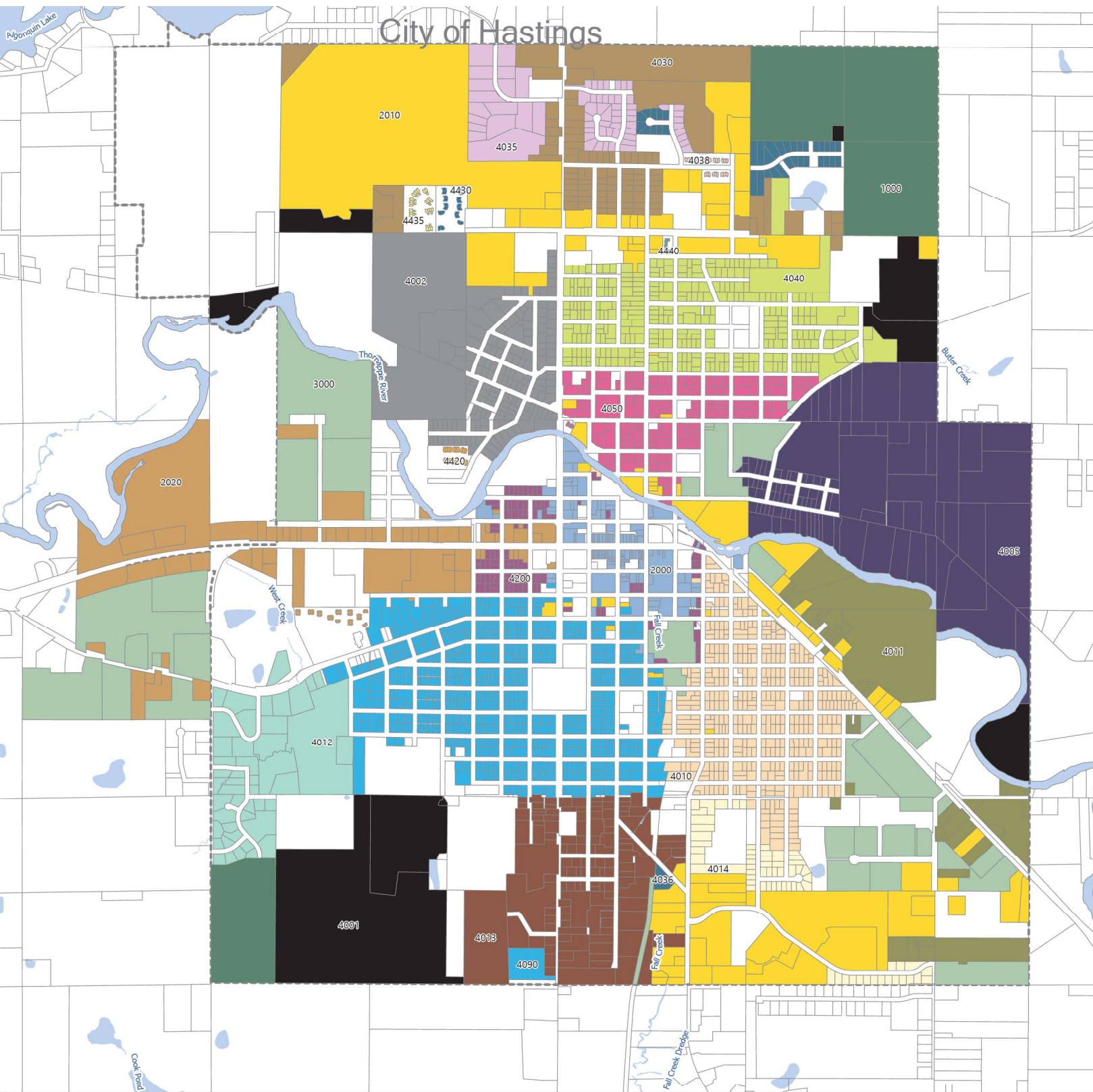




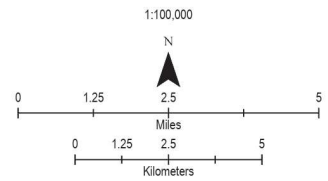
10/16/2025

- | | | |
|---|---|---|
| <p>ECF District</p> <ul style="list-style-type: none"> 1000 AG PARCELS 2000 DOWNTOWN BUSINESS DISTRICT 2010 COMMERCIAL 2020 COMMERCIAL 3000 INDUSTRIAL 4001 RURAL AREAS 4002 WEST STATE ROAD 4005 PREVIOUSLY 4014 4010 EASTERN CENTRAL CITY | <ul style="list-style-type: none"> 4011 EAST STATE STREET 4012 SWEETZYS POND 4013 HIGH SCHOOL DISTRICT 4014 BARFIELD 4030 WOODLAWN NORTH 4035 NEWER IN WOODLAWN NORTH 4036 NEWEST IN WOODLAWN NORTH 4038 WOODLAWN NORTH CONDOS 4040 WOODLAWN SOUTH | <ul style="list-style-type: none"> 4050 NORTHERN CENTRAL CITY 4090 SOUTHERN CENTRAL CITY 4200 FMR COM 2010 ECF AREA 4420 RIVERWALK CONDOS 4430 IVY WOODS CONDOMINIUMS 4435 CHERRY HILL CONDOMINIUMS 4440 WOODLAWN SOUTH CONDOS |
|---|---|---|

ECF Map

BARRY COUNTY, MICHIGAN

City of Hastings



Sources:
Notes:

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The information on Barry County maps is distributed and transmitted 'as is' without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Barry County does not guarantee the accuracy, timeliness, or completeness of the information on this map.

[illegible]

4005														
ECF 2026														
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.	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
55-020-013-50	530 E THORN	07/07/23	\$190,000	\$190,000	\$69,900	36.79	\$212,452	\$168,263	\$131,983	1.275	\$166.93	4005	6.5036	RANCH
55-020-028-00	707 E MILL	04/19/23	\$155,000	\$155,000	\$75,800	48.90	\$183,799	\$133,414	\$112,258	1.188	\$103.42	4005	15.1466	1.5/1.75/2 STY
55-130-006-00	710 E MILL	12/09/24	\$172,400	\$172,400	\$60,000	34.80	\$173,128	\$144,259	\$100,337	1.438	\$138.71	4005	9.7822	1.25 STY
55-130-007-50	700 E MILL	12/13/23	\$210,000	\$210,000	\$78,000	37.14	\$208,278	\$184,646	\$126,591	1.459	\$169.71	4005	11.8680	1.5/1.75/2 STY
Totals:			\$727,400	\$727,400	\$283,700		\$777,657	\$630,582	\$471,169		\$144.69		0.1587	
						Sale. Ratio =>	39.00			E.C.F. =>	1.338	Std. Deviation=>	0.13016083	
						Std. Dev. =>	6.41			Ave. E.C.F. =>	1.340	Ave. Variance=>	10.8251	Coefficient of Var=> 8.078884649
55-001-086-00	525 E THORN	04/23/24	\$185,000	\$185,000	\$57,400	31.03	\$137,755	\$166,135	\$82,277	2.019	\$196.15	4005	67.9297	1.5/1.75/2 STY
55-020-022-00	607 E MILL	08/02/24	\$162,000	\$162,000	\$55,900	34.51	\$137,017	\$140,148	\$79,699	1.758	\$145.99	4005	41.8544	RANCH

4010 & 4011																
ECF 2026																
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	\$/Sq.Ft.	ECF Area	Building Style	
55-210-008-00	921 E MADISON	12/27/24	\$139,900	\$139,900	\$66,300	47.39	\$140,755	\$15,996	\$123,904	\$89,884	1.378	884	\$140.16	4010 1+ STY		
55-220-041-00	504 E WALNUT	11/12/24	\$287,000	\$287,000	\$99,700	34.74	\$296,762	\$22,706	\$264,294	\$197,447	1.339	1,096	\$241.14	4010 RANCH		
55-220-074-00	402 E GRAND	10/24/24	\$180,000	\$180,000	\$83,400	46.33	\$174,983	\$16,819	\$163,181	\$113,951	1.432	1,788	\$91.26	4010 RANCH		
55-220-096-00	420 E BOND	01/18/24	\$233,000	\$233,000	\$95,400	40.94	\$241,017	\$25,209	\$207,791	\$155,481	1.336	1,600	\$129.87	4010 1.5/1.75/2 STY		
55-220-109-00	730 S HANOVER	02/15/24	\$147,100	\$147,100	\$81,500	55.40	\$202,920	\$22,923	\$124,177	\$129,681	0.958	1,804	\$68.83	4010 1.75 STY		
55-220-124-50	321 E CLINTON	06/14/24	\$239,900	\$239,900	\$122,100	50.90	\$260,149	\$30,341	\$209,559	\$165,568	1.266	1,040	\$201.50	4010 RANCH		
55-220-151-00	430 E CLINTON	01/31/25	\$185,000	\$185,000	\$52,300	28.27	\$173,385	\$23,364	\$161,636	\$108,084	1.495	960	\$168.37	4010 1.75 STY		
55-220-154-00	911 S HANOVER	11/04/24	\$175,000	\$175,000	\$74,900	42.80	\$160,114	\$21,463	\$153,537	\$99,893	1.537	1,162	\$132.13	4010 1.75 STY		
55-225-010-01	1236 S MONTGOMERY	12/20/24	\$160,000	\$160,000	\$87,900	54.94	\$222,094	\$37,816	\$122,184	\$132,765	0.920	996	\$122.67	4010 RANCH		
55-220-084-00	501 E BOND	10/13/23	\$70,000	\$70,000	\$48,000	68.57	\$119,497	\$14,466	\$55,534	\$75,671	0.734	1,010	\$54.98	4010 RANCH		
55-225-008-00	1231 S MONTGOMERY	09/30/24	\$110,000	\$110,000	\$57,500	52.27	\$194,339	\$21,915	\$88,085	\$124,225	0.709	957	\$92.04	4010 RANCH		
55-225-013-00	1229 S DIBBLE	05/19/23	\$165,000	\$165,000	\$58,300	35.33	\$175,257	\$26,817	\$138,183	\$106,945	1.292	1,072	\$128.90	4010 RANCH		
55-225-022-00	1318 S MONTGOMERY	12/04/23	\$225,000	\$225,000	\$107,600	47.82	\$243,643	\$32,470	\$192,530	\$152,142	1.265	1,664	\$115.70	4010 BI-LEVEL		
55-235-009-00	628 E STATE	11/08/24	\$210,000	\$210,000	\$110,600	52.67	\$240,691	\$19,322	\$190,678	\$159,488	1.196	1,294	\$147.36	4010 1.5/1.75/2 STY		
55-235-015-00	611 E WALNUT	10/17/24	\$189,900	\$189,900	\$62,200	32.75	\$176,182	\$15,865	\$174,035	\$115,502	1.507	780	\$223.12	4010 RANCH		
55-235-070-00	804 E GRAND	06/16/23	\$120,000	\$120,000	\$61,000	50.83	\$150,049	\$20,182	\$99,818	\$93,564	1.067	1,136	\$87.87	4010 1.5/1.75/2 STY		
55-235-076-00	833 E BOND	05/31/23	\$199,000	\$199,000	\$76,200	38.29	\$218,715	\$35,874	\$163,126	\$131,730	1.238	1,328	\$122.84	4010 1.5/1.75/2 STY		
55-235-093-00	614 E BOND	09/29/23	\$90,000	\$90,000	\$46,700	51.89	\$110,168	\$21,895	\$68,105	\$63,597	1.071	692	\$98.42	4010 RANCH		
55-235-098-00	536 E BOND	04/10/24	\$225,000	\$225,000	\$101,300	45.02	\$221,799	\$16,125	\$208,875	\$148,180	1.410	1,308	\$159.69	4010 1.5/1.75/2 STY		
55-240-004-00	812 E MADISON	07/02/24	\$165,000	\$165,000	\$78,700	47.70	\$167,880	\$22,628	\$142,372	\$104,648	1.360	1,356	\$104.99	4010 1.5 STY		
55-240-019-00	636 E MADISON	09/18/23	\$175,000	\$175,000	\$73,000	41.71	\$201,286	\$27,764	\$147,236	\$125,016	1.178	1,584	\$92.95	4010 1.5/1.75/2 STY		
55-240-019-00	636 E MADISON	01/17/25	\$219,000	\$219,000	\$84,300	38.49	\$201,286	\$27,764	\$191,236	\$125,016	1.530	1,584	\$120.73	4010 1.5/1.75/2 STY		
55-240-030-00	527 E CLINTON	01/12/24	\$185,900	\$185,900	\$73,000	39.27	\$183,895	\$18,497	\$167,403	\$119,163	1.405	1,820	\$91.98	4010 2 STY		
55-240-032-00	536 E CLINTON	10/03/24	\$223,200	\$223,200	\$97,700	43.77	\$207,523	\$36,173	\$187,027	\$123,451	1.515	1,280	\$146.11	4010 RANCH		
55-240-040-00	929 S DIBBLE	07/06/23	\$182,500	\$182,500	\$53,900	29.53	\$164,112	\$21,553	\$160,947	\$102,708	1.567	904	\$178.04	4010 RANCH		
55-240-085-00	625 E SOUTH	06/22/23	\$150,000	\$150,000	\$45,000	30.00	\$136,495	\$19,421	\$130,579	\$84,347	1.548	784	\$166.55	4010 RANCH		
55-240-061-00	837 E MARSHALL	07/28/23	\$115,000	\$115,000	\$51,200	44.52	\$126,203	\$19,421	\$95,579	\$76,932	1.242	672	\$142.23	4010 RANCH		
55-240-063-00	816 E MARSHALL	11/29/23	\$172,500	\$172,500	\$69,200	40.12	\$172,979	\$21,625	\$150,875	\$109,045	1.384	1,243	\$121.38	4010 1.5/1.75/2 STY		
Totals:			\$4,756,400	\$4,756,400	\$2,065,000		\$5,120,066		\$4,282,486	\$3,334,124			\$130.14			
						Sale. Ratio =>	43.42				E.C.F. =>	1.284	Std. Deviation=>			#DIV/0!
						Std. Dev. =>	8.86				Ave. E.C.F. =>	#DIV/0!	Ave. Variance=>			#DIV/0!
55-235-062-00	718 E GRAND	07/07/23	\$197,000	\$197,000	\$44,500	22.59	\$106,120	\$19,421	\$177,579	\$62,463	2.843	1,225	\$144.96	4010 2 STY		
55-225-008-00	1231 S MONTGOMERY	01/24/25	\$189,900	\$189,900	\$57,500	30.28	\$194,339	\$21,915	\$167,985	\$124,225	1.352	957	\$175.53	4010 RANCH		
55-235-091-00	628 E BOND	05/21/24	\$200,000	\$200,000	\$70,900	35.45	\$150,535	\$21,237	\$178,763	\$93,154	1.919	1,176	\$152.01	4010 2 STY		
55-235-069-00	737 E BOND	08/09/23	\$190,000	\$190,000	\$59,100	31.11	\$147,151	\$19,539	\$170,461	\$91,939	1.854	1,044	\$163.28	4010 1.5/1.75/2 STY		
55-240-084-00	1020 S MONTGOMERY	08/07/23	\$200,000	\$200,000	\$66,800	33.40	\$168,070	\$23,720	\$176,280	\$103,999	1.695	1,084	\$162.62	4010 1.5/1.75/2 STY		
55-225-011-00	1228 S MONTGOMERY	09/07/23	\$165,000	\$165,000	\$55,200	33.45	\$139,680	\$21,646	\$143,354	\$85,039	1.686	928	\$154.48	4010 RANCH		
55-240-050-00	701 E MARSHALL	06/21/24	\$165,000	\$165,000	\$68,000	41.21	\$144,198	\$27,190	\$137,810	\$84,300	1.635	936	\$147.23	4010 1.5 STY		
55-210-001-00	811 E MADISON	12/19/23	\$156,000	\$156,000	\$45,700	29.29	\$135,770	\$15,841	\$140,159	\$86,404	1.622	768	\$182.50	4010 RANCH		
55-220-076-00	619 S HANOVER	05/25/23	\$204,000	\$204,000	\$72,100	35.34	\$178,045	\$21,161	\$182,839	\$113,029	1.618	1,665	\$109.81	4010 1.5/1.75/2 STY		
55-220-164-00	920 S HANOVER	12/28/23	\$199,000	\$199,000	\$70,300	35.33	\$174,930	\$23,570	\$175,430	\$109,049	1.609	1,148	\$152.81	4010 2 STY		
55-220-189-00	1029 S EAST	03/21/25	\$210,000	\$210,000	\$75,700	36.05	\$184,376	\$27,918	\$182,082	\$112,722	1.615	1,076	\$169.22	4010 RANCH		

4013
2026 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value	
55-105-032-00	1310 S BROADWAY	09/29/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$92,900	42.23	\$295,775	\$47,201	\$172,799	\$179,088	0.965	1,172	\$147.44	4013	RANCH	\$26,323	
55-250-043-10	1212 S MICHIGAN	09/10/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$152,800	58.77	\$298,599	\$71,206	\$188,794	\$163,828	1.152	2,080	\$90.77	4013	2 STY	\$49,184	
55-250-048-00	1333 S JEFFERSON	07/15/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$109,700	42.19	\$232,248	\$37,266	\$222,734	\$140,477	1.586	1,128	\$197.46	4013	1+ STY	\$28,007	
55-250-069-00	1204 S JEFFERSON	08/01/24	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$122,000	43.19	\$250,674	\$25,589	\$256,911	\$162,165	1.584	1,980	\$129.75	4013	1+ STY	\$22,598	
55-260-005-00	1120 S CHURCH	12/21/23	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$104,100	37.19	\$288,192	\$42,236	\$237,664	\$177,202	1.341	1,656	\$143.52	4013	1.75 STY	\$35,779	
55-260-012-20	1641 S BROADWAY	10/31/24	\$336,000	WD	03-ARM'S LENGTH	\$336,000	\$163,200	48.57	\$338,193	\$29,689	\$306,311	\$222,265	1.378	1,480	\$206.97	4013	RANCH	\$25,288	
Totals:			\$1,638,400			\$1,638,400	\$744,700		\$1,703,681		\$1,385,213	\$1,045,024			\$152.65				
								Sale. Ratio =>	45.45					E.C.F. =>	1.326	Std. Deviation=>	0.24377671		
								Std. Dev. =>	7.50					Ave. E.C.F. =>	1.334	Ave. Variance=>	18.3844		
55-215-023-10	226 W NELSON	11/14/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$64,600	35.89	\$131,389	\$20,039	\$159,961	\$80,223	1.994	825	\$193.89	4013	RANCH	\$19,309	
55-250-057-00	1704 S JEFFERSON	07/26/24	\$217,000	WD	03-ARM'S LENGTH	\$217,000	\$90,900	41.89	\$187,650	\$41,874	\$175,126	\$105,026	1.667	1,092	\$160.37	4013	1.5 STY	\$28,125	

4014																	
2026 ECF																	
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Land Value
55-225-112-00	1421 S DIBBLE	02/05/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$83,800	33.52	\$248,887	\$33,123	\$216,877	\$172,473	1.257	1,132	4014	RANCH	\$25,025
55-225-228-00	1436 S MONTGOMERY	10/17/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$112,800	41.02	\$261,577	\$30,856	\$244,144	\$184,429	1.324	1,348	4014	RANCH	\$24,303
55-225-230-00	617 HOWARD	02/27/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$71,900	31.96	\$214,454	\$25,389	\$199,611	\$151,131	1.321	900	4014	RANCH	\$21,375
55-225-231-00	1428 S MONTGOMERY	05/10/24	\$259,000	WD	03-ARM'S LENGTH	\$259,000	\$91,900	35.48	\$244,896	\$32,344	\$226,656	\$169,906	1.334	988	4014	RANCH	\$25,166
55-250-010-00	1321 S HANOVER	03/19/25	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$113,800	45.16	\$260,410	\$45,608	\$206,392	\$171,704	1.202	1,040	4014	RANCH	\$33,296
55-250-012-10	1315 S HANOVER	04/14/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$92,000	38.33	\$266,954	\$40,457	\$199,543	\$181,053	1.102	2,265	4014	BI-LEVEL	\$34,143
Totals:			\$1,501,000			\$1,501,000	\$566,200		\$1,497,178		\$1,293,223	\$1,030,696					
								Sale. Ratio =>	37.72				E.C.F. =>	1.255	0.09106769		
								Std. Dev. =>	4.95				Ave. E.C.F. =>	1.257	6.9748	5.550114378	

4030 + 4035
2026 ECF - Woodlawn North

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value
55-055-016-00	1535 N BROADWAY	07/02/24	\$192,000	03-ARM'S LENGTH	\$192,000	\$85,600	44.58	\$184,993	\$41,239	\$150,761	\$116,024	1.299	988	\$152.59	4030	RANCH	\$38,565
55-055-050-00	1535 N MICHIGAN	11/08/24	\$260,000	03-ARM'S LENGTH	\$260,000	\$101,600	39.08	\$256,698	\$47,416	\$212,584	\$168,912	1.259	1,732	\$122.74	4030	BI-LEVEL	\$37,075
55-055-054-00	211 E NORTH	10/11/24	\$247,000	03-ARM'S LENGTH	\$247,000	\$132,000	53.44	\$253,156	\$44,631	\$202,369	\$168,301	1.202	1,780	\$113.69	4030	RANCH	\$41,927
55-055-059-20	115 W NORTH	08/09/23	\$230,000	03-ARM'S LENGTH	\$230,000	\$88,800	38.61	\$260,182	\$46,350	\$183,650	\$172,584	1.064	1,365	\$134.54	4030	RANCH	\$37,066
55-055-064-00	1729 N BROADWAY	05/23/24	\$285,000	03-ARM'S LENGTH	\$285,000	\$121,900	42.77	\$267,407	\$54,942	\$230,058	\$171,481	1.342	1,240	\$185.53	4030	RANCH	\$51,228
55-055-077-50	609 E WOODLAWN	08/18/23	\$160,000	03-ARM'S LENGTH	\$160,000	\$67,100	41.94	\$181,444	\$30,548	\$129,452	\$121,789	1.063	1,625	\$79.66	4030	1.5 STY	\$30,315
55-135-006-30	1740 JACOBS CIRCLE	05/10/24	\$405,000	03-ARM'S LENGTH	\$405,000	\$154,200	38.07	\$370,308	\$61,563	\$343,437	\$249,189	1.378	2,205	\$155.75	4035	2 STY	\$52,954
55-135-010-20	235 W INDIAN HILLS	10/16/24	\$400,000	19-MULTI PARCEL ARM'S LE	\$400,000	\$153,500	38.38	\$319,718	\$46,321	\$353,679	\$263,135	1.344	2,573	\$137.46	4035	2 STY	\$38,000
55-170-012-00	127 SHERBROOKE	08/29/23	\$340,415	03-ARM'S LENGTH	\$340,415	\$122,400	35.96	\$378,986	\$44,211	\$296,204	\$270,198	1.096	1,480	\$200.14	4035	RANCH	\$38,001
55-170-014-00	105 SHERBROOKE	11/20/24	\$307,500	03-ARM'S LENGTH	\$307,500	\$118,200	38.44	\$338,349	\$39,454	\$268,046	\$241,239	1.111	1,704	\$157.30	4035	2 STY	\$32,537
55-170-015-00	101 SHERBROOKE	04/17/24	\$365,000	03-ARM'S LENGTH	\$365,000	\$150,700	41.29	\$366,633	\$37,622	\$327,378	\$265,546	1.233	2,232	\$146.67	4035	2 STY	\$29,637
55-172-036-00	107 W CALGARY	06/20/24	\$370,000	03-ARM'S LENGTH	\$370,000	\$166,100	44.89	\$406,057	\$37,384	\$332,616	\$297,557	1.118	2,191	\$151.81	4035	2 STY	\$33,034
Totals:			\$3,561,915		\$3,561,915	\$1,462,100		\$3,583,931		\$3,030,234	\$2,505,954			\$144.82			
							Sale. Ratio =>	41.05				E.C.F. =>	1.209	Std. Deviation=>	0.11624469		
							Std. Dev. =>	4.68				Ave. E.C.F. =>	1.209	Ave. Variance=>	10.0004	8.270832211	

55-055-055-00	155 E NORTH	05/03/24	\$279,900	03-ARM'S LENGTH	\$279,900	\$113,700	40.62	\$246,098	\$52,344	\$227,556	\$156,379	1.455	1,456	\$156.29	4030	RANCH	\$41,927
55-172-034-00	121 W CALGARY	05/10/24	\$325,000	03-ARM'S LENGTH	\$325,000	\$120,600	37.11	\$288,601	\$36,137	\$288,863	\$203,764	1.418	1,239	\$233.14	4035	RANCH	\$32,746
55-135-006-40	1728 JACOBS CIRCLE	06/18/24	\$460,000	03-ARM'S LENGTH	\$460,000	\$176,000	38.26	\$416,063	\$75,291	\$384,709	\$275,038	1.399	1,793	\$214.56	4035	RANCH	\$57,472

4036																	
2026 ECF																	
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Land Value
55-057-003-00	648 E NORTH	05/26/23	\$273,000	03-ARM'S LENGTH	\$273,000	\$124,100	45.46	\$285,729	\$38,345	\$234,655	\$234,933	0.999	1,840	\$127.53	4036 2 STY		\$33,789
55-057-014-00	617 E NORTH	04/19/24	\$306,000	03-ARM'S LENGTH	\$306,000	\$141,400	46.21	\$299,103	\$50,073	\$255,927	\$236,496	1.082	1,800	\$142.18	4036 2 STY		\$45,559
55-177-044-00	209 E THORNHILL	05/01/23	\$309,150	03-ARM'S LENGTH	\$309,150	\$138,600	44.83	\$319,926	\$41,514	\$267,636	\$264,399	1.012	2,000	\$133.82	4036 2 STY		\$34,913
Totals:			\$888,150		\$888,150	\$404,100		\$904,758		\$758,218	\$735,827			\$134.51			
Sale. Ratio =>							45.50	E.C.F. =>				1.030	Std. Deviation=>			0.04475005	
Std. Dev. =>							0.69	Ave. E.C.F. =>				1.031	Ave. Variance=>			3.4059	3.303238132

4038																
2026 ECF																
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Land Value
55-175-004-61	261 E NORTH	10/03/24	\$230,000	03-ARM'S LENGTH	\$230,000	\$110,800	48.17	\$222,343	\$30,052	\$199,948	\$157,100	1.273	974	4038	CONDO	\$28,000
55-175-004-63	263 E NORTH	09/18/23	\$270,000	03-ARM'S LENGTH	\$270,000	\$125,700	46.56	\$266,063	\$31,996	\$238,004	\$191,231	1.245	1,288	4038	CONDO	\$28,000
55-175-005-43	243 E NORTH	10/16/24	\$249,900	03-ARM'S LENGTH	\$249,900	\$119,400	47.78	\$239,819	\$32,169	\$217,731	\$169,649	1.283	1,074	4038	CONDO	\$28,000
55-175-007-24	324 E NORTH	10/24/24	\$220,000	03-ARM'S LENGTH	\$220,000	\$120,000	54.55	\$242,798	\$32,047	\$187,953	\$172,182	1.092	936	4038	CONDO	\$28,000
Totals:			\$969,900		\$969,900	\$475,900		\$971,023		\$843,636	\$690,163					
Sale. Ratio =>							49.07	E.C.F. =>				1.222	0.08917874			
Std. Dev. =>							3.59	Ave. E.C.F. =>				1.223	6.5746	5.375427778		
55-175-001-47	347 E NORTH	08/29/23	\$265,000	03-ARM'S LENGTH	\$265,000	\$109,200	41.21	\$231,619	\$32,116	\$232,884	\$162,993	1.429	1,010	4038	CONDO	\$28,000

4440

2026 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Land Value
55-010-002-20	1316 N BOLTWOOD	08/22/23	\$165,000	03-ARM'S LENGTH	\$165,000	\$65,700	39.82	\$164,743	\$28,000	\$137,000	\$92,644	1.479	840	4440	CONDO	\$28,000
Totals:			\$165,000		\$165,000	\$65,700		\$164,743		\$137,000	\$92,644					
						Sale. Ratio =>	39.82					E.C.F. =>	1.479			
						Std. Dev. =>	#DIV/0!					Ave. E.C.F. =>	1.479	0.0000		0

4050																
2026 ECF																
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Land Value
55-001-028-00	116 W STATE	07/07/23	\$206,000	03-ARM'S LENGTH	\$206,000	\$72,700	35.29	\$207,164	\$20,369	\$185,631	\$133,999	1.385	924	4050	RANCH	\$19,421
55-001-071-10	118 E HIGH	12/27/24	\$221,900	03-ARM'S LENGTH	\$221,900	\$127,100	57.28	\$279,582	\$29,996	\$191,904	\$179,043	1.072	2,061	4050	2 STY	\$21,909
55-040-001-00	736 N MICHIGAN	08/25/23	\$165,500	03-ARM'S LENGTH	\$165,500	\$80,200	48.46	\$178,711	\$19,421	\$146,079	\$114,268	1.278	1,758	4050	1.75 STY	\$19,421
55-040-021-00	225 W BLAIR	11/27/23	\$220,000	03-ARM'S LENGTH	\$220,000	\$100,800	45.82	\$222,914	\$43,239	\$176,761	\$128,892	1.371	1,522	4050	1.5 STY	\$38,457
55-040-036-00	602 N MICHIGAN	07/07/23	\$195,000	03-ARM'S LENGTH	\$195,000	\$75,200	38.56	\$197,091	\$27,477	\$167,523	\$121,674	1.377	1,254	4050	2 STY	\$25,098
55-095-057-00	520 E COLFAX	10/31/23	\$185,000	03-ARM'S LENGTH	\$185,000	\$86,200	46.59	\$188,764	\$30,280	\$154,720	\$113,690	1.361	1,032	4050	RANCH	\$22,406
55-095-086-00	709 N MICHIGAN	05/19/23	\$127,000	03-ARM'S LENGTH	\$127,000	\$67,700	53.31	\$149,903	\$16,572	\$110,428	\$95,646	1.155	1,152	4050	1.5 STY	\$14,572
Totals:			\$1,320,400		\$1,320,400	\$609,900		\$1,424,129		\$1,133,046	\$887,213					
							Sale. Ratio =>	46.19				E.C.F. =>	1.277	0.1253106		
							Std. Dev. =>	7.70				Ave. E.C.F. =>	1.286	10.0579	7.823531431	
55-095-066-00	411 E BLAIR	08/23/24	\$215,000	03-ARM'S LENGTH	\$215,000	\$71,500	33.26	\$188,699	\$27,073	\$187,927	\$115,944	1.621	1,140	4050	1.75 STY	\$19,421
55-095-078-00	712 N HANOVER	05/26/23	\$181,000	03-ARM'S LENGTH	\$181,000	\$71,300	39.39	\$156,953	\$24,640	\$156,360	\$94,916	1.647	880	4050	RANCH	\$18,081
55-001-052-00	520 N BOLTWOOD	03/28/25	\$219,900	03-ARM'S LENGTH	\$219,900	\$89,400	40.65	\$203,339	\$31,460	\$188,440	\$123,299	1.528	1,430	4050	1.5/1.75/2 STY	\$23,786
55-001-093-00	236 E THORN	03/26/25	\$190,000	03-ARM'S LENGTH	\$190,000	\$73,800	38.84	\$177,349	\$25,410	\$164,590	\$108,995	1.510	1,341	4050	1.5/1.75/2 STY	\$19,421

4090

2026 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.	Floor Area	ECF Area
55-001-271-00	420 W CENTER	10/20/23	\$200,000	\$200,000	\$130,700	65.35	\$303,703	\$24,693	\$175,307	\$198,725	0.882	2,901	4090
55-001-280-00	525 W GREEN	06/20/23	\$234,000	\$234,000	\$125,700	53.72	\$296,718	\$21,778	\$212,222	\$195,826	1.084	2,600	4090
55-001-281-00	521 W GREEN	06/14/24	\$215,000	\$215,000	\$100,700	46.84	\$239,775	\$19,421	\$195,579	\$156,947	1.246	2,013	4090
55-001-298-00	336 W GREEN	11/12/24	\$219,000	\$219,000	\$101,900	46.53	\$234,520	\$21,961	\$197,039	\$151,395	1.301	1,926	4090
55-001-309-00	429 S WASHINGTON	11/26/24	\$242,750	\$242,750	\$72,700	29.95	\$232,979	\$24,724	\$218,026	\$148,330	1.470	1,544	4090
55-001-371-00	421 W BOND	06/07/24	\$174,000	\$174,000	\$78,000	44.83	\$180,707	\$19,421	\$154,579	\$114,876	1.346	1,634	4090
55-001-379-00	630 S MARKET	11/01/24	\$299,900	\$299,900	\$126,100	42.05	\$290,541	\$31,819	\$268,081	\$184,275	1.455	2,212	4090
55-001-419-00	317 W CLINTON	12/06/24	\$347,500	\$347,500	\$139,000	40.00	\$362,860	\$50,017	\$297,483	\$222,823	1.335	1,632	4090
55-001-420-00	825 S PARK	10/10/24	\$259,900	\$259,900	\$104,700	40.28	\$261,590	\$29,451	\$230,449	\$165,341	1.394	1,627	4090
55-001-421-00	826 S PARK	09/30/24	\$220,000	\$220,000	\$83,400	37.91	\$190,694	\$22,600	\$197,400	\$119,725	1.649	1,446	4090
55-001-424-00	827 S WASHINGTON	07/26/24	\$209,372	\$209,372	\$90,800	43.37	\$209,743	\$24,960	\$184,412	\$131,612	1.401	1,384	4090
55-001-441-00	402 W CLINTON	01/07/25	\$188,000	\$188,000	\$72,900	38.78	\$169,634	\$23,450	\$164,550	\$104,120	1.580	1,150	4090
55-001-444-00	322 W CLINTON	05/28/24	\$202,850	\$202,850	\$76,700	37.81	\$176,730	\$21,867	\$180,983	\$110,301	1.641	1,344	4090
55-001-461-10	520 W MARSHALL	03/08/24	\$260,000	\$260,000	\$99,600	38.31	\$250,342	\$32,000	\$228,000	\$155,514	1.466	971	4090
55-001-463-00	1002 S PARK	08/16/24	\$240,000	\$240,000	\$92,900	38.71	\$220,193	\$22,799	\$217,201	\$140,594	1.545	1,422	4090
55-090-020-00	613 W GRAND	07/01/24	\$106,000	\$106,000	\$58,000	54.72	\$132,407	\$22,478	\$83,522	\$78,297	1.067	936	4090
55-090-027-00	736 W GRAND	01/12/24	\$251,500	\$251,500	\$118,900	47.28	\$299,303	\$19,258	\$232,242	\$199,462	1.164	2,174	4090
55-090-035-10	723 W BOND	05/24/24	\$250,000	\$250,000	\$103,700	41.48	\$240,516	\$22,454	\$227,546	\$155,315	1.465	1,400	4090
55-090-047-00	904 W WALNUT	07/07/23	\$202,500	\$202,500	\$93,000	45.93	\$240,908	\$20,879	\$181,621	\$156,716	1.159	1,221	4090
55-090-066-00	720 W BOND	05/12/23	\$225,000	\$225,000	\$90,700	40.31	\$231,333	\$20,166	\$204,834	\$150,404	1.362	1,464	4090
55-090-071-00	715 W MADISON	08/04/23	\$184,900	\$184,900	\$69,200	37.43	\$170,344	\$17,672	\$167,228	\$108,741	1.538	1,396	4090
55-090-086-00	939 W CLINTON	09/25/23	\$265,000	\$265,000	\$122,500	46.23	\$332,124	\$38,938	\$226,062	\$208,822	1.083	1,550	4090
55-090-086-00	939 W CLINTON	06/28/24	\$302,000	\$302,000	\$133,800	44.30	\$332,124	\$38,938	\$263,062	\$208,822	1.260	1,550	4090
55-090-112-00	620 W MADISON	07/19/24	\$162,000	\$162,000	\$89,500	55.25	\$206,603	\$22,977	\$139,023	\$130,788	1.063	1,119	4090
55-090-115-00	625 W CLINTON	03/21/25	\$216,000	\$216,000	\$85,800	39.72	\$201,042	\$21,746	\$194,254	\$127,704	1.521	1,227	4090
55-090-124-00	620 W CLINTON	08/23/23	\$190,000	\$190,000	\$74,200	39.05	\$186,554	\$22,498	\$167,502	\$116,849	1.433	1,148	4090
55-120-002-00	609 W GREEN	02/21/25	\$204,100	\$204,100	\$87,200	42.72	\$203,471	\$19,074	\$185,026	\$131,337	1.409	1,370	4090
55-201-268-00	218 W GREEN	10/23/23	\$190,000	\$190,000	\$123,000	64.74	\$313,242	\$30,492	\$159,508	\$201,389	0.792	3,008	4090
55-201-277-00	415 S JEFFERSON	01/29/25	\$207,000	\$207,000	\$106,800	51.59	\$251,239	\$21,038	\$185,962	\$163,961	1.134	2,414	4090
55-201-299-00	138 W WALNUT	12/28/23	\$245,000	\$245,000	\$93,500	38.16	\$259,627	\$22,520	\$222,480	\$168,880	1.317	2,296	4090
55-201-328-00	610 S JEFFERSON	01/02/25	\$272,000	\$272,000	\$104,200	38.31	\$242,594	\$26,956	\$245,044	\$153,588	1.595	1,932	4090
55-201-332-00	128 E GRAND	11/08/24	\$215,000	\$215,000	\$54,100	25.16	\$214,427	\$14,541	\$200,459	\$142,369	1.408	1,050	4090
55-201-352-00	128 W BOND	12/17/24	\$185,000	\$185,000	\$82,000	44.32	\$189,026	\$15,024	\$169,976	\$123,933	1.372	1,568	4090
55-201-353-00	120 W BOND	09/12/23	\$155,000	\$155,000	\$88,300	56.97	\$216,175	\$27,879	\$127,121	\$134,114	0.948	2,090	4090
55-201-362-00	721 S CHURCH	12/27/24	\$205,000	\$205,000	\$93,800	45.76	\$221,676	\$19,440	\$185,560	\$144,043	1.288	2,172	4090
55-201-391-00	238 W CLINTON	11/27/24	\$210,000	\$210,000	\$68,400	32.57	\$205,020	\$21,385	\$188,615	\$130,794	1.442	1,105	4090
55-201-401-00	913 S JEFFERSON	06/10/24	\$236,000	\$236,000	\$122,200	51.78	\$287,282	\$22,305	\$213,695	\$188,730	1.132	1,799	4090
55-201-401-00	913 S JEFFERSON	12/23/24	\$217,000	\$217,000	\$122,200	56.31	\$287,282	\$22,305	\$194,695	\$188,730	1.032	1,799	4090
55-201-406-00	923 S MICHIGAN	05/31/23	\$370,000	\$370,000	\$171,100	46.24	\$434,168	\$50,442	\$319,558	\$273,309	1.169	1,860	4090
55-201-413-00	919 S CHURCH	08/21/24	\$169,000	\$169,000	\$82,500	48.82	\$190,910	\$22,986	\$146,014	\$119,604	1.221	1,488	4090

55-201-431-00	1010 S MICHIGAN	10/08/24	\$360,000	\$360,000	\$171,200	47.56	\$391,839	\$42,198	\$317,802	\$249,032	1.276	2,700	4090
55-201-438-00	1029 S JEFFERSON	07/12/24	\$185,000	\$185,000	\$75,800	40.97	\$177,036	\$21,713	\$163,287	\$110,629	1.476	1,254	4090
55-201-442-00	137 W SOUTH	12/15/23	\$207,000	\$207,000	\$67,000	32.37	\$208,495	\$23,252	\$183,748	\$131,939	1.393	1,092	4090
55-201-453-00	138 W SOUTH	01/19/24	\$220,000	\$220,000	\$79,300	36.05	\$199,855	\$31,304	\$188,696	\$120,051	1.572	1,491	4090
55-090-125-00	612 W CLINTON	03/15/24	\$180,000	\$180,000	\$57,500	31.94	\$154,330	\$17,849	\$162,151	\$97,209	1.668	980	4090
55-090-072-00	703 W MADISON	08/19/24	\$285,000	\$285,000	\$102,600	36.00	\$240,721	\$24,734	\$260,266	\$153,837	1.692	1,447	4090
55-201-457-00	1102 S JEFFERSON	02/13/25	\$221,702	\$221,702	\$93,100	41.99	\$213,858	\$21,502	\$200,200	\$137,006	1.461	1,600	4090
55-220-336-00	210 E GRAND	01/18/24	\$160,000	\$160,000	\$69,500	43.44	\$177,009	\$20,092	\$139,908	\$111,764	1.252	1,724	4090

Totals:			\$10,765,974	\$10,765,974	\$4,650,400		\$11,473,269		\$9,567,978	\$7,318,571			
Sale. Ratio =>						43.20	E.C.F. =>				1.307	0.21167599	
Std. Dev. =>						8.26	Ave. E.C.F. =>				1.332	17.1313	

55-001-365-00	416 W GRAND	07/22/24	\$200,000	\$200,000	\$62,300	31.15	\$144,870	\$16,831	\$183,169	\$91,196	2.009	1,272	4090
55-001-404-00	526 W MADISON	05/22/24	\$170,000	\$170,000	\$50,300	29.59	\$112,542	\$22,800	\$147,200	\$63,919	2.303	672	4090
55-035-026-00	430 S BENTON	01/21/25	\$219,000	\$219,000	\$70,900	32.37	\$160,386	\$24,085	\$194,915	\$97,080	2.008	1,240	4090
55-001-372-00	617 S WASHINGTON	06/16/23	\$201,678	\$201,678	\$62,000	30.74	\$153,652	\$23,385	\$178,293	\$92,783	1.922	1,146	4090
55-001-367-00	610 S PARK	10/10/23	\$188,000	\$188,000	\$58,500	31.12	\$144,244	\$20,061	\$167,939	\$88,449	1.899	1,280	4090
55-001-410-00	418 W MADISON	07/31/23	\$199,500	\$199,500	\$62,900	31.53	\$164,089	\$23,720	\$175,780	\$99,978	1.758	864	4090
55-001-410-00	418 W MADISON	02/12/25	\$208,000	\$208,000	\$71,500	34.38	\$164,089	\$23,720	\$184,280	\$99,978	1.843	864	4090
55-201-417-00	930 S CHURCH	05/05/23	\$205,000	\$205,000	\$68,700	33.51	\$167,310	\$22,538	\$182,462	\$103,114	1.770	1,340	4090
55-201-393-00	220 W CLINTON	11/01/23	\$162,000	\$162,000	\$54,100	33.40	\$133,397	\$21,540	\$140,460	\$79,670	1.763	1,028	4090
55-090-102-00	704 W MADISON	12/06/24	\$229,000	\$229,000	\$73,500	32.10	\$190,411	\$20,840	\$208,160	\$120,777	1.724	877	4090
55-001-322-00	418 S MARKET	02/26/25	\$195,000	\$195,000	\$70,000	35.90	\$163,089	\$26,162	\$168,838	\$97,526	1.731	888	4090
55-201-423-00	212 W MARSHALL	05/01/23	\$203,500	\$203,500	\$69,600	34.20	\$170,957	\$26,185	\$177,315	\$103,114	1.720	1,080	4090
55-090-106-00	719 W CLINTON	12/15/23	\$142,000	\$142,000	\$46,900	33.03	\$120,571	\$18,872	\$123,128	\$72,435	1.700	629	4090
55-090-109-00	803 S YOUNG	12/22/23	\$205,000	\$205,000	\$69,700	34.00	\$173,649	\$25,120	\$179,880	\$105,790	1.700	1,092	4090

4200 2026 ECF															
Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style
55-001-105-00	417 W MILL	03/19/24	\$178,000	03-ARM'S LENGTH	\$178,000	\$73,000	41.01	\$176,178	\$21,017	\$156,983	\$114,426	1.372	1,568	4200	1.5/1.75/2 STY
55-001-162-00	202 N BROADWAY	02/07/25	\$147,900	03-ARM'S LENGTH	\$147,900	\$73,600	49.76	\$164,299	\$14,660	\$133,240	\$110,353	1.207	1,508	4200	1.5 STY
55-001-205-00	502 W STATE	07/15/24	\$272,000	03-ARM'S LENGTH	\$272,000	\$108,700	39.96	\$307,136	\$94,378	\$177,622	\$156,901	1.132	1,512	4200	1.75 STY
55-001-244-00	520 W COURT	03/22/24	\$216,000	03-ARM'S LENGTH	\$216,000	\$91,300	42.27	\$222,886	\$18,216	\$197,784	\$150,937	1.310	1,096	4200	1.5/1.75/2 STY
55-201-206-00	310 S HANOVER	10/17/23	\$145,000	03-ARM'S LENGTH	\$145,000	\$58,300	40.21	\$143,075	\$13,604	\$131,396	\$95,480	1.376	960	4200	1+/-1.25 STY
55-220-061-00	209 E GRAND	11/06/23	\$189,900	03-ARM'S LENGTH	\$189,900	\$42,100	22.17	\$193,012	\$19,227	\$170,673	\$128,160	1.332	1,704	4200	1.5/1.75/2 STY
Totals:			\$1,148,800		\$1,148,800	\$447,000		\$1,206,586		\$967,698	\$756,257				
Sale. Ratio =>							38.91	E.C.F. =>				1.280	0.098021		
Std. Dev. =>							9.12	Ave. E.C.F. =>				1.288	7.9029	6.13451606	

55-001-242-00	210 S WASHINGTON	01/16/25	\$180,000	03-ARM'S LENGTH	\$180,000	\$68,500	38.06	\$151,843	\$16,998	\$163,002	\$99,443	1.639	1,160	4200	1.5/1.75/2 STY
55-220-015-00	324 E GREEN	07/14/23	\$150,000	03-ARM'S LENGTH	\$150,000	\$51,000	34.00	\$123,500	\$13,619	\$136,381	\$81,033	1.683	912	4200	RANCH

4420

2026 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Land Value
55-076-006-00	631 RIVERWALK	07/31/24	\$338,000	03-ARM'S LENGTH	\$338,000	\$173,100	51.21	\$366,244	\$31,496	\$306,504	\$260,504	1.177	1,484	4420	CONDO	\$28,000
55-076-013-00	630 RIVERWALK	06/04/24	\$305,000	03-ARM'S LENGTH	\$305,000	\$137,600	45.11	\$290,140	\$30,626	\$274,374	\$201,956	1.359	1,484	4420	CONDO	\$28,000
55-076-017-00	614 RIVERWALK	03/18/25	\$290,000	03-ARM'S LENGTH	\$290,000	\$127,200	43.86	\$276,030	\$30,511	\$259,489	\$191,065	1.358	1,484	4420	CONDO	\$28,000
55-076-019-00	584 RIVERWALK	12/02/24	\$297,500	03-ARM'S LENGTH	\$297,500	\$125,800	42.29	\$283,115	\$30,480	\$267,020	\$196,603	1.358	1,484	4420	CONDO	\$28,000
Totals:			\$1,230,500		\$1,230,500	\$563,700		\$1,215,529		\$1,107,387	\$850,129					
							Sale. Ratio =>	45.81				E.C.F. =>	1.303	0.0908545		
							Std. Dev. =>	3.90				Ave. E.C.F. =>	1.313	6.8141	5.190246193	

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2026 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Land Value
55-155-009-00	1526 IVY WOOD	03/31/25	\$352,000	03-ARM'S LENGTH	\$352,000	\$152,900	43.44	\$322,891	\$32,080	\$319,920	\$247,499	1.293	1,513	4430	CONDO	\$28,000
55-155-018-00	1501 IVY WOOD	04/19/24	\$360,000	03-ARM'S LENGTH	\$360,000	\$176,600	49.06	\$373,894	\$31,190	\$328,810	\$291,663	1.127	1,513	4430	CONDO	\$28,000
Totals:			\$712,000		\$712,000	\$329,500		\$696,785		\$648,730	\$539,162					
							Sale. Ratio =>	46.28				E.C.F. =>	1.203	0.11684932		
							Std. Dev. =>	3.97				Ave. E.C.F. =>	1.210	8.2625	6.828576545	

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2026 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Land Value
55-150-015-00	1534 LIBERTY	11/19/24	\$245,000	03-ARM'S LENGTH	\$245,000	\$134,400	54.86	\$272,847	\$32,483	\$212,517	\$162,848	1.305	1,122	4435	CONDO	\$28,000
55-150-016-00	1532 LIBERTY	09/11/23	\$275,000	03-ARM'S LENGTH	\$275,000	\$109,600	39.85	\$272,807	\$33,356	\$241,644	\$162,230	1.490	1,122	4435	CONDO	\$28,000
55-150-026-00	706 W WOODLAWN	07/17/23	\$283,964	03-ARM'S LENGTH	\$283,964	\$122,700	43.21	\$299,360	\$35,934	\$248,030	\$178,473	1.390	1,106	4435	CONDO	\$28,000
Totals:			\$803,964		\$803,964	\$366,700		\$845,014		\$702,191	\$503,551					
							Sale. Ratio =>	45.61			E.C.F. =>	1.394		0.092361		
							Std. Dev. =>	7.87			Ave. E.C.F. =>	1.395		6.3178	4.529692878	

55-150-008-00	1547 LIBERTY	07/11/24	\$349,900	03-ARM'S LENGTH	\$349,900	\$137,300	39.24	\$279,146	\$32,440	\$317,460	\$167,145	1.899	1,106	4435	CONDO	\$28,000
55-150-020-00	1516 LIBERTY	10/18/24	\$275,000	03-ARM'S LENGTH	\$275,000	\$131,400	47.78	\$267,302	\$32,364	\$242,636	\$159,172	1.524	1,122	4435	CONDO	\$28,000

4440

2026 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Building Style	Land Value
55-010-002-20	1316 N BOLTWOOD	08/22/23	\$165,000	03-ARM'S LENGTH	\$165,000	\$65,700	39.82	\$164,743	\$28,000	\$137,000	\$92,644	1.479	840	4440	CONDO	\$28,000
Totals:			\$165,000		\$165,000	\$65,700		\$164,743		\$137,000	\$92,644					
						Sale. Ratio =>	39.82				E.C.F. =>	1.479		#DIV/0!		
						Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.479		0.0000		0