

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
070-001-300-165-00	3533 N HILL ST	04/21/21	\$106,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$102,300
070-001-300-175-00	3543 N HILL ST	09/14/21	\$145,177	WD	03-ARM'S LENGTH	\$145,177
070-011-100-015-00	606 W MT MARIA RD	08/16/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000
070-011-100-025-00	586 W MT MARIA RD	08/21/20	\$99,000	WD	03-ARM'S LENGTH	\$97,500
070-011-100-030-00	583 W MT MARIA RD	09/11/20	\$145,000	WD	03-ARM'S LENGTH	\$142,300
070-011-100-035-00	W MT MARIA RD	08/04/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000
070-012-100-005-04	3360 N DUNDALE DR	10/15/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000
070-012-200-029-06	480 W MT MARIA RD	08/03/20	\$86,500	WD	03-ARM'S LENGTH	\$86,500
070-012-400-005-12	N DUNDALE DR	06/29/20	\$48,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$48,000
070-029-300-009-01	1690 N STOUT RD	09/11/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000
070-032-100-020-00	1365 N RICHARDSON RD	09/29/20	\$120,000	WD	03-ARM'S LENGTH	\$120,000
070-033-300-100-00	1030 N RICHARDSON RD	07/20/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000
070-036-100-005-05	1357 N HUBBARD LAKE RD	02/16/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000
071-011-200-005-00	2260 E SUCKER CREEK RD	11/05/21	\$610,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$610,000
071-012-100-035-00	2780 E SUCKER CREEK RD	08/18/21	\$35,100	WD	03-ARM'S LENGTH	\$35,100
071-014-200-040-00	E MILLER RD	06/16/21	\$100,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$100,000
071-014-300-120-00	2257 E MILLER RD	06/03/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000
071-014-400-030-01	2411 E MILLER RD	08/21/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000
071-019-400-080-00	2104 BRUECKNER TRL	07/07/21	\$125,000	LC	03-ARM'S LENGTH	\$100,000
071-020-100-020-00	994 E MILLER RD	12/15/20	\$194,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$191,650
071-023-300-003-00	2225 E QUICK RD	07/24/20	\$121,000	WD	03-ARM'S LENGTH	\$121,000
071-026-100-015-00	1869 N SOMERS RD	07/28/20	\$259,900	WD	03-ARM'S LENGTH	\$259,900
071-026-100-015-00	1869 N SOMERS RD	08/25/21	\$330,000	WD	03-ARM'S LENGTH	\$325,000
071-026-200-005-01	1922 N GEHRES RD	10/05/21	\$149,900	PTA	03-ARM'S LENGTH	\$149,900
071-027-200-005-00	1705 E FRENCH RD	10/27/21	\$459,000	WD	03-ARM'S LENGTH	\$456,800
071-031-200-060-02	1326 N HUBBARD LAKE RD	09/17/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000
071-035-200-008-00	1498 N MCCONNELL RD	10/01/20	\$174,900	WD	03-ARM'S LENGTH	\$174,900
072-130-000-044-00	3834 WHIPOORWILL DR	11/10/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000
072-135-000-010-00	155 E FAIRWAY DR	12/08/20	\$247,000	WD	03-ARM'S LENGTH	\$247,000
072-140-001-009-00	359 W MT MARIA RD	06/03/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000
072-140-001-020-00	269 W MT MARIA RD	03/05/21	\$53,000	WD	03-ARM'S LENGTH	\$53,000
072-140-001-037-05	119 W MT MARIA RD	03/05/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000
072-140-001-042-01	151 W MT MARIA RD	09/02/20	\$55,000	WD	03-ARM'S LENGTH	\$55,000

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072-140-002-006-00	3441 N HUBBARD LAKE RD	05/07/21	\$67,500	WD	03-ARM'S LENGTH	\$67,500
072-160-000-008-00	3518 N KOHLER RD	08/09/21	\$185,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$185,000
072-170-000-043-01	369 SITZMARK DR	08/21/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000
072-170-000-075-01	430 SITZMARK DR	06/05/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000
072-180-000-010-00	3573 WEIER LN	08/14/20	\$74,800	WD	19-MULTI PARCEL ARM'S LENGTH	\$74,800
072-190-000-027-00	1657 W ALMOND RD	10/29/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000
072-190-000-099-00	1151 N MONTANA RD	05/21/21	\$69,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$69,900
072-191-000-140-01	1140 E STUVE RANCH RD	10/23/21	\$118,500	WD	03-ARM'S LENGTH	\$118,500
072-200-002-005-00	3583 CALIFORNIA AVE	09/21/20	\$185,500	WD	03-ARM'S LENGTH	\$185,500
072-200-002-007-00	3573 CALIFORNIA AVE	08/03/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000
072-200-002-010-00	3574 WILSON ST	08/13/21	\$39,000	WD	03-ARM'S LENGTH	\$38,000
072-202-002-009-00	3532 N CEDAR ST	11/02/20	\$60,000	WD	03-ARM'S LENGTH	\$60,000
072-204-000-009-00	701 W LAKE ST	09/28/21	\$110,500	WD	03-ARM'S LENGTH	\$110,500
072-204-000-015-00	713 W LAKE ST	08/18/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000
072-220-001-015-00	430 SUSAN AVE	12/10/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000
072-240-000-008-00	3684 LITTLE BROOK DR	02/26/21	\$55,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$55,000
072-240-000-052-00	3735 LITTLE BROOK DR	10/16/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000
073-000-013-003-00	207 E MILLEN ST	04/03/20	\$116,700	WD	03-ARM'S LENGTH	\$116,700
073-000-013-007-00	210 E ALGER ST	09/30/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900
073-000-014-001-00	300 E ALGER ST	06/11/21	\$64,562	WD	03-ARM'S LENGTH	\$64,562
073-000-019-001-01	103 N SECOND ST	02/10/22	\$121,000	WD	03-ARM'S LENGTH	\$121,000
073-000-019-003-01	105 E ALGER ST	08/05/20	\$108,900	WD	03-ARM'S LENGTH	\$106,400
073-100-000-044-00	325 E MAIN ST	09/13/21	\$68,500	WD	03-ARM'S LENGTH	\$68,500
Totals:			\$7,920,639			\$7,873,789

Mean	0.619665232
Standard Error	0.02430152
Median	0.57596113
Mode	#N/A
Standard Deviation	0.181855927
Sample Variance	0.033071578
Kurtosis	-0.611797192
Skewness	0.210663168
Range	0.736566601
Minimum	0.335981374
Maximum	1.072547975
Sum	34.70125298
Count	56

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$26,000	25.42	\$89,359	\$14,700	\$87,600	\$119,454	0.733	768	\$114.06	401
\$38,100	26.24	\$109,289	\$13,722	\$131,455	\$152,907	0.860	728	\$180.57	401
\$54,500	32.06	\$140,346	\$15,942	\$154,058	\$199,046	0.774	1,512	\$101.89	401
\$42,700	43.79	\$108,557	\$17,264	\$80,236	\$146,069	0.549	1,280	\$62.68	401
\$51,700	36.33	\$152,576	\$20,003	\$122,297	\$212,117	0.577	1,404	\$87.11	401
\$6,000	17.14	\$36,379	\$29,200	\$5,800	\$10,289	0.564	0	#DIV/0!	401
\$120,400	42.25	\$311,792	\$59,788	\$225,212	\$403,206	0.559	4,264	\$52.82	401
\$0	0.00	\$117,240	\$34,821	\$51,679	\$128,050	0.404	1,036	\$49.88	401
\$28,800	60.00	\$49,772	\$27,574	\$20,426	\$35,517	0.575	402	\$50.81	401
\$0	0.00	\$69,073	\$8,562	\$81,438	\$96,818	0.841	1,104	\$73.77	401
\$61,900	51.58	\$160,557	\$67,852	\$52,148	\$148,328	0.352	912	\$57.18	401
\$22,400	32.00	\$74,475	\$19,975	\$50,025	\$87,200	0.574	1,008	\$49.63	401
\$72,500	36.25	\$175,059	\$46,240	\$153,760	\$206,110	0.746	1,620	\$94.91	401
\$265,800	43.57	\$556,765	\$335,160	\$274,840	\$354,568	0.775	2,960	\$92.85	401
\$23,600	67.24	\$54,544	\$10,650	\$24,450	\$70,230	0.348	720	\$33.96	401
\$37,600	37.60	\$87,048	\$44,250	\$55,750	\$68,477	0.814	672	\$82.96	401
\$89,800	44.90	\$227,607	\$39,433	\$160,567	\$301,078	0.533	1,920	\$83.63	401
\$53,900	29.94	\$139,002	\$44,158	\$135,842	\$151,750	0.895	1,364	\$99.59	401
\$54,300	54.30	\$122,550	\$72,482	\$27,518	\$80,109	0.344	996	\$27.63	401
\$85,500	44.61	\$188,506	\$87,842	\$103,808	\$162,361	0.639	1,120	\$92.69	401
\$66,700	55.12	\$165,923	\$60,601	\$60,399	\$168,515	0.358	1,568	\$38.52	401
\$97,000	37.32	\$290,508	\$89,375	\$170,525	\$321,813	0.530	1,288	\$132.40	401
\$106,800	32.86	\$290,508	\$89,375	\$235,625	\$321,813	0.732	1,288	\$182.94	401
\$0	0.00	\$137,689	\$114,043	\$35,857	\$37,834	0.948	0	#DIV/0!	401
\$157,500	34.48	\$365,589	\$238,213	\$218,587	\$203,802	1.073	1,104	\$198.00	401
\$69,800	34.05	\$199,778	\$54,865	\$150,135	\$231,861	0.648	1,150	\$130.55	401
\$59,900	34.25	\$151,353	\$26,242	\$148,658	\$200,178	0.743	1,255	\$118.45	401
\$35,700	25.14	\$112,957	\$41,528	\$100,472	\$114,286	0.879	864	\$116.29	401
\$106,800	43.24	\$265,179	\$36,260	\$210,740	\$366,270	0.575	2,326	\$90.60	401
\$50,500	41.39	\$119,118	\$31,077	\$90,923	\$140,866	0.645	1,416	\$64.21	401
\$19,000	35.85	\$46,597	\$10,814	\$42,186	\$57,253	0.737	480	\$87.89	401
\$48,500	42.17	\$117,323	\$15,477	\$99,523	\$162,954	0.611	1,200	\$82.94	401
\$23,200	42.18	\$59,570	\$5,414	\$49,586	\$86,650	0.572	880	\$56.35	401

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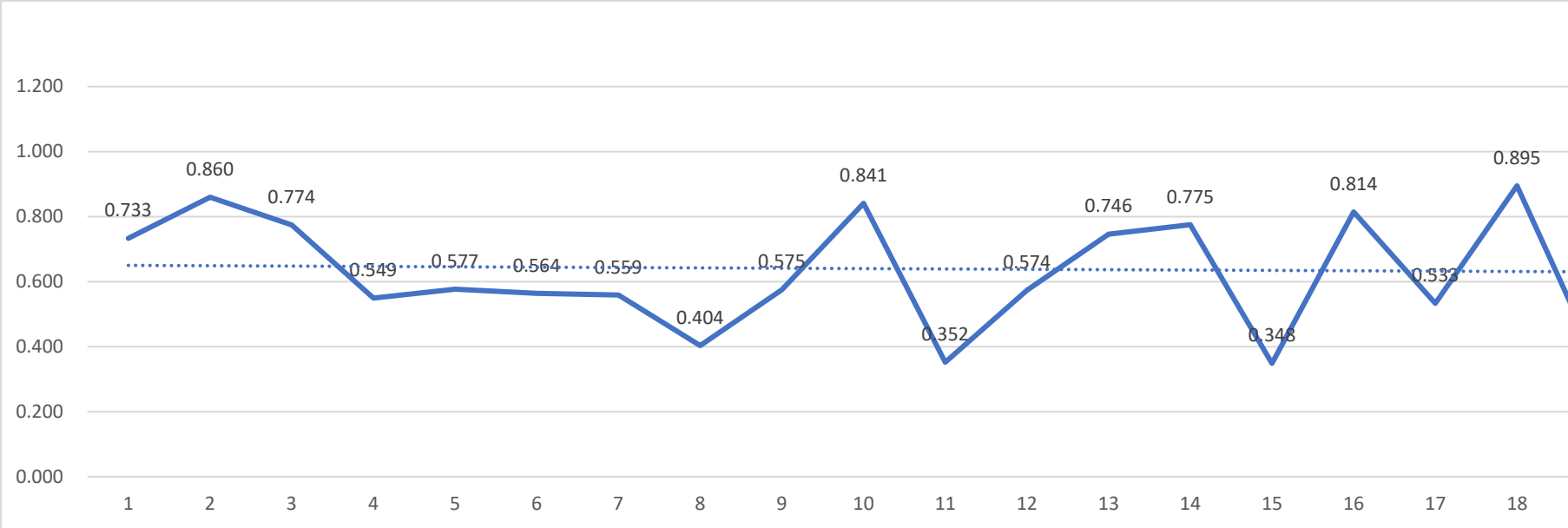
\$29,100	43.11	\$73,613	\$23,000	\$44,500	\$80,981	0.550	720	\$61.81	401
\$62,600	33.84	\$146,082	\$13,616	\$171,384	\$211,946	0.809	1,568	\$109.30	401
\$41,600	36.17	\$149,147	\$54,844	\$60,156	\$150,885	0.399	864	\$69.63	401
\$57,800	50.26	\$163,396	\$44,815	\$70,185	\$189,730	0.370	1,330	\$52.77	401
\$38,400	51.34	\$87,934	\$34,850	\$39,950	\$85,619	0.467	720	\$55.49	401
\$42,500	53.13	\$114,053	\$40,352	\$39,648	\$117,922	0.336	1,152	\$34.42	401
\$25,100	35.91	\$62,526	\$9,603	\$60,297	\$84,677	0.712	864	\$69.79	401
\$53,400	45.06	\$145,911	\$65,274	\$53,226	\$129,019	0.413	1,260	\$42.24	401
\$80,600	43.45	\$212,468	\$41,166	\$144,334	\$274,083	0.527	2,636	\$54.75	401
\$97,500	39.80	\$268,848	\$47,991	\$197,009	\$353,371	0.558	2,150	\$91.63	401
\$19,200	50.53	\$49,111	\$24,000	\$14,000	\$40,178	0.348	480	\$29.17	401
\$33,500	55.83	\$90,968	\$24,000	\$36,000	\$107,149	0.336	840	\$42.86	401
\$25,100	22.71	\$83,557	\$20,000	\$90,500	\$101,691	0.890	1,050	\$86.19	401
\$25,000	38.46	\$61,459	\$27,307	\$37,693	\$54,643	0.690	581	\$64.88	401
\$32,300	26.48	\$90,127	\$12,878	\$109,122	\$123,598	0.883	792	\$137.78	401
\$22,500	40.91	\$49,034	\$12,432	\$42,568	\$59,035	0.721	832	\$51.16	401
\$38,600	23.39	\$128,265	\$10,847	\$154,153	\$187,869	0.821	1,296	\$118.95	401
\$49,400	42.33	\$128,377	\$35,894	\$80,806	\$147,973	0.546	1,178	\$68.60	401
\$47,500	52.84	\$115,893	\$23,367	\$66,533	\$148,042	0.449	1,582	\$42.06	401
\$28,800	44.61	\$71,687	\$17,551	\$47,011	\$86,618	0.543	1,058	\$44.43	401
\$45,400	37.52	\$111,070	\$25,461	\$95,539	\$136,974	0.697	1,335	\$71.56	401
\$38,800	36.47	\$113,168	\$19,603	\$86,797	\$149,704	0.580	1,661	\$52.26	401
\$3,600	5.26	\$76,144	\$9,804	\$58,696	\$106,144	0.553	752	\$78.05	401

\$2,915,200		\$7,885,426		\$5,412,232	\$8,675,628			#DIV/0!	
Sale. Ratio =>	37.02			E.C.F. =>	0.624			Std. Deviation=>	0.181856
Std. Dev. =>	14.05			Ave. E.C.F. =>	0.620			Ave. Variance=>	15.0459

USE 0.625

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Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
11.3669	RANCH		\$14,700	No	/ /
24.0039	RANCH		\$11,500	No	/ /
15.4315	RANCH		\$13,800	No	/ /
7.0362	RANCH		\$12,650	No	/ /
4.3110	RANCH		\$19,834	No	/ /
5.5941	RANCH		\$9,200	No	/ /
6.1113	RANCH		\$54,204	No	/ /
21.6081	RANCH		\$34,821	No	/ /
4.4557	RANCH		\$25,695	No	/ /
22.1483	RANCH		\$8,062	No	/ /
26.8093	RANCH		\$63,750	No	/ /
4.5984	RANCH		\$18,975	No	/ /
12.6343	RANCH		\$37,018	No	/ /
15.5475	RANCH		\$330,000	No	/ /
27.1525	RANCH		\$10,450	No	/ /
19.4479	RANCH		\$44,250	No	/ /
8.6359	RANCH		\$28,728	No	/ /
27.5502	RANCH		\$44,158	No	/ /
27.6157	RANCH		\$72,112	No	/ /
1.9699	RANCH		\$85,710	No	/ /
26.1247	RANCH		\$54,000	No	/ /
8.9776	RANCH		\$73,000	No	/ /
11.2515	RANCH		\$73,000	No	/ /
32.8090			\$114,043	No	/ /
45.2883	RANCH		\$238,213	No	/ /
2.7857	RANCH		\$34,897	No	/ /
12.2965	RANCH		\$21,375	No	/ /
25.9460	RANCH		\$40,000	No	/ /
4.4298	RANCH		\$17,549	No	/ /
2.5794	RANCH		\$18,400	No	/ /
11.7172	RANCH		\$9,200	No	/ /
0.8921	RANCH		\$11,224	No	/ /
4.7406	RANCH		\$5,152	No	/ /

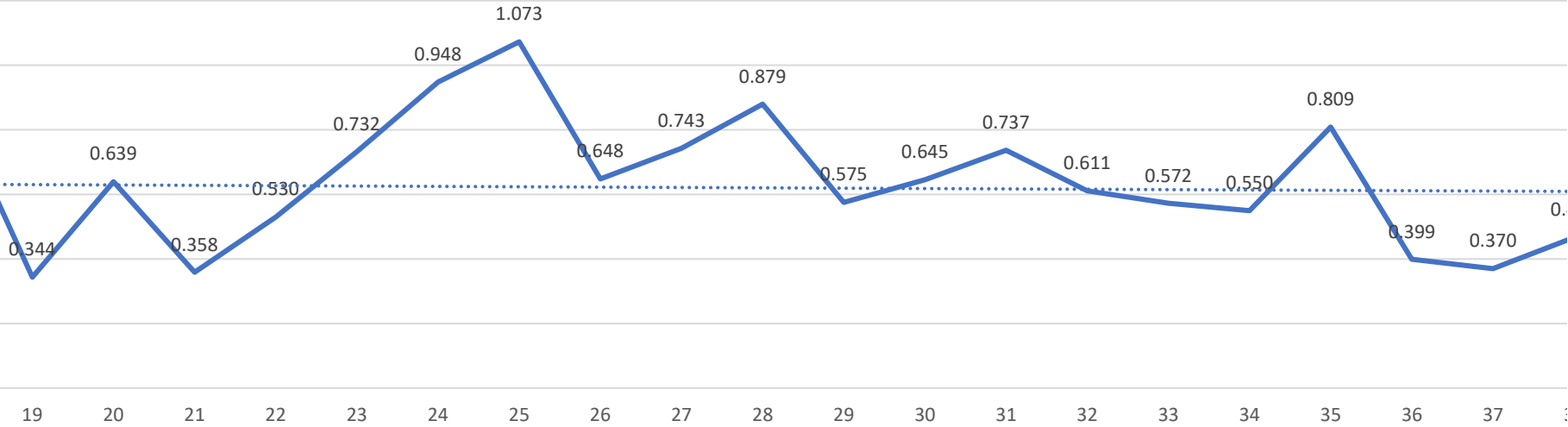
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7.0152	RANCH	\$23,000	No	//
18.8957	RANCH	\$12,000	No	//
22.0977	RANCH	\$54,844	No	//
24.9744	RANCH	\$43,758	No	//
15.3065	RANCH	\$34,850	No	//
28.3442	RANCH	\$38,880	No	//
9.2419	RANCH	\$5,000	No	//
20.7122	RANCH	\$56,987	No	//
9.3059	RANCH	\$40,000	No	//
6.2152	RANCH	\$32,000	No	//
27.1212	RANCH	\$24,000	No	//
28.3684	RANCH	\$24,000	No	//
27.0284	RANCH	\$20,000	No	//
7.0137	RANCH	\$20,000	No	//
26.3210	RANCH	\$7,360	No	//
10.1393	RANCH	\$10,000	No	//
20.0870	RANCH	\$8,625	No	//
7.3578	RANCH	\$30,360	No	//
17.0244	RANCH	\$15,180	No	//
7.6923	RANCH	\$15,180	No	//
7.7830	RANCH	\$15,180	No	//
3.9874	RANCH	\$19,603	No	//
6.6681	RANCH	\$5,750	No	//

0.4178**Coefficient of Var=>****24.28062757**

401 ECF STUDY



Other Parcels in Sale	Land Table	Property Class	Building Depr.
070-001-300-166-00	RESIDENTIAL 401	401	95
	RESIDENTIAL 401	401	88
	RESIDENTIAL 401	401	92
	RESIDENTIAL 401	401	89
	RESIDENTIAL 401	401	90
	RESIDENTIAL 401	401	73
	RESIDENTIAL 401	401	88
	RESIDENTIAL 401	401	85
070-012-400-005-10, 070-012-400-005-11, 072-140-002-053-01, 072-140-002-043-00	RESIDENTIAL 401	401	85
	RESIDENTIAL 401	401	69
	RESIDENTIAL 401	401	73
	RESIDENTIAL 401	401	55
071-011-300-090-00	RESIDENTIAL 401	401	81
	RESIDENTIAL 401	401	79
	RESIDENTIAL 401	401	63
071-015-100-060-00	RESIDENTIAL 401	401	80
	RESIDENTIAL 401	401	85
	RESIDENTIAL 401	401	82
	RESIDENTIAL 401	401	62
071-020-100-015-00, 071-020-100-010-00	RESIDENTIAL 401	401	90
	RESIDENTIAL 401	401	73
	RESIDENTIAL 401	401	95
	RESIDENTIAL 401	401	95
	RESIDENTIAL 401	401	0
	RESIDENTIAL 401	401	88
	RESIDENTIAL 401	401	90
	RESIDENTIAL 401	401	80
	RESIDENTIAL 401	401	93
	RESIDENTIAL 401	401	92
	RESIDENTIAL 401	401	72
	RESIDENTIAL 401	401	82
	RESIDENTIAL 401	401	79
	RESIDENTIAL 401	401	80

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	RESIDENTIAL 401	401	80
072-200-006-021-00	RESIDENTIAL 401	401	91
	RESIDENTIAL 401	401	91
	RESIDENTIAL 401	401	89
072-180-000-007-00, 072-180-000-008-00, 072-180-000-009-00	RESIDENTIAL 401	401	74
	RESIDENTIAL 401	401	60
072-190-000-100-00, 072-191-000-142-01	RESIDENTIAL 401	401	61
	RESIDENTIAL 401	401	66
	RESIDENTIAL 401	401	82
	RESIDENTIAL 401	401	94
	RESIDENTIAL 401	401	59
	RESIDENTIAL 401	401	79
	RESIDENTIAL 401	401	70
	RESIDENTIAL 401	401	69
	RESIDENTIAL 401	401	90
072-240-000-007-00	RESIDENTIAL 401	401	65
	RESIDENTIAL 401	401	92
	RESIDENTIAL 401	401	63
	RESIDENTIAL 401	401	67
	RESIDENTIAL 401	401	65
	RESIDENTIAL 401	401	68
	RESIDENTIAL 401	401	70
	RESIDENTIAL 401	401	95

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