

Ag ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.
15-0033-0011-01-9	1802 GRANGE	11/11/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$107,900
14-0008-0003-02-0	2599 WINN	09/17/21	\$150,000	WD	31-SPLIT IMPROVED	\$150,000	\$101,900
14-0007-0007-00-0	RANGE LINE	12/27/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$258,200
14-0010-0011-05-0	2720 M 140	03/17/22	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$23,700
12-0033-0012-03-8	6670 JERICHO	08/12/21	\$240,000	MLC	03-ARM'S LENGTH	\$240,000	\$123,700
07-0012-0010-02-3	4958 SAWYER	02/11/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$111,800
06-0015-0010-02-3	14423 BROCEUS SCHOOL	05/05/21	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$181,400
09-0009-0015-06-0	3071 W BUFFALO	11/12/21	\$260,000	WD	31-SPLIT IMPROVED	\$260,000	\$84,900
07-0014-0008-04-0	14048 FLYNN	11/24/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$175,700
02-0034-0006-00-8	11745 HOLDEN	06/24/21	\$430,000	OTH	03-ARM'S LENGTH	\$430,000	\$155,900
22-0010-0015-00-7	2044 W GLENDORA	12/06/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$145,100
Totals:			\$3,618,000			\$3,618,000	\$1,470,200
							Sale. Ratio =>
							Std. Dev. =>

Final Conclusion .823

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
53.95	\$258,715	\$173,542	\$26,458	\$94,532	0.280
67.93	\$299,496	\$33,377	\$116,623	\$295,360	0.395
39.72	\$775,038	\$545,629	\$104,371	\$254,616	0.410
23.70	\$134,932	\$41,070	\$58,930	\$104,175	0.566
51.54	\$241,486	\$101,139	\$138,861	\$155,768	0.891
40.65	\$270,880	\$88,498	\$186,502	\$202,422	0.921
49.29	\$362,894	\$159,340	\$208,660	\$225,920	0.924
32.65	\$227,999	\$42,829	\$217,171	\$205,516	1.057
31.95	\$503,793	\$330,135	\$219,865	\$192,739	1.141
36.26	\$373,926	\$184,228	\$245,772	\$210,542	1.167
36.73	\$332,700	\$200,768	\$194,232	\$146,428	1.326
	\$3,781,859		\$1,717,445	\$2,088,018	
40.64				E.C.F. =>	0.823
12.45				Ave. E.C.F. =>	0.825