

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	Dev. by Mean (%)	land ratio	Use Code
17-11-351-005	115 E PINE STREET	04/15/2022	\$145,000	MLC	03-ARM'S LENGTH	\$145,000	\$45,200	31.17	\$100,969	\$35,312	\$109,688	\$93,795	1.169	2,376	\$46.16	'2030	40.5523	24%	IND LIGHT
17-11-361-002	120 N MICHIGAN AVENUE	05/20/2022	\$720,000	WD	03-ARM'S LENGTH	\$720,000	\$385,600	53.56	\$832,997	\$90,000	\$630,000	\$1,061,424	0.594	15,000	\$42.00	'2030	17.0379	13%	SHOP NBHD
17-11-361-006	114 N MICHIGAN AVENUE	09/09/2022	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$142,100	49.86	\$320,568	\$49,497	\$235,503	\$387,244	0.608	5,597	\$42.08	'2030	15.5770	17%	AUTO PARTS
17-11-361-007	110 N MICHIGAN AVENUE	02/01/2023	\$715,000	LC	03-ARM'S LENGTH	\$715,000	\$230,200	32.20	\$540,763	\$45,000	\$670,000	\$708,232	0.946	8,700	\$77.01	'2030	18.2097	6%	SHOP MIXED
17-11-361-011	211 MAPLE STREET	01/30/2023	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$201,600	67.20	\$465,060	\$39,371	\$260,629	\$608,127	0.429	4,288	\$60.78	'2030	33.5345	13%	OFFICE BUILDINGS
17-11-361-019	217 MAPLE STREET	06/02/2021	\$350,000	WD	31-SPLIT IMPROVED	\$350,000	\$0	0.00	\$187,194	\$20,078	\$329,922	\$238,737	1.382	2,510	\$131.44	'2030	61.8026	6%	STORE CANNABIS OWNER OCCUPIED
17-14-102-005	114 S MICHIGAN AVENUE	11/03/2021	\$142,000	MLC	03-ARM'S LENGTH	\$142,000	\$73,400	51.69	\$171,679	\$22,755	\$119,245	\$212,748	0.560	2,965	\$40.22	'2030	20.3422	16%	MISC COMM
17-14-104-011	150 S STEWART AVENUE	10/27/2022	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$124,500	45.27	\$282,706	\$42,500	\$232,500	\$343,151	0.678	2,757	\$84.33	'2030	8.6377	15%	MISC COMM
17-14-106-007	214 S MICHIGAN AVENUE	06/01/2022	\$225,000	MLC	03-ARM'S LENGTH	\$150,000	\$74,200	49.47	\$167,807	\$45,270	\$104,730	\$175,052	0.598	1,650	\$63.47	'2030	16.5642	30%	MISC COMM
17-14-107-008	201 LINDEN STREET	07/01/2022	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$142,800	45.33	\$323,572	\$81,528	\$233,472	\$345,777	0.675	2,046	\$114.11	'2030	8.8711	21%	MISC COMM

Totals:	\$3,472,000	\$3,397,000	\$1,419,600	\$3,393,315	\$2,925,689	\$4,174,287	\$70.16	6.3038	16%
		Sale. Ratio =>	41.79	E.C.F. =>	0.701	Std. Deviation=>	0.303582711		
		Std. Dev. =>	18.18	Ave. E.C.F. =>	0.764	Ave. Variance=>	24.1129	Coefficient of Var=>	31.56466202

use 0.700

