

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	Land Value
17-11-400-006	1207 MAPLE STREET UNIT A	12/16/2020	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$126,800	84.53	\$288,452	\$37,464	\$112,536	\$386,135	0.291	9,608	\$11.71	'3000	40.7062	22%	COM IMP	\$33,706
17-11-400-016	1315 HANCHETT DRIVE	12/21/2018	\$137,200	CD	03-ARM'S LENGTH	\$137,200	\$64,100	46.72	\$170,401	\$56,178	\$81,022	\$174,120	0.465	7,373	\$10.99	'3000	23.3182	34%	WHS DIST	\$46,360
17-11-400-020	123 N DEKRAFFT AVENUE	10/20/2020	\$1,400,000	WD	03-ARM'S LENGTH	\$1,400,000	\$352,300	25.16	\$725,573	\$165,018	\$1,234,982	\$874,501	1.412	46,050	\$26.82	'3000	71.3709	10%		\$143,413
17-11-405-001	1010 E MADISON STREET	02/12/2021	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$51,300	41.71	\$118,932	\$35,435	\$87,565	\$140,095	0.625	14,873	\$5.89	'3000	7.3464	28%	MISC COMM	\$34,035
Totals:			\$6,210,200			\$1,810,200	\$594,500		\$1,303,358		\$1,516,105	\$1,574,851			\$13.85		26.4193	24%		
								Sale. Ratio =>	32.84				E.C.F. =>	0.963	Std. Deviation=>		0.495			
								Std. Dev. =>	23.29				Ave. E.C.F. =>	0.699	Ave. Variance=>		35.6854	Coefficient of Var=>		51.088

use 0.740

