	\$208,646
Totals:			Totals:	\$3,926,275	\$3,926,275	\$1,495,300		\$3,902,394		\$3,114,100
							Sale. Ratio =>	38.08		
							Std. Dev. =>	6.83		
MOBILE HOME		1.422								
11/30/21	55-100-029-50	522 W COLFAX ST	11/30/21	\$175,000	\$175,000	\$49,100	1.422			

Used ECF 1.008

Mobile Homes ECF 1.422

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
\$173,953	0.982	1,564	\$109.23	4002	1.0368	RANCH	\$43,000	4002 WEST STATE RD	401	71
\$144,047	0.896	1,339	\$96.42	4002	0.1749	TRI-LEVEL	\$43,000	4002 WEST STATE RD	401	69
\$135,960	1.215	1,594	\$103.60	4002	3.6715	TRI-LEVEL	\$43,000	4002 WEST STATE RD	401	59
\$200,447	1.086	1,424	\$152.83	4002	17.5244	RANCH	\$43,000	4002 WEST STATE RD	401	69
\$185,034	1.040	2,077	\$92.64	4002	39.6034	1.5 STY	\$43,000	4002 WEST STATE RD	401	59
\$133,406	1.178	952	\$165.05	4002	117.7848	RANCH	\$43,000	4002 WEST STATE RD	401	80
\$204,249	1.217	1,652	\$150.42	4002	21.6341	RANCH	\$43,000	4002 WEST STATE RD	401	70
\$309,335	0.984	2,835	\$107.34	4002	33.9897	1.75 STY	\$43,000	4002 WEST STATE RD	401	79
\$99,315	1.095	816	\$133.28	4002	#REF!	RANCH	\$43,000	4002 WEST STATE RD	401	69
\$101,613	0.972	1,000	\$98.73	4002	#REF!	RANCH	\$43,000	4002 WEST STATE RD	401	59
\$111,439	1.107	1,320	\$93.46	4002	110.7090	1.5 STY	\$15,056	4002 WEST STATE RD	401	64
\$96,277	1.232	1,056	\$112.36	4002	123.2454	RANCH	\$11,870	4002 WEST STATE RD	401	69
\$148,028	1.015	916	\$164.05	4002	10.4664	RANCH	\$43,000	4002 WEST STATE RD	401	78
\$118,506	1.086	1,648	\$78.07	4002	108.5667	1.75 STY	\$12,421	4002 WEST STATE RD	401	58
\$151,279	0.894	1,296	\$104.41	4002	89.4493	1.5 STY	\$43,000	4002 WEST STATE RD	401	73
\$283,427	0.644	2,288	\$79.76	4002	64.3894	2 STY	\$43,000	4002 WEST STATE RD	401	64
\$131,680	1.000	1,029	\$128.00	4002	100.0243	RANCH	\$16,915	4002 WEST STATE RD	401	69
\$156,446	0.910	1,236	\$115.24	4002	91.0455	RANCH	\$13,811	4002 WEST STATE RD	401	64
\$205,778	1.014	1,905	\$109.53	4002	#REF!	RANCH	\$43,000	4002 WEST STATE RD	401	59
\$3,090,219	1.008		\$115.50		2.2102					
E.C.F. =>	1.008		Std. Deviation=>	0.140835						
Ave. E.C.F. =>	1.030		Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!				

4005
2023

ECF study

Sale Date	Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.
02/22/22	55-020-044-00	603 E THORN ✓	02/22/22	\$170,000	\$170,000	\$52,300	30.76	\$152,860	\$148,210	\$121,699	1.218
07/02/21	55-020-016-01	545 E MILL ST ✓	07/02/21	\$194,900	\$194,900	\$64,100	32.89	\$179,043	\$165,211	\$138,676	1.191
01/11/21	55-020-031-00	723 E MILL ST ✓	01/11/21	\$179,200	\$179,200	\$64,700	36.10	\$176,647	\$149,471	\$136,414	1.096
11/23/20	55-020-036-50	721 E THORN ✓	11/23/20	\$130,000	\$130,000	\$57,000	43.85	\$143,882	\$105,847	\$111,169	0.952
09/16/20	55-130-015-00	1028 E MILL ST ✓	09/16/20	\$231,000	\$231,000	\$88,200	38.18	\$217,431	\$189,172	\$163,048	1.160
08/13/20	55-020-035-00	725 E THORN ✓	08/13/20	\$140,000	\$140,000	\$60,900	43.50	\$159,608	\$120,126	\$129,744	0.926
Totals:				\$1,045,100	\$1,045,100	\$387,200		\$1,029,471	\$878,037	\$800,750	
							Sale. Ratio =>	37.05	E.C.F. => 1.097		
							Std. Dev. =>	5.39	Ave. E.C.F. => 1.091		

Used ECF 1.097

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
1,352	\$109.62	4005	5.7618	2 STY	\$21,790	4005 PREVIOUSLY 4014	401	69
1,512	\$109.27	4005	119.1346	1.5 STY	\$27,037	4005 PREVIOUSLY 4014	401	59
1,573	\$95.02	4005	109.5715	1.5/1.75/2 STY	\$27,037	4005 PREVIOUSLY 4014	401	69
972	\$108.90	4005	13.8393	RANCH	\$21,790	4005 PREVIOUSLY 4014	401	69
1,212	\$156.08	4005	116.0221	RANCH	\$37,040	4005 PREVIOUSLY 4014	401	69
1,064	\$112.90	4005	92.5871	RANCH	\$16,076	4005 PREVIOUSLY 4014	401	75
\$115.30		0.5998						
Std. Deviation=>		0.124517432						
Ave. Variance=>		76.1527	Coefficient of Var=>		69.83158857			

4010 ECF Study 2023

08/07/20 55-201-196-00	421 E CENTER	08/07/20	\$122,000	\$122,000	\$49,300	40.41	\$131,733	\$13,695	\$108,305	\$115,047	0.941	1,332
07/31/20 55-220-00	514 E MADISON	07/31/20	\$135,000	\$135,000	\$44,500	32.96	\$133,681	\$11,677	\$123,323	\$118,912	1.037	1,416
07/31/20 55-235-094-00	606 E BOND ST	07/31/20	\$154,900	\$154,900	\$60,600	39.12	\$137,658	\$11,873	\$143,027	\$122,597	1.167	1,445
07/20/20 55-235-017-00	621 E WALNUT	07/20/20	\$120,000	\$120,000	\$41,900	34.92	\$113,186	\$10,032	\$109,968	\$100,540	1.094	904
06/23/20 55-240-058-00	811 E MARSHALL	06/23/20	\$170,000	\$170,000	\$73,100	43.00	\$214,676	\$24,817	\$145,183	\$185,048	0.785	2,652
06/12/20 55-220-071-00	438 E GRAND	06/12/20	\$70,000	\$70,000	\$35,400	50.57	\$84,035	\$12,343	\$57,657	\$69,875	0.825	868
06/04/20 55-235-069-00	737 E BOND ST	06/04/20	\$118,000	\$118,000	\$38,600	32.71	\$103,458	\$11,701	\$106,299	\$89,432	1.189	1,044
06/01/20 55-220-155-00	915 S HANOVER ST	06/01/20	\$100,000	\$100,000	\$38,200	38.20	\$97,211	\$12,324	\$87,676	\$82,736	1.060	939
04/24/20 55-235-049-00	636 E GRAND	04/24/20	\$172,500	\$172,500	\$88,200	51.13	\$198,881	\$18,728	\$153,772	\$175,588	0.876	1,560
04/06/20 55-235-063-00	714 E GRAND	04/06/20	\$86,900	\$86,900	\$40,500	46.61	\$105,057	\$12,391	\$74,509	\$90,318	0.825	1,206
Totals:		Totals:	\$6,637,867	\$6,613,591	\$2,527,200		\$6,194,579		\$5,933,484	\$5,374,729		
						Sale. Ratio =>	38.21					E.C.F. => 1.104
						Std. Dev. =>	7.19					Ave. E.C.F. => 1.125

Used ECF 1.104

4010

4010 ECF Study for 2023

Sale Date	Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
03/25/22	55-220-034-00	520 E GREEN ST	03/25/22	\$134,500	\$134,500	\$44,700	33.23	\$100,307	\$8,401	\$126,099	\$89,577	1.408	960
02/25/22	55-201-214-00	311 S EAST	02/25/22	\$115,000	\$115,000	\$46,000	40.00	\$103,337	\$5,475	\$109,525	\$95,382	1.148	1,418
02/23/22	55-220-067-00	618 S HANOVER ST	02/23/22	\$101,500	\$101,500	\$49,000	48.28	\$109,471	\$11,394	\$90,106	\$95,592	0.943	1,522
02/22/22	55-220-083-00	617 S EAST	02/22/22	\$133,500	\$133,500	\$42,100	31.54	\$94,128	\$9,929	\$123,571	\$82,065	1.506	1,208
02/07/22	55-220-040-00	512 E WALNUT	02/07/22	\$139,000	\$139,000	\$40,900	29.42	\$91,080	\$12,493	\$126,507	\$76,596	1.652	964
01/21/22	55-220-120-00	804 S HANOVER ST	01/21/22	\$85,000	\$85,000	\$43,100	50.71	\$95,926	\$14,947	\$70,053	\$78,927	0.888	1,152
01/14/22	55-220-090-00	707 S EAST	01/14/22	\$135,000	\$135,000	\$37,800	28.00	\$84,683	\$8,540	\$126,460	\$74,213	1.704	760
12/08/21	55-235-009-00	628 E STATE	12/08/21	\$171,900	\$171,900	\$47,800	27.81	\$169,585	\$12,231	\$159,669	\$153,366	1.041	1,294
12/01/21	55-220-124-00	828 S HANOVER ST	12/01/21	\$122,000	\$122,000	\$66,700	54.67	\$148,584	\$18,841	\$103,159	\$126,455	0.816	2,010
11/30/21	55-235-024-00	704 E WALNUT	11/30/21	\$150,000	\$150,000	\$47,300	31.53	\$105,859	\$11,033	\$138,967	\$92,423	1.504	1,480
11/29/21	55-240-047-00	722 E CLINTON	11/29/21	\$93,000	\$93,000	\$46,400	49.89	\$103,609	\$15,166	\$77,834	\$86,202	0.903	1,140
11/17/21	55-220-095-00	430 E BOND ST	11/17/21	\$160,000	\$160,000	\$49,600	31.00	\$138,371	\$12,917	\$147,083	\$122,275	1.203	1,076
10/29/21	55-235-033-00	620 E WALNUT	10/29/21	\$150,000	\$150,000	\$56,000	37.33	\$125,122	\$11,584	\$138,416	\$110,661	1.251	1,404
10/22/21	55-240-012-00	720 E MADISON	10/22/21	\$145,000	\$145,000	\$56,900	39.24	\$127,206	\$11,584	\$133,416	\$112,692	1.184	1,419
10/04/21	55-210-007-00	915 E MADISON	10/04/21	\$123,000	\$123,000	\$40,000	32.52	\$89,161	\$11,449	\$111,551	\$75,743	1.473	848
09/30/21	55-220-100-00	413 E MADISON	09/30/21	\$121,000	\$121,000	\$57,300	47.36	\$128,358	\$12,398	\$108,602	\$113,021	0.961	1,199
09/17/21	55-240-063-00	816 E MARSHALL	09/17/21	\$115,000	\$115,000	\$50,900	44.26	\$122,274	\$13,593	\$101,407	\$105,927	0.957	1,243
09/16/21	55-240-075-00	711 E SOUTH	09/16/21	\$225,000	\$225,000	\$84,300	37.47	\$189,676	\$14,996	\$210,004	\$170,253	1.233	2,208
07/27/21	55-240-005-00	804 E MADISON ST	07/27/21	\$150,000	\$150,000	\$47,000	31.33	\$105,109	\$11,584	\$138,416	\$91,155	1.518	949
07/21/21	55-220-026-00	402 E GREEN ST	07/21/21	\$150,000	\$150,000	\$71,500	47.67	\$160,555	\$13,020	\$136,980	\$143,796	0.953	2,205
07/12/21	55-235-049-00	636 E GRAND	07/12/21	\$242,636	\$242,636	\$89,300	36.80	\$198,881	\$18,728	\$223,908	\$175,588	1.275	1,560
07/08/21	55-220-105-00	714 S HANOVER ST	07/08/21	\$127,255	\$127,255	\$46,100	36.23	\$102,914	\$14,768	\$112,487	\$85,912	1.309	1,272
06/25/21	55-235-057-00	619 E BOND ST	06/25/21	\$185,000	\$185,000	\$65,400	35.35	\$146,556	\$17,119	\$167,881	\$126,157	1.331	1,640
05/18/21	55-240-077-00	1028 S HAYS ST	05/18/21	\$137,000	\$137,000	\$37,700	27.52	\$94,154	\$11,584	\$125,416	\$80,478	1.558	884
04/28/21	55-225-003-40	604 E HUBBLE	04/28/21	\$169,981	\$169,981	\$53,900	31.71	\$120,437	\$11,584	\$158,397	\$106,095	1.493	1,608
04/16/21	55-235-073-00	627 S HAYS ST	04/16/21	\$134,900	\$134,900	\$52,700	39.07	\$117,855	\$13,168	\$121,732	\$102,034	1.193	1,308
03/16/21	55-235-027-00	711 E GRAND	03/16/21	\$130,000	\$130,000	\$53,500	41.15	\$138,138	\$10,785	\$119,215	\$124,126	0.960	1,914
02/26/21	55-235-036-00	601 E GRAND	02/26/21	\$99,000	\$99,000	\$40,900	41.31	\$97,863	\$11,661	\$87,339	\$84,018	1.040	1,080
02/17/21	55-201-193-00	510 E STATE ST	02/17/21	\$151,000	\$151,000	\$61,600	40.79	\$164,437	\$30,421	\$120,579	\$130,620	0.923	1,736
02/12/21	55-220-092-00	513 E MADISON	02/12/21	\$87,500	\$87,500	\$41,600	47.54	\$92,582	\$13,030	\$74,470	\$77,536	0.960	956
01/12/21	55-220-119-00	725 S NEWTON CT	01/12/21	\$151,745	\$127,469	\$67,200	52.72	\$170,488	\$24,682	\$102,787	\$142,111	0.723	1,616
01/08/21	55-220-132-00	813 S HANOVER ST	01/08/21	\$115,000	\$115,000	\$39,600	34.43	\$106,841	\$11,708	\$103,292	\$92,722	1.114	1,085
11/18/20	55-220-179-00	412 E MARSHALL	11/18/20	\$186,750	\$186,750	\$55,200	29.56	\$188,636	\$12,816	\$173,934	\$171,365	1.015	1,410
11/12/20	55-240-095-20	1110 S MONTGOMERY	11/12/20	\$52,000	\$52,000	\$17,700	34.04	\$51,262	\$12,366	\$39,634	\$37,910	1.045	384
10/28/20	55-201-194-00	435 E CENTER	10/28/20	\$87,500	\$87,500	\$30,500	34.86	\$81,948	\$14,508	\$72,992	\$65,731	1.110	1,559
10/09/20	55-240-102-00	535 E HUBBLE	10/09/20	\$100,000	\$100,000	\$37,500	37.50	\$98,128	\$11,584	\$88,416	\$84,351	1.048	1,008
10/05/20	55-220-158-00	421 E MARSHALL ST	10/05/20	\$115,000	\$115,000	\$46,200	40.17	\$110,721	\$13,690	\$101,310	\$94,572	1.071	1,048
09/30/20	55-235-011-00	612 E GREEN ST	09/30/20	\$104,900	\$104,900	\$45,600	43.47	\$117,836	\$8,811	\$96,089	\$106,262	0.904	1,344
09/25/20	55-235-032-00	628 E WALNUT	09/25/20	\$132,000	\$132,000	\$52,600	39.85	\$126,186	\$15,966	\$116,034	\$107,427	1.080	1,336
08/25/20	55-240-033-00	531 E MARSHALL	08/25/20	\$160,000	\$160,000	\$56,800	35.50	\$156,739	\$19,972	\$140,028	\$133,301	1.050	832

2-10

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
\$131.35	4010	58.2574	1+ STY	\$8,401	4010 CENTRAL CITY	401	69
\$77.24	4010	32.3311	1.5/1.75/2 STY	\$5,475	4010 CENTRAL CITY	401	59
\$59.20	4010	11.7472	1.5/1.75/2 STY	\$11,054	4010 CENTRAL CITY	401	59
\$102.29	4010	72.1194	1+ STY	\$8,191	4010 CENTRAL CITY	401	59
\$131.23	4010	#REF!	1.75 STY	\$11,584	4010 CENTRAL CITY	401	59
\$60.81	4010	16.2895	1.75 STY	\$11,584	4010 CENTRAL CITY	401	59
\$166.39	4010	51.5399	1+ STY	\$7,144	4010 CENTRAL CITY	401	59
\$123.39	4010	#REF!	1.5/1.75/2 STY	\$10,650	4010 CENTRAL CITY	401	89
\$51.32	4010	22.1317	1.75 STY	\$18,316	4010 CENTRAL CITY	401	59
\$93.90	4010	38.9604	1.5/1.75/2 STY	\$8,848	4010 CENTRAL CITY	401	59
\$68.28	4010	#REF!	1.75 STY	\$11,584	4010 CENTRAL CITY	401	59
\$136.69	4010	32.7132	1.5/1.75/2 STY	\$11,584	4010 CENTRAL CITY	401	79
\$98.59	4010	13.6819	1.5/1.75/2 STY	\$11,584	4010 CENTRAL CITY	401	59
\$94.02	4010	12.5424	CAPE COD	\$11,584	4010 CENTRAL CITY	401	59
\$131.55	4010	147.2763	RANCH	\$10,200	4010 CENTRAL CITY	401	59
\$90.58	4010	16.4052	1.75 STY	\$11,584	4010 CENTRAL CITY	401	69
\$81.58	4010	35.1994	1.5/1.75/2 STY	\$11,584	4010 CENTRAL CITY	401	64
\$95.11	4010	7.5845	1.5 STY	\$11,584	4010 CENTRAL CITY	401	69
\$145.85	4010	79.5183	1.5/1.75/2 STY	\$11,584	4010 CENTRAL CITY	401	69
\$62.12	4010	95.2598	1.5/1.75/2 STY	\$9,618	4010 CENTRAL CITY	401	59
\$143.53	4010	19.5071	2 STY	\$11,584	4010 CENTRAL CITY	401	79
\$88.43	4010	130.9324	1.5/1.75/2 STY	\$11,584	4010 CENTRAL CITY	401	59
\$102.37	4010	28.0268	1.5/1.75/2 STY	\$11,584	4010 CENTRAL CITY	401	59
\$141.87	4010	59.7940	RANCH	\$11,584	4010 CENTRAL CITY	401	79
\$98.51	4010	149.2980	2 STY	\$11,584	4010 CENTRAL CITY	401	59
\$93.07	4010	11.2931	1.5/1.75/2 STY	\$10,059	4010 CENTRAL CITY	401	59
\$62.29	4010	13.5472	1.75 STY	\$10,785	4010 CENTRAL CITY	401	59
\$80.87	4010	2.0177	1.5 STY	\$11,584	4010 CENTRAL CITY	401	59
\$69.46	4010	92.3129	1.5/1.75/2 STY	\$26,035	4010 CENTRAL CITY	401	69
\$77.90	4010	96.0456	1.5 STY	\$11,584	4010 CENTRAL CITY	401	59
\$63.61	4010	72.3286	RANCH	\$20,154	4010 CENTRAL CITY	401	69
\$95.20	4010	111.3994	1.75 STY	\$11,584	4010 CENTRAL CITY	401	69
\$123.36	4010	101.4994	1.25 STY	\$11,584	4010 CENTRAL CITY	401	71
\$103.21	4010	2.5779	RANCH	\$12,366	4010 CENTRAL CITY	401	59
\$46.82	4010	111.0466	1.5/1.75/2 STY	\$10,381	4010 CENTRAL CITY	401	35
\$87.71	4010	3.1928	1.5 STY	\$11,584	4010 CENTRAL CITY	401	69
\$96.67	4010	107.1246	RANCH	\$11,584	4010 CENTRAL CITY	401	59
\$71.49	4010	90.4263	RANCH	\$8,703	4010 CENTRAL CITY	401	69
\$86.85	4010	108.0121	1.5/1.75/2 STY	\$11,584	4010 CENTRAL CITY	401	59
\$168.30	4010	22.5498	RANCH	\$11,584	4010 CENTRAL CITY	401	78

\$81.31	4010	94.1400	1.5/1.75/2 STY	\$13,695	4010 CENTRAL CITY	401	69
\$87.09	4010	103.7092	1.75 STY	\$11,584	4010 CENTRAL CITY	401	69
\$98.98	4010	#REF!	1.75 STY	\$11,584	4010 CENTRAL CITY	401	59
\$121.65	4010	109.3774	RANCH	\$10,032	4010 CENTRAL CITY	401	73
\$54.74	4010	34.0379	2 STY	\$19,483	4010 CENTRAL CITY	401	59
\$66.43	4010	82.5142	1.75 STY	\$11,584	4010 CENTRAL CITY	401	59
\$101.82	4010	118.8604	1.5/1.75/2 STY	\$11,584	4010 CENTRAL CITY	401	73
\$93.37	4010	105.9710	1.75 STY	\$11,584	4010 CENTRAL CITY	401	69
\$98.57	4010	87.5756	2 STY	\$11,584	4010 CENTRAL CITY	401	79
\$61.78	4010	82.4965	1.5/1.75/2 STY	\$11,584	4010 CENTRAL CITY	401	59
\$95.38		2.0990					
Std. Deviation=>	0.23926756						
Ave. Variance=>	#REF!	Coefficient of Var=>	#REF!				

4011 ECF Study for 2023

ECF

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
55-205-003-00	1011 E RAILROAD	09/08/21	\$100,000	\$100,000	\$31,100	31.10	\$85,259	\$26,694	\$73,306	\$65,656	1.117
55-255-008-00	1029 E RAILROAD	01/28/22	\$92,000	\$92,000	\$31,500	34.24	\$86,342	\$37,586	\$54,414	\$54,659	0.996
Totals:			\$295,000	\$295,000	\$110,800		\$311,038		\$127,720	\$120,315	
						Sale. Ratio =>	37.56	E.C.F. => 1.062			
						Std. Dev. =>	8.31	Ave. E.C.F. => #####			

Used ECF 1.062

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
924	\$79.34	4011	#DIV/0!	1.5/1.75/2 STY	\$26,694	4011 EAST STATE ST	401	64
480	\$113.36	4011	#DIV/0!	RANCH	\$35,922	4011 EAST STATE ST	401	69
\$80.69 #DIV/0! Std. Deviation=> #DIV/0! Ave. Variance=> #DIV/0! Coefficient of Var=> #DIV/0!								

4012

4012

ECF

Study for 2023

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
55-025-014-00	1106 W GREEN ST	04/12/21	\$345,000	\$345,000	\$132,900	38.52	\$323,828	\$305,412	\$319,012	0.957	2,228
55-030-002-00	1435 BRIDLE	09/04/20	\$217,000	\$217,000	\$100,100	46.13	\$220,193	\$191,267	\$218,249	0.876	1,544
55-030-013-00	1395 BRIDLE	03/31/21	\$315,000	\$315,000	\$103,000	32.70	\$313,643	\$286,831	\$320,397	0.895	2,656
55-115-003-00	1035 DAVID	08/07/20	\$214,000	\$214,000	\$94,700	44.25	\$234,561	\$170,561	\$236,245	0.722	2,703
Totals:			\$1,091,000	\$1,091,000	\$430,700		\$1,092,225	\$954,071	\$1,093,904		
						Sale. Ratio =>	39.48		E.C.F. =>	0.872	
						Std. Dev. =>	6.07		Ave. E.C.F. =>	0.863	

Used ECF 0.872

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
\$137.08	4012	9.4632	1.5 STY	\$17,760	4012 SWEEZEYS POND	401	74
\$123.88	4012	1.3635	RANCH	\$13,875	4012 SWEEZEYS POND	401	74
\$107.99	4012	3.2500	2 STY	\$15,263	4012 SWEEZEYS POND	401	79
\$63.10	4012	14.0768	BI-LEVEL	\$31,524	4012 SWEEZEYS POND	401	69
\$108.01		0.9436					
Std. Deviation=>	0.1000216						
Ave. Variance=>	7.0384	Coefficient of Var=>	8.158219695				

4013
ECF

ECF Study for 2023

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
55-105-023-00	1203 S PARK ✓	07/01/21	\$134,900	\$134,900	\$41,100	30.47	\$101,472	\$28,011	\$106,889	\$73,461	1.455
55-105-026-00	1122 S BROADWAY ST	02/18/22	\$274,900	\$225,418	\$92,900	41.21	\$195,067	\$37,755	\$187,663	\$157,312	1.193
55-105-029-10	1650 S BROADWAY ST ✓	09/24/21	\$265,000	\$265,000	\$85,600	32.30	\$310,969	\$61,233	\$203,767	\$249,736	0.816
55-110-003-00	1518 S BROADWAY ST ✓	07/30/21	\$199,500	\$199,500	\$80,700	40.45	\$200,952	\$60,392	\$139,108	\$140,560	0.990
55-110-004-00	1512 S BROADWAY ST ✓	07/31/20	\$199,900	\$199,900	\$84,600	42.32	\$227,683	\$59,732	\$140,168	\$167,951	0.835
55-215-008-00	1430 S JEFFERSON ST ✓	06/15/20	\$138,000	\$138,000	\$52,700	38.19	\$153,891	\$57,010	\$80,990	\$96,881	0.836
55-215-017-00	206 W OLIVER ✓	07/15/21	\$135,000	\$135,000	\$43,200	32.00	\$110,570	\$34,833	\$100,167	\$75,737	1.323
55-215-025-00	236 W NELSON ✓	03/29/22	\$162,000	\$162,000	\$71,900	44.38	\$176,287	\$46,840	\$115,160	\$129,447	0.890
55-250-057-00	1704 S JEFFERSON ST ✓	11/19/20	\$143,000	\$143,000	\$50,700	35.45	\$167,665	\$64,845	\$78,155	\$102,820	0.760
55-250-073-00	1120 S JEFFERSON ST ✓	04/09/21	\$181,100	\$181,100	\$55,500	30.65	\$155,873	\$41,112	\$139,988	\$114,761	1.220
55-260-012-20	1641 S BROADWAY ST ✓	11/06/20	\$229,500	\$229,500	\$106,200	46.27	\$268,323	\$50,659	\$178,841	\$217,664	0.822
Totals:			\$2,062,800	\$2,013,318	\$765,100		\$2,068,752		\$1,470,896	\$1,526,330	
						Sale. Ratio =>	38.00				
						Std. Dev. =>	5.73				
										E.C.F. =>	0.964
										Ave. E.C.F. =>	1.013

Used ECF 0.964

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	ther Parcels in Sa	Land Table	Property Class	Building Depr.
708	\$150.97	4013	44.2508	1+ STY	\$26,274		4013 HIGH SCHOOL DISTRICT	401	69
2,060	\$91.10	4013	18.0399	1.75 STY	\$18,480	55-105-028-00	4013 HIGH SCHOOL DISTRICT	401	59
1,600	\$127.35	4013	19.6607	RANCH	\$55,200		4013 HIGH SCHOOL DISTRICT	401	81
1,136	\$122.45	4013	2.2866	RANCH	\$52,807		4013 HIGH SCHOOL DISTRICT	401	69
1,488	\$94.20	4013	17.7959	RANCH	\$52,807		4013 HIGH SCHOOL DISTRICT	401	69
1,148	\$70.55	4013	17.6562	1.75 STY	\$54,218		4013 HIGH SCHOOL DISTRICT	401	65
936	\$107.02	4013	31.0027	1+ STY	\$31,876		4013 HIGH SCHOOL DISTRICT	401	59
1,856	\$62.05	4013	12.2906	2 STY	\$37,684		4013 HIGH SCHOOL DISTRICT	401	59
1,092	\$71.57	4013	25.2421	1.5 STY	\$51,612		4013 HIGH SCHOOL DISTRICT	401	69
1,204	\$116.27	4013	20.7286	1.75 STY	\$35,639		4013 HIGH SCHOOL DISTRICT	401	70
1,480	\$120.84	4013	19.0898	RANCH	\$46,406		4013 HIGH SCHOOL DISTRICT	401	79
\$103.12			4.8855						
Std. Deviation=>		0.241811248							
Ave. Variance=>		20.7313	Coefficient of Var=>		20.47459922				

4014

ECF Study for 2023

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
55-225-101-00	1500 S DIBBLE	08/12/21	\$195,000	\$195,000	\$66,900	34.31	\$203,988	\$134,594	\$154,223	0.873	984
55-225-110-00	1407 S DIBBLE	10/27/20	\$215,000	\$215,000	\$81,900	38.09	\$256,227	\$154,693	\$210,440	0.735	1,332
55-225-217-00	620 HOWARD	11/23/21	\$248,000	\$248,000	\$75,800	30.56	\$224,898	\$195,348	\$185,012	1.056	1,236
55-225-219-00	636 HOWARD	07/27/21	\$175,000	\$175,000	\$71,900	41.09	\$238,468	\$122,900	\$200,180	0.614	1,243
55-225-232-00	1420 S MONTGOMERY	04/13/21	\$199,500	\$199,500	\$69,800	34.99	\$217,914	\$139,092	\$169,179	0.822	1,192
55-250-012-10	1315 S HANOVER ST	12/14/21	\$213,000	\$213,000	\$76,800	36.06	\$250,185	\$130,377	\$179,981	0.724	2,265
Totals:			\$1,245,500	\$1,245,500	\$443,100		\$1,391,680	\$877,004	\$1,099,016		
						Sale. Ratio =>	35.58		E.C.F. =>	0.798	
						Std. Dev. =>	3.56		Ave. E.C.F. =>	0.804	

Used ECF 0.798

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.
\$136.78	4014	6.8691	RANCH		\$50,254	4014 BARFIELD	401	83
\$116.14	4014	6.8938	RANCH		\$52,860	4014 BARFIELD	401	79
\$158.05	4014	25.1838	RANCH		\$45,366	4014 BARFIELD	401	81
\$98.87	4014	19.0084	RANCH		\$45,366	4014 BARFIELD	401	84
\$116.69	4014	1.8127	RANCH		\$56,060	4014 BARFIELD	401	84
\$57.56	4014	7.9635	BI-LEVEL	RESIDENTIAL REN	\$76,313	4014 BARFIELD	401	69
\$114.02		0.6040						
Std. Deviation=>	0.15211539							
Ave. Variance=>	11.2886	Coefficient of Var=>	14.03997305					

4030

ECF

Study for 2023

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
55-055-015-00	1519 N BROADWAY ST	05/05/21	\$139,900	\$139,900	\$47,300	33.81	\$107,605	\$109,497	\$87,333	1.254	1,038
55-055-022-50	214 W NORTH ST	03/11/21	\$170,000	\$170,000	\$82,000	48.24	\$186,879	\$135,370	\$172,227	0.786	1,440
55-055-023-65	1511 N CHURCH	10/13/20	\$157,000	\$157,000	\$60,200	38.34	\$147,011	\$126,717	\$132,045	0.960	1,296
55-055-023-80	1535 N CHURCH	10/08/21	\$207,600	\$207,600	\$73,900	35.60	\$171,998	\$174,531	\$157,160	1.111	1,356
55-055-051-00	1551 N MICHIGAN AVE	07/16/21	\$160,000	\$160,000	\$56,600	35.38	\$129,972	\$127,276	\$110,009	1.157	1,000
55-055-053-00	161 E NORTH	08/17/21	\$196,000	\$196,000	\$69,100	35.26	\$159,100	\$156,905	\$135,752	1.156	1,734
55-055-066-00	1905 N BROADWAY ST	06/30/20	\$195,000	\$195,000	\$82,600	42.36	\$209,110	\$149,637	\$185,234	0.808	1,680
55-055-070-00	1919 N BROADWAY ST	07/02/21	\$230,000	\$230,000	\$89,300	38.83	\$209,322	\$192,725	\$194,623	0.990	2,000
55-100-038-10	777 W INDIAN HILLS	02/04/21	\$725,000	\$725,000	\$336,800	46.46	\$782,793	\$644,925	\$794,930	0.811	4,628
55-135-008-00	1608 N BROADWAY ST	09/22/20	\$225,000	\$225,000	\$118,900	52.84	\$246,484	\$169,070	\$215,559	0.784	2,664
55-135-008-00	1608 N BROADWAY ST	03/04/22	\$260,000	\$260,000	\$114,300	43.96	\$246,484	\$204,070	\$215,559	0.947	2,664
55-135-019-50	1790 N BROADWAY ST	10/02/20	\$360,000	\$360,000	\$196,500	54.58	\$447,880	\$290,186	\$427,676	0.679	3,343
Totals:			\$3,025,500	\$3,025,500	\$1,327,500		\$3,044,638	\$2,480,909	\$2,828,107		
						Sale. Ratio =>	43.88	E.C.F. => 0.877			
						Std. Dev. =>	7.13	Ave. E.C.F. => 0.953			

Used ECF 0.877

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.	
\$105.49	4030	30.0321	RANCH	\$28,923	4030 WOODLAWN NORTH	401	59	
\$94.01	4030	16.7477	RANCH	\$29,343	4030 WOODLAWN NORTH	401	69	
\$97.78	4030	0.6176	1.5 STY	\$24,709	4030 WOODLAWN NORTH	401	69	
\$128.71	4030	15.7061	RANCH	\$26,991	4030 WOODLAWN NORTH	401	69	
\$127.28	4030	20.3487	RANCH	\$27,806	4030 WOODLAWN NORTH	401	59	
\$90.49	4030	20.2346	2 STY	\$31,445	4030 WOODLAWN NORTH	401	59	
\$89.07	4030	14.5647	RANCH	\$38,421	4030 WOODLAWN NORTH	401	69	
\$96.36	4030	3.6774	RANCH	\$20,710	4001 ACREAGE PARCELS	401	59	
\$139.35	4030	14.2175	2 STY	\$35,850	4001 ACREAGE PARCELS	401	74	
\$63.46	4030	16.9139	2 STY	\$48,622	4030 WOODLAWN NORTH	401	64	
\$76.60	4030	0.6771	2 STY	\$48,622	4030 WOODLAWN NORTH	401	64	
\$86.80	4030	27.4955	2 STY	\$42,300	4001 ACREAGE PARCELS	401	69	
\$99.62		7.6240						
Std. Deviation=>		0.18397906						
Ave. Variance=>		15.1027	Coefficient of Var=>		15.83970235			

4035

4035

ECF

Study for 2023

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
55-057-002-00	652 E NORTH	04/30/21	\$239,900	\$239,900	\$99,900	41.64	\$235,245	\$210,420	\$226,364	0.930	1,812
55-057-007-00	624 E NORTH	04/17/20	\$208,000	\$208,000	\$102,800	49.42	\$227,166	\$176,161	\$214,881	0.820	1,996
55-057-008-00	616 E NORTH	01/22/21	\$240,000	\$240,000	\$107,600	44.83	\$255,438	\$206,077	\$243,691	0.846	1,840
55-057-012-00	605 E NORTH	06/19/20	\$211,900	\$211,900	\$49,200	23.22	\$251,605	\$164,736	\$224,908	0.732	1,800
55-057-014-00	617 E NORTH	01/31/22	\$279,900	\$279,900	\$104,700	37.41	\$245,071	\$241,401	\$227,252	1.062	1,800
55-057-017-00	631 E NORTH	06/19/20	\$220,000	\$220,000	\$105,300	47.86	\$233,003	\$191,480	\$224,954	0.851	2,131
55-057-021-00	649 E NORTH	09/11/20	\$226,245	\$226,245	\$12,000	5.30	\$240,661	\$198,325	\$234,039	0.847	1,812
55-135-010-11	213 W INDIAN HILLS	07/01/21	\$270,000	\$270,000	\$95,100	35.22	\$225,779	\$238,282	\$213,488	1.116	1,614
55-135-010-11	213 W INDIAN HILLS	01/27/22	\$279,000	\$279,000	\$95,100	34.09	\$225,779	\$247,282	\$213,488	1.158	1,614
55-135-011-10	207 INDIAN HILLS DR	09/10/21	\$250,000	\$250,000	\$0	0.00	\$266,837	\$161,496	\$196,186	0.823	1,716
55-170-013-00	123 SHERBROOKE	05/28/21	\$260,000	\$260,000	\$83,500	32.12	\$195,880	\$226,256	\$178,367	1.268	1,536
55-177-052-00	206 E THORNHILL	01/14/22	\$327,000	\$327,000	\$108,000	33.03	\$324,640	\$297,101	\$324,248	0.916	2,604
Totals:			\$3,011,945	\$3,011,945	\$963,200		\$2,927,104	\$2,559,017	\$2,721,866		
						Sale. Ratio =>	31.98		E.C.F. =>	0.940	
						Std. Dev. =>	15.58		Ave. E.C.F. =>	0.948	

Used ECF 0.940

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.
\$116.13	4035	1.7995	2 STY		\$25,104	NEWER WOODLAWN NORTH	401	95
\$88.26	4035	12.7753	BI-LEVEL		\$27,463	NEWER WOODLAWN NORTH	401	95
\$112.00	4035	10.1910	2 STY		\$29,547	NEWER WOODLAWN NORTH	401	95
\$91.52	4035	21.5098	2 STY		\$42,879	NEWER WOODLAWN NORTH	401	96
\$134.11	4035	11.4703	2 STY		\$34,169	NEWER WOODLAWN NORTH	401	97
\$89.85	4035	9.6362	BI-LEVEL		\$24,144	NEWER WOODLAWN NORTH	401	95
\$109.45	4035	10.0156	2 STY		\$23,903	NEWER WOODLAWN NORTH	401	97
\$147.63	4035	16.8576	RANCH		\$19,000	4001 ACREAGE PARCELS	401	69
\$153.21	4035	21.0733	RANCH		\$19,000	4001 ACREAGE PARCELS	401	69
\$94.11	4035	12.4381	RANCH		\$82,963	NEWER WOODLAWN NORTH	401	74
\$147.30	4035	32.0924	2 STY		\$28,752	NEWER WOODLAWN NORTH	401	75
\$114.09	4035	3.1281	2 STY		\$24,419	NEWER WOODLAWN NORTH	401	95
\$116.47		0.7389						
Std. Deviation=>	0.16460373							
Ave. Variance=>	13.5823	Coefficient of Var=>	14.33393816					

4038

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.
4038 ECF Study for 2023										
55-175-002-31	331 E NORTH	06/04/21	\$220,000	\$220,000	\$82,500	37.50	\$184,993	\$196,025	\$158,952	1.233
55-175-006-10	310 E NORTH	10/12/20	\$220,400	\$220,400	\$84,200	38.20	\$184,276	\$196,156	\$157,978	1.242
55-175-006-12	312 E NORTH	06/30/21	\$199,900	\$199,900	\$83,700	41.87	\$188,428	\$176,165	\$162,579	1.084
55-175-006-14	314 E NORTH	09/18/20	\$184,900	\$184,900	\$81,400	44.02	\$182,794	\$162,703	\$158,536	1.026
55-175-007-26	326 E NORTH	11/18/20	\$214,800	\$214,800	\$84,400	39.29	\$182,794	\$192,603	\$158,536	1.215
55-175-008-44	344 E NORTH	02/03/22	\$224,900	\$224,900	\$87,700	39.00	\$197,667	\$200,825	\$171,364	1.172
Totals:			\$1,264,900	\$1,264,900	\$503,900		\$1,120,952	\$1,124,477	\$967,946	
						Sale. Ratio =>	39.84	E.C.F. =>		1.162
						Std. Dev. =>	2.48	Ave. E.C.F. =>		1.162
55-175-001-45	345 E NORTH	12/28/21	\$200,400	\$200,400	\$75,700	37.77	\$152,630	\$178,304	\$128,859	1.384

Used ECF 1.162

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class
1,018	\$192.56	4038	7.1312	CONDO	\$20,000	4400 CONDOS	407
1,018	\$192.69	4038	7.9739	CONDO	\$20,000	4400 CONDOS	407
936	\$188.21	4038	7.8363	CONDO	\$20,000	4400 CONDOS	407
998	\$163.03	4038	13.5641	CONDO	\$20,000	4400 CONDOS	407
998	\$192.99	4038	5.2960	CONDO	\$20,000	4400 CONDOS	407
1,146	\$175.24	4038	0.9994	CONDO	\$20,000	4400 CONDOS	407
\$184.12		0.0210					
Std. Deviation=>		0.08819015					
Ave. Variance=>		7.1335		Coefficient of Var=>		6.139348875	
876	\$203.54	4038	22.1791	CONDO	\$20,000	4400 CONDOS	407

4040 ECF Study for 2023

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Por Area
55-010-019-00	231 E LINCOLN ✓	12/04/20	\$159,900	\$159,900	\$53,900	33.71	\$145,992	\$15,364	\$144,536	\$128,571	1.124	1,344
55-010-020-00	1020 N BOLTWOOD ✓	04/26/21	\$145,000	\$145,000	\$46,100	31.79	\$106,403	\$22,565	\$122,435	\$82,518	1.484	768
55-045-012-00	222 W GRANT ST ✓	04/01/21	\$135,000	\$135,000	\$51,300	38.00	\$119,150	\$14,364	\$120,636	\$103,136	1.170	971
55-045-024-00	120 W GRANT ✓	10/12/21	\$124,000	\$124,000	\$42,700	34.44	\$98,632	\$14,801	\$109,199	\$82,511	1.323	1,068
55-050-001-00	1120 N JEFFERSON ST ✓	01/19/22	\$168,900	\$168,900	\$68,900	40.79	\$159,818	\$21,436	\$147,464	\$136,203	1.083	1,408
55-050-008-00	244 W AMY ST ✓	01/21/22	\$150,000	\$150,000	\$38,000	25.33	\$130,790	\$12,878	\$137,122	\$116,055	1.182	996
55-050-019-00	120 W BENSON ✓	03/18/22	\$118,600	\$118,600	\$44,900	37.86	\$101,619	\$27,873	\$90,727	\$72,585	1.250	872
55-056-005-00	640 E CHARLES ✓	06/04/21	\$274,000	\$274,000	\$88,900	32.45	\$206,075	\$17,413	\$256,587	\$185,691	1.382	1,304
55-065-001-00	339 E CHARLES ✓	09/16/20	\$264,220	\$264,220	\$88,500	33.49	\$217,562	\$24,954	\$239,266	\$189,575	1.262	1,808
55-065-008-00	413 E LINCOLN ✓	08/28/20	\$135,000	\$135,000	\$59,000	43.70	\$154,084	\$19,891	\$115,109	\$132,080	0.872	960
55-070-011-00	520 E FRANCIS ✓	02/19/21	\$199,000	\$199,000	\$65,400	32.86	\$181,087	\$15,258	\$183,742	\$163,218	1.126	1,440
55-080-006-00	628 E GRANT ✓	07/08/21	\$155,000	\$155,000	\$64,800	41.81	\$151,183	\$15,442	\$139,557	\$133,602	1.045	936
55-080-011-00	740 E GRANT ✓	06/10/21	\$260,000	\$260,000	\$80,100	30.81	\$239,343	\$20,085	\$239,915	\$215,805	1.112	1,452
55-080-028-00	720 E LINCOLN ✓	10/01/20	\$135,000	\$135,000	\$53,000	39.26	\$126,438	\$17,363	\$117,637	\$107,357	1.096	864
55-080-036-00	1012 N FERRIS ✓	11/29/21	\$259,900	\$259,900	\$90,500	34.82	\$236,705	\$21,568	\$238,332	\$211,749	1.126	1,816
55-095-021-00	215 E GRANT ✓	08/04/20	\$150,000	\$150,000	\$61,200	40.80	\$168,299	\$19,092	\$130,908	\$146,857	0.891	1,350
55-095-023-01	235 E GRANT ST ✓	10/20/20	\$157,000	\$157,000	\$60,700	38.66	\$157,756	\$22,267	\$134,733	\$133,355	1.010	1,064
55-095-036-00	302 E GRANT ✓	01/31/22	\$130,000	\$130,000	\$44,500	34.23	\$102,961	\$12,265	\$117,735	\$89,268	1.319	1,192
55-095-053-00	825 N EAST ✓	10/27/21	\$121,000	\$121,000	\$55,300	45.70	\$128,447	\$14,085	\$106,915	\$112,561	0.950	1,448
55-125-024-00	1028 N MICHIGAN AVE ✓	04/15/21	\$130,000	\$130,000	\$58,600	45.08	\$136,094	\$17,095	\$112,905	\$117,125	0.964	1,700
55-125-027-00	1014 N MICHIGAN AVE ✓	06/16/21	\$165,000	\$165,000	\$76,300	46.36	\$178,048	\$20,569	\$144,431	\$154,999	0.932	1,573
55-125-028-00	1012 N MICHIGAN AVE ✓	09/11/20	\$175,000	\$175,000	\$54,600	31.20	\$149,684	\$16,071	\$158,929	\$131,509	1.209	1,474
55-125-031-00	918 N MICHIGAN AVE ✓	12/10/20	\$137,500	\$137,500	\$58,400	42.47	\$142,830	\$26,890	\$110,610	\$114,114	0.969	1,056
Totals:			\$3,849,020	\$3,849,020	\$1,405,800		\$3,539,000		\$3,419,430	\$3,060,443		
						Sale. Ratio =>	36.52			E.C.F. =>	1.117	
						Std. Dev. =>	5.56			Ave. E.C.F. =>	1.125	

Used ECF 1.117

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Table	Property Class	Building Depr.
\$107.54	4040	0.0957	2 STY		\$11,979	4040 WOODLAWN SOUTH	401	69
\$159.42	4040	35.8611	RANCH		\$11,961	4040 WOODLAWN SOUTH	401	59
\$124.24	4040	4.4550	RANCH		\$11,925	4040 WOODLAWN SOUTH	401	69
\$102.25	4040	19.8320	1.75 STY		\$11,925	4040 WOODLAWN SOUTH	401	59
\$104.73	4040	4.2451	1.5 STY		\$17,596	4040 WOODLAWN SOUTH	401	69
\$137.67	4040	5.6394	RANCH	RESIDENTIAL I	\$9,393	4040 WOODLAWN SOUTH	401	79
\$104.04	4040	12.4817	RANCH		\$23,538	4040 WOODLAWN SOUTH	401	59
\$196.77	4040	25.6665	RANCH		\$14,362	4040 WOODLAWN SOUTH	401	83
\$132.34	4040	13.6988	2 STY		\$14,111	4040 WOODLAWN SOUTH	401	69
\$119.91	4040	25.3619	RANCH		\$13,834	4040 WOODLAWN SOUTH	401	69
\$127.60	4040	0.0618	2 STY		\$11,936	4040 WOODLAWN SOUTH	401	69
\$149.10	4040	8.0561	RANCH		\$11,993	4040 WOODLAWN SOUTH	401	69
\$165.23	4040	1.3410	RANCH		\$14,390	4040 WOODLAWN SOUTH	401	79
\$136.15	4040	2.9378	RANCH		\$13,776	4040 WOODLAWN SOUTH	401	69
\$131.24	4040	0.0409	CAPE COD		\$14,060	4040 WOODLAWN SOUTH	401	79
\$96.97	4040	23.3735	1.25 STY		\$11,925	4040 WOODLAWN SOUTH	401	69
\$126.63	4040	11.4800	RANCH		\$20,056	4040 WOODLAWN SOUTH	401	69
\$98.77	4040	19.3767	2 STY		\$11,925	4040 WOODLAWN SOUTH	401	59
\$73.84	4040	17.5290	1.25 STY		\$11,925	4040 WOODLAWN SOUTH	401	59
\$66.41	4040	16.1161	1.5/1.75/2 STY	RESIDENTIAL I	\$13,333	4040 WOODLAWN SOUTH	401	59
\$91.82	4040	19.3312	CAPE COD		\$15,775	4040 WOODLAWN SOUTH	401	69
\$107.82	4040	8.3373	1.5/1.75/2 STY		\$15,775	4040 WOODLAWN SOUTH	401	69
\$104.74	4040	15.5838	2 STY		\$20,241	4040 WOODLAWN SOUTH	401	69
\$120.23		0.7832						
Std. Deviation=>	0.162038342							
Ave. Variance=>	12.6479	Coefficient of Va	11.24130551					

4050

ECF

Study for 2023

* Time Adj. 37% in 1 yr *

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Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
55-001-026-01	529 N JEFFERSON ST ✓	04/02/21	\$170,000	\$170,000	\$57,600	33.88	\$133,084	\$156,062	\$115,452	1.352	1,040
55-001-029-00	515 N JEFFERSON ST ✓	11/19/21	\$200,000	\$200,000	\$75,500	37.75	\$171,509	\$163,923	\$131,233	1.249	1,658
55-001-053-00	305 E HIGH ✓	03/25/22	\$170,000	\$170,000	\$64,600	38.00	\$149,492	\$156,024	\$131,314	1.188	1,982
55-001-124-00	222 E MILL ST ✓	04/13/20	\$119,000	\$119,000	\$41,600	34.96	\$112,262	\$100,789	\$91,135	1.106	844
55-005-011-00	719 N WILSON ✓	12/30/21	\$193,500	\$193,500	\$68,800	35.56	\$159,530	\$181,806	\$143,252	1.269	2,048
55-005-011-50	715 N WILSON ✓	09/24/21	\$170,000	\$170,000	\$60,000	35.29	\$138,970	\$148,814	\$114,132	1.304	1,120
55-005-019-00	720 E COLFAX ✓	09/04/20	\$113,500	\$113,500	\$36,300	31.98	\$103,687	\$100,251	\$87,634	1.144	752
55-040-032-00	630 N MICHIGAN AVE ✓	01/12/21	\$140,000	\$140,000	\$42,400	30.29	\$120,959	\$130,332	\$107,840	1.209	1,260
55-040-032-00	630 N MICHIGAN AVE ✓	02/15/22	\$192,600	\$192,600	\$45,300	23.52	\$120,959	\$182,932	\$107,840	1.696	1,260
55-095-061-00	718 N EAST ✓	06/17/21	\$116,000	\$116,000	\$51,700	44.57	\$119,414	\$101,460	\$101,622	0.998	1,252
55-095-063-00	729 N HANOVER ST ✓	12/16/20	\$148,000	\$148,000	\$37,000	25.00	\$108,689	\$135,999	\$93,690	1.452	1,075
55-095-065-00	408 E BLAIR ✓	09/23/20	\$149,900	\$149,900	\$40,300	26.88	\$108,365	\$136,035	\$91,570	1.486	1,008
55-275-004-00	230 W STATE RD ✓	06/29/20	\$185,000	\$185,000	\$66,400	35.89	\$180,614	\$175,136	\$165,455	1.059	1,968
Totals:			\$2,067,500	\$2,067,500	\$687,500		\$1,727,534	\$1,869,563	\$1,482,168		
						Sale. Ratio =>	33.25		E.C.F. =>	1.261	
						Std. Dev. =>	5.80		Ave. E.C.F. =>	1.270	

Used ECF 1.261

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.
\$150.06	4050	8.1681	RANCH		\$11,490	4050 NORTHERN CENTRAL CITY	401	59
\$98.87	4050	2.0969	2 STY		\$33,142	4050 NORTHERN CENTRAL CITY	401	59
\$78.72	4050	8.1897	1.5/1.75/2 STY		\$11,584	4050 NORTHERN CENTRAL CITY	401	59
\$119.42	4050	16.4138	RANCH		\$17,402	4050 NORTHERN CENTRAL CITY	401	69
\$88.77	4050	0.0938	2 STY	RESIDENTIAL RENTAL	\$11,584	4050 NORTHERN CENTRAL CITY	401	59
\$132.87	4050	3.3807	RANCH		\$11,584	4050 NORTHERN CENTRAL CITY	401	69
\$133.31	4050	12.6095	RANCH	RESIDENTIAL RENTAL	\$11,584	4050 NORTHERN CENTRAL CITY	401	69
\$103.44	4050	6.1505	1.75 STY		\$9,134	4050 NORTHERN CENTRAL CITY	401	69
\$145.18	4050	42.6254	1.75 STY		\$9,134	4050 NORTHERN CENTRAL CITY	401	69
\$81.04	4050	27.1667	2 STY	RESIDENTIAL RENTAL	\$11,584	4050 NORTHERN CENTRAL CITY	401	59
\$126.51	4050	18.1514	1.75 STY		\$11,584	4050 NORTHERN CENTRAL CITY	401	69
\$134.96	4050	21.5516	1.5 STY		\$11,584	4050 NORTHERN CENTRAL CITY	401	69
\$88.99	4050	21.1564	CONDO		\$9,864	4050 NORTHERN CENTRAL CITY	401	59
\$114.01		0.8701						
Std. Deviation=>	0.19175408							
Ave. Variance=>	14.4426	Coefficient of Var=>	11.37151415					

ECF

4090 ECF Study for 2023

Parcel Number	Net Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
55-001-272-00	424 W CENTER	03/01/21	\$155,000	\$155,000	\$74,800	48.26	\$172,368	\$135,022	\$145,410	0.929	\$120.56	4090	19.0986	RANCH
55-001-281-00	521 W GREEN ST	11/06/20	\$179,000	\$179,000	\$59,200	33.07	\$168,582	\$167,416	\$149,807	1.118	\$83.17	4090	0.2002	1.5/1.75/2 STY
55-001-298-00	336 W GREEN ST	01/07/22	\$198,500	\$198,500	\$71,800	36.17	\$168,539	\$184,381	\$147,347	1.251	\$95.73	4090	13.1791	1.75 STY
55-001-299-00	326 W GREEN ST	05/26/20	\$160,000	\$160,000	\$57,600	36.00	\$167,567	\$146,275	\$146,796	0.996	\$94.98	4090	12.3092	1.75 STY
55-001-307-00	434 W GREEN ST	05/15/20	\$269,900	\$269,900	\$109,400	40.53	\$313,437	\$243,157	\$273,563	0.889	\$64.98	4090	23.0692	2 STY
55-001-322-00	418 S MARKET ST	10/05/20	\$133,000	\$133,000	\$45,500	34.21	\$117,557	\$113,247	\$93,324	1.213	\$127.53	4090	9.3932	1.5 STY
55-001-329-00	504 S WASHINGTON	08/25/20	\$130,000	\$130,000	\$41,300	31.77	\$118,708	\$115,242	\$99,189	1.162	\$96.68	4090	4.2299	1.75 STY
55-001-330-00	434 W WALNUT	10/30/20	\$172,000	\$172,000	\$48,400	28.14	\$141,469	\$160,416	\$123,936	1.294	\$111.25	4090	17.4800	1.75 STY
55-001-334-00	404 W WALNUT	07/14/21	\$195,000	\$195,000	\$60,800	31.18	\$160,234	\$178,478	\$137,130	1.302	\$149.35	4090	18.1982	1.25 STY
55-001-346-00	421 W GRAND	12/18/20	\$125,000	\$125,000	\$39,900	31.92	\$105,744	\$112,715	\$89,178	1.264	\$156.55	4090	14.4382	RANCH
55-001-351-00	528 S WASHINGTON	10/29/21	\$165,000	\$165,000	\$62,500	37.88	\$147,335	\$150,636	\$126,881	1.187	\$96.56	4090	6.7681	2 STY
55-001-354-00	535 W GRAND	09/18/20	\$138,000	\$138,000	\$52,000	37.68	\$135,027	\$122,101	\$113,672	1.074	\$69.69	4090	4.5390	2 STY
55-001-362-00	436 W GRAND	02/04/22	\$155,000	\$155,000	\$53,900	34.77	\$126,492	\$139,974	\$106,361	1.316	\$102.70	4090	19.6487	1.75 STY
55-001-364-00	420 W GRAND	06/19/20	\$122,000	\$122,000	\$45,700	37.46	\$128,584	\$109,083	\$110,369	0.988	\$89.41	4090	13.1199	1.75 STY
55-001-371-00	421 W BOND ST	12/03/21	\$116,000	\$116,000	\$55,200	47.59	\$129,751	\$104,416	\$112,755	0.926	\$63.90	4090	19.3499	2 STY
55-001-378-00	535 W BOND	11/30/21	\$172,000	\$172,000	\$59,300	34.48	\$139,210	\$156,818	\$118,347	1.325	\$97.83	4090	20.5521	1.75 STY
55-001-389-00	420 W BOND ST	06/22/20	\$108,500	\$108,500	\$39,700	36.59	\$103,038	\$95,562	\$85,973	1.112	\$94.43	4090	0.8013	1.75 STY
55-001-401-00	716 S MARKET	07/09/21	\$202,500	\$202,500	\$78,900	38.96	\$216,445	\$191,236	\$195,783	0.977	\$132.34	4090	14.2771	RANCH
55-001-402-00	804 S MARKET	11/06/20	\$118,000	\$118,000	\$38,400	32.54	\$107,284	\$105,976	\$90,897	1.166	\$106.83	4090	4.6347	BUNGALO / 1+
55-001-410-00	418 W MADISON	12/22/20	\$130,000	\$130,000	\$44,900	34.54	\$113,254	\$114,124	\$92,918	1.228	\$132.09	4090	10.8679	RANCH
55-001-413-00	338 W MADISON	12/04/20	\$175,000	\$175,000	\$67,100	38.34	\$174,876	\$154,346	\$147,158	1.049	\$140.31	4090	7.0702	1.75 STY
55-001-431-00	603 W CLINTON	02/18/22	\$335,000	\$335,000	\$107,700	32.15	\$254,699	\$314,991	\$223,941	1.407	\$127.63	4090	28.7037	1.5/1.75/2 STY
55-001-446-00	912 S BROADWAY	06/05/20	\$134,900	\$134,900	\$52,500	38.92	\$135,674	\$122,200	\$117,342	1.041	\$90.65	4090	7.8141	RANCH
55-001-449-00	327 W MARSHALL	04/14/21	\$92,000	\$92,000	\$27,900	30.33	\$72,935	\$78,904	\$57,098	1.382	\$123.29	4090	26.2354	RANCH
55-001-466-00	1011 S PARK	10/28/20	\$219,000	\$219,000	\$99,800	45.57	\$244,587	\$195,884	\$211,327	0.927	\$92.57	4090	19.2622	1.5/1.75/2 STY
55-001-473-00	331 W SOUTH	10/29/21	\$129,000	\$129,000	\$35,900	27.83	\$106,718	\$118,178	\$91,504	1.292	\$158.84	4090	17.1965	RANCH
55-001-491-00	334 W SOUTH	04/13/21	\$180,000	\$180,000	\$74,500	41.39	\$181,350	\$158,119	\$152,165	1.039	\$84.29	4090	8.0416	RANCH
55-035-007-00	633 W WALNUT	09/03/21	\$240,000	\$240,000	\$64,400	26.83	\$248,200	\$222,604	\$220,233	1.011	\$143.80	4090	10.8778	1.25 STY
55-090-007-00	730 W WALNUT	08/04/20	\$161,000	\$161,000	\$52,300	32.48	\$150,228	\$145,197	\$128,268	1.132	\$108.36	4090	1.2436	1.75 STY
55-090-018-00	614 W WALNUT	09/01/20	\$161,000	\$161,000	\$57,100	35.47	\$139,844	\$147,555	\$120,610	1.223	\$103.62	4090	10.3864	1.75 STY
55-090-027-00	736 W GRAND	01/06/21	\$207,000	\$207,000	\$83,300	40.24	\$221,038	\$194,340	\$198,834	0.977	\$89.39	4090	14.2146	1.25 STY
55-090-028-00	732 W GRAND	06/01/20	\$130,000	\$130,000	\$53,200	40.92	\$124,884	\$116,375	\$106,163	1.096	\$76.97	4090	2.3354	2 STY
55-090-050-00	502 S CASS ST	10/07/20	\$167,000	\$167,000	\$78,900	47.25	\$188,442	\$150,549	\$164,114	0.917	\$108.15	4090	20.2198	RANCH
55-090-066-00	720 W BOND ST	03/22/22	\$160,000	\$160,000	\$70,700	44.19	\$167,291	\$146,434	\$146,684	0.998	\$100.02	4090	12.1250	RANCH
55-090-070-00	721 W MADISON	10/26/20	\$165,000	\$165,000	\$52,000	31.52	\$159,007	\$143,459	\$131,170	1.094	\$106.90	4090	2.5856	1.75 STY
55-090-103-00	819 S BENTON	12/22/20	\$159,900	\$159,900	\$66,000	41.28	\$160,531	\$147,095	\$140,960	1.044	\$117.86	4090	7.6021	1.5/1.75/2 STY
55-090-106-00	719 W CLINTON	04/22/21	\$83,000	\$83,000	\$32,000	38.55	\$83,779	\$70,720	\$68,224	1.037	\$112.43	4090	8.2963	1+ STY
55-090-110-00	636 W MADISON	08/05/20	\$108,000	\$108,000	\$46,400	42.96	\$121,243	\$94,991	\$103,277	0.920	\$99.89	4090	19.9773	1.25 STY
55-090-119-00	820 W CLINTON	06/18/21	\$301,000	\$301,000	\$101,300	33.65	\$310,968	\$274,887	\$271,808	1.011	\$122.44	4090	10.8217	RANCH
55-120-010-00	717 W GREEN ST	07/23/21	\$186,000	\$186,000	\$58,900	31.67	\$172,592	\$161,045	\$140,875	1.143	\$111.68	4090	2.3632	1.5/1.75/2 STY
55-120-019-00	901 W GREEN ST	06/30/21	\$299,900	\$299,900	\$134,000	44.68	\$311,083	\$250,506	\$249,703	1.003	\$57.14	4090	11.6330	2 STY
55-201-283-00	420 S MICHIGAN AVE	02/28/22	\$160,000	\$160,000	\$45,900	28.69	\$108,023	\$150,441	\$93,954	1.601	\$107.46	4090	48.1672	1.75 STY
55-201-284-00	133 E WALNUT	07/21/20	\$124,000	\$124,000	\$41,400	33.39	\$117,385	\$114,492	\$102,936	1.112	\$87.00	4090	0.7281	1.75 STY
55-201-299-00	138 W WALNUT	10/08/20	\$185,000	\$185,000	\$67,300	36.38	\$171,532	\$171,285	\$150,589	1.137	\$74.60	4090	1.7891	2 STY
55-201-310-00	128 E WALNUT	11/19/21	\$187,500	\$187,500	\$64,100	34.19	\$150,309	\$176,700	\$133,119	1.327	\$147.25	4090	20.7837	1.25 STY
55-201-313-00	135 E GRAND	11/12/21	\$140,000	\$140,000	\$63,300	45.21	\$148,554	\$119,576	\$122,261	0.978	\$72.91	4090	14.1509	2 STY
55-201-343-00	629 S JEFFERSON ST	12/30/20	\$154,500	\$154,500	\$74,100	47.96	\$172,093	\$139,275	\$149,683	0.930	\$81.35	4090	18.9079	1.5 STY
55-201-352-00	128 W BOND ST	03/15/21	\$134,000	\$134,000	\$47,500	35.45	\$137,575	\$125,038	\$122,722	1.019	\$79.74	4090	10.0675	2 STY
55-201-364-00	805 S BROADWAY ST	10/15/21	\$187,000	\$187,000	\$57,000	30.48	\$134,650	\$177,602	\$119,515	1.486	\$110.04	4090	36.6475	1.75 STY
55-201-370-00	733 S CHURCH	05/12/20	\$154,900	\$154,900	\$57,200	36.93	\$175,831	\$138,235	\$151,876	0.910	\$90.59	4090	20.9361	1.5/1.75/2 STY
55-201-390-00	235 W CLINTON	11/05/21	\$150,000	\$150,000	\$56,500	37.67	\$133,186	\$136,330	\$114,042	1.195	\$127.65	4090	7.5893	1.5/1.75/2 STY

55-201-398-00	122 W CLINTON	12/17/21	\$160,000	\$160,000	\$65,200	40.75	\$155,758	\$142,810	\$132,221	1.080	\$97.15	4090	3.9462	1.5/1.75/2 STY
55-201-405-50	930 HIGAN AVE	09/02/21	\$219,400	\$219,400	\$33,300	15.18	\$245,943	\$202,973	\$219,004	0.927	\$169.14	4090	19	RANCH
55-201-411-00	926 FERSON ST	03/26/21	\$130,000	\$130,000	\$62,500	48.08	\$153,791	\$116,525	\$133,889	0.870	\$62.25	4090	24.9236	1.5/1.75/2 STY
55-201-431-00	1010 S MICHIGAN AVE	03/11/22	\$334,900	\$334,900	\$121,800	36.37	\$287,578	\$305,685	\$246,530	1.240	\$113.22	4090	12.0408	1+ STY
55-201-446-00	221 W SOUTH	07/27/21	\$187,900	\$187,900	\$73,500	39.12	\$173,469	\$169,299	\$147,775	1.146	\$113.47	4090	2.6111	1.5/1.75/2 STY
55-201-448-00	236 W SOUTH	01/06/22	\$215,000	\$215,000	\$85,300	39.67	\$201,965	\$196,094	\$174,675	1.123	\$155.63	4090	0.3080	RANCH
55-201-452-00	204 W SOUTH	02/04/22	\$137,500	\$137,500	\$45,900	33.38	\$107,161	\$123,106	\$88,518	1.391	\$128.24	4090	27.1199	1.5/1.75/2 STY
Totals:			\$9,899,700	\$9,899,700	\$3,616,900		\$9,485,397	\$8,960,120	\$8,154,406		\$106.56		2.0737	
						Sale. Ratio =>	36.54	E.C.F. => 1.099 Std. Deviation=> 0.1634						
						Std. Dev. =>	6.19	Ave. E.C.F. => 1.126 Ave. Variance=> ##### Coefficient of Vari						
11.78359818														

Use Code	Land Value	Land Table	Property Class	Building Depr.
	\$11,584	4090 SOUTHERN CENTAL CITY	401	74
	\$11,584	4090 SOUTHERN CENTAL CITY	401	69
RESIDENTIAL RENTAL	\$11,584	4090 SOUTHERN CENTAL CITY	401	59
RESIDENTIAL RENTAL	\$12,107	4090 SOUTHERN CENTAL CITY	401	73
	\$13,695	4090 SOUTHERN CENTAL CITY	401	73
	\$9,158	4090 SOUTHERN CENTAL CITY	401	69
	\$10,032	4090 SOUTHERN CENTAL CITY	401	69
	\$11,584	4090 SOUTHERN CENTAL CITY	401	69
	\$11,750	4090 SOUTHERN CENTAL CITY	401	69
	\$7,505	4090 SOUTHERN CENTAL CITY	401	69
	\$10,032	4090 SOUTHERN CENTAL CITY	401	59
	\$15,701	4090 SOUTHERN CENTAL CITY	401	59
	\$11,584	4090 SOUTHERN CENTAL CITY	401	59
	\$11,584	4090 SOUTHERN CENTAL CITY	401	69
	\$11,584	4090 SOUTHERN CENTAL CITY	401	59
	\$12,750	4090 SOUTHERN CENTAL CITY	401	59
	\$11,584	4090 SOUTHERN CENTAL CITY	401	69
	\$9,571	4090 SOUTHERN CENTAL CITY	401	69
	\$11,584	4090 SOUTHERN CENTAL CITY	401	69
	\$11,584	4090 SOUTHERN CENTAL CITY	401	69
	\$15,701	4090 SOUTHERN CENTAL CITY	401	69
	\$11,584	4090 SOUTHERN CENTAL CITY	401	69
	\$11,584	4090 SOUTHERN CENTAL CITY	401	69
RESIDENTIAL RENTAL	\$11,584	4090 SOUTHERN CENTAL CITY	401	69
	\$16,629	4090 SOUTHERN CENTAL CITY	401	69
RESIDENTIAL RENTAL	\$9,407	4090 SOUTHERN CENTAL CITY	401	69
	\$19,185	4090 SOUTHERN CENTAL CITY	401	59
	\$10,791	4090 SOUTHERN CENTAL CITY	401	94
	\$14,664	4090 SOUTHERN CENTAL CITY	401	70
	\$10,326	4090 SOUTHERN CENTAL CITY	401	69
	\$9,737	4090 SOUTHERN CENTAL CITY	401	69
	\$9,737	4090 SOUTHERN CENTAL CITY	401	59
	\$13,173	4090 SOUTHERN CENTAL CITY	401	69
	\$9,737	4090 SOUTHERN CENTAL CITY	401	69
	\$13,441	4090 SOUTHERN CENTAL CITY	401	69
	\$10,166	4090 SOUTHERN CENTAL CITY	401	69
	\$9,737	4090 SOUTHERN CENTAL CITY	401	69
	\$10,104	4090 SOUTHERN CENTAL CITY	401	69
	\$18,590	4090 SOUTHERN CENTAL CITY	401	74
	\$13,740	4090 SOUTHERN CENTAL CITY	401	69
	\$47,983	4090 SOUTHERN CENTAL CITY	401	59
	\$8,191	4090 SOUTHERN CENTAL CITY	401	59
	\$8,191	4090 SOUTHERN CENTAL CITY	401	69
	\$11,584	4090 SOUTHERN CENTAL CITY	401	59
	\$8,021	4090 SOUTHERN CENTAL CITY	401	76
	\$13,695	4090 SOUTHERN CENTAL CITY	401	59
	\$10,671	4090 SOUTHERN CENTAL CITY	401	69
RESIDENTIAL RENTAL	\$8,962	4090 SOUTHERN CENTAL CITY	401	64
	\$8,064	4090 SOUTHERN CENTAL CITY	401	59
	\$14,188	4090 SOUTHERN CENTAL CITY	401	78
	\$10,671	4090 SOUTHERN CENTAL CITY	401	69

RESIDENTIAL RENTAL	\$11,584	4090 SOUTHERN CENTAL CITY	401	67
	11,584	4090 SOUTHERN CENTAL CITY	401	98
	11,584	4090 SOUTHERN CENTAL CITY	401	59
	\$19,483	4090 SOUTHERN CENTAL CITY	401	69
	\$12,877	4090 SOUTHERN CENTAL CITY	401	69
	\$11,584	4090 SOUTHERN CENTAL CITY	401	69
	\$12,952	4090 SOUTHERN CENTAL CITY	401	59

4200

ECF

ECF study for 2023

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
55-001-135-00	420 W MILL ST ✓	05/07/21	\$166,000	\$166,000	\$62,300	37.53	\$134,137	\$150,092	\$114,231	1.314	936	\$160.35
55-001-173-00	128 N WASHINGTON ✓	09/25/20	\$45,900	\$45,900	\$26,900	58.61	\$76,628	\$35,248	\$63,745	0.553	1,316	\$26.78
55-001-245-00	526 W COURT ST ✓	03/26/21	\$108,000	\$108,000	\$37,000	34.26	\$114,088	\$97,675	\$100,254	0.974	1,038	\$94.10
55-001-257-00	220 S PARK ✓	02/05/21	\$175,000	\$175,000	\$49,000	28.00	\$168,549	\$166,733	\$154,862	1.077	2,046	\$81.49
55-201-034-00	212 W MILL ST ✓	04/30/21	\$90,100	\$90,100	\$35,900	39.84	\$90,182	\$83,319	\$80,581	1.034	1,020	\$81.69
55-201-205-00	306 S HANOVER ST ✓	01/07/22	\$140,000	\$140,000	\$46,700	33.36	\$101,846	\$133,870	\$92,479	1.448	1,052	\$127.25
55-201-206-00	310 S HANOVER ST ✓	10/01/20	\$110,000	\$110,000	\$33,800	30.73	\$105,013	\$101,911	\$93,646	1.088	960	\$106.16
Totals:			\$1,024,900	\$1,024,900	\$356,500		\$790,443	\$768,848	\$699,798			\$95.03
						Sale. Ratio =>	34.78	E.C.F. =>		1.099	Std. Deviation=>	
						Std. Dev. =>	9.44	Ave. E.C.F. =>		#DIV/0!	Ave. Variance=>	

Used ECF 1.099

ECF Area	Dev. Code	Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class	Building Depr.
4200	#DIV/0!		RANCH		\$12,084	4200 FMR COM	401	69
4200	#DIV/0!		1.5/1.75/2 STY	RESIDENTIAL RENTAL	\$10,222	4200 FMR COM	401	44
4200	#DIV/0!		1.5/1.75/2 STY		\$10,222	4200 FMR COM	401	69
4200	#DIV/0!		1.5/1.75/2 STY		\$7,117	4200 FMR COM	401	69
4200	#DIV/0!		1.25 STY		\$5,869	4200 FMR COM	401	69
4200	#DIV/0!		BUNGALO / 1+		\$5,688	4200 FMR COM	401	59
4200	#DIV/0!		1+/1.25 STY		\$7,191	4200 FMR COM	401	69
#DIV/0!								
#DIV/0!								
#DIV/0! Coefficient of Var=>			#DIV/0!					

4:20

4420

ECF Study for 2023

4420												
ECF	Study for 2023											
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
55-076-016-00	618 RIVERWALK	03/28/22	\$299,000	\$299,000	\$96,600	32.31	\$215,832	\$42,530	\$256,470	\$171,078	1.499	
55-076-020-00	580 RIVERWALK	06/09/20	\$199,900	\$199,900	\$98,300	49.17	\$222,151	\$42,391	\$157,509	\$177,453	0.888	
Totals:			\$498,900	\$498,900	\$194,900		\$437,983		\$413,979	\$348,531		
						Sale. Ratio =>	39.07			E.C.F. =>	1.162	
						Std. Dev. =>	11.93			Ave. E.C.F. =>	1.193	
USED ECF SAME AS												
4038 CONDOS												

Used ECF 1.162

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table	Property Class	Building Depr.
1,340	\$191.40	4420	30.5766	CONDO	\$40,000	4002 WEST STATE RD	407	85
1,484	\$106.14	4420	30.5766	CONDO	\$40,000	4002 WEST STATE RD	407	84
\$148.77		3.1375						
Std. Deviation=>		0.432418247						
Ave. Variance=>		30.5766		Coefficient of Var=>		25.62194396		

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table
1,513	\$173.76	4430	0.7157	CONDO	\$35,000	4400 CONDOS
1,513	\$172.88	4430	0.7157	CONDO	\$35,000	4400 CONDOS
\$173.32		14.2698				
Std. Deviation=>		0.010121983				
Ave. Variance=>		0.7157		Coefficient of Var=>		0.77602846

4435

ECF

Sale Date	Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$
07/30/21	55-150-019-00	1520 LIBERTY	07/30/21	\$210,000	\$210,000	\$91,200	43.43	\$204,617	\$185,147	\$156,862
05/03/21	55-150-011-00	1548 LIBERTY	05/03/21	\$219,900	\$219,900	\$82,400	37.47	\$186,932	\$197,137	\$143,254
11/30/20	55-150-025-00	710 W WOODLAWN AVE	11/30/20	\$243,400	\$243,400	\$97,000	39.85	\$214,929	\$220,683	\$167,724
10/20/20	55-150-016-00	1532 LIBERTY	10/20/20	\$195,000	\$195,000	\$93,000	47.69	\$205,372	\$169,759	\$157,182
07/01/20	55-150-020-00	1516 LIBERTY LN	07/01/20	\$187,500	\$187,500	\$92,300	49.23	\$204,034	\$163,230	\$156,862
06/08/20	55-150-003-00	1523 LIBERTY	06/08/20	\$165,000	\$165,000	\$77,400	46.91	\$170,870	\$140,342	\$127,585
Totals:				\$1,220,800	\$1,220,800	\$533,300		\$1,186,754	\$1,076,298	\$909,469
Sale. Ratio =>							43.68	E.C.F. =>		
Std. Dev. =>							4.68	Ave. E.C.F. =>		

Used ECF 1.183

E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table
1.180	1,122	\$165.02	4435	8.0325	RANCH		\$20,000	4400 CONDOS
1.376	1,122	\$175.70	4435	19.4003	RANCH		\$20,000	4400 CONDOS
1.316	1,122	\$196.69	4435	21.5757	CONDO		\$20,000	4400 CONDOS
1.080	1,122	\$151.30	4435	108.0013	RANCH		\$20,000	4400 CONDOS
1.041	1,122	\$145.48	4435	14.1538	RANCH		\$20,000	4400 CONDOS
1.100	920	\$152.55	4435	109.9991	CONDO	RESIDENTIAL RENTA	\$20,000	4400 CONDOS
		\$164.46			0.1301			
1.183	Std. Deviation=>		0.136164					
1.182	Ave. Variance=>		46.8605	Coefficient of Var=>	39.64059109			

4440

4440	Study for 2023										
ECF											
Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
55-010-002-50	1310 N BOLTWOOD	04/22/22	\$155,000	\$155,000	\$47,400	30.58	\$102,794	\$10,000	\$145,000	\$91,603	1.583
55-010-002-70	1306 N BOLTWOOD	08/31/21	\$170,000	\$170,000	\$46,600	27.41	\$105,841	\$10,000	\$160,000	\$94,611	1.691
Totals:			\$325,000	\$325,000	\$94,000		\$208,635		\$305,000	\$186,214	
						Sale. Ratio =>	28.92			E.C.F. =>	1.638
						Std. Dev. =>	2.24			Ave. E.C.F. =>	1.637
USED ECF OF											
1.183 SAME AS											
OTHER CONDOS											

Used ECF 1.183

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Land Table
840	\$172.62	4440	5.4110	CONDO	\$10,000	4400 CONDOS
896	\$178.57	4440	5.4110	CONDO	\$10,000	4400 CONDOS
\$175.60		0.0874				
Std. Deviation=>		0.076522681				
Ave. Variance=>		5.4110	Coefficient of Var=>		3.305369173	