

E.C.F.s for Neighborhood: 00000 'Personal Property'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00011 'Area 11'

2016 14.58% SAMPLE INDICATED 0.746 USED 0.75
2017 9.38% SAMPLE INDICATED 0.784 USED 0.78
2018 9.38% SAMPLE INDICATED 0.860 USED 0.80

Residential : 0.770
Town Homes/Duplexes: 0.770
Mobile Homes : 0.770
Agricultural Bldgs : 0.770
Commercial Bldgs : 0.770
Industrial Bldgs : 0.770

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00012 'Area 12'

Residential : 0.881
Town Homes/Duplexes: 0.881
Mobile Homes : 0.881
Agricultural Bldgs : 0.881
Commercial Bldgs : 0.881
Industrial Bldgs : 0.881

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00013 'Area 13'

Residential : 1.150
Town Homes/Duplexes: 1.150
Mobile Homes : 1.150
Agricultural Bldgs : 1.150
Commercial Bldgs : 1.150
Industrial Bldgs : 1.150

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00014 'Area 14'

Residential : 1.059
Town Homes/Duplexes: 1.059
Mobile Homes : 1.059
Agricultural Bldgs : 1.059
Commercial Bldgs : 1.059
Industrial Bldgs : 1.059

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00015 'Area 15'

Residential : 1.055
Town Homes/Duplexes: 1.055
Mobile Homes : 1.055
Agricultural Bldgs : 1.055
Commercial Bldgs : 1.055
Industrial Bldgs : 1.055

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00016 'Area 16'

Residential : 1.130
Town Homes/Duplexes: 1.130
Mobile Homes : 1.130
Agricultural Bldgs : 1.130
Commercial Bldgs : 1.130
Industrial Bldgs : 1.130

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00018 'Area 18'

Residential : 1.080
Town Homes/Duplexes: 1.080
Mobile Homes : 1.080
Agricultural Bldgs : 1.080
Commercial Bldgs : 1.080
Industrial Bldgs : 1.080

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00019 'Area 19'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00021 'Area 21'

Residential : 0.800
Town Homes/Duplexes: 0.800
Mobile Homes : 0.800
Agricultural Bldgs : 0.800
Commercial Bldgs : 0.800
Industrial Bldgs : 0.800

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00023 'Area 23'

2016 12.58% SAMPLE INDICATED 0.834 USED 0.85 (2015)
2017 11.23% SAMPLE INDICATED 0.875 USED 0.875
2018 11.23% SAMPLE INDICATED 0.884 USED 0.88

Residential : 0.830
Town Homes/Duplexes: 0.830
Mobile Homes : 0.830
Agricultural Bldgs : 0.830
Commercial Bldgs : 0.830
Industrial Bldgs : 0.830

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00024 'Area 24'

Residential : 1.050
Town Homes/Duplexes: 1.050
Mobile Homes : 1.050
Agricultural Bldgs : 1.050
Commercial Bldgs : 1.050
Industrial Bldgs : 1.050

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00026 'Area 26'

Residential : 0.930
Town Homes/Duplexes: 0.930
Mobile Homes : 0.930
Agricultural Bldgs : 0.930
Commercial Bldgs : 0.930
Industrial Bldgs : 0.930

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00027 'Area 27'

Residential : 1.070
Town Homes/Duplexes: 1.070
Mobile Homes : 1.070
Agricultural Bldgs : 1.070
Commercial Bldgs : 1.070
Industrial Bldgs : 1.070

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00029 'Area 29'

2016 12.93% SAMPLE INDICATED 0.880 USED 0.97 (2015)
2017 08.33% SAMPLE INDICATE D1.203 USED 1.05
2018 8.05% SAMPLE INDICATED 1.19 USED 1.1
2019 7.76% SAMPLE INDICATED 1.029 USED 1.03

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
Tri/Bi-Level		1.100	1.100	1.100	1.100	1.100	1.100
Upper End		1.100	1.100	1.100	1.100	1.100	1.100
1 sty		1.100	1.100	1.100	1.100	1.100	1.100
1 3/4 - 2 sty		1.100	1.100	1.100	1.100	1.100	1.100
Cape Cod		1.100	1.100	1.100	1.100	1.100	1.100
Walk out ranch		1.100	1.100	1.100	1.100	1.100	1.100
Extra Structure		1.100	1.100	1.100	1.100	1.100	1.100
1to13/4 on slab		1.100	1.100	1.100	1.100	1.100	1.100
Rented		1.100	1.100	1.100	1.100	1.100	1.100
Under 800 SF		1.100	1.100	1.100	1.100	1.100	1.100
4-5 units		1.100	1.100	1.100	1.100	1.100	1.100
2-3 units		1.100	1.100	1.100	1.100	1.100	1.100
2 Sty & up-slab		1.100	1.100	1.100	1.100	1.100	1.100
2 1/4 sty up		1.100	1.100	1.100	1.100	1.100	1.100
1+ to 11/2 sty		1.100	1.100	1.100	1.100	1.100	1.100
Unique/Overblt		1.100	1.100	1.100	1.100	1.100	1.100
Style B		1.000	1.000	1.000	1.000	1.000	1.000
Style A		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 1.100
Mobile Homes : 1.100
Agricultural Bldgs : 1.100
Commercial Bldgs : 1.100
Industrial Bldgs : 1.100

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00030 'Area 30'

Residential : 0.780
Town Homes/Duplexes: 0.780
Mobile Homes : 0.780
Agricultural Bldgs : 0.780
Commercial Bldgs : 0.780
Industrial Bldgs : 0.780

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00032 'Area 32'

Residential : 0.780
Town Homes/Duplexes: 0.780
Mobile Homes : 0.780
Agricultural Bldgs : 0.780
Commercial Bldgs : 0.780
Industrial Bldgs : 0.780

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00033 'Area 33'

Residential : 0.950
Town Homes/Duplexes: 0.950
Mobile Homes : 0.950
Agricultural Bldgs : 0.950
Commercial Bldgs : 0.950
Industrial Bldgs : 0.950

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00034 'Area 34'

Residential : 0.720
Town Homes/Duplexes: 0.720
Mobile Homes : 0.720
Agricultural Bldgs : 0.720
Commercial Bldgs : 0.720
Industrial Bldgs : 0.720

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00036 'Area 36'

Residential : 1.090
Town Homes/Duplexes: 1.090
Mobile Homes : 1.090
Agricultural Bldgs : 1.090
Commercial Bldgs : 1.090
Industrial Bldgs : 1.090

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00037 'Area 37'

Residential : 0.900
Town Homes/Duplexes: 0.900
Mobile Homes : 0.900
Agricultural Bldgs : 0.900
Commercial Bldgs : 0.900
Industrial Bldgs : 0.900

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00038 'Area 38'

2016 13.06% SAMPLE INDICATED 0.728 USED 0.73
2017 9.70% SAMPLE INIDCIATED 0.815 USED 0.75
2018 7.84% SAMPLE INDICATED 0.868 USED 0.78
2019 11.19% SAMPLE INDICATED 0.731 USED 0.73
2021 11.43% SAMPLE INDICATED 0.877 USED 0.88

Residential : 0.880
Town Homes/Duplexes: 0.880
Mobile Homes : 0.880
Agricultural Bldgs : 0.880
Commercial Bldgs : 0.880
Industrial Bldgs : 0.880

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00042 'Area 42'

2016 10.87% SAMPLE INDICATED 0.756 USED 0.86 (2015)
2017 8.70% SAMPLE INDICATED .885 USED 0.86
2018 6.52% SAMPLE INDICATED 0.911 USED 0.88

Residential : 0.880
Town Homes/Duplexes: 0.880
Mobile Homes : 0.880
Agricultural Bldgs : 0.880
Commercial Bldgs : 0.880
Industrial Bldgs : 0.880

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00043 'Area 43'

2016 17.57% SAMPLE INDICATED 0.787 USED 0.87 (2015)
2017 10.81% SAMPLE INDICATED .0948 USED 0.900
2018 6.76% SAMPLE INDICATED 1.021 USED 0.9
2019 5.68% SAMPLE INDICATED 0.823 USED 0.82

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
Tri/Bi-Level		0.800	0.800	0.800	0.800	0.800	0.800
Upper End		0.800	0.800	0.800	0.800	0.800	0.800
1 sty		0.800	0.800	0.800	0.800	0.800	0.800
1 3/4 - 2 sty		0.800	0.800	0.800	0.800	0.800	0.800
Cape Cod		0.800	0.800	0.800	0.800	0.800	0.800
Walk out ranch		0.800	0.800	0.800	0.800	0.800	0.800
Extra Structure		0.800	0.800	0.800	0.800	0.800	0.800
1to13/4 on slab		0.800	0.800	0.800	0.800	0.800	0.800
Rented		0.800	0.800	0.800	0.800	0.800	0.800
Under 800 SF		0.800	0.800	0.800	0.800	0.800	0.800
4-5 units		0.800	0.800	0.800	0.800	0.800	0.800
2-3 units		0.800	0.800	0.800	0.800	0.800	0.800
2 Sty & up-slab		0.800	0.800	0.800	0.800	0.800	0.800
2 1/4 sty up		0.800	0.800	0.800	0.800	0.800	0.800
1+ to 11/2 sty		0.800	0.800	0.800	0.800	0.800	0.800
Unique/Overblt		0.800	0.800	0.800	0.800	0.800	0.800
Style B		1.000	1.000	1.000	1.000	1.000	1.000
Style A		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 0.800
Mobile Homes : 0.800
Agricultural Bldgs : 0.800
Commercial Bldgs : 0.800
Industrial Bldgs : 0.800

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00045 'Area 45'

2016 6.08% SAMPLE INDICATED 0.629 USED 0.62
2017 2.03% SAMPLE INDICATED 0.624 USED 0.62
2018 1.69% SAMPLE INDICATED 0.523 USED 0.62
ECF consolidated into Areas 21,32,33,34 for 2019

Residential : 0.620
Town Homes/Duplexes: 0.620
Mobile Homes : 0.620
Agricultural Bldgs : 0.620
Commercial Bldgs : 0.620
Industrial Bldgs : 0.620

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00046 'Area 46'

2016 NEZ

Residential : 0.910
Town Homes/Duplexes: 0.910
Mobile Homes : 0.910
Agricultural Bldgs : 0.910
Commercial Bldgs : 0.910
Industrial Bldgs : 0.910

(Optional) Gross Rate Multipliers
A: 0.700
B: 0.700
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00047 'Area 47'

NEW CONSTRUCTION
2018 no change

Residential : 0.950
Town Homes/Duplexes: 0.950
Mobile Homes : 0.950
Agricultural Bldgs : 0.950
Commercial Bldgs : 0.950
Industrial Bldgs : 0.950

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00056 'Area 56 - Marlborough Condos'

2018 no change

Residential : 1.100
Town Homes/Duplexes: 1.100
Mobile Homes : 1.100
Agricultural Bldgs : 1.100
Commercial Bldgs : 1.100
Industrial Bldgs : 1.100

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00061 'Area 61 Autumn Crest Condominiums'

Autumn Crest Condominiums
could be put with Area 93 when units are older
2018 13.04% SAMPLE INDICATED 1.279 USED 1.33

Residential : 1.040
Town Homes/Duplexes: 1.040
Mobile Homes : 1.040
Agricultural Bldgs : 1.040
Commercial Bldgs : 1.040
Industrial Bldgs : 1.040

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00071 'Area 71 Kensington Place Condos'

Commercial & Res
Kensington Place Condominiums
may be included with Area 90 Apartment style condos
2018 93.88% SAMPLE INDICATED 0.966 USED 0.965

Residential : 1.100
Town Homes/Duplexes: 1.100
Mobile Homes : 1.100
Agricultural Bldgs : 1.100
Commercial Bldgs : 1.100
Industrial Bldgs : 1.100

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00088 'Area 88 - City Place Bella Vista'

may be included with Area 93 Separate Building style condos when they construct more bldgs.

For 2011 left at 0.85 from 2010

2018 0.00% SAMPLE INDICATED 0.78 USED 0.78
2019 0.00% SAMPLE INDICATED 0.78 USED 0.78

Residential : 0.780
Town Homes/Duplexes: 0.780
Mobile Homes : 0.780
Agricultural Bldgs : 0.780
Commercial Bldgs : 0.780
Industrial Bldgs : 0.780

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00090 'Area 90 - Condos, Apartment Style'

51 Kenbrooke Court Condos
53 Cherry Knoll Condos
56 Marlborough Condos
58 Lynn Terrace Condos
63 Woods Harbor Condos
66 Bloomfield Condos
70 Praire Ave Apartment Condos
87 South Street Terrace Condos

2019 9.43% SAMPLE INDICATED 0.564 USED 0.53
2021 19.60% SAMPLE INDICATED 0.692 USED 0.69

Residential : 0.690
Town Homes/Duplexes: 0.690
Mobile Homes : 0.690
Agricultural Bldgs : 0.690
Commercial Bldgs : 0.690
Industrial Bldgs : 0.690

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00091 'Area 91 - Condos, Downtown'

59 Arcadia Condos
69 Interurban Condos
85 230 N Kalamazoo Mall
86 Lofts @ Kalamazoo Centre
89 McHugh Condos

These are now in CBD ecf since Com. office or retail
Cornstone Building
Kalamazoo Building
Portage Street
Burdick South
South Mall

2016 1.48
2017 1.48
2018 30.65% SAMPLE INDICATED 1.787 USED 1.7

Residential : 1.700
Town Homes/Duplexes: 1.700
Mobile Homes : 1.700
Agricultural Bldgs : 1.700
Commercial Bldgs : 1.700
Industrial Bldgs : 1.700

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00092 'Area 92 - Condos, Downtown Mall'

Style Shop Condos
Milliner Center Condos

2017 1.06
2018 7.69% SAMPLE INDICATED 0.992 USED 1.06

Residential : 1.060
Town Homes/Duplexes: 1.060
Mobile Homes : 1.060
Agricultural Bldgs : 1.060
Commercial Bldgs : 1.060
Industrial Bldgs : 1.060

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 00093 'Area 93 - Condos, Separate Bldgs'

55 - Oakland Estates Condos
62 - Forest Glen Condos
64 - Evelyn Rose Condos
65 - Carriage Creek Condos
67 - Milwood Ridge (Village North) Condos
84 - Rose & Vine Condos
Ignertia Condos

Residential : 0.964
Town Homes/Duplexes: 0.964
Mobile Homes : 0.964
Agricultural Bldgs : 0.964
Commercial Bldgs : 0.964
Industrial Bldgs : 0.964

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 88888 '88888 - Hangars'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: 99999 '99999 - Buildings on Leased Land'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: BNK 'BANK'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.076
Industrial Bldgs : 1.076

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: BTR 'WMU BTR Park'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.200
Industrial Bldgs : 1.200

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C13 'Area C13'

Residential : 0.810
Town Homes/Duplexes: 0.810
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.700

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C15 'Area C15'

Residential : 0.810
Town Homes/Duplexes: 0.700
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.810

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C16 'Area C16'

Residential : 0.810
Town Homes/Duplexes: 0.700
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.810

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C17 'Area C17'

Residential : 1.100
Town Homes/Duplexes: 0.800
Mobile Homes : 0.000
Agricultural Bldgs : 0.975
Commercial Bldgs : 0.975
Industrial Bldgs : 0.975

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C19 'Area C19'

Residential : 0.790
Town Homes/Duplexes: 0.700
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.700

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C21 'Area C21'

Residential : 0.620
Town Homes/Duplexes: 0.620
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.620
Industrial Bldgs : 0.620

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C23 'Area C23'

Residential : 0.620
Town Homes/Duplexes: 0.620
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.620
Industrial Bldgs : 0.620

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C24 'Area C24'

Residential : 0.620
Town Homes/Duplexes: 0.580
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.620
Industrial Bldgs : 0.620

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C26 'Area C26'

Residential : 1.160
Town Homes/Duplexes: 1.050
Mobile Homes : 1.050
Agricultural Bldgs : 1.050
Commercial Bldgs : 1.050
Industrial Bldgs : 1.050

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C27 'Area C27'

Residential : 0.900
Town Homes/Duplexes: 0.800
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.800
Industrial Bldgs : 0.800

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C29 'Area C29'

Residential : 0.800
Town Homes/Duplexes: 0.700
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.700
Industrial Bldgs : 0.700

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C30 'Area C30'

Residential : 0.660
Town Homes/Duplexes: 0.620
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.660
Industrial Bldgs : 0.660

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C32 'Area C32'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
Tri/Bi-Level		0.660	0.660	0.660	0.660	0.660	0.660
Upper End		0.660	0.660	0.660	0.660	0.660	0.660
1 sty		0.660	0.660	0.660	0.660	0.660	0.660
1 3/4 - 2 sty		0.660	0.660	0.660	0.660	0.660	0.660
Cape Cod		0.660	0.660	0.660	0.660	0.660	0.660
Walk out ranch		0.660	0.660	0.660	0.660	0.660	0.660
Extra Structure		0.660	0.660	0.660	0.660	0.660	0.660
1to13/4 on slab		0.660	0.660	0.660	0.660	0.660	0.660
Rented		0.660	0.660	0.660	0.660	0.660	0.660
Under 800 SF		0.660	0.660	0.660	0.660	0.660	0.660
4-5 units		0.660	0.660	0.660	0.660	0.660	0.660
2-3 units		0.660	0.660	0.660	0.660	0.660	0.660
2 Sty & up-slab		0.660	0.660	0.660	0.660	0.660	0.660
2 1/4 sty up		0.660	0.660	0.660	0.660	0.660	0.660
1+ to 1 1/2 sty		0.660	0.660	0.660	0.660	0.660	0.660
Unique/Overblt		0.660	0.660	0.660	0.660	0.660	0.660
Style B		1.000	1.000	1.000	1.000	1.000	1.000
Style A		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 0.660
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.875
Industrial Bldgs : 0.660

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C33 'Area C33'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
Tri/Bi-Level		0.660	0.660	0.660	0.660	0.660	0.660
Upper End		0.660	0.660	0.660	0.660	0.660	0.660
1 sty		0.660	0.660	0.660	0.660	0.660	0.660
1 3/4 - 2 sty		0.660	0.660	0.660	0.660	0.660	0.660
Cape Cod		0.660	0.660	0.660	0.660	0.660	0.660
Walk out ranch		0.660	0.660	0.660	0.660	0.660	0.660
Extra Structure		0.660	0.660	0.660	0.660	0.660	0.660
1to13/4 on slab		0.660	0.660	0.660	0.660	0.660	0.660
Rented		0.660	0.660	0.660	0.660	0.660	0.660
Under 800 SF		0.660	0.660	0.660	0.660	0.660	0.660
4-5 units		0.660	0.660	0.660	0.660	0.660	0.660
2-3 units		0.660	0.660	0.660	0.660	0.660	0.660
2 Sty & up-slab		0.660	0.660	0.660	0.660	0.660	0.660
2 1/4 sty up		0.660	0.660	0.660	0.660	0.660	0.660
1+ to 11/2 sty		0.660	0.660	0.660	0.660	0.660	0.660
Unique/Overblt		0.660	0.660	0.660	0.660	0.660	0.660
Style B		1.000	1.000	1.000	1.000	1.000	1.000
Style A		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 0.660
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.755
Industrial Bldgs : 0.660

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C34 'Area C34'

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
Tri/Bi-Level		0.660	0.660	0.660	0.660	0.660	0.660
Upper End		0.660	0.660	0.660	0.660	0.660	0.660
1 sty		0.660	0.660	0.660	0.660	0.660	0.660
1 3/4 - 2 sty		0.660	0.660	0.660	0.660	0.660	0.660
Cape Cod		0.660	0.660	0.660	0.660	0.660	0.660
Walk out ranch		0.660	0.660	0.660	0.660	0.660	0.660
Extra Structure		0.660	0.660	0.660	0.660	0.660	0.660
1to13/4 on slab		0.660	0.660	0.660	0.660	0.660	0.660
Rented		0.660	0.660	0.660	0.660	0.660	0.660
Under 800 SF		0.660	0.660	0.660	0.660	0.660	0.660
4-5 units		0.660	0.660	0.660	0.660	0.660	0.660
2-3 units		0.660	0.660	0.660	0.660	0.660	0.660
2 Sty & up-slab		0.660	0.660	0.660	0.660	0.660	0.660
2 1/4 sty up		0.660	0.660	0.660	0.660	0.660	0.660
1+ to 11/2 sty		0.660	0.660	0.660	0.660	0.660	0.660
Unique/Overblt		0.660	0.660	0.660	0.660	0.660	0.660
Style B		1.000	1.000	1.000	1.000	1.000	1.000
Style A		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 0.660
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.755
Industrial Bldgs : 0.660

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C36 'Area C36'

Residential : 0.660
Town Homes/Duplexes: 0.660
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.660
Industrial Bldgs : 0.660

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C38 'Area C38'

Residential : 0.660
Town Homes/Duplexes: 0.660
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.660
Industrial Bldgs : 0.660

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: C45 'Area C45'

Residential : 0.950
Town Homes/Duplexes: 0.700
Mobile Homes : 0.700
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.925
Industrial Bldgs : 0.700

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: CBD 'CBD Central Business District (DDA)'

Residential : 1.180
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.375
Industrial Bldgs : 1.050

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: CBDMX 'CBD MIXED USE'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.200
Industrial Bldgs : 1.050

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: CBDOF 'CBD OFFICE'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.200
Industrial Bldgs : 1.050

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: CMVAC 'COMMERCIAL VACANT'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: EXMT 'Exempt commercial industrial classed properties'

classed 201, 202, 310,302 that have a qualifying exemption.

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.000
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers
A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: GAR 'GARAGE'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.048
Industrial Bldgs : 1.048

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: IN45L 'Industrial Central Valley Large bdg'

Over 13,000 square feet in the Central Valley neighborhood

Style:	%Good:	100-91	90-81	80-71	70-61	60-51	50-0
Tri/Bi-Level		0.700	0.700	0.700	0.700	0.700	0.700
Upper End		0.700	0.700	0.700	0.700	0.700	0.700
1 sty		0.700	0.700	0.700	0.700	0.700	0.700
1 3/4 - 2 sty		0.700	0.700	0.700	0.700	0.700	0.700
Cape Cod		0.700	0.700	0.700	0.700	0.700	0.700
Walk out ranch		0.700	0.700	0.700	0.700	0.700	0.700
Extra Structure		0.700	0.700	0.700	0.700	0.700	0.700
1to13/4 on slab		0.700	0.700	0.700	0.700	0.700	0.700
Rented		0.700	0.700	0.700	0.700	0.700	0.700
Under 800 SF		0.700	0.700	0.700	0.700	0.700	0.700
4-5 units		0.700	0.700	0.700	0.700	0.700	0.700
2-3 units		0.700	0.700	0.700	0.700	0.700	0.700
2 Sty & up-slab		0.700	0.700	0.700	0.700	0.700	0.700
2 1/4 sty up		0.700	0.700	0.700	0.700	0.700	0.700
1+ to 1 1/2 sty		0.700	0.700	0.700	0.700	0.700	0.700
Unique/Overblt		0.700	0.700	0.700	0.700	0.700	0.700
Style B		1.000	1.000	1.000	1.000	1.000	1.000
Style A		1.000	1.000	1.000	1.000	1.000	1.000

Town Homes/Duplexes: 0.730
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.740
Industrial Bldgs : 0.700

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: IN45S 'Industrial Central Valley Small bdg'

Under 13,000 square feet in the Central Valley neighborhood

Residential : 0.790
Town Homes/Duplexes: 0.825
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.825
Industrial Bldgs : 0.740

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: INDLG 'Industrial Large bldgs'

Over 13,000 square feet

Residential : 0.658
Town Homes/Duplexes: 0.658
Mobile Homes : 0.658
Agricultural Bldgs : 0.658
Commercial Bldgs : 0.658
Industrial Bldgs : 0.658

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: INDSM 'Industrial Small bldgs'

Under 13,000 square feet

Residential : 0.760
Town Homes/Duplexes: 0.717
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.717
Industrial Bldgs : 0.693

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: MULT2 'MULT2 - Hotel Motel Multiples'

Commercial

Residential : 0.840
Town Homes/Duplexes: 0.840
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.980
Industrial Bldgs : 0.840

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: MULT3 'MULT3 - Vine Area Multiples'

Commercial

Residential : 1.180
Town Homes/Duplexes: 0.840
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.300
Industrial Bldgs : 0.820

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: MULT4 'MULT4 - Other Area Multiples'

Commercial

Residential : 0.940
Town Homes/Duplexes: 0.940
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.100
Industrial Bldgs : 0.820

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: MULT5 'MULT5 - Douglas & E Main Multiples'

Commercial

Residential : 1.010
Town Homes/Duplexes: 1.010
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.010
Industrial Bldgs : 0.820

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: MULT6 'MULT6 - Historic Multiples'

Commercial

Residential : 1.050
Town Homes/Duplexes: 1.050
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.300
Industrial Bldgs : 0.820

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: MULT7 'MULT7 - Western Multiples'

Commercial

Residential : 0.840
Town Homes/Duplexes: 1.050
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.050
Industrial Bldgs : 0.950

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: MULT8 'MULT8 - Student Housing Multiples'

Commercial

Residential : 1.150
Town Homes/Duplexes: 1.100
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.100
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: MULT9 'MULT9 - Over 50 Unit Multiples'

Commercial

Residential : 1.000
Town Homes/Duplexes: 1.280
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.280
Industrial Bldgs : 1.280

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: OFC 'OFFICE'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.819
Industrial Bldgs : 0.819

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: OFC 2 'OFFICE- CONVERTED HOUSE'

MANY PROPERTIES IN THIS ECF USE RES PRICING. MAKE SURE TO ADJUST SINGLE FAMILY ECF'S.

2019 NEW MANUAL USED 0.66

Residential : 0.660
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.660
Industrial Bldgs : 1.000

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: RST 'RESTARAUNT'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 1.056
Industrial Bldgs : 1.056

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: RTL 'STORE/GENERAL RETAIL'

Residential : 0.850
Town Homes/Duplexes: 0.700
Mobile Homes : 0.700
Agricultural Bldgs : 0.700
Commercial Bldgs : 0.831
Industrial Bldgs : 0.831

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: SHOP 'SHOPPING CENTER/NEIGHBORHOOD'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.800
Industrial Bldgs : 0.800

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: SHPRS 'SHOPPING MIXED\ W RES'

Residential : 0.700
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.902
Industrial Bldgs : 0.902

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

E.C.F.s for Neighborhood: WHSST 'WAREHOUSE STG / COMMERCIAL'

Residential : 1.000
Town Homes/Duplexes: 1.000
Mobile Homes : 1.000
Agricultural Bldgs : 1.000
Commercial Bldgs : 0.903
Industrial Bldgs : 0.903

(Optional) Gross Rate Multipliers

A: 0.000
B: 0.000
C: 0.000
D: 0.000

Neighborhoods Used: 00011.Area 11

4135 S 12TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-320-001 10/11/2024 00011 401 205,000 42,763
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 162,237 138,282 1.173



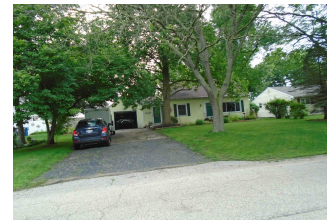
4710 EVENTIDE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-350-004 08/08/2024 00011 401 265,000 38,089
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri/Bi-Level 83 226,911 210,853 1.076



4418 STARLITE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-324-022 07/12/2024 00011 401 243,000 59,550
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 183,450 127,665 1.437



4620 STARLITE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-321-006 09/29/2023 00011 401 245,000 49,282
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 62 195,718 152,978 1.279



4559 KALINE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-317-008 06/26/2023 00011 407 267,000 44,913
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 85 222,087 204,621 1.085



Neighborhoods Used: 00012.Area 12

1935 SKYLER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-492-040 02/14/2025 00012 401 375,000 68,824
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 52 306,176 264,635 1.157



4225 LAKE FOREST DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-355-215 05/22/2024 00012 401 450,000 96,891
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Walk out ranch 62 353,109 413,466 0.854



4339 SUNSET DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-367-002 03/11/2024 00012 401 335,000 59,738
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 275,262 202,204 1.361



3304 LAKE HILL DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-493-147 10/13/2023 00012 401 467,860 79,073
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 67 388,787 360,515 1.078



3322 LAKE HILL DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-492-245 09/08/2023 00012 401 586,000 78,812
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Walk out ranch 62 507,188 430,506 1.178



4331 SUNSET DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-362-003 08/04/2023 00012 401 299,900 59,833
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 240,067 231,974 1.035



4436 MEADOWLARK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-492-038 05/05/2023 00012 401 312,000 58,685
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri/Bi-Level 62 253,315 193,154 1.311



2014 SKYLER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-486-017 04/20/2023 00012 401 250,000 65,771
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 184,229 222,328 0.829



Neighborhoods Used: 00013.Area 13

3513 LOWDEN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-118-093 03/21/2025 00013 401 182,000 29,188
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 67 152,812 117,543 1.300



3310 KENT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-207-025 03/05/2025 00013 401 225,000 25,785
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 56 199,215 127,981 1.557



3526 BARNARD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-143-001 01/21/2025 00013 401 211,000 32,279
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 61 178,721 118,533 1.508



3430 OAKLAND DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-214-002 01/10/2025 00013 401 174,305 37,659
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 68 136,646 124,023 1.102



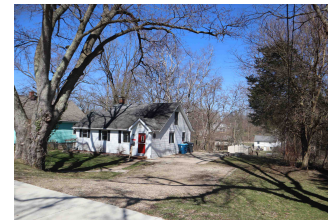
3509 HOOVER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-119-018 01/08/2025 00013 401 95,000 20,231
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 57 74,769 49,939 1.497



2218 HAZEL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-262-203 11/26/2024 00013 401 154,900 31,020
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 61 123,880 91,727 1.351



2126 SPRINGMONT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-253-150 11/25/2024 00013 401 142,000 31,178
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 76 110,822 96,999 1.143



2231 HAZEL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-266-224 11/20/2024 00013 401 195,000 25,899
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 66 169,101 107,587 1.572



Neighborhoods Used: 00013.Area 13

2230 EDGEWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-401-008 10/29/2024 00013 401 195,000 36,216
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 76 158,784 118,239 1.343



2523 STEVENS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-197-428 10/16/2024 00013 401 141,200 27,151
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 66 114,049 102,463 1.113



2520 SPRINGMONT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-178-004 09/17/2024 00013 401 240,000 39,790
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 61 200,210 139,741 1.433



3908 OAKLAND DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-274-280 09/16/2024 00013 401 219,900 28,502
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 61 191,398 120,857 1.584



3310 LAIRD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-206-002 08/19/2024 00013 401 150,000 29,926
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 61 120,074 96,625 1.243



2404 HAZEL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-189-391 07/29/2024 00013 401 180,000 33,813
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 61 146,187 113,312 1.290



3617 BARNARD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-179-001 07/26/2024 00013 401 105,000 26,693
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 61 78,307 66,031 1.186



3606 HOOVER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-124-001 07/02/2024 00013 401 121,000 27,868
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 62 93,132 71,538 1.302



Neighborhoods Used: 00013.Area 13

2322 SPRINGMONT AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-32-250-165 05/21/2024 00013 401 134,880 27,365
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Under 800 SF 61 107,515 70,078 1.534



2331 SPRINGMONT AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-32-255-171 05/21/2024 00013 401 195,000 31,334
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 66 163,666 110,996 1.475



3723 HOOVER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-32-164-002 05/16/2024 00013 401 165,000 26,708
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 61 138,292 122,877 1.125



2510 SPRINGMONT AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-32-178-003 04/18/2024 00013 401 235,000 32,874
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 1 1/2 sty 71 202,126 139,914 1.445



3212 ADAMS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-32-126-109 04/16/2024 00013 401 168,000 47,414
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 1 1/2 sty 62 120,586 100,510 1.200



2335 AMHERST AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-32-215-076 03/26/2024 00013 401 190,500 24,956
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 1 1/2 sty 69 165,544 128,436 1.289



2401 SPRINGMONT AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-32-184-390 02/29/2024 00013 401 155,000 31,713
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 61 123,287 79,140 1.558



3536 HOOVER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-32-124-100 01/11/2024 00013 401 157,500 32,637
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Under 800 SF 61 124,863 82,558 1.512



Neighborhoods Used: 00013.Area 13

2215 PARKVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-32-202-007	11/08/2023	00013 401	215,000	29,733	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	61	185,267	136,095	1.361



2314 SPRINGMONT AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-32-250-164	11/06/2023	00013 401	215,000	28,600	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	82	186,400	121,840	1.530



2135 AMHERST AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-32-218-092	10/30/2023	00013 401	180,000	27,692	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Under 800 SF	76	152,308	98,936	1.539



2213 LOGAN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-32-207-042	10/30/2023	00013 401	190,000	27,729	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ to 1 1/2 sty	61	162,271	110,275	1.472



2526 EDGEWOOD DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-32-327-074	10/13/2023	00013 401	140,000	26,035	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	68	113,965	90,237	1.263



2141 BENTON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-32-223-139	10/10/2023	00013 401	152,500	33,699	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	61	118,801	91,183	1.303



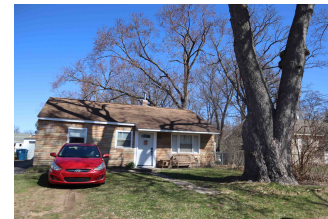
2408 STEVENS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-32-194-416	09/25/2023	00013 401	162,000	32,389	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	66	129,611	107,613	1.204



2424 STEVENS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-32-194-419	08/24/2023	00013 401	171,000	27,962	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 to 1 3/4 on slab	61	143,038	90,086	1.588



Neighborhoods Used: 00013.Area 13

2203 HAZEL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-267-229 08/22/2023 00013 401 166,400 23,976
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 63 142,424 96,207 1.480



3308 MADISON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-130-002 08/03/2023 00013 401 165,000 42,884
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 62 122,116 105,298 1.160



3610 HOOVER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-124-047 07/28/2023 00013 401 150,000 28,072
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 121,928 107,715 1.132



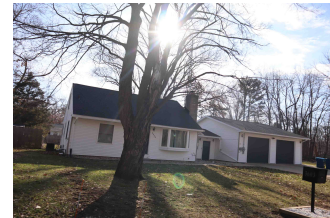
3209 LAIRD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-206-003 07/27/2023 00013 401 75,000 19,319
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 54 55,681 44,285 1.257



3312 WOOD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-105-250 07/05/2023 00013 401 220,000 25,722
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Walk out ranch 81 194,278 128,638 1.510



3603 KNOX ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-122-173 06/27/2023 00013 401 202,000 37,748
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 57 164,252 100,196 1.639



2222 STEVENS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-267-248 06/16/2023 00013 401 141,625 27,419
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 71 114,206 88,044 1.297



2136 EDGEWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-403-008 06/15/2023 00013 401 149,600 28,051
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 56 121,549 85,077 1.429



Neighborhoods Used: 00013.Area 13

3219 KNOX ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-32-102-150		05/04/2023	00013	401	145,000	24,967
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	Under 800 SF	68	120,033	83,152	1.444	



Neighborhoods Used: 00014.Area 14

3835 OAKLAND DR						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
06-32-295-014		03/07/2025	00014	401	167,500	50,009
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 - 2 sty	62	117,491	110,034	1.068	



3621 BRONSON BLVD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
06-33-183-058		02/19/2025	00014	401	490,000	59,105
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 - 2 sty	67	430,895	361,557	1.192	



1229 PARKER AVE						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
06-33-188-104		06/21/2024	00014	401	405,000	74,242
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 sty	57	330,758	282,458	1.171	



1209 WHITES RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
06-28-399-001		05/30/2024	00014	401	240,000	64,043
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 sty	62	175,957	150,541	1.169	



1350 LAMA RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
06-33-386-014		05/16/2024	00014	401	415,000	86,923
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 sty	59	328,077	257,687	1.273	



3532 OLD COLONY RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
06-33-178-097		05/15/2024	00014	401	300,000	64,045
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 sty	45	235,955	183,284	1.287	



3608 OLD COLONY RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
06-33-178-099		12/18/2023	00014	401	262,000	52,390
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 sty	55	209,610	167,653	1.250	



4439 OLD COLONY RD						
Parcel Number	**	Valid Sale	** Class	AdjSalePrice	LandValue	
06-33-399-010		10/16/2023	00014	401	264,900	63,541
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 - 2 sty	62	201,359	181,038	1.112	



Neighborhoods Used: 00014.Area 14

1117 PAR 4 CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-33-215-081	05/26/2023 00014	401	225,000	53,641	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	52	171,359	129,709	1.321



3811 OLD COLONY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-33-194-118	05/19/2023 00014	401	265,900	62,851	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ to 11/2 sty	62	203,049	169,961	1.195



Neighborhoods Used: 00015.Area 15

427 PARKER AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-34-166-066 03/28/2025 00015 401 210,000 32,230
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 - 2 sty 67 177,770 109,396 1.625



535 PLEASANT HOME CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-33-483-002 03/07/2025 00015 401 234,116 26,122
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 67 207,994 136,303 1.526



135 HUTCHINSON ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-34-146-084 02/12/2025 00015 401 189,900 28,447
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 1 1/2 sty 67 161,453 138,675 1.164



4225 S PARK ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-34-323-004 01/16/2025 00015 401 205,000 33,615
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 62 171,385 118,963 1.441



3921 DUKE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-33-409-005 01/10/2025 00015 401 172,000 37,792
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 62 134,208 100,892 1.330



703 PLEASANT AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-33-447-015 01/10/2025 00015 401 187,000 29,781
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 62 157,219 97,548 1.612



924 DENWAY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-33-402-037 01/03/2025 00015 401 145,000 37,717
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 67 107,283 88,932 1.206



926 PLEASANT AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-33-422-058 12/20/2024 00015 401 217,000 46,395
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 57 170,605 144,980 1.177



Neighborhoods Used: 00015.Area 15

3717 S ROSE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-34-185-191 12/13/2024 00015 401 165,000 30,565
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 134,435 100,924 1.332



4118 RIVINGTON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-422-059 12/02/2024 00015 401 186,000 40,002
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 145,998 119,846 1.218



1104 CLOVER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-256-213 11/27/2024 00015 401 220,000 40,100
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 67 179,900 146,317 1.230



749 HUTCHINSON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-240-126 11/15/2024 00015 401 179,900 35,610
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 52 144,290 103,714 1.391



3810 S BURDICK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-34-189-006 11/15/2024 00015 401 225,000 33,904
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 191,096 153,822 1.242



730 CHENE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-236-001 11/14/2024 00015 401 158,000 24,420
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 133,580 110,035 1.214



4106 RIVINGTON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-417-061 11/04/2024 00015 401 170,000 35,047
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 134,953 106,129 1.272



410 OAKHURST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-34-312-049 10/28/2024 00015 401 172,500 31,995
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 140,505 119,888 1.172



Neighborhoods Used: 00015.Area 15

725 DENWAY DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-33-431-008 09/27/2024 00015 401 203,000 31,651
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 67 171,349 105,050 1.631



224 E LEONA AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-34-262-016 09/12/2024 00015 401 159,900 32,328
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Under 800 SF 60 127,572 80,989 1.575



313 BUCHANAN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-34-173-179 09/10/2024 00015 401 164,000 30,853
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 1 1/2 sty 67 133,147 102,584 1.298



309 OAKHURST AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-34-318-026 08/23/2024 00015 401 192,000 33,757
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Under 800 SF 67 158,243 101,087 1.565



418 PIERCE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-34-156-029 08/15/2024 00015 401 150,000 27,729
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Under 800 SF 62 122,271 80,446 1.520



752 PARKER AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-33-285-002 08/09/2024 00015 401 185,000 46,761
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 1 1/2 sty 62 138,239 128,752 1.074



740 PARKER AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-33-286-102 07/31/2024 00015 401 175,000 37,414
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 57 137,586 96,182 1.430



4031 STANDISH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-33-412-085 07/26/2024 00015 401 221,500 35,698
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 67 185,802 129,402 1.436



Neighborhoods Used: 00015.Area 15

203 PARKER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-34-169-163 07/17/2024 00015 401 225,000 43,282
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 181,718 137,901 1.318



3817 S ROSE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-34-190-213 06/21/2024 00015 401 135,000 34,040
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 67 100,960 76,928 1.312



222 GARFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-34-154-003 06/21/2024 00015 401 202,000 42,693
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 57 159,307 103,474 1.540



1016 PARKER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-261-264 05/24/2024 00015 401 302,000 39,451
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 67 262,549 166,226 1.579



146 ALBANY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-34-131-001 05/15/2024 00015 401 229,900 41,365
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 188,535 132,330 1.425



1007 PARKER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-262-282 04/24/2024 00015 401 207,000 60,498
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 58 146,502 113,358 1.292



627 PARKER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-292-077 04/15/2024 00015 401 216,000 30,595
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 185,405 174,999 1.059



733 WHITES RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-496-017 04/12/2024 00015 401 200,000 34,372
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 165,628 146,154 1.133



Neighborhoods Used: 00015.Area 15

303 OAKHURST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-34-319-025 04/02/2024 00015 401 154,000 32,645
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 62 121,355 80,235 1.513



320 BUCHANAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-34-168-173 03/22/2024 00015 401 160,000 28,329
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 57 131,671 83,564 1.576



4215 PEMBROOK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-477-001 02/27/2024 00015 401 200,000 31,178
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 62 168,822 126,905 1.330



3810 ROBIN LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-266-010 12/22/2023 00015 401 199,900 34,396
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 165,504 136,387 1.213



26 BLANCHE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-34-349-046 12/20/2023 00015 401 142,500 28,154
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 59 114,346 72,422 1.579



730 PARKER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-286-001 12/14/2023 00015 401 155,000 36,253
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 118,747 92,936 1.278



524 DENWAY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-429-001 12/06/2023 00015 401 190,000 34,129
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 155,871 125,272 1.244



4012 RIVINGTON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-407-067 11/29/2023 00015 401 205,000 35,142
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 169,858 107,128 1.586



Neighborhoods Used: 00015.Area 15

749 DENWAY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-430-003 11/10/2023 00015 401 125,000 32,665
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 67 92,335 83,350 1.108



3720 ASH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-34-182-202 11/01/2023 00015 401 147,500 42,290
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 57 105,210 65,965 1.595



128 BUCHANAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-34-191-225 10/27/2023 00015 401 135,000 39,178
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 62 95,822 80,229 1.194



4129 PEMBROOK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-447-014 10/26/2023 00015 401 129,900 31,813
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 62 98,087 75,084 1.306



3510 S BURDICK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-34-149-002 10/16/2023 00015 401 148,000 60,124
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 44 87,876 72,548 1.211



420 OAKHURST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-34-311-047 10/13/2023 00015 401 165,000 39,653
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 62 125,347 113,378 1.106



4224 PEMBROOK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-476-007 10/04/2023 00015 401 148,000 32,634
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 115,366 101,841 1.133



328 GARFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-34-152-092 09/22/2023 00015 401 130,000 29,691
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 57 100,309 64,296 1.560



Neighborhoods Used: 00015.Area 15

718 PLEASANT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-441-001 09/01/2023 00015 401 245,000 47,795
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Walk out ranch 57 197,205 165,509 1.192



3515 DUKE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-245-001 08/14/2023 00015 401 140,000 34,644
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 57 105,356 77,465 1.360



703 PLEASANT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-447-015 07/21/2023 00015 401 165,000 29,781
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 135,219 97,548 1.386



1009 CLOVER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-257-242 07/13/2023 00015 401 127,500 26,796
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 57 100,704 67,438 1.493



4037 STANDISH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-412-086 07/06/2023 00015 401 205,000 37,999
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 167,001 138,329 1.207



4106 STANDISH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-416-102 06/30/2023 00015 401 162,500 35,534
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 126,966 105,709 1.201



926 LYNN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-222-007 06/26/2023 00015 401 205,000 33,385
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 171,615 137,147 1.251



418 BUCHANAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-34-166-075 06/26/2023 00015 401 140,000 31,933
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 62 108,067 94,094 1.149



Neighborhoods Used: 00015.Area 15

817 LYNN AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-33-254-032		05/01/2023	00015	401	210,000	33,549
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 sty	57	176,451	126,034	1.400	



Neighborhoods Used: 00016.Area 16

1239 ROYCE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-175-474 03/28/2025 00016 401 265,000 42,862
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 222,138 134,241 1.655



1319 MILES AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-181-421 03/28/2025 00016 401 180,000 36,011
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 143,989 114,633 1.256



2525 FULFORD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-412-059 03/21/2025 00016 401 210,000 34,059
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 175,941 104,433 1.685



1914 LAKEWAY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-274-269 03/19/2025 00016 401 174,000 39,843
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 62 134,157 78,428 1.711



3227 KONKLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-227-104 03/14/2025 00016 401 169,990 37,525
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 132,465 75,924 1.745



1404 LAKEWAY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-197-293 03/05/2025 00016 401 291,000 41,279
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 82 249,721 174,019 1.435



2427 FULFORD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-402-034 02/28/2025 00016 401 155,500 47,628
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 62 107,872 98,986 1.090



536 HOMECREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-436-001 02/28/2025 00016 401 280,000 64,503
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 67 215,497 156,118 1.380



Neighborhoods Used: 00016.Area 16

1821 BLOOMFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-423-001 02/26/2025 00016 401 215,000 39,189
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 61 175,811 145,545 1.208



2012 GOLFVIEW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-441-001 02/13/2025 00016 401 282,329 39,877
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 242,452 158,811 1.527



1209 HOMECREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-330-136 02/12/2025 00016 401 215,000 37,341
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 177,659 140,426 1.265



1412 WINTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-147-093 02/10/2025 00016 401 232,000 43,321
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 58 188,679 108,843 1.733



1321 SOUTHERN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-341-216 02/06/2025 00016 401 210,000 37,273
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 58 172,727 139,300 1.240



1521 SOUTHERN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-344-227 01/23/2025 00016 401 259,999 35,808
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 224,191 136,708 1.640



1104 HOMECREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-313-181 01/15/2025 00016 401 275,000 37,763
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 64 237,237 175,422 1.352



1715 HOMECREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-406-054 01/03/2025 00016 401 190,000 36,060
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 153,940 113,937 1.351



Neighborhoods Used: 00016.Area 16

1907 GOLFFVIEW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-414-176 12/27/2024 00016 401 250,000 42,254
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 207,746 157,310 1.321



1509 REYCRAFT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-394-027 12/23/2024 00016 401 237,000 35,986
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 62 201,014 139,663 1.439



2055 E CORK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-496-001 12/23/2024 00016 401 175,000 30,458
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 62 144,542 85,730 1.686



1935 MILES AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-280-133 12/23/2024 00016 401 200,000 39,363
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 57 160,637 130,627 1.230



2203 PADDINGTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-429-035 12/20/2024 00016 401 250,000 37,538
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 212,462 167,803 1.266



2016 ROYCE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-276-070 12/20/2024 00016 401 200,000 38,003
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 52 161,997 100,173 1.617



1316 REYCRAFT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-391-018 12/16/2024 00016 401 200,000 35,512
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 164,488 164,737 0.998



1104 CAMBRIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-353-148 12/06/2024 00016 401 164,900 37,062
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 62 127,838 102,295 1.250



Neighborhoods Used: 00016.Area 16

804 LAKEWAY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-34-298-002 11/26/2024 00016 401 240,000 39,868
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 200,132 133,666 1.497



1714 PADDINGTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-401-075 11/25/2024 00016 401 195,000 46,283
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 148,717 142,836 1.041



746 NORTON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-439-328 11/22/2024 00016 401 285,000 35,284
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 249,716 179,837 1.389



1827 MILES AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-258-125 11/20/2024 00016 401 270,000 41,454
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 67 228,546 185,013 1.235



3024 MORGAN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-465-005 11/14/2024 00016 401 224,500 31,377
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 62 193,123 117,705 1.641



3405 PORTAGE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-136-001 11/04/2024 00016 401 260,000 37,828
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 222,172 172,341 1.289



1231 E CORK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-396-010 10/31/2024 00016 401 189,000 28,701
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 52 160,299 145,765 1.100



1804 ROYCE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-252-086 10/25/2024 00016 401 200,000 38,104
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 161,896 116,693 1.387



Neighborhoods Used: 00016.Area 16

1704 MILES AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-261-190 10/24/2024 00016 401 279,900 40,210
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 239,690 164,178 1.460



1816 LAKEWAY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-272-276 10/15/2024 00016 401 240,000 39,177
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 60 200,823 128,802 1.559



2123 BANBURY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-433-111 10/14/2024 00016 401 249,000 43,758
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 205,242 150,626 1.363



2109 GOLFFVIEW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-437-189 10/02/2024 00016 401 215,000 35,346
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 179,654 125,020 1.437



2807 EMERALD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-25-350-001 09/23/2024 00016 401 180,000 46,607
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 133,393 90,634 1.472



2019 PADDINGTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-426-025 09/20/2024 00016 401 212,500 36,623
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 175,877 118,410 1.485



1840 LAKEWAY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-273-272 08/27/2024 00016 401 225,000 39,513
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 64 185,487 137,706 1.347



1508 ROYCE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-184-100 08/13/2024 00016 401 293,000 41,137
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 57 251,863 148,696 1.694



Neighborhoods Used: 00016.Area 16

909 ROYCE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-150-002 07/31/2024 00016 401 160,000 46,608
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1to13/4 on slab 62 113,392 93,138 1.217



1605 SHERIDAN DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-460-016 07/19/2024 00016 401 215,000 26,816
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 57 188,184 123,056 1.529



1204 ROYCE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-159-440 07/17/2024 00016 401 260,000 37,539
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 - 2 sty 60 222,461 194,792 1.142



1510 REYCRAFT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-394-014 07/16/2024 00016 401 235,000 37,143
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 11/2 sty 67 197,857 152,195 1.300



2128 LAKEWAY AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-298-254 07/01/2024 00016 401 175,000 39,035
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 50 135,965 92,996 1.462



1838 NOTTINGHAM AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-458-001 06/28/2024 00016 401 190,000 35,869
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 60 154,131 138,304 1.114



1215 LAKEWAY AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-169-340 06/24/2024 00016 401 265,000 39,346
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 11/2 sty 67 225,654 159,109 1.418



2825 MORGAN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-451-023 06/17/2024 00016 401 244,000 35,497
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 - 2 sty 63 208,503 140,018 1.489



Neighborhoods Used: 00016.Area 16

729 NORTON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-439-319 06/06/2024 00016 401 245,000 32,382
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 212,618 171,376 1.241



1417 E CORK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-398-003 06/03/2024 00016 401 210,000 31,298
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 178,702 135,554 1.318



2114 GOLFVIEW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-442-211 05/24/2024 00016 401 225,000 36,431
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 188,569 144,411 1.306



616 NORTON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-437-337 05/10/2024 00016 401 276,000 39,922
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 236,078 148,549 1.589



3920 PORTAGE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-199-285 05/06/2024 00016 401 206,750 33,888
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 172,862 138,507 1.248



2126 PADDINGTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-428-049 05/06/2024 00016 401 230,000 36,607
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 54 193,393 111,293 1.738



1121 ROSELAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-304-057 05/03/2024 00016 401 200,000 34,874
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 165,126 139,008 1.188



3123 NELLBERT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-499-047 04/30/2024 00016 401 143,000 34,218
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 62 108,782 83,970 1.295



Neighborhoods Used: 00016.Area 16

2110 LAKEWAY AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-297-257 04/26/2024 00016 401 212,900 39,115
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Under 800 SF 66 173,785 105,541 1.647



2113 PADDINGTON RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-427-030 04/26/2024 00016 401 241,000 37,311
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 11/2 sty 63 203,689 139,790 1.457



1228 LAKEWAY AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-195-302 04/26/2024 00016 401 222,500 38,043
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 11/2 sty 62 184,457 126,927 1.453



2206 SOUTHERN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-443-062 04/25/2024 00016 401 220,000 36,060
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 11/2 sty 65 183,940 112,256 1.639



1724 WINTON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-222-001 04/24/2024 00016 401 265,000 36,424
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 62 228,576 136,547 1.674



3011 NELLBERT ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-489-040 04/16/2024 00016 401 189,000 35,753
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1to13/4 on slab 62 153,247 91,988 1.666



1515 ROSELAND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-329-077 04/11/2024 00016 401 190,000 35,620
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 11/2 sty 57 154,380 108,222 1.427



1409 CAMBRIDGE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-348-289 04/10/2024 00016 401 202,000 36,102
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 11/2 sty 54 165,898 117,257 1.415



Neighborhoods Used: 00016.Area 16

2918 MORGAN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-455-013 04/10/2024 00016 401 165,000 32,283
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1to13/4 on slab 64 132,717 97,411 1.362



2236 SOUTHERN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-444-066 03/29/2024 00016 401 164,900 39,921
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1to13/4 on slab 62 124,979 90,377 1.383



1521 CAMBRIDGE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-349-296 03/12/2024 00016 401 249,000 35,064
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 - 2 sty 62 213,936 172,515 1.240



1535 WINTON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-215-067 03/07/2024 00016 401 206,500 38,296
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 11/2 sty 62 168,204 124,062 1.356



3513 PORTAGE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-141-051 03/06/2024 00016 401 224,500 32,289
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 - 2 sty 57 192,211 174,032 1.104



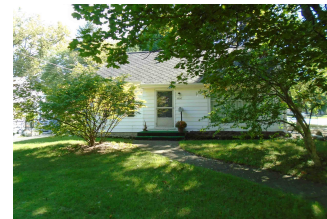
2103 MILES AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-282-141 03/06/2024 00016 401 190,000 35,661
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 57 154,339 92,410 1.670



1302 HOWLAND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-131-051 02/23/2024 00016 401 195,000 38,965
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 - 2 sty 57 156,035 120,745 1.292



1806 HOMECREST AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-412-086 02/21/2024 00016 401 175,900 33,476
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 58 142,424 97,561 1.460



Neighborhoods Used: 00016.Area 16

1328 KINGSTON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-142-048 02/15/2024 00016 401 185,000 33,711
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 1 1/2 sty 62 151,289 119,223 1.269



2911 EMERALD DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-25-360-001 02/13/2024 00016 401 209,000 52,237
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 62 156,763 129,406 1.211



824 LAKEWAY AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-34-299-004 02/09/2024 00016 401 185,000 30,462
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 - 2 sty 62 154,538 99,952 1.546



1407 HOWLAND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-129-029 02/08/2024 00016 401 168,000 31,283
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Under 800 SF 62 136,717 96,067 1.423



1605 SOUTHERN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-415-043 01/08/2024 00016 401 235,000 33,477
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 - 2 sty 62 201,523 161,416 1.248



2125 BLOOMFIELD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-448-400 01/05/2024 00016 401 243,000 48,977
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 60 194,023 172,307 1.126



3023 LOWELL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-468-021 12/11/2023 00016 401 169,900 43,499
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 57 126,401 91,969 1.374



2019 DORCHESTER AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-441-265 12/08/2023 00016 401 220,000 38,523
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 62 181,477 140,043 1.296



Neighborhoods Used: 00016.Area 16

1128 ROSELAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-309-101 12/01/2023 00016 401 205,000 34,573
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 170,427 135,204 1.261



2908 WHITTIER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-459-011 12/01/2023 00016 401 148,800 28,962
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 62 119,838 78,682 1.523



430 HOMECREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-414-356 11/30/2023 00016 401 258,250 41,145
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 64 217,105 139,173 1.560



906 ROYCE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-155-396 11/20/2023 00016 401 213,500 53,143
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 55 160,357 153,100 1.047



1421 ROSELAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-328-073 11/20/2023 00016 401 210,000 37,334
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 67 172,666 145,121 1.190



2421 FULFORD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-402-033 11/20/2023 00016 401 150,000 33,803
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 116,197 79,431 1.463



2617 PORTAGE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-316-193 11/10/2023 00016 401 175,000 32,371
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 142,629 137,308 1.039



1527 SOUTHERN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-344-228 11/06/2023 00016 401 222,000 34,138
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 59 187,862 144,111 1.304



Neighborhoods Used: 00016.Area 16

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-35-216-070	11/06/2023 00016	401	275,000	36,174	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	57	238,826	142,265	1.679



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-35-160-002	10/31/2023 00016	401	275,000	35,082	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	66	239,918	148,838	1.612



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-35-148-088	10/20/2023 00016	401	175,000	35,665	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	62	139,335	102,067	1.365



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-26-382-089	10/13/2023 00016	401	247,500	36,845	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ to 11/2 sty	57	210,655	119,569	1.762



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-26-459-009	10/13/2023 00016	401	132,000	31,152	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Under 800 SF	57	100,848	63,607	1.585



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-26-313-180	10/11/2023 00016	401	279,000	38,094	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	58	240,906	185,128	1.301



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-26-300-041	10/06/2023 00016	401	260,000	36,808	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ to 11/2 sty	57	223,192	179,901	1.241



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-26-468-019	10/06/2023 00016	401	176,000	32,928	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Under 800 SF	63	143,072	97,156	1.473



Neighborhoods Used: 00016.Area 16

3220 KONKLE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-226-036 10/02/2023 00016 401 200,000 37,560
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 - 2 sty 62 162,440 141,023 1.152



3214 KONKLE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-226-003 09/29/2023 00016 401 114,500 32,786
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1to13/4 on slab 62 81,714 77,367 1.056



4305 SOMMERSET DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-454-343 09/15/2023 00016 401 221,000 43,747
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 62 177,253 154,480 1.147



1706 HOMECREST AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-411-063 09/14/2023 00016 401 172,500 33,013
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 11/2 sty 57 139,487 92,783 1.503



1522 ROSELAND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-334-081 09/08/2023 00016 401 185,000 38,192
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 11/2 sty 62 146,808 120,465 1.219



1312 HOWLAND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-131-053 09/01/2023 00016 401 240,000 36,895
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 11/2 sty 57 203,105 120,784 1.682



2125 ROYCE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-278-045 09/01/2023 00016 401 182,000 41,630
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 11/2 sty 62 140,370 121,515 1.155



1322 KINGSTON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-141-049 08/28/2023 00016 401 230,000 33,545
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 - 2 sty 62 196,455 137,237 1.432



Neighborhoods Used: 00016.Area 16

1227 ROSELAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-326-063 08/25/2023 00016 401 225,000 37,302
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 187,698 144,151 1.302



1605 HOMECREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-405-046 08/25/2023 00016 401 256,400 34,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 222,400 170,354 1.306



2917 FULFORD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-457-018 08/22/2023 00016 401 173,100 37,584
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 57 135,516 93,180 1.454



1920 PADDINGTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-404-063 08/21/2023 00016 401 218,500 38,209
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 180,291 122,940 1.466



1116 HOMECREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-314-179 08/18/2023 00016 401 275,000 35,156
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 239,844 166,837 1.438



3114 MORGAN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-470-009 08/11/2023 00016 401 235,000 31,634
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 59 203,366 132,852 1.531



1715 WINTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-216-073 08/11/2023 00016 401 222,000 36,255
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 185,745 132,932 1.397



3412 KONKLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-236-029 08/11/2023 00016 401 170,000 36,447
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 133,553 118,270 1.129



Neighborhoods Used: 00016.Area 16

619 HOMECREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-432-342 08/10/2023 00016 401 265,000 33,247
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 51 231,753 135,759 1.707



1833 MILES AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-258-126 08/10/2023 00016 401 225,500 41,171
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 184,329 109,915 1.677



2014 DORCHESTER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-446-297 08/09/2023 00016 401 264,122 45,718
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 218,404 140,042 1.560



3018 LOWELL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-468-004 08/04/2023 00016 401 169,000 30,566
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 138,434 124,996 1.108



2908 EMERALD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-484-098 07/31/2023 00016 401 140,000 35,795
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to1 3/4 on slab 57 104,205 62,454 1.669



3013 LOWELL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-463-023 07/31/2023 00016 401 190,000 29,415
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 160,585 112,102 1.432



2110 DORCHESTER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-447-292 07/19/2023 00016 401 210,000 37,225
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 61 172,775 122,080 1.415



1720 SOUTHERN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-417-033 07/18/2023 00016 401 211,000 33,711
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 177,289 127,006 1.396



Neighborhoods Used: 00016.Area 16

1328 MILES AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-187-364 07/17/2023 00016 401 299,000 38,323
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 260,677 202,524 1.287



1716 HOMECREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-411-061 07/06/2023 00016 401 149,500 33,851
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 115,649 114,829 1.007



3816 PORTAGE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-188-358 06/29/2023 00016 401 200,000 40,899
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 159,101 122,932 1.294



1933 ROYCE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-275-033 06/27/2023 00016 401 224,500 39,700
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 184,800 164,740 1.122



1030 SHERIDAN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-363-064 06/23/2023 00016 401 181,000 35,031
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 145,969 112,375 1.299



1905 ROYCE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-254-028 06/22/2023 00016 401 300,000 39,121
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 260,879 185,708 1.405



1022 VASSAR DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-358-104 06/20/2023 00016 401 220,500 37,890
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 67 182,610 127,773 1.429



2003 DORCHESTER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-35-440-262 06/06/2023 00016 401 220,000 37,870
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 64 182,130 120,310 1.514



Neighborhoods Used: 00016.Area 16

1904 CAMBRIDGE DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-453-001 06/02/2023 00016 401 170,000 30,177
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 62 139,823 96,794 1.445



4238 MAYFAIR ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-475-411 05/26/2023 00016 401 240,000 38,356
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 - 2 sty 62 201,644 192,342 1.048



1710 BANBURY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-406-156 05/26/2023 00016 401 202,000 35,337
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 1 1/2 sty 54 166,663 117,467 1.419



1615 HOMECREST AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-405-048 05/19/2023 00016 401 205,000 34,052
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 1 1/2 sty 57 170,948 119,037 1.436



1609 MILES AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-255-113 05/19/2023 00016 401 190,000 38,890
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 1 1/2 sty 57 151,110 143,499 1.053



1914 DORCHESTER AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-424-304 05/16/2023 00016 401 247,509 42,870
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 62 204,639 168,688 1.213



2829 FULFORD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-457-022 05/12/2023 00016 401 175,000 31,732
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 1 1/2 sty 62 143,268 90,821 1.577



1522 REYCRAFT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-394-012 05/12/2023 00016 401 221,000 36,369
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 1 1/2 sty 62 184,631 162,176 1.138



Neighborhoods Used: 00016.Area 16

3017 LOWELL ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-468-022 05/12/2023 00016 401 170,000 31,125
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 11/2 sty 57 138,875 127,667 1.088



1327 HOWLAND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-127-032 05/12/2023 00016 401 206,000 38,702
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 11/2 sty 57 167,298 123,133 1.359



2220 BANBURY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-434-123 05/12/2023 00016 401 193,000 35,666
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 57 157,334 98,387 1.599



1616 HOMECREST AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-410-067 05/12/2023 00016 401 225,800 33,113
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 62 192,687 140,427 1.372



1115 ROYCE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-153-464 05/05/2023 00016 401 230,000 43,409
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 11/2 sty 62 186,591 145,535 1.282



3129 HARVARD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-397-001 05/01/2023 00016 401 228,900 35,774
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 11/2 sty 62 193,126 151,237 1.277



928 LAKEWAY AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-35-171-318 04/27/2023 00016 401 269,907 43,158
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 - 2 sty 62 226,749 220,347 1.029



1503 E CORK ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-398-006 04/27/2023 00016 401 220,000 31,303
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 11/2 sty 57 188,697 120,140 1.571



Neighborhoods Used: 00016.Area 16

1027 SOUTHERN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-26-318-202	04/10/2023 00016	401	259,000	39,784	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	62	219,216	153,287	1.430



1812 CAMBRIDGE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-26-452-003	04/07/2023 00016	401	179,900	33,172	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ to 1 1/2 sty	57	146,728	114,426	1.282



1322 ROSELAND AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-26-331-092	04/05/2023 00016	401	145,000	36,064	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	62	108,936	94,227	1.156



Neighborhoods Used: 00016.Area 16

<<<<<<<<<<<<<		Statistics for this Analysis			>>>>>>>>>>>>>>>>>		
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median	
147	0	9.29	11.33	1.005	1.379	1.380	
After Application of E.C.F.s		9.60	11.69	1.004			

<<<<<<<		Economic Condition Factor Estimates (# of data points)						>>>>>>>
* Style *	91..100	81..90	71..80	61..70	51..60	0..50		
1 3/4 - 2 sty	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
1 sty	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
1+ to 1 1/2 sty	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
1 to 1 3/4 on slab	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
2 1/4 sty up	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
2 Sty & up-slab	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
2-3 units	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
4-5 units	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
Cape Cod	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
Extra Structure	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
Rented	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
Style A	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
Style B	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
Tri/Bi-Level	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
Under 800 SF	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
Unique/Overblt	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
Upper End	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
Walk out ranch	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)	1.361 (147)		
Single Family E.C.F.	: 1.361 (147)							
Mobile Home E.C.F.	: 1.000 (0)							
Town Home E.C.F.	: 1.000 (0)							
Agricultural E.C.F.	: 1.000 (0)							
Commercial E.C.F.	: 1.000 (0)							

<<<<<<<<<<<		Settings for this Analysis			>>>>>>>>>>>
Starting Date: 01/01/2022		Ending Date: 02/02/2026			
Terms Selected: All		Analyze by Style:			
		Analyze by %Good:			
		Show Valid Data : X			
		Show Invalid Data : X			
		Show Costs and Residuals:			
Use Infl. Adj. Sale Prices:		Neighborhood(s): 00016 - Area 16			

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 00018.Area 18

1706 PALMER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-251-009 02/24/2025 00018 401 140,000 29,074
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 52 110,926 73,172 1.516



1120 PALMER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-159-012 02/21/2025 00018 401 164,000 35,753
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 55 128,247 90,151 1.423



1208 PALMER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-180-003 12/16/2024 00018 401 125,500 35,840
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 38 89,660 68,452 1.310



1225 FRANKLIN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-181-003 09/05/2024 00018 401 265,000 38,539
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 59 226,461 179,951 1.258



1307 TRAILS END ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-192-026 07/10/2024 00018 401 265,000 45,791
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 219,209 154,234 1.421



1830 BUENA VISTA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-268-005 07/08/2024 00018 401 200,000 37,813
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 162,187 103,100 1.573



1424 PALMER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-178-006 06/11/2024 00018 401 132,000 27,872
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 57 104,128 76,689 1.358



1417 TRAILS END ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-193-021 05/10/2024 00018 401 230,000 41,579
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 59 188,421 124,550 1.513



Neighborhoods Used: 00018.Area 18

1909 MILLER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-274-011 03/13/2024 00018 401 185,000 43,314
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 52 141,686 113,559 1.248



1612 BUENA VISTA ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-265-002 03/07/2024 00018 401 139,765 42,478
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family Under 800 SF 59 97,287 71,117 1.368



1004 MILLER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-302-031 03/04/2024 00018 401 165,500 33,457
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 1 1/2 sty 52 132,043 97,481 1.355



1420 TRAILS END ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-198-007 01/19/2024 00018 401 273,500 41,687
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 1 1/2 sty 67 231,813 197,957 1.171



1102 PALMER AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-158-008 01/19/2024 00018 401 123,000 26,937
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1to13/4 on slab 58 96,063 69,907 1.374



1416 MILLER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-328-008 12/29/2023 00018 401 225,000 35,400
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1+ to 1 1/2 sty 57 189,600 163,603 1.159



1322 PALMER AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-177-013 10/20/2023 00018 401 132,000 29,383
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1to13/4 on slab 65 102,617 68,650 1.495



1705 BUENA VISTA ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 06-26-261-011 08/31/2023 00018 401 230,000 42,844
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 sty 62 187,156 141,466 1.323



Neighborhoods Used: 00018.Area 18

1016 PALMER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-26-158-004	07/07/2023 00018	401	127,300	28,546	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	67	98,754	80,776	1.223



1406 TRAILS END ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-26-197-005	06/15/2023 00018	401	160,000	34,501	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	62	125,499	112,063	1.120



1417 TRAILS END ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-26-193-021	05/22/2023 00018	401	185,000	41,579	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	59	143,421	124,550	1.152



840 PALMER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-26-155-001	05/03/2023 00018	401	170,000	35,550	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ to 1 1/2 sty	62	134,450	85,397	1.574



Neighborhoods Used: 00019.Area 19

715 KEENWAY CIR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-34-277-010		08/19/2024		00019 401	260,000	29,963
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	70		230,037	250,267	0.919



822 FOLEY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-34-239-006		06/17/2024		00019 401	192,000	31,757
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1to13/4 on slab	75		160,243	132,832	1.206



806 SUNNOCK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-34-244-032		02/28/2024		00019 401	141,000	22,395
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Under 800 SF	67		118,605	81,366	1.458



714 FOLEY ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-34-238-001		12/08/2023		00019 401	154,500	28,352
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Duplex	1 sty	52		126,148	115,730	1.090



920 SUNNOCK AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-35-115-001		08/31/2023		00019 401	110,900	26,731
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Under 800 SF	59		84,169	65,780	1.280



Neighborhoods Used: 00019.Area 19

<<<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
5	0	10.27	13.29	0.970	1.191	1.206
After Application of E.C.F.s						
		10.29	13.62	0.968		

<<<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>>>>>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 3/4 - 2 sty	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
1 sty	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
1+ to 1 1/2 sty	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
1 to 1 3/4 on slab	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
2 1/4 sty up	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
2 Sty & up-slab	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
2-3 units	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
4-5 units	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
Cape Cod	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
Extra Structure	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
Rented	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
Style A	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
Style B	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
Tri/Bi-Level	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
Under 800 SF	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
Unique/Overblt	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
Upper End	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
Walk out ranch	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)
	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)	1.118 (4)

Single Family E.C.F. : 1.118 (4)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.090 (1)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>

Starting Date: 01/01/2022
 Ending Date: 02/02/2026
 Terms Selected: All
 Analyze by Style:
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data : X
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): 00019 - Area 19

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00 Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00 Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00 Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 00021.Area 21

427 BEEKMAN CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-105-008 02/20/2025 00021 401 75,000 18,269
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 47 56,731 54,214 1.046



116 E BELMONT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-143-008 02/07/2025 00021 401 105,000 19,556
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 85,444 77,342 1.105



316 REED AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-200-002 12/27/2024 00021 401 98,000 22,088
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 75,912 63,630 1.193



1811 HIGH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-128-008 12/02/2024 00021 401 125,000 19,660
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 105,340 87,846 1.199



132 REED AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-128-013 11/15/2024 00021 401 116,500 19,420
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 97,080 111,071 0.874



327 REED AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-471-001 10/23/2024 00021 401 75,000 26,399
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 45 48,601 63,488 0.766



213 W MAPLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-119-001 09/10/2024 00021 401 109,900 19,177
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 90,723 87,970 1.031



1917 VAN ZEE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-215-003 08/22/2024 00021 401 135,000 22,248
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 112,752 101,393 1.112



Neighborhoods Used: 00021.Area 21

108 W EMERSON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-391-001 07/12/2024 00021 401 82,500 22,099
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 45 60,401 66,114 0.914



2120 HAVEMAN PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-182-005 06/28/2024 00021 401 105,000 18,087
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 86,913 100,539 0.864



124 E MAPLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-137-006 06/13/2024 00021 401 103,000 22,266
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 80,734 106,137 0.761



2305 S BURDICK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-193-005 04/18/2024 00021 401 ***,*** 20,681
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 59,319 79,580 0.745



120 E MAPLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-137-007 03/12/2024 00021 401 120,000 20,940
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 99,060 85,972 1.152



114 REMINE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-182-007 01/23/2024 00021 401 112,950 25,361
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 87,589 108,620 0.806



304 W EMERSON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-368-039 12/29/2023 00021 401 118,000 22,537
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 95,463 98,084 0.973



2026 S BURDICK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-147-103 10/12/2023 00021 401 90,000 33,503
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 56,497 73,083 0.773



Neighborhoods Used: 00021.Area 21

1924 S BURDICK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-27-141-014	08/30/2023 00021	401	126,000	39,352	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	45	86,648	120,411	0.720



1913 VAN ZEE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-27-210-005	08/18/2023 00021	401	122,000	22,754	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	45	99,246	90,904	1.092



1713 S BURDICK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-22-397-004	06/21/2023 00021	401	115,000	63,013	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	36	51,987	54,571	0.953



116 BALCH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-22-385-003	04/17/2023 00021	401	80,000	22,614	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	47	57,386	71,145	0.807



Neighborhoods Used: 00023.Area 23

2723 S BURDICK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-420-004 03/07/2025 00023 401 248,000 40,416
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 38 207,584 151,436 1.371



2915 S BURDICK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-460-001 02/06/2025 00023 401 149,000 32,718
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 45 116,282 87,671 1.326



2910 DUKE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-459-008 02/03/2025 00023 401 339,000 58,654
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 280,346 249,554 1.123



2320 S PARK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-167-016 01/31/2025 00023 401 228,000 49,115
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 67 178,885 159,139 1.124



2222 S PARK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-162-015 01/17/2025 00023 401 390,000 46,299
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 343,701 266,027 1.292



1202 HILLCREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-128-019 01/10/2025 00023 401 295,900 74,255
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 221,645 155,420 1.426



2337 S WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-170-003 12/18/2024 00023 401 227,000 35,201
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 62 191,799 149,405 1.284



1215 HOWARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-128-002 12/13/2024 00023 401 295,000 34,264
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 260,736 181,971 1.433



Neighborhoods Used: 00023.Area 23

414 W CORK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-372-279 12/05/2024 00023 401 100,000 22,995
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 57 77,005 65,800 1.170



2325 S WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-165-006 11/27/2024 00023 401 325,000 31,838
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 293,162 299,284 0.980



115 FAIRVIEW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-347-001 11/25/2024 00023 401 345,000 40,042
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 304,958 256,422 1.189



2324 S PARK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-167-017 11/22/2024 00023 401 265,000 46,659
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 218,341 177,508 1.230



2411 S ROSE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-325-003 11/22/2024 00023 401 260,000 45,139
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 67 214,861 170,527 1.260



3025 S PARK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-367-001 11/04/2024 00023 401 183,000 24,376
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 158,624 138,115 1.148



2309 S WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-165-010 09/27/2024 00023 401 251,000 32,750
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 218,250 158,188 1.380



1323 W MAPLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-136-006 09/24/2024 00023 401 305,000 43,579
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 261,421 208,416 1.254



Neighborhoods Used: 00023.Area 23

2431 OUTLOOK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-331-031 09/10/2024 00023 401 305,000 49,859
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 72 255,141 199,073 1.282



407 INKSTER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-302-010 09/03/2024 00023 401 267,000 53,736
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 213,264 179,779 1.186



1210 W MAPLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-138-021 08/22/2024 00023 401 207,500 49,507
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 157,993 115,524 1.368



619 EDGE Moor AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-437-002 08/16/2024 00023 401 275,000 54,423
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 220,577 195,983 1.125



1326 HILLCREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-126-018 08/09/2024 00023 401 300,000 45,676
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 59 254,324 180,098 1.412



307 EDGE Moor AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-313-108 08/05/2024 00023 401 275,000 50,829
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 224,171 190,659 1.176



515 MONTROSE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-449-001 07/31/2024 00023 401 241,000 52,572
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 62 188,428 149,197 1.263



1325 HOWARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-126-005 07/10/2024 00023 401 196,000 28,801
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 59 167,199 123,526 1.354



Neighborhoods Used: 00023.Area 23

1112 HILLCREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-129-016 07/10/2024 00023 401 220,000 59,027
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 160,973 117,565 1.369



438 CRESTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-300-044 07/05/2024 00023 401 340,000 54,183
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 1/4 sty up 72 285,817 225,128 1.270



228 MONTROSE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-318-121 07/01/2024 00023 401 259,000 48,587
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 210,413 143,539 1.466



2330 CRANE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-170-018 06/24/2024 00023 401 304,900 48,303
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 256,597 223,080 1.150



160 RIDGEWOOD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-375-016 06/17/2024 00023 401 209,000 21,154
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 187,846 129,621 1.449



2930 DUKE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-464-011 05/29/2024 00023 401 280,000 55,748
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 224,252 209,366 1.071



515 MONTROSE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-449-001 05/20/2024 00023 401 241,000 52,572
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 188,428 149,197 1.263



2607 S ROSE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-335-137 05/17/2024 00023 401 282,900 50,670
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 72 232,230 210,096 1.105



Neighborhoods Used: 00023.Area 23

2324 CRANE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-165-017 05/15/2024 00023 401 284,000 47,487
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 236,513 187,175 1.264



1222 W MAPLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-138-024 05/10/2024 00023 401 225,000 46,468
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 67 178,532 156,131 1.143



2910 DUCHESS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-458-042 05/10/2024 00023 401 300,000 67,820
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 232,180 246,949 0.940



1333 W MAPLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-136-003 04/26/2024 00023 401 206,000 46,967
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 60 159,033 167,181 0.951



1301 W MAPLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-137-011 04/19/2024 00023 401 280,000 44,240
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 235,760 162,549 1.450



24 CRESCENT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-329-057 03/19/2024 00023 401 192,500 26,615
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 57 165,885 124,600 1.331



2226 S WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-289-001 02/29/2024 00023 401 280,000 39,460
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 240,540 218,776 1.099



729 MONTROSE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-446-007 02/13/2024 00023 401 298,750 49,493
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 72 249,257 260,345 0.957



Neighborhoods Used: 00023.Area 23

1216 HILLCREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-128-004 01/31/2024 00023 401 235,000 44,331
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 190,669 197,935 0.963



222 GARLAND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-354-198 01/19/2024 00023 401 145,000 25,640
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 57 119,360 82,109 1.454



2517 S ROSE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-335-011 01/19/2024 00023 401 285,000 49,158
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 235,842 216,529 1.089



2415 S WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-300-005 01/05/2024 00023 401 239,900 38,930
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 200,970 166,436 1.207



414 FAIRFAX AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-366-253 12/22/2023 00023 401 127,000 23,060
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 57 103,940 76,732 1.355



122 CRESCENT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-327-051 12/15/2023 00023 401 185,000 46,030
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 138,970 103,454 1.343



110 RAVINIA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-343-115 12/15/2023 00023 401 230,000 28,385
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 61 201,615 147,849 1.364



221 EDGEWOOD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-313-111 12/08/2023 00023 401 305,000 49,244
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 255,756 258,712 0.989



Neighborhoods Used: 00023.Area 23

2631 KALANCO ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-344-097 11/17/2023 00023 401 193,000 25,965
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 58 167,035 112,424 1.486



2325 CRANE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-166-006 10/25/2023 00023 401 320,000 48,170
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 66 271,830 271,748 1.000



201 INKSTER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-304-002 10/16/2023 00023 401 224,500 43,331
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 67 181,169 125,529 1.443



2706 UNIVERSITY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-447-001 09/29/2023 00023 401 335,000 83,651
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 251,349 253,972 0.990



2317 S WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-165-008 09/05/2023 00023 401 270,000 31,787
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 58 238,213 186,868 1.275



1318 HILLCREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-126-015 09/01/2023 00023 401 300,000 70,414
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 229,586 165,953 1.383



754 FAIRVIEW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-445-014 08/31/2023 00023 401 265,000 50,733
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 72 214,267 165,439 1.295



2503 S WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-305-047 08/25/2023 00023 401 325,000 51,237
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 273,763 266,436 1.028



Neighborhoods Used: 00023.Area 23

729 FAIRVIEW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-476-002 08/11/2023 00023 401 237,000 59,920
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 67 177,080 169,221 1.046



229 INKSTER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-303-017 08/06/2023 00023 401 269,000 59,870
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 209,130 223,568 0.935



1924 INDIANA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-142-003 07/31/2023 00023 401 196,500 48,424
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 148,076 112,728 1.314



2514 GLENWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-433-029 07/07/2023 00023 401 292,900 59,746
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 67 233,154 198,509 1.175



312 FAIRVIEW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-323-170 07/03/2023 00023 401 215,000 27,456
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 187,544 140,790 1.332



604 MONTROSE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-443-006 06/27/2023 00023 401 315,000 50,206
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 264,794 214,540 1.234



2513 S WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-305-091 06/23/2023 00023 401 420,000 79,861
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 340,139 369,872 0.920



1103 HOWARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-129-001 06/16/2023 00023 401 207,000 29,292
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 177,708 136,635 1.301



Neighborhoods Used: 00023.Area 23

216 EDGEWOOD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-314-073 06/12/2023 00023 401 260,000 49,204
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 210,796 203,357 1.037



115 INKSTER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-327-001 06/09/2023 00023 401 269,000 38,159
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 230,841 160,256 1.440



1208 W MAPLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-138-020 05/24/2023 00023 401 155,000 45,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 57 109,700 109,617 1.001



2220 S WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-289-002 05/15/2023 00023 401 288,000 33,973
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 254,027 240,357 1.057



155 RIDGEWOOD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-375-024 05/04/2023 00023 401 162,500 29,274
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 133,226 123,091 1.082



22 RAVINIA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-344-096 05/01/2023 00023 401 202,900 25,648
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 177,252 129,188 1.372



Neighborhoods Used: 00024.Area 24

2202 GLENWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-283-011 03/19/2025 00024 401 700,000 119,917
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 73 580,083 392,916 1.476



2107 BROADWAY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-220-034 03/11/2025 00024 401 389,000 69,362
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 319,638 284,876 1.122



2705 PINE RIDGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-315-135 03/10/2025 00024 401 430,000 63,629
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Walk out ranch 72 366,371 286,566 1.278



1922 OAKLAND DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-112-010 03/07/2025 00024 401 244,914 66,730
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 57 178,184 163,431 1.090



1531 EDGERIDGE CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-312-007 03/06/2025 00024 401 875,000 115,706
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 759,294 581,420 1.306



2741 CLOYSTER CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-347-102 02/24/2025 00024 401 399,900 73,820
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 78 326,080 295,189 1.105



1707 HILLSHIRE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-311-001 02/18/2025 00024 401 525,000 68,753
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 54 456,247 351,692 1.297



2226 SYCAMORE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-30-288-019 02/14/2025 00024 401 330,000 67,226
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Walk out ranch 53 262,774 241,991 1.086



Neighborhoods Used: 00024.Area 24

2226 SHEFFIELD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-280-014 02/04/2025 00024 401 366,500 65,915
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 300,585 244,321 1.230



2503 BRUCE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-408-148 01/28/2025 00024 401 630,000 110,592
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 52 519,408 504,005 1.031



1343 EDGE Moor AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-314-010 01/17/2025 00024 401 397,000 92,051
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Walk out ranch 62 304,949 335,906 0.908



2307 CROSSWIND DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-261-003 01/15/2025 00024 401 455,000 74,906
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 380,094 281,437 1.351



2825 OAKLAND DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-478-001 12/30/2024 00024 401 740,000 85,444
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 56 654,556 470,964 1.390



1720 EVANSTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-100-002 11/19/2024 00024 401 290,000 69,341
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 220,659 214,349 1.029



3525 TAMSIN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-30-496-033 11/18/2024 00024 401 235,000 63,898
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri/Bi-Level 67 171,102 154,795 1.105



905 EDGE Moor AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-417-020 11/15/2024 00024 401 740,000 85,868
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 654,132 497,166 1.316



Neighborhoods Used: 00024.Area 24

2456 KENSINGTON DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-29-393-131		10/28/2024		00024 401	247,500	73,113
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	57		174,387	111,625	1.562



2223 RAMBLING RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-29-163-042		10/23/2024		00024 401	442,000	68,675
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Tri/Bi-Level	57		373,325	345,973	1.079



2602 CARLYLE DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-29-410-214		10/22/2024		00024 401	345,000	68,259
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	62		276,741	213,684	1.295



2922 BROADWAY AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-29-383-063		10/21/2024		00024 401	240,000	60,070
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	62		179,930	124,508	1.445



2603 ABERDEEN DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-29-412-168		09/26/2024		00024 401	412,500	77,369
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	60		335,131	388,435	0.863



1820 WINCHELL AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-29-298-018		09/13/2024		00024 401	253,000	53,216
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	49		199,784	158,843	1.258



2433 ALTA VISTA AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-28-403-014		09/11/2024		00024 401	429,000	76,324
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	62		352,676	359,531	0.981



2525 FERDON RD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-29-335-054		09/06/2024		00024 401	233,517	56,938
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	52		176,579	168,961	1.045



Neighborhoods Used: 00024.Area 24

2912 PARKVIEW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-372-181 08/29/2024 00024 401 285,000 66,128
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 67 218,872 163,467 1.339



2339 SPRINGHILL DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-274-021 08/12/2024 00024 401 540,000 79,031
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 460,969 299,985 1.537



2526 RIDGEVIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-307-126 08/02/2024 00024 401 470,000 73,582
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 396,418 297,726 1.331



2422 LORRAINE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-379-050 07/30/2024 00024 401 192,700 49,041
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 62 143,659 105,797 1.358



2017 WINCHELL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-425-001 07/30/2024 00024 401 405,000 69,675
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Walk out ranch 57 335,325 259,222 1.294



2246 LORRAINE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-421-099 07/19/2024 00024 401 227,000 64,650
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 52 162,350 188,916 0.859



2621 OAKLAND DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-443-002 07/05/2024 00024 401 455,000 60,909
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 61 394,091 304,066 1.296



1706 DOVER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-166-003 07/01/2024 00024 401 290,000 51,805
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 238,195 175,870 1.354



Neighborhoods Used: 00024.Area 24

3409 FAIR OAKS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-30-282-057 06/24/2024 00024 401 485,000 88,428
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Walk out ranch 52 396,572 278,389 1.425



2731 BRONSON BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-423-066 06/14/2024 00024 401 309,000 47,360
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 261,640 184,138 1.421



2224 RIDGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-287-023 06/13/2024 00024 401 615,000 100,420
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 514,580 402,649 1.278



2146 TREEHAVEN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-159-046 06/11/2024 00024 401 460,000 98,956
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 Sty & up-slab 60 361,044 325,040 1.111



2202 RAMBLING RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-157-023 05/24/2024 00024 401 300,000 68,766
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 52 231,234 158,392 1.460



1125 EDGEWOOD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-339-003 05/24/2024 00024 401 365,000 70,425
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 56 294,575 306,019 0.963



2520 BRUCE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-408-160 05/07/2024 00024 401 248,000 60,072
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 187,928 144,954 1.296



915 EDGEWOOD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-417-022 04/26/2024 00024 401 406,000 62,997
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 67 343,003 270,050 1.270



Neighborhoods Used: 00024.Area 24

2115 FREDERICK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-178-006 04/26/2024 00024 401 360,000 70,072
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 54 289,928 258,160 1.123



2401 OAKLAND DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-429-001 04/22/2024 00024 401 349,900 65,404
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 284,496 223,079 1.275



3212 TAMSIN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-30-489-011 04/12/2024 00024 401 277,000 56,896
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 220,104 158,679 1.387



3000 PARKVIEW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-371-184 04/12/2024 00024 401 312,500 64,920
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri/Bi-Level 62 247,580 154,837 1.599



2921 LORRAINE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-357-262 04/04/2024 00024 401 200,000 49,746
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 82 150,254 125,042 1.202



2804 BRONSON BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-420-035 02/09/2024 00024 401 499,000 66,936
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 432,064 338,548 1.276



2318 FREDERICK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-192-001 02/08/2024 00024 401 259,900 51,226
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 208,674 159,107 1.312



2314 PLYMOUTH LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-291-015 02/05/2024 00024 401 350,000 81,816
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 268,184 228,692 1.173



Neighborhoods Used: 00024.Area 24

2925 WOODGATE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-386-016 01/12/2024 00024 407 949,000 130,419
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 89 818,581 608,830 1.345



2519 SHEFFIELD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-435-072 01/11/2024 00024 401 437,500 69,266
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri/Bi-Level 66 368,234 352,874 1.044



2608 LOMOND DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-338-275 12/27/2023 00024 401 359,900 69,368
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 65 290,532 310,138 0.937



3009 RIDGEVIEW CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-311-146 12/18/2023 00024 401 480,000 76,035
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 70 403,965 338,315 1.194



3319 TAMSIN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-30-492-040 12/01/2023 00024 401 239,900 60,801
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 179,099 120,101 1.491



2510 BROADWAY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-334-237 10/27/2023 00024 401 340,900 62,891
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 52 278,009 224,299 1.239



2226 FREDERICK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-187-002 10/19/2023 00024 401 155,000 61,057
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 60 93,943 81,784 1.149



2777 BRONSON BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-421-059 10/10/2023 00024 401 395,000 53,590
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri/Bi-Level 79 341,410 374,823 0.911



Neighborhoods Used: 00024.Area 24

2318 GLENWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-292-002 09/25/2023 00024 401 450,000 52,086
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 397,914 313,137 1.271



2910 BRONSON BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-382-006 09/21/2023 00024 401 330,000 63,345
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 266,655 247,481 1.077



2606 FREDERICK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-337-002 09/13/2023 00024 401 361,000 60,699
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 300,301 218,420 1.375



3214 MAGNOLIA CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-30-294-009 09/01/2023 00024 401 359,000 61,149
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Walk out ranch 55 297,851 223,636 1.332



1526 EVANSTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-102-004 08/31/2023 00024 401 255,000 46,204
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 208,796 143,674 1.453



2533 RIDGEVIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-313-113 08/31/2023 00024 401 390,000 67,452
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 52 322,548 301,231 1.071



2133 BROADWAY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-255-037 08/15/2023 00024 401 366,000 70,112
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 295,888 248,175 1.192



2010 WAITE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-238-119 08/04/2023 00024 401 467,500 85,572
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 381,928 403,305 0.947



Neighborhoods Used: 00024.Area 24

2210 ABERDEEN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-256-006 08/02/2023 00024 401 455,000 82,202
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 372,798 418,580 0.891



2327 TIPPERARY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-292-016 07/24/2023 00024 401 308,000 50,689
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 257,311 172,569 1.491



901 WILSHIRE BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-412-035 07/21/2023 00024 401 545,000 83,125
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 461,875 340,890 1.355



3314 LORRAINE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-30-478-026 07/20/2023 00024 401 425,000 91,675
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Walk out ranch 52 333,325 231,592 1.439



2328 TIPPERARY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-291-006 07/14/2023 00024 401 312,500 58,319
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 254,181 170,273 1.493



2625 WELLINGTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-386-107 07/12/2023 00024 401 188,436 57,576
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 52 130,860 89,122 1.468



2225 ABERDEEN DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-262-009 06/30/2023 00024 401 423,500 76,598
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 346,902 364,668 0.951



2829 APPLELANE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-323-119 06/14/2023 00024 401 405,000 69,665
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 335,335 251,892 1.331



Neighborhoods Used: 00024.Area 24

2506 CARLYLE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-405-211 06/09/2023 00024 401 465,000 89,780
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 375,220 267,789 1.401



2885 WOODGATE LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-376-009 06/02/2023 00024 407 900,000 178,115
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 85 721,885 609,532 1.184



2625 PINE RIDGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-315-097 05/24/2023 00024 401 345,100 63,060
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Walk out ranch 54 282,040 252,774 1.116



2626 RIDGEVIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-317-123 05/22/2023 00024 401 390,000 63,418
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Walk out ranch 57 326,582 260,523 1.254



2007 WINCHELL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-426-001 05/19/2023 00024 401 335,000 73,933
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 261,067 259,703 1.005



3201 TAMSIN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-30-494-008 05/12/2023 00024 401 229,000 62,210
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Walk out ranch 62 166,790 132,529 1.259



2320 RIDGE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-292-027 05/09/2023 00024 401 330,000 61,578
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 67 268,422 297,116 0.903



2827 WINCHELL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-303-001 05/04/2023 00024 401 425,000 55,628
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 369,372 281,245 1.313



Neighborhoods Used: 00024.Area 24

3427 FAIR OAKS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-30-281-054 05/03/2023 00024 401 400,000 68,954
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 46 331,046 208,414 1.588



2921 LORRAINE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-357-262 04/21/2023 00024 401 175,000 49,746
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 82 125,254 125,042 1.002



1730 DOVER RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-165-003 04/14/2023 00024 401 295,000 53,841
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 241,159 192,420 1.253



2343 TIPPERARY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-296-013 04/05/2023 00024 401 310,000 45,947
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 264,053 166,678 1.584



2232 CROSSWIND DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-252-020 04/03/2023 00024 401 575,000 84,767
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 50 490,233 400,839 1.223



Neighborhoods Used: 00024.Area 24

<<<<<<<<<<<<		Statistics for this Analysis		>>>>>>>>>>>>		
# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
85	0	10.58	13.45	1.006	1.237	1.271
After Application of E.C.F.s		10.74	13.79	1.003		

<<<<<<		Economic Condition Factor Estimates (# of data points)					>>>>>>
* Style *		91..100	81..90	71..80	61..70	51..60	0..50
1 3/4 - 2 sty	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
1 sty	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
1+ to 1 1/2 sty	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
1 to 1 3/4 on slab	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
2 1/4 sty up	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
2 Sty & up-slab	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
2-3 units	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
4-5 units	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
Cape Cod	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
Extra Structure	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
Rented	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
Style A	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
Style B	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
Tri/Bi-Level	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
Under 800 SF	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
Unique/Overblt	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
Upper End	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
Walk out ranch	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)	1.213 (85)
Single Family E.C.F.	1.213 (85)						
Mobile Home E.C.F.	1.000 (0)						
Town Home E.C.F.	1.000 (0)						
Agricultural E.C.F.	1.000 (0)						
Commercial E.C.F.	1.000 (0)						

<<<<<<<<<<<<		Settings for this Analysis		>>>>>>>>>>>>		
Starting Date:		01/01/2023				
Ending Date:		02/02/2026				
Terms Selected:		All				
Analyze by Style:						
Analyze by %Good:						
Show Valid Data :		X				
Show Invalid Data :		X				
Show Costs and Residuals:						
Use Infl. Adj. Sale Prices:						
Neighborhood(s):		00024 - Area 24				

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 00026.Area 26

1215 RED PINE WAY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-412-027 11/01/2024 00026 401 168,000 67,223
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri/Bi-Level 60 100,777 118,384 0.851



1209 JACK PINE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-410-011 07/29/2024 00026 401 156,000 60,994
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri/Bi-Level 61 95,006 120,869 0.786



1217 JACK PINE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-410-012 07/29/2024 00026 401 157,000 61,140
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri/Bi-Level 58 95,860 115,412 0.831



1235 RED PINE WAY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-417-025 07/11/2024 00026 401 168,000 63,867
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri/Bi-Level 60 104,133 118,318 0.880



1201 KIMBARK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-313-032 04/11/2024 00026 401 1,070,000 96,890
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 91 973,110 894,552 1.088



1312 LAFAYETTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-346-006 04/11/2024 00026 401 420,000 75,676
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 90 344,324 330,342 1.042



4310 W MICHIGAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-381-003 12/29/2023 00026 401 189,000 65,228
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 59 123,772 152,735 0.810



1205 RED PINE WAY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-411-028 10/27/2023 00026 401 167,500 70,708
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri/Bi-Level 60 96,792 118,126 0.819



Neighborhoods Used: 00026.Area 26

1203 EUCLID AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-20-340-030	10/13/2023 00026	401	550,000	79,076	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	91	470,924	454,472	1.036



1907 S DRAKE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-30-105-001	10/13/2023 00026	401	150,000	86,834	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	57	63,166	75,242	0.840



1314 GREENWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-20-323-003	07/26/2023 00026	401	278,000	95,181	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Tri/Bi-Level	52	182,819	183,378	0.997



2911 REDWOOD AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-20-318-202	06/29/2023 00026	401	301,625	64,984	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	72	236,641	222,100	1.065



<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
12	0	6.63	8.28	1.050	0.920	0.865
After Application of E.C.F.s		6.65	8.33	1.051		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 3/4 - 2 sty	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
1 sty	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
1+ to 1 1/2 sty	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
1 to 1 3/4 on slab	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
2 1/4 sty up	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
2 Sty & up-slab	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
2-3 units	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
4-5 units	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
Cape Cod	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
Extra Structure	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
Rented	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
Style A	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
Style B	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
Tri/Bi-Level	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
Under 800 SF	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
Unique/Overblt	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
Upper End	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
Walk out ranch	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)
	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)	0.994 (12)

Single Family E.C.F. : 0.994 (12)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>

Starting Date: 01/01/2023
Ending Date: 02/02/2026
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00026 - Area 26

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 00027.Area 27

3223 ST ANTOINE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-429-027 02/26/2025 00027 401 338,000 67,376
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 270,624 270,415 1.001



923 WEAVER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-170-176 02/12/2025 00027 401 210,000 48,068
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 161,932 120,437 1.345



3643 EDINBURGH DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-258-141 01/24/2025 00027 401 273,000 49,626
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri/Bi-Level 67 223,374 169,763 1.316



1315 NORTHAMPTON RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-07-397-137 12/06/2024 00027 401 300,000 51,819
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 248,181 197,009 1.260



3641 LANCASTER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-419-005 12/06/2024 00027 401 242,500 44,475
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 198,025 136,267 1.453



627 PICCADILLY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-18-163-048 11/27/2024 00027 401 250,000 44,346
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 205,654 183,331 1.122



924 ELDRIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-290-201 11/18/2024 00027 401 222,500 53,398
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 64 169,102 167,468 1.010



4118 APPLE BLUFF DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-07-338-001 10/31/2024 00027 401 270,000 42,966
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 81 227,034 232,704 0.976



10:51 AM

DB: Current

Neighborhoods Used: 00027.Area 27

1426 NORTHAMPTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-07-388-117	10/31/2024 00027	401	281,000	62,184	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	62	218,816	191,079	1.145



920 WESTFALL AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-20-172-089	10/30/2024 00027	401	218,000	47,549	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	57	170,451	149,944	1.137



1218 BOSWELL LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-19-417-010	10/25/2024 00027	401	280,000	54,906	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	57	225,094	173,453	1.298



1306 NORTHAMPTON RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-07-398-109	10/25/2024 00027	401	365,000	56,209	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	62	308,791	205,963	1.499



4003 DEVONSHIRE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-18-144-009	10/11/2024 00027	401	312,000	51,207	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Tri/Bi-Level	57	260,793	173,054	1.507



936 ELLENDALE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-19-271-077	10/09/2024 00027	401	272,500	47,254	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	57	225,246	171,147	1.316



1701 STONE MILL RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-07-344-032	10/04/2024 00027	401	208,000	33,795	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	74	174,205	168,377	1.035



816 BOSWELL LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-19-286-129	09/10/2024 00027	401	280,000	55,522	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ to 1 1/2 sty	57	224,478	188,250	1.192



Neighborhoods Used: 00027.Area 27

1028 PICCADILLY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-18-114-120 09/05/2024 00027 401 255,000 49,808
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 72 205,192 174,034 1.179



3319 ST ANTOINE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-428-030 08/15/2024 00027 401 285,000 68,482
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 45 216,518 164,995 1.312



605 WEAVER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-152-005 08/05/2024 00027 401 248,000 61,912
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 186,088 195,611 0.951



4130 CHELTEN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-18-187-150 07/24/2024 00027 401 323,500 63,974
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Duplex 1 sty 63 259,526 256,506 1.012



4214 KINGSBROOK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-07-331-009 07/12/2024 00027 401 275,000 39,280
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Walk out ranch 71 235,720 161,107 1.463



1230 HIGHGATE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-07-399-026 07/10/2024 00027 401 282,600 49,759
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 232,841 173,745 1.340



4517 CANTERBURY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-18-122-141 06/27/2024 00027 401 250,000 48,874
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 201,126 185,518 1.084



917 WESTFALL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-173-060 06/03/2024 00027 401 245,000 48,746
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 196,254 153,355 1.280



Neighborhoods Used: 00027.Area 27

3018 W MICHIGAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-307-128 05/14/2024 00027 401 260,000 31,741
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 228,259 170,819 1.336



1010 WEAVER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-300-208 05/08/2024 00027 401 235,000 46,615
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 57 188,385 138,549 1.360



1020 FARRELL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-304-026 04/19/2024 00027 401 241,500 49,088
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 58 192,412 126,217 1.524



3104 W MICHIGAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-306-001 04/18/2024 00027 401 164,000 28,593
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 84 135,407 118,595 1.142



905 FARRELL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-169-011 04/10/2024 00027 401 200,000 48,507
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 53 151,493 119,117 1.272



855 FARRELL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-169-009 03/15/2024 00027 401 160,000 51,314
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 108,686 94,608 1.149



3615 EDINBURGH DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-280-137 02/23/2024 00027 401 295,000 53,270
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 241,730 158,183 1.528



808 NEWGATE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-18-179-072 02/06/2024 00027 401 320,000 58,470
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 261,530 233,502 1.120



Neighborhoods Used: 00027.Area 27

3040 W MICHIGAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-306-131 01/26/2024 00027 401 185,000 32,509
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 57 152,491 141,059 1.081



3302 ST ANTOINE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-428-034 12/18/2023 00027 401 292,000 55,292
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 236,708 171,297 1.382



1014 WESTMORLAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-301-139 12/15/2023 00027 401 220,000 46,548
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 173,452 147,198 1.178



3711 BARRINGTON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-263-113 11/22/2023 00027 401 261,200 45,384
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri/Bi-Level 57 215,816 144,267 1.496



933 BERKSHIRE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-297-179 11/07/2023 00027 401 263,000 46,050
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 65 216,950 194,780 1.114



3110 W MICHIGAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-305-001 10/31/2023 00027 401 175,000 29,194
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 57 145,806 132,204 1.103



4509 CANTERBURY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-18-123-140 10/16/2023 00027 401 280,000 49,435
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri/Bi-Level 62 230,565 160,155 1.440



1533 HIGHGATE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-07-379-042 10/13/2023 00027 401 209,900 47,791
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 162,109 158,607 1.022



Neighborhoods Used: 00027.Area 27

3719 MIDDLEBURY DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-407-085 10/06/2023 00027 401 250,000 46,580
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 203,420 159,269 1.277



3666 LANCASTER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-413-018 08/28/2023 00027 401 280,000 50,875
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 229,125 164,985 1.389



621 PICCADILLY RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-18-163-049 08/25/2023 00027 401 230,000 44,108
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 185,892 122,717 1.515



2905 MEMORY LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-119-249 08/18/2023 00027 401 387,007 86,210
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 300,797 260,606 1.154



703 WEAVER CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-151-014 08/11/2023 00027 401 355,000 60,022
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 294,978 313,400 0.941



4512 CROYDEN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-18-103-114 08/04/2023 00027 401 239,900 57,539
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 182,361 166,433 1.096



4512 CROYDEN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-18-103-114 08/04/2023 00027 401 306,000 57,539
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 248,461 166,433 1.493



844 WESTFALL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-162-098 08/01/2023 00027 401 262,000 50,339
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 211,661 179,321 1.180



Neighborhoods Used: 00027.Area 27

1710 STONE MILL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-07-344-030 07/31/2023 00027 401 224,500 41,677
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 73 182,823 157,176 1.163



1025 WEAVER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-20-300-186 07/26/2023 00027 401 250,000 60,977
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 189,023 125,143 1.510



4608 GREEN ACRES DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-18-351-006 06/09/2023 00027 401 273,000 56,947
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri/Bi-Level 62 216,053 196,113 1.102



814 N DRAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-18-150-002 05/31/2023 00027 401 220,000 48,804
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 171,196 147,510 1.161



1122 HIGHGATE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-18-134-022 05/23/2023 00027 401 320,000 54,110
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 265,890 212,670 1.250



1111 BOSWELL LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-409-017 05/18/2023 00027 401 250,000 48,537
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri/Bi-Level 57 201,463 149,969 1.343



3809 EDINBURGH DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-251-147 05/04/2023 00027 401 275,000 48,494
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 226,506 173,657 1.304



1820 N DRAKE RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-07-305-002 04/28/2023 00027 401 325,000 54,272
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 66 270,728 209,539 1.292



Neighborhoods Used: 00027.Area 27

1019 BERKSHIRE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-19-427-066	04/28/2023 00027	401	269,000	46,846	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ to 11/2 sty	57	222,154	153,842	1.444



810 PICCADILLY RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-18-154-068	04/21/2023 00027	401	225,000	47,506	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	57	177,494	142,726	1.244



3712 MIDDLEBURY DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-19-403-091	04/21/2023 00027	401	255,000	52,523	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Tri/Bi-Level	57	202,477	146,251	1.384



Neighborhoods Used: 00029.Area 29

121 ARBOR ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-359-001 03/27/2025 00029 401 300,000 51,474
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 56 248,526 145,373 1.710



427 BURROWS RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-107-068 03/27/2025 00029 401 250,000 69,529
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 56 180,471 108,679 1.661



213 VALLEY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-367-063 12/10/2024 00029 401 220,000 51,373
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 51 168,627 108,323 1.557



1503 ACADEMY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-368-062 10/01/2024 00029 401 575,000 61,452
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 51 513,548 309,152 1.661



1729 GREENLAWN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-17-498-022 06/03/2024 00029 401 400,000 48,666
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 91 351,334 267,264 1.315



1545 GRAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-356-082 05/31/2024 00029 401 485,000 68,630
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 51 416,370 251,172 1.658



1901 GRAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-17-491-005 05/24/2024 00029 401 261,000 51,187
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 61 209,813 136,573 1.536



1475 W MAIN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-317-011 02/26/2024 00029 401 230,000 43,110
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 50 186,890 121,271 1.541



Neighborhoods Used: 00029.Area 29

1420 ACADEMY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-363-073 01/30/2024 00029 401 595,000 78,592
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 51 516,408 421,124 1.226



2016 GREENLAWN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-17-495-006 01/19/2024 00029 401 249,900 64,220
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 51 185,680 144,844 1.282



1519 GRAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-357-036 09/01/2023 00029 401 420,000 54,145
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 61 365,855 281,964 1.298



1749 GREENLAWN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-17-498-019 08/21/2023 00029 401 295,284 56,543
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 51 238,741 141,141 1.692



1309 GRAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-376-048 07/20/2023 00029 401 437,217 46,269
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 61 390,948 272,096 1.437



118 PRAIRIE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-321-023 07/12/2023 00029 401 427,400 80,724
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 46 346,676 253,004 1.370



1553 GRAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-356-083 06/30/2023 00029 401 469,900 71,632
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 51 398,268 235,058 1.694



1412 W MICHIGAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-114-003 06/09/2023 00029 401 169,700 39,965
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 129,735 77,865 1.666



Neighborhoods Used: 00029.Area 29

315 WOODSIDE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-16-370-002	06/08/2023 00029	401	731,047	111,684	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2 1/4 sty up	51	619,363	426,816	1.451



161 PROSPECT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-16-317-014	06/05/2023 00029	401	600,000	117,514	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	45	482,486	400,036	1.206



1409 ACADEMY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-16-369-060	04/19/2023 00029	401	400,000	68,805	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	51	331,195	215,460	1.537



Neighborhoods Used: 00029.Area 29

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
19	0	7.21	9.14	0.993	1.500	1.537
After Application of E.C.F.s		8.27	10.21	0.987		

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 3/4 - 2 sty	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
1 sty	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
1+ to 1 1/2 sty	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
1 to 1 3/4 on slab	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
2 1/4 sty up	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
2 Sty & up-slab	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
2-3 units	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
4-5 units	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
Cape Cod	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
Extra Structure	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
Rented	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
Style A	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
Style B	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
Tri/Bi-Level	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
Under 800 SF	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
Unique/Overblt	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
Upper End	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
Walk out ranch	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)	1.455 (19)
Single Family E.C.F.	: 1.455 (19)					
Mobile Home E.C.F.	: 1.000 (0)					
Town Home E.C.F.	: 1.000 (0)					
Agricultural E.C.F.	: 1.000 (0)					
Commercial E.C.F.	: 1.000 (0)					

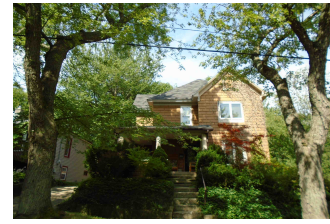
Settings for this Analysis

Starting Date: 01/01/2023
Ending Date: 02/02/2026
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00029 - Area 29

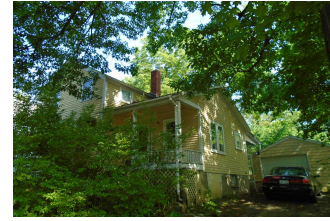
Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00
	Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00
	Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00
	Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 00030.Area 30

423 PRAIRIE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-305-020 03/03/2025 00030 401 150,000 23,526
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 46 126,474 100,730 1.256
!!MULTI-PARCEL SALE!!



1608 JEFFERSON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-170-011 02/19/2025 00030 401 76,000 20,193
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 51 55,807 69,521 0.803



745 HAWLEY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-255-068 02/07/2025 00030 401 105,000 20,196
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 56 84,804 133,204 0.637



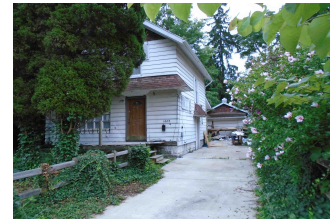
1429 ALAMO AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-108-002 01/21/2025 00030 401 95,000 33,909
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 61,091 89,045 0.686



719 WOODWARD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-263-006 12/11/2024 00030 401 65,000 21,197
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 51 43,803 67,780 0.646



1225 ALAMO AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-141-011 11/21/2024 00030 401 148,500 21,549
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 56 126,951 99,630 1.274



820 STAPLES AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-252-007 11/15/2024 00030 401 100,000 22,997
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 46 77,003 85,209 0.904



608 SUMMER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-198-047 11/12/2024 00030 401 98,000 16,757
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 46 81,243 76,720 1.059



Neighborhoods Used: 00030.Area 30

1504 W MAIN ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-16-311-021		09/06/2024		00030	158,000	23,844
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1+ to 1 1/2 sty	46	134,156	125,407	1.070	



809 DENNER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-16-154-004		08/26/2024		00030	157,500	33,671
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 - 2 sty	56	123,829	124,087	0.998	



612 SUMMER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-16-198-048		07/09/2024		00030	100,000	16,705
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1+ to 1 1/2 sty	51	83,295	79,668	1.046	



1333 SUMMIT AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-16-180-102		06/04/2024		00030	195,000	26,338
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 - 2 sty	93	168,662	190,189	0.887	



1207 PRAIRIE AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-16-100-004		05/30/2024		00030	229,000	47,487
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 sty	45	181,513	170,831	1.063	



813 STAPLES AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-16-256-007		05/23/2024		00030	76,500	23,581
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1+ to 1 1/2 sty	45	52,919	78,736	0.672	



1305 ALAMO AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-16-136-009		05/01/2024		00030	122,000	21,997
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1+ to 1 1/2 sty	45	100,003	87,745	1.140	

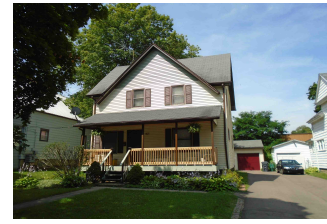


1028 DENNER ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-16-135-003		04/17/2024		00030	80,000	21,536
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 - 2 sty	45	58,464	71,233	0.821	



Neighborhoods Used: 00030.Area 30

401 PRAIRIE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-310-015 03/15/2024 00030 401 150,000 22,633
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 56 127,367 115,907 1.099



721 COBB AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-259-007 03/14/2024 00030 401 105,999 21,210
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 51 84,789 123,664 0.686



1306 ALAMO AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-136-003 02/26/2024 00030 401 90,550 18,751
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 71,799 73,134 0.982



1445 JEFFERSON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-172-003 02/06/2024 00030 401 170,000 25,997
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 56 144,003 122,700 1.174



1215 ALAMO AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-142-013 11/27/2023 00030 401 100,000 18,926
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 38 81,074 85,434 0.949



1240 JEFFERSON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-196-054 11/13/2023 00030 401 117,000 18,266
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 46 98,734 78,550 1.257



731 STUART AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-256-031 11/07/2023 00030 401 69,900 21,579
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 48,321 74,235 0.651

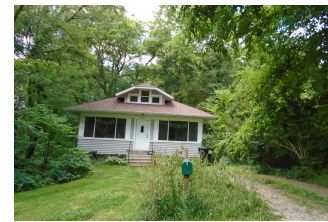


1311 ALAMO AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-135-006 10/24/2023 00030 401 115,000 32,592
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 82,408 76,366 1.079



Neighborhoods Used: 00030.Area 30

741 PRAIRIE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-160-001 08/16/2023 00030 401 107,500 20,871
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 56 86,629 83,819 1.034



1217 BLAKESLEE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-177-078 08/10/2023 00030 401 160,000 28,590
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 76 131,410 133,751 0.982



1434 BLAKESLEE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-123-003 07/21/2023 00030 401 65,000 29,546
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 56 35,454 54,878 0.646



825 DOUGLAS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-178-080 07/14/2023 00030 401 105,000 22,478
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 46 82,522 77,531 1.064



1225 OGDEN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-146-041 07/08/2023 00030 401 74,830 22,308
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 46 52,522 69,338 0.757



623 DENNER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-169-016 06/16/2023 00030 401 140,000 20,918
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 51 119,082 106,395 1.119



1215 ALAMO AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-142-013 06/12/2023 00030 401 90,000 18,926
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 38 71,074 85,434 0.832



1310 ALAMO AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-136-002 05/31/2023 00030 401 101,500 19,070
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 82,430 82,660 0.997



Neighborhoods Used: 00030.Area 30

1030 W NORTH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-16-260-054	05/24/2023 00030	401	89,900	18,962	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	45	70,938	109,772	0.646



315 PROSPECT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-16-312-042	05/10/2023 00030	401	211,806	40,435	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	51	171,371	143,621	1.193



315 PROSPECT DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-16-312-042	05/08/2023 00030	401	210,000	40,435	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	51	169,565	143,621	1.181



221 INGLESIDE TER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-16-348-003	05/05/2023 00030	401	115,000	18,456	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	48	96,544	90,826	1.063



1320 ALAMO AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-16-130-003	05/04/2023 00030	401	120,000	23,563	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	51	96,437	111,257	0.867



Neighborhoods Used: 00030.Area 30

<<<<<<<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
37	0	15.04	18.46	1.038	0.952	0.997
After Application of E.C.F.s		15.06	18.49	1.038		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 3/4 - 2 sty	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
1 sty	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
1+ to 1 1/2 sty	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
1 to 1 3/4 on slab	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
2 1/4 sty up	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
2 Sty & up-slab	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
2-3 units	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
4-5 units	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
Cape Cod	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
Extra Structure	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
Rented	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
Style A	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
Style B	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
Tri/Bi-Level	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
Under 800 SF	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
Unique/Overblt	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
Upper End	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
Walk out ranch	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)
	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)	0.965 (37)

Single Family E.C.F. : 0.965 (37)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>>>>>>>

Starting Date: 01/01/2023
Ending Date: 02/02/2026
Terms Selected: All
Analyze by Style:
Analyze by %Good:
Show Valid Data : X
Show Invalid Data : X
Show Costs and Residuals:
Use Infl. Adj. Sale Prices:
Neighborhood(s): 00030 - Area 30

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.00 Maximum E.C.F. (Residential): 10.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.00 Maximum E.C.F. (Agricultural): 10.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.00 Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 00032.Area 32

612 MABEL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-237-109 03/17/2025 00032 401 82,000 16,956
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 65,044 80,674 0.806



710 BOSKER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-09-485-025 03/11/2025 00032 401 133,001 15,834
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 54 117,167 118,483 0.989



432 W FRANK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-150-121 02/21/2025 00032 401 90,000 10,539
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 79,461 72,121 1.102



1201 COBB AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-204-011 02/21/2025 00032 401 65,000 15,448
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 45 49,552 78,611 0.630



1511 E MICHIGAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-344-016 01/10/2025 00032 401 190,000 16,897
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 94 173,103 196,279 0.882



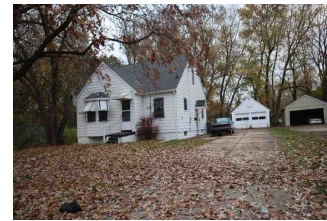
1712 N ROSE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-340-125 01/06/2025 00032 401 176,900 14,994
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 94 161,906 142,724 1.134



1315 CENTER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-131-018 12/31/2024 00032 401 99,900 16,580
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 56 83,320 73,280 1.137



1324 WOODWARD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-09-468-008 12/30/2024 00032 401 93,000 23,319
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 45 69,681 81,573 0.854



Neighborhoods Used: 00032.Area 32

618 W NORTH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-287-300 12/13/2024 00032 401 72,000 14,704
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 51 57,296 89,480 0.640



1516 HUMPHREY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-129-005 12/12/2024 00032 401 149,900 14,280
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 82 135,620 113,426 1.196



112 E BUSH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-132-002 12/06/2024 00032 401 68,000 10,725
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 46 57,275 65,691 0.872



637 FLORENCE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-276-018 12/04/2024 00032 401 60,000 12,523
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 41 47,477 78,959 0.601



508 PHELPS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-271-008 11/15/2024 00032 401 109,000 12,618
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 48 96,382 80,823 1.193



1716 WOODWARD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-09-413-010 11/14/2024 00032 401 75,000 24,152
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 46 50,848 70,471 0.722



641 WILLIAM ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-231-058 11/06/2024 00032 401 84,900 13,844
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 46 71,056 67,490 1.053



1224 E MAIN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-326-103 10/28/2024 00032 401 190,000 27,930
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 162,070 161,742 1.002



Neighborhoods Used: 00032.Area 32

120 E PROUTY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-377-109 10/22/2024 00032 401 50,000 9,083
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 45 40,917 48,452 0.844



524 W WILLARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-428-002 10/09/2024 00032 401 105,000 15,155
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 89,845 119,022 0.755



1510 N CHURCH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-358-006 10/04/2024 00032 401 120,000 19,785
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 69 100,215 109,914 0.912



111 REVEREND WRIGHT CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-191-101 10/01/2024 00032 401 85,000 9,487
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 56 75,513 95,486 0.791



1507 N CHURCH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-353-006 09/27/2024 00032 401 78,000 11,990
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 45 66,010 69,015 0.956



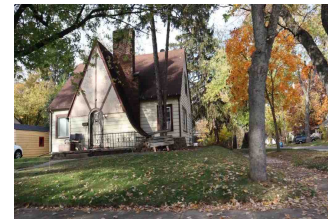
911 PORTER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-216-001 09/18/2024 00032 401 45,000 8,478
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 51 36,522 53,959 0.677



1705 N CHURCH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-318-001 09/04/2024 00032 401 70,000 11,990
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 45 58,010 57,529 1.008



939 SOUTHWORTH TER
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-210-020 08/26/2024 00032 401 90,000 19,404
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 46 70,596 118,366 0.596



Neighborhoods Used: 00032.Area 32

635 FLORENCE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-276-019 08/21/2024 00032 401 60,000 11,990
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 48,010 67,215 0.714



514 HARDING PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-09-494-006 08/12/2024 00032 401 101,500 13,397
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 88,103 82,618 1.066



918 TRIMBLE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-218-082 08/08/2024 00032 401 104,000 16,956
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 68 87,044 101,090 0.861



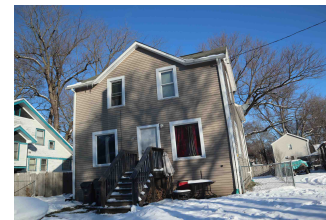
1817 N ROSE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-309-009 08/01/2024 00032 401 45,000 12,716
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 45 32,284 40,141 0.804



1004 N WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-115-002 08/01/2024 00032 401 79,000 12,767
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 46 66,233 106,671 0.621



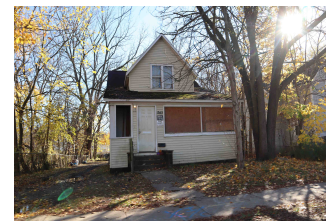
526 HARDING PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-09-493-009 08/01/2024 00032 401 72,000 13,397
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 58,603 78,667 0.745



902 GULL RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-120-009 07/31/2024 00032 401 94,900 19,056
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 46 75,844 76,086 0.997



1342 N BURDICK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-391-007 07/26/2024 00032 401 103,000 21,520
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 51 81,480 93,835 0.868



Neighborhoods Used: 00032.Area 32

1618 N CHURCH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-323-019 07/24/2024 00032 401 62,000 13,653
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 51 48,347 72,102 0.671



209 WALLACE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-419-003 07/09/2024 00032 401 87,000 18,190
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 56 68,810 86,280 0.798



1121 COBB AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-204-008 07/02/2024 00032 401 105,000 17,269
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 45 87,731 102,981 0.852



802 W PATERSON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-09-474-001 05/24/2024 00032 401 90,000 18,785
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 45 71,215 113,167 0.629



524 CHARLOTTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-191-037 05/14/2024 00032 401 135,000 20,114
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 73 114,886 126,163 0.911



1018 SOUTHWORTH TER
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-205-106 05/08/2024 00032 401 77,000 14,585
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 45 62,415 59,081 1.056



1408 BEACON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-133-005 04/18/2024 00032 401 91,900 15,047
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 56 76,853 73,884 1.040



1813 CENTER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-208-001 04/04/2024 00032 401 92,000 13,250
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 46 78,750 84,586 0.931

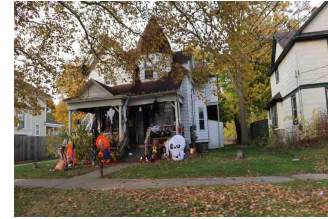


Neighborhoods Used: 00032.Area 32

1521 N PARK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-351-170 04/01/2024 00032 401 57,500 18,829
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 46 38,671 63,705 0.607



807 HAZARD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-221-006 03/29/2024 00032 401 138,000 21,010
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 116,990 136,409 0.858



1323 N EDWARDS ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-393-024 03/26/2024 00032 401 75,000 13,034
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 61,966 81,688 0.759



1417 CHARLES AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-199-024 03/25/2024 00032 401 100,000 11,773
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 51 88,227 75,873 1.163



605 TRIMBLE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-267-004 03/15/2024 00032 401 82,000 12,950
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 46 69,050 81,118 0.851



602 W PATERSON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-09-498-001 03/14/2024 00032 401 56,500 11,012
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 45 45,488 42,641 1.067



1717 UNION ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-313-002 03/08/2024 00032 401 47,000 11,804
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 45 35,196 43,693 0.806

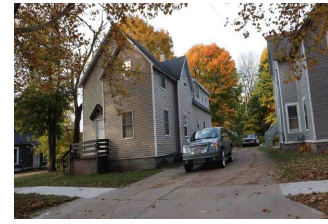


922 CHARLOTTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-141-009 03/07/2024 00032 401 108,000 19,644
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 88,356 119,264 0.741



Neighborhoods Used: 00032.Area 32

527 PHELPS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-265-006 02/16/2024 00032 401 109,900 14,975
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 94,925 100,487 0.945



738 MABEL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-240-098 02/12/2024 00032 401 108,000 13,844
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 94,156 90,464 1.041



1918 KROM AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-327-011 02/09/2024 00032 401 150,000 21,157
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 56 128,843 107,972 1.193



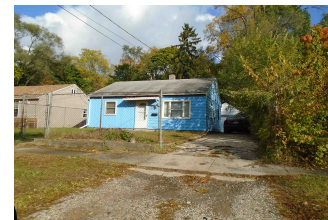
1520 BEACON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-205-005 02/09/2024 00032 401 55,000 13,856
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 56 41,144 58,515 0.703



550 PHELPS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-261-008 02/09/2024 00032 401 100,000 14,702
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 85,298 108,079 0.789



1901 ELDER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-409-008 02/06/2024 00032 401 47,500 13,844
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 46 33,656 47,323 0.711



1330 E MICHIGAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-337-010 01/31/2024 00032 401 150,000 20,626
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 46 129,374 146,632 0.882



1007 TRIMBLE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-207-061 01/31/2024 00032 401 75,000 16,956
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 46 58,044 72,077 0.805



Neighborhoods Used: 00032.Area 32

634 ADA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-281-101 01/19/2024 00032 401 73,000 16,956
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 56,044 81,593 0.687



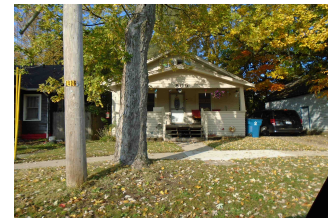
708 ELIZABETH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-235-066 01/16/2024 00032 401 82,250 11,990
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 70,260 60,321 1.165



541 CHARLOTTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-191-029 01/10/2024 00032 401 129,000 14,302
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 56 114,698 104,866 1.094



809 WALLACE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-224-005 12/29/2023 00032 401 100,000 13,067
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 61 86,933 87,807 0.990



1330 HUMPHREY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-127-104 11/30/2023 00032 401 110,000 28,402
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 51 81,598 122,021 0.669



1704 UNION ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-319-023 11/27/2023 00032 401 80,000 13,502
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 56 66,498 79,531 0.836



940 FAIRBANKS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-139-001 11/21/2023 00032 401 162,500 17,763
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 71 144,737 139,496 1.038



536 HARDING PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-09-493-007 11/14/2023 00032 401 65,000 14,450
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 45 50,550 59,272 0.853



Neighborhoods Used: 00032.Area 32

610 GILBERT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-185-008 11/13/2023 00032 401 199,900 16,956
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 78 182,944 154,324 1.185



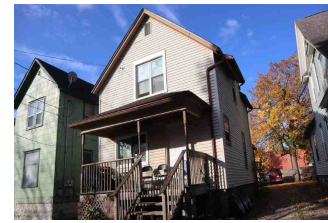
427 WALLACE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-404-006 11/03/2023 00032 401 156,975 14,107
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 93 142,868 162,997 0.877



718 HARRISON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-280-104 10/27/2023 00032 401 84,700 12,617
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 72,083 76,584 0.941



715 COOLEY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-155-014 10/25/2023 00032 401 48,500 12,109
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 46 36,391 61,508 0.592



1335 PRINCETON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-365-216 10/13/2023 00032 401 79,000 13,461
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 66 65,539 101,613 0.645



215 E NORTH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-184-010 10/02/2023 00032 401 79,000 20,106
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 56 58,894 57,244 1.029



525 ELIZABETH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-238-083 09/29/2023 00032 401 86,275 14,905
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 45 71,370 61,249 1.165



1319 BRIDGE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-177-051 09/26/2023 00032 401 139,000 13,150
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 56 125,850 104,747 1.201



Neighborhoods Used: 00032.Area 32

210 E CLAY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-388-100 09/15/2023 00032 401 55,000 11,408
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 43,592 60,462 0.721



626 CHARLOTTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-181-043 09/08/2023 00032 401 129,900 13,146
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 56 116,754 106,237 1.099



1015 HAZARD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-206-001 09/01/2023 00032 401 84,000 13,445
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 46 70,555 62,672 1.126



220 FORESMAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-339-112 08/29/2023 00032 401 154,000 16,176
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 95 137,824 155,965 0.884



1313 N WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-09-499-004 08/25/2023 00032 401 122,500 16,039
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 45 106,461 108,912 0.977



425 MYRTLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-217-010 08/10/2023 00032 401 170,000 14,384
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 88 155,616 154,944 1.004



1403 SHERWOOD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-188-005 08/07/2023 00032 401 150,000 16,956
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 133,044 123,234 1.080



202 E FRANK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-183-101 07/31/2023 00032 401 70,000 11,432
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 58,568 89,233 0.656



Neighborhoods Used: 00032.Area 32

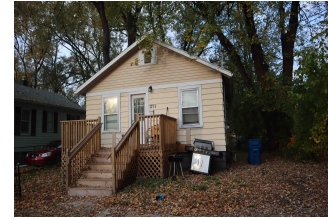
216 W PROUTY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-324-115 07/31/2023 00032 401 55,000 8,342
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 46 46,658 48,991 0.952



1312 N BURDICK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-396-001 07/28/2023 00032 401 74,800 11,980
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 62,820 67,529 0.930



1711 UNION ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-318-004 07/11/2023 00032 401 45,000 11,804
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 45 33,196 36,937 0.899



622 N WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-165-101 06/13/2023 00032 401 100,000 17,412
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 46 82,588 128,775 0.641



216 FORESMAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-339-113 06/02/2023 00032 401 154,000 16,113
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 95 137,887 155,965 0.884



1422 E MAIN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-194-015 05/16/2023 00032 401 155,900 19,517
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 136,383 162,590 0.839



621 TRIMBLE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-14-262-009 04/19/2023 00032 401 88,000 22,430
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 46 65,570 85,745 0.765



213 E CLAY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-10-388-003 04/14/2023 00032 401 78,900 10,436
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 68,464 66,608 1.028



Neighborhoods Used: 00032.Area 32

627 FAIRBANKS AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-14-183-009	04/07/2023 00032	401	118,500	17,152	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	51	101,348	122,498	0.827



521 BOSKER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-09-488-004	04/07/2023 00032	401	105,000	13,835	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	45	91,165	89,628	1.017



Neighborhoods Used: 00033.Area 33

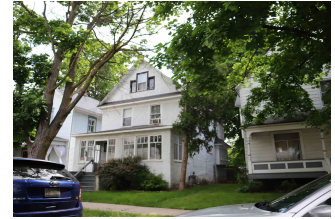
417 LOCUST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-226-003 03/25/2025 00033 401 159,000 24,275
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 1/4 sty up 45 134,725 148,359 0.908



904 S BURDICK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-191-001 03/21/2025 00033 401 210,000 32,054
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 177,946 153,045 1.163



411 LOCUST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-226-005 03/20/2025 00033 401 108,000 19,871
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 1/4 sty up 47 88,129 97,868 0.900



738 MC COURTIE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-445-004 03/18/2025 00033 401 180,000 25,040
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 154,960 109,438 1.416



705 W WALNUT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-241-005 03/17/2025 00033 401 190,000 21,857
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 168,143 127,803 1.316



622 MINOR AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-292-109 03/11/2025 00033 401 150,000 23,587
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 126,413 101,999 1.239



708 PIONEER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-476-015 03/07/2025 00033 401 180,000 28,146
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 151,854 130,630 1.162



708 MC COURTIE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-446-008 02/27/2025 00033 401 180,000 27,056
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 152,944 106,952 1.430

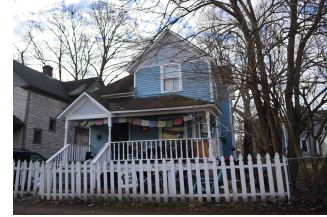


Neighborhoods Used: 00033.Area 33

812 W WALNUT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-240-006 02/25/2025 00033 401 139,600 19,796
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 119,804 108,380 1.105



415 RANNEY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-161-103 02/21/2025 00033 401 128,000 20,276
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 107,724 88,331 1.220



941 AUSTIN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-261-006 02/14/2025 00033 401 133,000 33,558
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 99,442 79,821 1.246



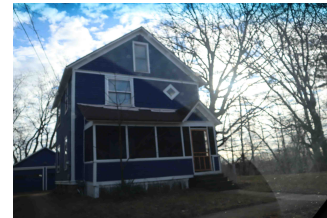
824 S BURDICK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-186-001 02/14/2025 00033 401 185,000 30,026
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 154,974 119,899 1.293



410 PARK PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-301-010 02/10/2025 00033 401 160,000 19,369
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 140,631 113,235 1.242



1127 NEWELL PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-311-005 02/03/2025 00033 401 150,000 23,377
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 126,623 111,740 1.133



223 W VINE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-158-005 01/29/2025 00033 401 180,000 21,390
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 158,610 113,982 1.392



1220 S WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-444-007 01/23/2025 00033 401 101,000 23,394
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 77,606 92,234 0.841

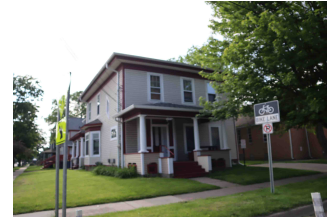


Neighborhoods Used: 00033.Area 33

716 MINOR AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-291-014 12/30/2024 00033 401 169,900 33,776
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 51 136,124 104,084 1.308



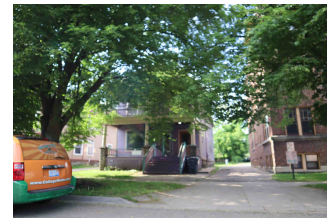
503 S WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-110-003 12/27/2024 00033 401 225,000 50,241
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 174,759 163,341 1.070



601 S PARK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-117-005 12/20/2024 00033 401 122,500 24,025
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 98,475 118,622 0.830



743 ACADEMY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-485-005 12/18/2024 00033 401 228,600 27,272
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 201,328 170,914 1.178



635 LOCUST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-276-007 12/13/2024 00033 401 175,000 26,205
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 148,795 132,765 1.121



620 MC COURTIE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-447-108 12/09/2024 00033 401 160,000 24,194
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 135,806 135,363 1.003



706 LOCUST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-275-002 12/06/2024 00033 401 299,900 31,661
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 268,239 219,553 1.222



624 MC COURTIE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-447-009 12/05/2024 00033 401 155,000 29,926
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 125,074 83,467 1.498



Neighborhoods Used: 00033.Area 33

940 W LOVELL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-472-008 11/20/2024 00033 401 182,500 30,574
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 151,926 147,855 1.028



303 W WALNUT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-123-005 11/14/2024 00033 401 254,900 36,724
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 218,176 193,434 1.128



916 LEEBARTON PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-208-005 10/28/2024 00033 401 149,000 21,003
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 127,997 92,902 1.378



309 W DUTTON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-153-005 10/24/2024 00033 401 281,060 36,256
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 244,804 250,209 0.978



608 OAK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-241-007 10/18/2024 00033 401 118,000 23,639
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 94,361 94,019 1.004



923 OSBORNE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-166-005 10/04/2024 00033 401 89,900 24,616
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 65,284 55,105 1.185



204 ELM PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-476-034 10/02/2024 00033 401 139,000 23,522
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 115,478 125,931 0.917



206 ALLEN BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-447-007 09/30/2024 00033 401 221,088 22,823
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 198,265 172,012 1.153

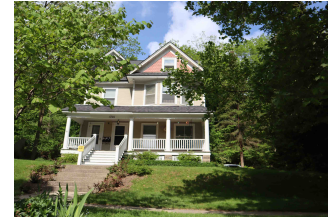


Neighborhoods Used: 00033.Area 33

1012 S WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-299-003 09/23/2024 00033 401 225,000 49,716
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 36 175,284 125,857 1.393



1206 MERRILL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-414-002 09/20/2024 00033 401 289,000 35,144
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 1/4 sty up 52 253,856 205,191 1.237



626 FOREST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-442-005 09/20/2024 00033 401 160,000 26,865
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 133,135 103,290 1.289



904 S ROSE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-169-002 09/11/2024 00033 401 200,000 27,538
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 172,462 118,824 1.451



944 GRANT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-266-005 08/28/2024 00033 401 179,900 29,220
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 150,680 147,848 1.019



715 AXTELL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-436-024 08/21/2024 00033 401 225,000 37,126
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 187,874 169,666 1.107



514 WALNUT CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-113-003 08/20/2024 00033 401 117,000 18,554
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 98,446 118,089 0.834



708 W VINE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-281-006 08/05/2024 00033 401 145,000 20,159
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 124,841 96,164 1.298



Neighborhoods Used: 00033.Area 33

608 PIONEER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-478-005 08/05/2024 00033 401 134,000 27,899
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 49 106,101 71,774 1.478



739 WHEATON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-430-004 07/31/2024 00033 401 189,900 26,775
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 163,125 113,533 1.437



629 DAVIS ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-224-001 07/22/2024 00033 401 139,900 24,978
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 114,922 120,053 0.957



936 BELLEVUE PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-202-014 07/16/2024 00033 401 115,000 19,128
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 95,872 70,318 1.363



1216 S WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-444-036 07/12/2024 00033 401 180,000 39,448
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 55 140,552 170,258 0.826



713 MINOR AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-296-005 07/09/2024 00033 401 147,000 25,663
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 121,337 118,300 1.026



526 S WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-244-334 07/08/2024 00033 401 252,000 36,619
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 215,381 193,568 1.113



605 W CEDAR ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-238-007 06/05/2024 00033 401 165,500 21,895
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 1/4 sty up 45 143,605 105,713 1.358



Neighborhoods Used: 00033.Area 33

619 W CEDAR ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-237-006 05/31/2024 00033 401 165,000 21,248
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 143,752 139,783 1.028



514 PIONEER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-479-011 05/22/2024 00033 401 95,000 34,776
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 52 60,224 72,300 0.833



323 BURR OAK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-172-002 05/21/2024 00033 401 120,000 17,721
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 102,279 86,763 1.179



321 BURR OAK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-172-005 05/21/2024 00033 401 126,000 20,774
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 105,226 128,676 0.818



714 DUTTON PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-154-012 05/13/2024 00033 401 165,000 18,269
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 146,731 101,392 1.447



941 OSBORNE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-171-003 05/07/2024 00033 401 160,000 23,052
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 136,948 157,655 0.869



316 W DUTTON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-122-003 05/01/2024 00033 401 140,000 24,828
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 115,172 98,253 1.172



817 HOFFMAN PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-224-006 04/26/2024 00033 401 104,900 22,882
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 47 82,018 67,709 1.211



Neighborhoods Used: 00033.Area 33

422 LOCUST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-225-001 04/26/2024 00033 401 190,000 33,014
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 156,986 128,512 1.222



224 OLD ORCHARD PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-448-016 03/21/2024 00033 401 135,900 18,052
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 117,848 90,454 1.303



716 OAK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-276-003 03/21/2024 00033 401 90,000 24,372
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 47 65,628 56,653 1.158



813 HOFFMAN PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-245-005 03/14/2024 00033 401 92,500 20,682
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 52 71,818 72,300 0.993



829 OAKLAND DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-265-002 03/01/2024 00033 401 118,000 26,073
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 91,927 94,363 0.974



915 GRANT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-273-009 02/16/2024 00033 401 243,000 37,373
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 205,627 151,103 1.361



421 BELLEVUE PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-207-003 02/02/2024 00033 401 113,000 19,652
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 93,348 97,179 0.961



425 BELLEVUE PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-207-004 01/23/2024 00033 401 104,000 18,252
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 85,748 100,494 0.853



Neighborhoods Used: 00033.Area 33

426 BELLEVUE PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-207-005 01/19/2024 00033 401 104,000 19,231
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 84,769 95,755 0.885



320 W VINE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-157-005 01/11/2024 00033 401 235,750 32,905
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 202,845 206,428 0.983



619 W LOVELL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-227-003 01/03/2024 00033 401 159,900 21,848
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 49 138,052 109,117 1.265



712 W LOVELL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-496-006 12/22/2023 00033 401 235,000 25,599
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 49 209,401 201,060 1.041



419 PARK PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-306-001 12/11/2023 00033 401 230,000 34,173
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 195,827 200,103 0.979



817 NORMAL CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-214-004 12/06/2023 00033 401 130,000 19,704
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 110,296 91,600 1.204



515 LOCUST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-236-409 12/04/2023 00033 401 205,000 33,119
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 171,881 141,838 1.212



517 WALNUT CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-114-010 11/22/2023 00033 401 116,500 21,904
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 94,596 91,727 1.031



Neighborhoods Used: 00033.Area 33

310 W VINE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-153-004 11/17/2023 00033 401 400,000 57,445
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 342,555 323,798 1.058



413 LOCUST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-226-004 11/17/2023 00033 401 229,600 26,195
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 203,405 138,657 1.467



429 DAVIS ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-209-007 11/08/2023 00033 401 205,088 20,886
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 1/4 sty up 47 184,202 163,636 1.126



912 OSBORNE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-165-015 11/06/2023 00033 401 185,000 25,798
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 159,202 116,296 1.369



529 WHEATON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-433-011 11/01/2023 00033 401 355,000 46,027
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 308,973 234,048 1.320



527 W CEDAR ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-238-003 10/20/2023 00033 401 225,000 30,934
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 194,066 153,366 1.265



831 W CEDAR ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-214-011 10/20/2023 00033 401 195,000 28,586
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 166,414 111,501 1.492



1024 S PARK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-301-005 10/13/2023 00033 401 189,800 30,030
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 1/4 sty up 48 159,770 123,429 1.294



Neighborhoods Used: 00033.Area 33

944 OSBORNE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-170-004 09/22/2023 00033 401 154,500 31,605
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 55 122,895 114,577 1.073



436 W VINE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-150-006 09/20/2023 00033 401 225,000 30,678
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 194,322 157,569 1.233



432 W VINE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-150-007 09/20/2023 00033 401 200,000 26,992
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 173,008 127,900 1.353



727 FOREST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-445-013 09/15/2023 00033 401 144,900 28,214
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 116,686 93,954 1.242



921 WALWOOD PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-252-001 09/15/2023 00033 401 215,500 30,477
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 185,023 125,661 1.472



907 WHEATON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-408-004 08/25/2023 00033 401 268,500 52,088
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 216,412 171,589 1.261



419 PARK PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-306-001 08/16/2023 00033 401 225,000 34,173
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 190,827 200,103 0.954



825 W VINE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-259-004 08/14/2023 00033 401 120,000 26,652
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 47 93,348 74,826 1.248



Neighborhoods Used: 00033.Area 33

818 HOFFMAN PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-245-012 08/11/2023 00033 401 167,500 29,182
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 138,318 113,159 1.222



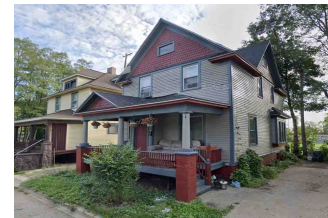
924 SHORT RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-270-003 08/10/2023 00033 401 219,900 31,631
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 57 188,269 147,896 1.273



724 MC COURTIE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-446-004 07/20/2023 00033 401 152,000 26,369
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 125,631 113,266 1.109



228 OLD ORCHARD PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-448-017 07/13/2023 00033 401 124,500 18,843
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 105,657 101,305 1.043



430 PARK PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-170-010 06/30/2023 00033 401 139,900 2,071
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 137,829 107,438 1.283



912 LEEBARTON PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-208-003 06/30/2023 00033 401 145,000 19,949
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 49 125,051 101,943 1.227



918 GRANT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-268-001 06/20/2023 00033 401 169,000 40,650
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 128,350 94,605 1.357



1210 S WESTNEDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-439-035 06/13/2023 00033 401 200,000 63,262
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 136,738 128,049 1.068



Neighborhoods Used: 00033.Area 33

535 DAVIS ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-219-003 06/09/2023 00033 401 160,000 22,596
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 137,404 108,887 1.262



621 S PARK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-122-005 06/09/2023 00033 401 200,000 72,406
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Unique/Overblt 50 127,594 121,978 1.046



207 ALLEN BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-447-017 05/24/2023 00033 401 220,000 23,249
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 196,751 143,796 1.368



720 W LOVELL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-496-008 05/24/2023 00033 401 180,000 19,171
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 160,829 129,289 1.244



435 WESTNEDGE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-165-012 05/19/2023 00033 401 170,000 19,612
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 150,388 105,024 1.432



207 WALL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-304-121 05/16/2023 00033 401 145,000 26,090
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 94 118,910 136,390 0.872



621 LOCUST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-246-009 05/08/2023 00033 401 150,000 23,335
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 126,665 117,352 1.079



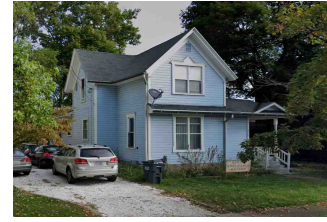
809 OAK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-21-282-006 04/25/2023 00033 401 153,260 24,924
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 128,336 135,473 0.947



Neighborhoods Used: 00033.Area 33

518 ELEANOR ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-16-444-031	04/21/2023 00033	401	179,000	31,947	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ to 1 1/2 sty	52	147,053	108,198	1.359



514 FOREST ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-21-444-009	04/13/2023 00033	401	109,000	23,027	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	45	85,973	82,239	1.045



516 OAK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-21-236-402	04/11/2023 00033	401	189,000	39,875	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	47	149,125	116,808	1.277



Neighborhoods Used: 00033.Area 33

<<<<<<<<<<<<< Statistics for this Analysis >>>>>>>>>>>>>>>>>>>>>>

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
107	0	11.53	14.05	1.012	1.167	1.185
After Application of E.C.F.s		11.55	14.05	1.011		

<<<<<<< Economic Condition Factor Estimates (# of data points) >>>>>>>

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 3/4 - 2 sty	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
1 sty	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
1+ to 1 1/2 sty	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
1to1 3/4 on slab	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
2 1/4 sty up	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
2 Sty & up-slab	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
2-3 units	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
4-5 units	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
Cape Cod	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
Extra Structure	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
Rented	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
Style A	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
Style B	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
Tri/Bi-Level	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
Under 800 SF	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
Unique/Overblt	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
Upper End	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
Walk out ranch	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)
	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)	1.157 (107)

Single Family E.C.F. : 1.157 (107)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.000 (0)
 Commercial E.C.F. : 1.000 (0)

<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>>>>>>>

Starting Date: 01/01/2023
 Ending Date: 02/02/2026
 Terms Selected: All
 Analyze by Style:
 Analyze by %Good:
 Show Valid Data : X
 Show Invalid Data : X
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:
 Neighborhood(s): 00033 - Area 33

Max # of Res. Buildings: 10 Minimum E.C.F. (Residential): 0.00
 Maximum E.C.F. (Residential): 10.00

Max # of Ag. Buildings: 30 Minimum E.C.F. (Agricultural): 0.00
 Maximum E.C.F. (Agricultural): 10.00

Max # of C/I Buildings: 30 Minimum E.C.F. (Commercial): 0.00
 Maximum E.C.F. (Commercial): 10.00

Neighborhoods Used: 00034.Area 34

1313 REED AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-23-396-591		03/26/2025		00034 401	87,000	16,464
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	53		70,536	106,397	0.663



1504 WASHINGTON AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-23-343-030		03/24/2025		00034 401	135,000	18,080
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	45		116,920	96,866	1.207



505 EGLESTON AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-22-480-103		03/21/2025		00034 401	138,000	20,250
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	53		117,750	186,305	0.632



911 MILLS ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-23-168-012		03/14/2025		00034 401	115,000	19,278
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	45		95,722	96,702	0.990



1443 E VINE ST						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-23-178-002		03/11/2025		00034 401	97,500	19,679
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Under 800 SF	45		77,821	88,724	0.877



1603 LAY BLVD						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-26-200-101		03/04/2025		00034 401	165,000	16,169
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	53		148,831	118,137	1.260



1518 CLINTON AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-23-394-610		03/01/2025		00034 401	95,000	15,899
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	53		79,101	99,076	0.798



1408 REED AVE						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-26-127-649		02/27/2025		00034 401	110,000	16,192
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	53		93,808	128,010	0.733



Neighborhoods Used: 00034.Area 34

1623 LAY BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-201-006 02/14/2025 00034 401 83,500 17,190
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 66,310 72,590 0.913



1016 E STOCKBRIDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-352-301 02/07/2025 00034 401 127,000 18,399
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 108,601 134,013 0.810



1215 WASHINGTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-340-113 01/21/2025 00034 401 92,000 21,437
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 70,563 113,087 0.624



910 WASHINGTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-321-002 01/17/2025 00034 401 102,000 20,756
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 81,244 120,361 0.675



920 EGLESTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-361-003 01/14/2025 00034 401 140,000 14,102
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 125,898 110,886 1.135



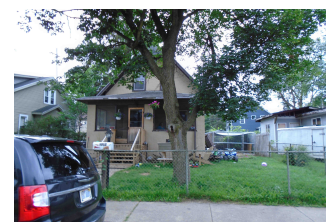
1722 EGLESTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-462-375 01/10/2025 00034 401 105,000 13,951
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 91,049 77,340 1.177



618 CLINTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-491-145 12/30/2024 00034 401 143,000 16,855
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 126,145 146,471 0.861



1012 LANE BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-113-003 12/27/2024 00034 401 105,000 15,400
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 53 89,600 71,378 1.255



Neighborhoods Used: 00034.Area 34

1207 E VINE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-175-001 12/02/2024 00034 401 84,000 14,677
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 69,323 61,489 1.127



412 FISHER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-497-002 11/27/2024 00034 401 93,900 11,704
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 82,196 79,348 1.036



1612 CLINTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-465-506 11/20/2024 00034 401 105,000 15,460
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 53 89,540 82,234 1.089



1516 WASHINGTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-344-001 11/19/2024 00034 401 85,000 14,677
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 70,323 62,984 1.117



1108 JAMES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-304-146 11/08/2024 00034 401 123,000 13,732
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 109,268 92,467 1.182



503 BRYANT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-240-002 10/17/2024 00034 401 86,000 19,321
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 48 66,679 92,873 0.718



1612 EGLESTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-460-384 10/16/2024 00034 401 160,000 17,244
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 58 142,756 137,605 1.037



1915 CAMERON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-205-201 10/15/2024 00034 401 130,000 14,657
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 51 115,343 90,915 1.269



Neighborhoods Used: 00034.Area 34

1004 E CROSSTOWN PKWY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-112-026 10/15/2024 00034 401 120,000 16,473
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 103,527 114,292 0.906



839 HAYS PARK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-365-001 10/11/2024 00034 401 79,000 13,043
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 65,957 88,850 0.742



1210 CAMERON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-339-051 10/10/2024 00034 401 125,000 20,756
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 104,244 90,101 1.157



1419 EGLESTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-383-355 10/04/2024 00034 401 141,000 17,260
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 123,740 120,428 1.028



837 CLINTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-360-443 09/24/2024 00034 401 153,000 18,349
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 134,651 123,735 1.088



1724 EGLESTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-462-004 09/11/2024 00034 401 109,900 12,995
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 96,905 79,132 1.225



1603 LAY BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-200-101 09/03/2024 00034 401 100,000 16,169
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 83,831 118,137 0.710



1812 MARCH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-127-004 08/29/2024 00034 401 110,000 15,037
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 58 94,963 111,220 0.854



Neighborhoods Used: 00034.Area 34

827 REED AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-370-688 08/16/2024 00034 401 145,000 18,032
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 48 126,968 102,214 1.242



1110 HAYS PARK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-374-773 08/09/2024 00034 401 123,000 14,080
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 108,920 93,231 1.168



1514 CLINTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-394-510 07/25/2024 00034 401 135,000 15,804
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 53 119,196 101,775 1.171



810 LANE BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-239-012 07/23/2024 00034 401 142,000 17,689
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 124,311 97,878 1.270



1119 E ALCOTT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-124-012 07/17/2024 00034 401 85,000 18,017
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 53 66,983 84,752 0.790



914 CLARENCE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-193-003 07/12/2024 00034 401 80,000 16,409
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 63,591 78,862 0.806



1318 REED AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-127-001 07/10/2024 00034 401 161,000 13,808
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 53 147,192 114,616 1.284



1420 EGLESTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-388-394 06/21/2024 00034 401 135,000 17,244
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 117,756 121,856 0.966



Neighborhoods Used: 00034.Area 34

1612 JAMES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-369-001 06/20/2024 00034 401 66,000 10,056
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 55,944 85,163 0.657



1120 LAKE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-304-002 06/17/2024 00034 401 80,000 13,561
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 41 66,439 78,959 0.841



1204 CLINTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-390-001 05/23/2024 00034 401 160,000 25,323
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 134,677 113,987 1.182



915 RUSSELL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-167-118 05/23/2024 00034 401 100,000 17,901
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 82,099 83,496 0.983



718 LANE BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-238-005 05/16/2024 00034 401 110,000 16,336
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 93,664 141,074 0.664



1304 E VINE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-181-001 05/16/2024 00034 401 145,000 21,893
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 123,107 130,268 0.945



1112 JAMES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-309-002 05/16/2024 00034 401 135,000 15,424
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 119,576 104,639 1.143



902 EGLESTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-361-427 05/03/2024 00034 401 120,000 18,309
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 101,691 111,888 0.909



Neighborhoods Used: 00034.Area 34

1115 E VINE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-154-010 04/30/2024 00034 401 135,000 23,338
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 111,662 91,360 1.222



1110 FOURTH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-119-002 04/30/2024 00034 401 58,700 13,783
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 45 44,917 64,255 0.699



612 VERNON CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-236-004 04/29/2024 00034 401 103,000 15,675
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 48 87,325 74,359 1.174



910 CLINTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-366-548 04/16/2024 00034 401 170,000 17,117
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 152,883 120,684 1.267



1123 REED AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-374-577 04/04/2024 00034 401 89,440 15,132
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 74,308 101,770 0.730



907 E STOCKBRIDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-351-002 04/01/2024 00034 401 119,900 16,947
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 102,953 103,603 0.994



1512 RACE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-361-002 03/29/2024 00034 401 85,000 13,788
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 71,212 105,637 0.674



1315 RACE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-322-188 03/28/2024 00034 401 139,900 19,519
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 120,381 115,031 1.047



Neighborhoods Used: 00034.Area 34

901 CLINTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-361-444 03/14/2024 00034 401 115,000 16,442
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 98,558 121,066 0.814



1203 E STOCKBRIDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-375-213 03/06/2024 00034 401 99,000 18,009
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 80,991 97,234 0.833



1415 JAMES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-380-001 03/01/2024 00034 401 120,000 15,317
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 104,683 96,388 1.086



1509 E ALCOTT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-149-010 02/29/2024 00034 401 93,000 16,514
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 53 76,486 59,779 1.279



1807 JAMES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-125-002 02/14/2024 00034 401 117,000 13,770
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 103,230 94,154 1.096



2124 LUELLA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-276-001 02/12/2024 00034 401 84,990 21,417
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 63,573 75,514 0.842



1202 LAY BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-130-001 02/02/2024 00034 401 75,000 16,973
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 53 58,027 67,547 0.859



1317 LAY BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-127-012 01/30/2024 00034 401 169,900 16,929
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 152,971 117,599 1.301



Neighborhoods Used: 00034.Area 34

1319 MILLS ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-323-200 01/26/2024 00034 401 80,000 17,139
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 62,861 88,027 0.714



1517 HAYS PARK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-394-705 01/10/2024 00034 401 116,000 14,080
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 101,920 94,239 1.082



1911 CAMERON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-205-101 01/05/2024 00034 401 124,900 15,037
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 56 109,863 97,859 1.123



1008 CLINTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-367-543 12/29/2023 00034 401 135,000 18,509
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 116,491 116,099 1.003



1003 LAY BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-102-101 12/11/2023 00034 401 149,900 17,313
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 132,587 101,171 1.311



1512 JAMES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-364-002 12/08/2023 00034 401 155,000 15,317
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 139,683 150,869 0.926



1215 LAY BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-125-004 12/04/2023 00034 401 160,000 16,192
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 143,808 114,804 1.253



915 WASHINGTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-316-127 11/27/2023 00034 401 150,000 22,304
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 127,696 127,622 1.001



Neighborhoods Used: 00034.Area 34

1305 E ALCOTT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-146-009 11/17/2023 00034 401 115,000 16,861
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 53 98,139 79,582 1.233



1415 LANE BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-138-023 11/10/2023 00034 401 165,000 16,883
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 148,117 124,737 1.187



444 TERRACE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-473-013 11/08/2023 00034 401 89,900 14,435
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 75,465 84,940 0.888



1227 HAYS PARK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-391-797 11/03/2023 00034 401 82,800 14,080
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 68,720 95,779 0.717



542 E ALCOTT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-276-004 11/03/2023 00034 401 75,000 15,559
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 46 59,441 81,263 0.731



1717 EGLESTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-456-744 10/27/2023 00034 401 100,000 17,244
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 53 82,756 77,173 1.072



1302 LAY BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-131-008 10/27/2023 00034 401 133,000 17,664
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 115,336 92,361 1.249



1020 E STOCKBRIDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-353-300 10/25/2023 00034 401 145,000 18,291
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 126,709 148,522 0.853



Neighborhoods Used: 00034.Area 34

734 EGLESTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-488-032 10/24/2023 00034 401 145,000 18,653
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 126,347 98,237 1.286



1309 EGLESTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-381-348 10/20/2023 00034 401 145,000 17,260
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 127,740 120,220 1.063



1522 E STOCKBRIDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-379-269 10/20/2023 00034 401 139,900 16,727
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 123,173 96,651 1.274



730 MILLARD CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-276-008 10/18/2023 00034 401 67,000 11,804
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 45 55,196 65,737 0.840



1212 HAYS PARK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-395-784 10/13/2023 00034 401 178,000 14,080
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 73 163,920 156,049 1.050



1020 CLINTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-368-540 10/06/2023 00034 401 140,000 17,155
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 122,845 106,009 1.159



1321 E STOCKBRIDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-377-228 09/26/2023 00034 401 110,000 18,818
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 91,182 96,915 0.941



1012 LAY BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-108-003 09/15/2023 00034 401 130,000 16,883
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 113,117 167,020 0.677



Neighborhoods Used: 00034.Area 34

1303 WASHINGTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-341-110 08/29/2023 00034 401 110,000 19,364
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 90,636 94,069 0.964



2224 PORTAGE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-289-001 08/25/2023 00034 401 110,000 14,049
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 95,951 100,451 0.955



1501 E ALCOTT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-149-008 08/23/2023 00034 401 90,000 16,609
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 56 73,391 61,771 1.188



619 LAY BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-227-014 08/03/2023 00034 401 65,000 18,066
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 43 46,934 72,678 0.646



1105 LAKE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-303-020 07/28/2023 00034 401 145,000 18,565
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 126,435 114,985 1.100



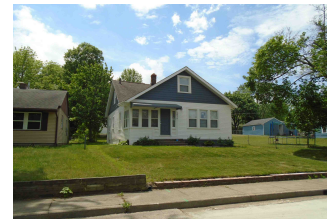
1120 JAMES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-309-001 07/26/2023 00034 401 90,000 16,556
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 73,444 89,599 0.820



825 EGLESTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-355-319 07/25/2023 00034 401 113,000 17,244
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 95,756 105,925 0.904



1016 E ALCOTT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-26-123-104 07/25/2023 00034 401 150,000 16,718
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 53 133,282 103,598 1.287



Neighborhoods Used: 00034.Area 34

1115 CLINTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-364-459 07/14/2023 00034 401 136,000 17,244
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 118,756 102,510 1.158



1009 RUSSELL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-172-007 07/07/2023 00034 401 81,000 13,849
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 67,151 81,329 0.826



1427 PORTAGE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-484-318 07/06/2023 00034 401 95,000 13,739
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 51 81,261 108,939 0.746



1322 EGLESTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-387-399 06/30/2023 00034 401 120,000 16,683
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 103,317 100,925 1.024



1307 LAKE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-326-063 06/28/2023 00034 401 91,000 19,411
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 71,589 90,309 0.793



1006 LINTON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-195-051 06/21/2023 00034 401 146,000 21,174
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 124,826 102,796 1.214



1012 EGLESTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-362-420 06/20/2023 00034 401 135,000 17,244
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 117,756 141,556 0.832



1511 RACE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-362-002 06/12/2023 00034 401 147,500 15,317
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 132,183 118,994 1.111



Neighborhoods Used: 00034.Area 34

1423 EGLESTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-383-356 06/09/2023 00034 401 119,850 17,244
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 102,606 118,571 0.865



608 REED AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-27-226-008 06/09/2023 00034 401 155,000 18,536
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 136,464 128,049 1.066



456 EGLESTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-463-037 05/24/2023 00034 401 133,000 17,719
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 115,281 97,916 1.177



1123 WASHINGTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-319-001 05/19/2023 00034 401 99,900 13,658
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 86,242 90,494 0.953



823 REED AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-22-499-687 05/17/2023 00034 401 101,000 17,154
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 83,846 133,121 0.630



1216 E STOCKBRIDGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-375-289 05/17/2023 00034 401 138,000 26,582
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 53 111,418 95,382 1.168



1013 GARDEN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-167-001 05/08/2023 00034 401 80,000 16,728
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 63,272 93,263 0.678



923 JACKSON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-23-162-005 04/28/2023 00034 401 115,884 15,908
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 99,976 83,275 1.201



Neighborhoods Used: 00034.Area 34

1202 E STOCKBRIDGE AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-23-375-292	04/26/2023 00034	401	145,000	16,416	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	54	128,584	122,411	1.050



1309 WELLS PL

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-23-331-005	04/14/2023 00034	401	99,000	22,092	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	45	76,908	87,330	0.881



905 LANE BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-26-111-022	04/12/2023 00034	401	83,000	16,883	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	53	66,117	106,769	0.619



Neighborhoods Used: 00036.Area 36

3015 BARD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-148-108 03/18/2025 00036 401 216,000 33,549
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 67 182,451 126,040 1.448



2236 REGENT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-11-175-024 03/04/2025 00036 401 192,500 25,654
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 63 166,846 120,174 1.388



2630 GLENDALE BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-173-006 02/07/2025 00036 401 203,850 39,875
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 1 1/2 sty 62 163,975 132,960 1.233



2913 SONORA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-359-012 01/27/2025 00036 401 150,000 26,924
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 62 123,076 92,136 1.336



2725 GLENDALE BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-169-003 01/14/2025 00036 401 173,250 33,567
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 64 139,683 117,466 1.189



3018 BRIARWOOD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-143-127 01/03/2025 00036 401 210,000 33,618
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 176,382 112,180 1.572



3414 VIRGINIA AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-401-064 12/19/2024 00036 401 159,900 40,653
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 119,247 102,673 1.161



2203 MT OLIVET RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-11-186-016 12/16/2024 00036 401 235,000 26,711
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 62 208,289 139,545 1.493



Neighborhoods Used: 00036.Area 36

2532 PARCHMOUNT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-157-050 12/02/2024 00036 401 179,900 29,533
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 150,367 108,960 1.380



3221 MICHAEL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-436-209 11/05/2024 00036 401 100,000 26,212
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 62 73,788 65,577 1.125



3329 COURTLANDT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-404-001 10/22/2024 00036 401 185,000 25,886
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 67 159,114 108,047 1.473



3321 VIRGINIA AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-405-005 10/17/2024 00036 401 242,000 36,409
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 205,591 137,482 1.495



3518 MT OLIVET RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-195-001 10/16/2024 00036 401 185,000 35,135
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 67 149,865 121,919 1.229



3010 ALPINE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-479-048 09/09/2024 00036 401 201,000 31,587
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 61 169,413 115,080 1.472



4129 MT OLIVET RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-109-197 08/02/2024 00036 401 185,000 36,746
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 64 148,254 114,132 1.299



2811 BARD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-145-001 07/24/2024 00036 401 185,000 30,142
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 65 154,858 138,362 1.119



Neighborhoods Used: 00036.Area 36

1723 PARK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-266-069 06/25/2024 00036 401 193,000 26,474
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 64 166,526 121,021 1.376



2147 MT OLIVET RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-11-186-019 05/06/2024 00036 401 159,000 27,225
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 60 131,775 90,582 1.455



4130 MT OLIVET RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-130-018 05/02/2024 00036 401 185,000 32,503
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 152,497 104,935 1.453



2404 ASHTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-300-107 04/30/2024 00036 401 176,200 29,464
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 69 146,736 99,588 1.473



3315 ALPINE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-434-126 03/22/2024 00036 401 150,000 28,158
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 64 121,842 84,243 1.446



2930 COURTLANDT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-458-111 03/19/2024 00036 401 168,500 32,066
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 59 136,434 88,371 1.544



2016 GLENDALE BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-290-097 03/15/2024 00036 401 174,000 31,608
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 142,392 108,776 1.309



3121 RANDOM RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-442-144 03/15/2024 00036 401 148,000 25,286
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 63 122,714 112,208 1.094



Neighborhoods Used: 00036.Area 36

2914 E G AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-127-009 03/05/2024 00036 401 188,000 34,206
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 153,794 123,862 1.242



2717 RANDOM RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-497-084 02/12/2024 00036 401 169,420 29,640
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 61 139,780 95,698 1.461



3404 RANDOM RD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-428-118 12/15/2023 00036 401 150,000 23,922
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 67 126,078 106,946 1.179



3334 COURTLANDT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-403-128 12/14/2023 00036 401 149,900 31,816
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 57 118,084 85,654 1.379



1618 PARK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-270-078 10/30/2023 00036 401 279,000 36,474
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 49 242,526 191,520 1.266



2423 ASHTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-300-137 10/27/2023 00036 401 150,000 26,462
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 63 123,538 82,121 1.504



2428 GLENDALE BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-171-016 10/02/2023 00036 401 215,000 34,122
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 66 180,878 127,291 1.421



2904 PARCHMOUNT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-181-035 09/25/2023 00036 401 195,000 34,507
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 160,493 143,477 1.119



Neighborhoods Used: 00036.Area 36

3318 BROOKMONT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-308-039 09/22/2023 00036 401 146,000 25,818
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 120,182 101,227 1.187



3062 BROOKMONT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-320-058 09/19/2023 00036 401 138,000 24,505
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 113,495 83,200 1.364



1743 GLENDALE BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-262-031 09/19/2023 00036 401 171,873 38,776
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 47 133,097 114,938 1.158



2903 RANGE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-360-030 09/14/2023 00036 401 170,000 29,563
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 140,437 90,346 1.554



3058 BROOKMONT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-449-059 08/15/2023 00036 401 147,826 25,264
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 67 122,562 103,162 1.188



3080 BROOKMONT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-320-055 08/09/2023 00036 401 155,000 25,259
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 129,741 92,991 1.395



3051 ALPINE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-444-002 08/08/2023 00036 401 197,000 27,589
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 61 169,411 113,294 1.495



2301 ASHTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-429-130 08/03/2023 00036 401 187,500 30,710
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri/Bi-Level 62 156,790 144,598 1.084



Neighborhoods Used: 00036.Area 36

3090 BROOKMONT DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-321-053 08/02/2023 00036 401 170,000 22,528
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 147,472 96,963 1.521



1813 PARK AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-268-063 07/28/2023 00036 401 224,500 26,434
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 198,066 143,044 1.385



3820 MEAD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-179-099 07/14/2023 00036 401 185,000 28,826
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 69 156,174 116,078 1.345



3422 MICHAEL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-427-164 07/07/2023 00036 401 170,000 26,856
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 62 143,144 95,134 1.505



3321 VIRGINIA AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-405-005 06/16/2023 00036 401 222,000 36,409
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 185,591 137,482 1.350



2907 BARD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-01-147-113 06/08/2023 00036 401 196,000 32,763
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 65 163,237 124,242 1.314



2303 GLENDALE BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-289-004 06/02/2023 00036 401 234,000 34,326
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1+ to 11/2 sty 65 199,674 153,504 1.301



3314 COURTLANDT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-02-408-125 05/19/2023 00036 401 191,500 42,210
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 62 149,290 114,653 1.302



Neighborhoods Used: 00036.Area 36

2909 ALPINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-02-484-054	05/05/2023 00036	401	188,000	29,172	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	67	158,828	110,199	1.441



2826 SONORA ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-02-385-028	04/26/2023 00036	401	123,000	26,214	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1to13/4 on slab	62	96,786	85,586	1.131



3207 RANDOM RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-02-442-147	04/12/2023 00036	401	163,000	26,685	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ to 1 1/2 sty	65	136,315	114,098	1.195



Neighborhoods Used: 00037.Area 37

3709 BLACKBERRY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-31-422-057	06/06/2024 00037	401	595,000	98,920	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ to 1 1/2 sty	57	496,080	387,047	1.282



4013 KATYDID LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-31-409-022	01/26/2024 00037	401	375,000	91,439	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	62	283,561	478,019	0.593



3714 BLACKBERRY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-31-418-054	07/14/2023 00037	401	441,000	77,337	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Walk out ranch	62	363,663	362,557	1.003



3804 BLACKBERRY LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-31-416-051	06/30/2023 00037	401	425,450	74,852	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	62	350,598	262,769	1.334



Neighborhoods Used: 00038.Area 38

316 ELM ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-435-022 03/14/2025 00038 401 252,200 40,005
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 212,195 214,406 0.990



443 STUART AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-400-009 02/27/2025 00038 401 285,000 37,838
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 1/4 sty up 47 247,162 169,236 1.460



628 W KALAMAZOO AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-436-057 02/06/2025 00038 401 126,500 32,399
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 36 94,101 87,324 1.078



214 DOUGLAS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-420-034 12/09/2024 00038 401 199,900 36,673
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 55 163,227 166,674 0.979



213 ELM ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-424-003 09/06/2024 00038 401 574,900 58,535
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 52 516,365 431,666 1.196



713 W KALAMAZOO AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-436-007 07/16/2024 00038 401 228,000 36,766
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 191,234 188,870 1.013



718 W KALAMAZOO AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-436-052 06/14/2024 00038 401 200,000 28,118
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 171,882 142,055 1.210



425 DOUGLAS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-334-008 05/08/2024 00038 401 310,000 36,707
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 273,293 270,436 1.011



Neighborhoods Used: 00038.Area 38

823 LUCAS CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-269-016 02/23/2024 00038 401 100,000 18,747
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 81,253 80,683 1.007



516 DOUGLAS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-400-019 02/02/2024 00038 401 165,000 36,880
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 128,120 111,252 1.152



407 MITCHELL PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-431-053 09/06/2023 00038 401 140,000 18,559
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 47 121,441 83,138 1.461



414 ELM ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-430-063 08/02/2023 00038 401 120,000 27,263
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 92,737 77,074 1.203



725 W KALAMAZOO AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-435-021 06/23/2023 00038 401 323,000 34,154
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 49 288,846 194,826 1.483



231 DOUGLAS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-16-349-006 05/17/2023 00038 401 205,000 32,006
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 45 172,994 157,884 1.096



Neighborhoods Used: 00042.Area 42

1414 LOW RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
06-21-452-005	02/05/2025	00042	304,900	83,512		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 sty	42	221,388	196,504	1.127	



1410 LOW RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
06-21-452-006	07/12/2024	00042	670,000	165,195		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 - 2 sty	38	504,805	382,124	1.321	



1136 LONG RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
06-21-410-009	01/11/2024	00042	475,000	135,535		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 - 2 sty	58	339,465	285,278	1.190	



1324 LONG RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
06-21-420-013	10/06/2023	00042	460,000	193,218		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 sty	53	266,782	369,532	0.722	



1425 LOW RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
06-21-452-062	08/23/2023	00042	610,740	142,852		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 - 2 sty	58	467,888	434,412	1.077	



Neighborhoods Used: 00043.Area 43

4104 E HILLANDALE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-33-339-079	12/17/2024 00043	401	366,500	63,180	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	57	303,320	253,517	1.196



4114 E HILLANDALE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-33-344-078	12/08/2023 00043	401	422,500	65,060	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ to 1 1/2 sty	57	357,440	343,569	1.040



4127 BRONSON BLVD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-33-343-069	08/17/2023 00043	401	246,500	62,972	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	57	183,528	190,770	0.962



Neighborhoods Used: 00047.Area 47

3707 ALIANCA TER

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06-19-203-085	03/12/2025	00047	407	465,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 sty	93	393,710	367,876
				E.C.F.
				1.070



628 WYNDING OAKS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06-19-241-008	03/07/2025	00047	407	483,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 sty	90	412,861	385,204
				E.C.F.
				1.072



4001 CORVO TRCE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06-19-129-024	02/24/2025	00047	407	436,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 - 2 sty	94	377,422	378,877
				E.C.F.
				0.996



4046 ENCLAVE WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06-19-134-019	02/20/2025	00047	407	410,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 - 2 sty	93	351,845	349,397
				E.C.F.
				1.007



3412 DUNNS RDG

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06-19-238-063	08/16/2024	00047	407	500,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1+ to 1 1/2 sty	91	422,531	387,931
				E.C.F.
				1.089



4133 ENCLAVE WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06-19-133-008	08/05/2024	00047	407	420,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 3/4 - 2 sty	93	361,842	366,374
				E.C.F.
				0.988



4015 CORVO TRCE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06-19-129-026	08/02/2024	00047	407	465,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 sty	94	394,229	376,097
				E.C.F.
				1.048



3730 WETHERINGTON POINTE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
06-19-217-110	07/23/2024	00047	407	535,000
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 sty	93	459,467	387,108
				E.C.F.
				1.187



Neighborhoods Used: 00047.Area 47

3830 WETHERINGTON POINTE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-19-211-112		07/17/2024		00047 407	439,600	98,967
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	94		340,633	298,831	1.140



4046 ENCLAVE WAY

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-19-134-019		04/11/2024		00047 407	417,333	58,155
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	93		359,178	349,397	1.028



678 WYNDING OAKS

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-19-235-018		02/05/2024		00047 407	559,900	63,158
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	89		496,742	420,899	1.180



3870 WETHERINGTON POINTE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-19-211-096		01/31/2024		00047 407	495,000	71,721
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	93		423,279	362,549	1.168



3474 DUNNS RDG

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-19-243-066		10/13/2023		00047 407	550,000	79,897
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	92		470,103	467,252	1.006



4164 CORVO TRCE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-19-127-046		09/25/2023		00047 407	434,500	65,114
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	94		369,386	329,097	1.122



3656 ALIANCA TER

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-19-203-083		08/17/2023		00047 407	593,901	73,122
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	93		520,779	448,057	1.162



3649 WHICKER POINTE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-19-218-033		08/11/2023		00047 407	455,000	66,069
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	91		388,931	411,375	0.945



Neighborhoods Used: 00047.Area 47

4051 CORVO TRCE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-19-129-028	07/26/2023 00047	407	355,000	48,134	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	85	306,866	278,485	1.102



3378 DUNNS RDG

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-19-233-060	07/12/2023 00047	407	505,000	66,181	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1+ to 11/2 sty	91	438,819	394,221	1.113



4050 ENCLAVE WAY

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-19-134-018	06/23/2023 00047	407	385,000	45,862	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	84	339,138	315,171	1.076



686 WYNDING OAKS

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-19-235-020	06/09/2023 00047	407	545,000	67,063	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	89	477,937	443,535	1.078



4146 CORVO TRCE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-19-128-048	06/08/2023 00047	407	423,427	47,468	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	85	375,959	344,473	1.091



Neighborhoods Used: 00051.Area 51 - Kenbrooke Ct Condos

3655 KENBROOKE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-485-061 01/17/2025 00051 407 100,000 6,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home Style A 60 93,985 67,848 1.385



3683 KENBROOKE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-485-056 12/17/2024 00051 407 110,000 6,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home Style A 60 103,985 67,848 1.533



3481 KENBROOKE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-485-038 10/25/2024 00051 407 115,000 6,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home Style A 60 108,985 67,848 1.606



3656 KENBROOKE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-485-196 10/02/2024 00051 407 116,500 6,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home Style A 60 110,485 67,848 1.628



3591 KENBROOKE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-485-093 08/23/2024 00051 407 101,000 6,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home Style A 60 94,985 67,848 1.400



3435 KENBROOKE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-485-008 08/22/2024 00051 407 115,000 6,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home Style A 60 108,985 67,848 1.606



3512 KENBROOKE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-481-162 07/19/2024 00051 407 113,000 6,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home Style A 60 106,985 67,848 1.577



3475 KENBROOKE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-485-041 06/28/2024 00051 407 115,000 6,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home Style A 60 108,985 67,848 1.606



Neighborhoods Used: 00051.Area 51 - Kenbrooke Ct Condos

3563 KENBROOKE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-485-112 03/27/2024 00051 407 112,500 6,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home Style A 60 106,485 67,848 1.569



3533 KENBROOKE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-485-122 03/15/2024 00051 407 105,000 6,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home Style A 60 98,985 67,848 1.459



3583 KENBROOKE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-485-097 01/26/2024 00051 407 110,000 6,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home Style A 60 103,985 67,848 1.533



3514 KENBROOKE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-481-163 12/04/2023 00051 407 112,500 6,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home Style A 60 106,485 67,848 1.569



3617 KENBROOKE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-485-088 11/10/2023 00051 407 86,000 6,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home Style B 60 79,985 56,790 1.408



3641 KENBROOKE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-485-068 08/22/2023 00051 407 91,000 6,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home Style B 60 84,985 56,790 1.496



3647 KENBROOKE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-485-065 08/17/2023 00051 407 99,900 6,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home Style A 60 93,885 67,848 1.384



3567 KENBROOKE CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-19-485-114 07/19/2023 00051 407 102,500 6,015
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home Style A 60 96,485 67,848 1.422



Neighborhoods Used: 00051.Area 51 - Kenbrooke Ct Condos

3654 KENBROOKE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-19-481-195	06/26/2023 00051	407	113,900	6,015	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	Style A	60	107,885	67,848	1.590



3651 KENBROOKE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-19-485-063	05/25/2023 00051	407	110,000	6,015	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	Style A	60	103,985	67,848	1.533



3421 KENBROOKE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-19-485-001	05/24/2023 00051	407	82,000	6,015	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	Style B	60	75,985	56,790	1.338



3613 KENBROOKE CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-19-485-085	04/19/2023 00051	407	112,500	6,015	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Town Home	Style A	60	106,485	67,848	1.569



Neighborhoods Used: 00052.Area 52 - Bronson Woods Condos

3020 BRISTOL CT

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-28-456-012	06/13/2024 00052	407	246,900	86,750	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	56	160,150	233,100	0.687



1018 ESSEX CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-28-456-058	06/15/2023 00052	407	399,000	86,750	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Walk out ranch	66	312,250	340,575	0.917



1020 ESSEX CIR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-28-456-026	06/15/2023 00052	407	368,500	86,750	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Walk out ranch	61	281,750	309,435	0.911



Neighborhoods Used: 00056.Area 56 - Marlborough Condos

471 W SOUTH ST UNIT 12

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-15-370-012		06/20/2025		00056 407	173,600	9,360
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	65		164,240	97,125	1.691



471 W SOUTH ST UNIT 11

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-15-370-011		05/02/2025		00056 407	344,000	17,160
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	65		326,840	164,595	1.986



471 W SOUTH ST UNIT 39

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-15-370-040		11/22/2024		00056 407	226,125	9,000
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Under 800 SF	65		217,125	104,932	2.069



471 W SOUTH ST UNIT 37

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-15-370-038		06/28/2023		00056 407	330,000	14,400
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	65		315,600	168,354	1.875



Neighborhoods Used: 00057.Area 57 - Highpointe Condos

2416 HIGHPOINTE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-30-430-012	02/03/2025 00057	407	290,000	44,880	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	72	245,120	339,470	0.722



2412 HIGHPOINTE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-30-425-003	11/07/2024 00057	407	293,000	44,880	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 - 2 sty	72	248,120	332,276	0.747



2504 HIGHPOINTE DR

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-30-430-017	05/15/2023 00057	407	250,000	44,880	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	73	205,120	287,421	0.714



Neighborhoods Used: 00061.Area 61 Autumn Crest Condominiums

2078 AUTUMN CREST LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-32-482-003	10/16/2024	00061 407	480,000	89,460	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	83	390,540	386,502	1.010



2040 AUTUMN CREST LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-32-482-006	07/09/2024	00061 401	400,000	88,962	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	83	311,038	380,532	0.817



1907 AUTUMN CREST LN

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-32-482-018	12/01/2023	00061 407	450,702	89,184	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	80	361,518	374,153	0.966



Neighborhoods Used: 00071.Area 71 Kensington Place Condos

748 W KILGORE RD #102
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-495-102 01/09/2025 00071 407 120,000 8,098
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Style A 46 111,902 54,598 2.050



748 W KILGORE RD #204
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-495-112 12/26/2024 00071 407 127,000 8,098
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Style A 46 118,902 61,271 1.941



742 W KILGORE RD #206
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-490-138 10/23/2024 00071 407 99,000 8,537
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Style A 46 90,463 47,934 1.887



748 W KILGORE RD #306
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-495-122 10/16/2024 00071 407 130,000 8,923
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Style A 46 121,077 61,731 1.961



756 W KILGORE RD #205
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-490-161 07/15/2024 00071 407 87,000 4,203
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Style A 46 82,797 43,583 1.900



748 W KILGORE RD #203
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-495-111 07/09/2024 00071 407 120,000 8,098
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Style A 46 111,902 56,948 1.965



756 W KILGORE RD #106
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-490-154 06/12/2024 00071 407 89,000 4,203
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Style A 46 84,797 42,156 2.012



748 W KILGORE RD #207
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-495-115 05/15/2024 00071 407 135,000 8,098
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Style A 46 126,902 61,731 2.056



Neighborhoods Used: 00071.Area 71 Kensington Place Condos

722 W KILGORE RD #102						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-33-496-198		04/11/2024		00071 407	92,900	4,203
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style A	46		88,697	41,565	2.134



756 W KILGORE RD #303						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-33-490-167		04/02/2024		00071 407	90,000	4,203
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style A	46		85,797	43,583	1.969



734 W KILGORE RD #201						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-33-491-181		03/06/2024		00071 407	88,500	4,203
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style A	46		84,297	47,440	1.777



748 W KILGORE RD #208						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-33-495-116		02/02/2024		00071 407	115,000	8,098
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style A	46		106,902	56,488	1.892



734 W KILGORE RD #303						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-33-491-191		02/01/2024		00071 407	89,200	4,203
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style A	46		84,997	47,791	1.779



756 W KILGORE RD #308						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-33-490-172		01/19/2024		00071 407	89,900	4,203
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style A	46		85,697	43,583	1.966



756 W KILGORE RD #201						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-33-490-157		01/12/2024		00071 407	90,000	4,203
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style A	46		85,797	43,583	1.969



742 W KILGORE RD #201						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-33-490-133		12/27/2023		00071 407	112,000	6,830
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style A	46		105,170	47,583	2.210



Neighborhoods Used: 00071.Area 71 Kensington Place Condos

742 W KILGORE RD #304						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-33-490-144		12/14/2023		00071 407	90,000	6,830
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style A	46		83,170	47,583	1.748



742 W KILGORE RD #208						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-33-490-140		11/01/2023		00071 407	110,000	6,830
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style A	46		103,170	47,583	2.168



756 W KILGORE RD #301						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-33-490-165		08/04/2023		00071 407	90,000	4,203
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style A	46		85,797	43,583	1.969



734 W KILGORE RD #303						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-33-491-191		08/01/2023		00071 407	110,000	4,203
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style A	46		105,797	47,791	2.214



756 W KILGORE RD #304						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-33-490-168		06/30/2023		00071 407	88,000	4,203
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style A	46		83,797	43,583	1.923



734 W KILGORE RD #206						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-33-491-186		06/30/2023		00071 407	98,000	4,203
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style A	46		93,797	47,791	1.963



748 W KILGORE RD #107						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-33-495-107		04/25/2023		00071 407	121,000	8,098
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style A	46		112,902	54,598	2.068



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Neighborhoods Used: 00088.Area 88 - City Place Bella Vista

394 SUMMIT DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-27-117-117		10/11/2024	00088	407	422,500	99,027
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	2 1/4 sty up	88	323,473	335,394	0.964	



Neighborhoods Used: 00090.Area 90 - Condos, Apartment Style

715 WHITCOMB ST APT F
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-487-079 02/18/2025 00090 407 90,000 15,360
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 60 74,640 66,222 1.127



717 WHITCOMB ST APT B
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-487-097 01/17/2025 00090 407 95,000 15,360
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 60 79,640 76,072 1.047



723 WHITCOMB ST APT A
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-28-487-090 09/20/2024 00090 407 95,000 15,360
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Under 800 SF 60 79,640 70,447 1.130



616 LYNN AVE UNIT 20
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-248-020 07/30/2024 00090 407 120,000 8,037
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 52 111,963 91,644 1.222



626 LYNN AVE UNIT 47
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-248-047 06/03/2024 00090 407 110,500 8,037
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 52 102,463 87,706 1.168



606 LYNN AVE UNIT 05
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-248-005 05/24/2024 00090 407 70,000 8,037
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 58 61,963 68,889 0.899



2214 PARKVIEW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-29-472-011 04/19/2024 00090 407 235,000 27,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 78 208,000 221,402 0.939



626 LYNN AVE UNIT 45
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-33-248-045 01/19/2024 00090 407 97,500 8,037
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 52 89,463 90,662 0.987



Neighborhoods Used: 00090.Area 90 - Condos, Apartment Style

2210 PARKVIEW AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-29-472-015	01/10/2024	00090 407	222,000	27,000	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1to13/4 on slab	78	195,000	221,402	0.881



718 GARLAND CIR APT E

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-28-487-027	12/15/2023	00090 407	90,000	15,360	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	60	74,640	73,900	1.010



606 LYNN AVE UNIT 18

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-33-248-018	08/25/2023	00090 407	99,000	8,037	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	52	90,963	87,993	1.034



606 LYNN AVE UNIT 16

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-33-248-016	06/30/2023	00090 407	98,000	8,037	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	52	89,963	85,894	1.047



606 LYNN AVE UNIT 10

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-33-248-010	06/21/2023	00090 407	77,000	8,037	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	49	68,963	59,268	1.164



715 WHITCOMB ST APT B

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-28-487-100	04/28/2023	00090 407	80,000	15,360	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	Under 800 SF	60	64,640	63,757	1.014



Neighborhoods Used: 00091.Area 91 - Condos, Downtown

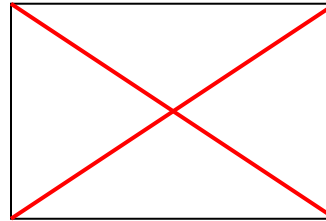
125 S KALAMAZOO MALL #606
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-382-317 03/17/2025 00091 407 330,000 2,128
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 81 327,872 257,290 1.274



125 S KALAMAZOO MALL #511
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-382-311 01/31/2025 00091 407 250,000 2,128
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 81 247,872 188,880 1.312



222 N KALAMAZOO MALL #220
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-346-313 08/23/2024 00091 407 344,000 5,918
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 80 338,082 237,898 1.421



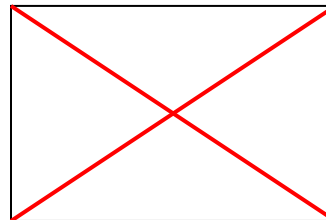
230 N KALAMAZOO MALL #203
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-341-304 08/12/2024 00091 407 295,000 9,972
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 sty 84 285,028 231,883 1.229



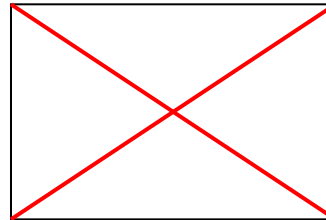
222 N KALAMAZOO MALL #230
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-346-314 07/23/2024 00091 407 208,750 4,439
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 80 204,311 150,373 1.359



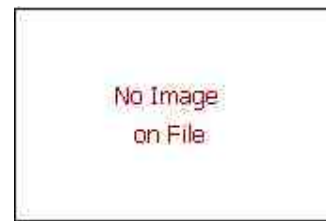
222 N KALAMAZOO MALL #260
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-346-317 05/31/2024 00091 407 225,000 4,439
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 80 220,561 146,709 1.503



222 N KALAMAZOO MALL #210
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-346-312 05/13/2024 00091 407 262,000 4,439
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1to13/4 on slab 80 257,561 156,950 1.641



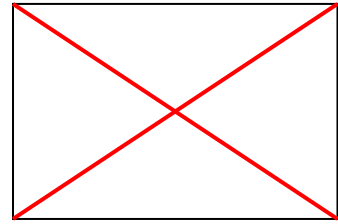
125 S KALAMAZOO MALL #501
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-15-382-301 05/13/2024 00091 407 305,000 2,128
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 - 2 sty 81 302,872 217,697 1.391



Neighborhoods Used: 00091.Area 91 - Condos, Downtown

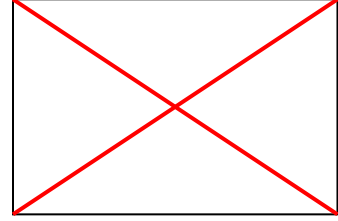
222 N KALAMAZOO MALL #330

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-15-346-304	04/03/2024 00091	407	220,000	4,439	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1to13/4 on slab	80	215,561	146,788	1.469



222 N KALAMAZOO MALL #200

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-15-346-311	02/09/2024 00091	407	240,000	5,918	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1to13/4 on slab	80	234,082	212,519	1.101



230 N KALAMAZOO MALL #304

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-15-341-309	06/28/2023 00091	407	347,500	11,549	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	84	335,951	252,215	1.332



159 PORTAGE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
06-15-384-306	06/08/2023 00091	407	340,000	26,566	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 sty	83	313,434	204,857	1.530



Neighborhoods Used: 00093.Area 93 - Condos, Separate Bldgs

2330 OAKLAND RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-415-016 02/27/2025 00093 407 292,000 46,394
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 3/4 - 2 sty 73 245,606 264,619 0.928



2140 OAKLAND RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-418-005 12/13/2024 00093 407 330,000 46,224
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home Walk out ranch 73 283,776 290,094 0.978



2238 OAKLAND RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-415-005 11/08/2024 00093 407 341,500 46,542
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 3/4 - 2 sty 73 294,958 302,546 0.975



2250 OAKLAND RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-415-008 09/20/2024 00093 407 305,000 46,394
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 3/4 - 2 sty 73 258,606 263,496 0.981



2122 OAKLAND RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-418-002 12/11/2023 00093 407 315,000 46,306
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 sty 73 268,694 268,223 1.002



2150 OAKLAND RIDGE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-32-418-008 07/18/2023 00093 407 340,000 46,224
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 sty 73 293,776 288,709 1.018



Neighborhoods Used: 00095.Area 95 - Condos, Parkview Hills No

3636 WOODCLIFF DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-245-028 03/12/2025 00095 407 279,900 48,638
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 3/4 - 2 sty 58 231,262 285,266 0.811



3859 GREENLEAF CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-286-007 02/26/2025 00095 407 226,000 32,529
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 3/4 - 2 sty 62 193,471 192,803 1.003



3328 PINE BLUFF LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-227-001 01/16/2025 00095 407 205,000 32,242
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 3/4 - 2 sty 63 172,758 198,337 0.871



3645 WOODCLIFF DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-245-036 12/03/2024 00095 407 310,000 48,250
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 3/4 - 2 sty 62 261,750 286,633 0.913



3876 GREENLEAF CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-295-038 11/22/2024 00095 407 175,000 23,839
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 sty 70 151,161 127,762 1.183



3647 WOODCLIFF DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-245-038 10/08/2024 00095 407 300,000 48,623
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 3/4 - 2 sty 64 251,377 255,387 0.984



3828 GREENLEAF CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-295-014 09/27/2024 00095 407 179,100 23,839
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 sty 70 155,261 127,087 1.222



3648 WOODCLIFF DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-245-039 06/17/2024 00095 407 311,000 50,637
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 3/4 - 2 sty 64 260,363 279,845 0.930



Neighborhoods Used: 00095.Area 95 - Condos, Parkview Hills No

3608 WOODCLIFF DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-245-009 06/14/2024 00095 407 275,000 48,541
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 3/4 - 2 sty 62 226,459 276,042 0.820



3643 WOODCLIFF DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-245-034 05/22/2024 00095 407 346,000 49,647
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 3/4 - 2 sty 62 296,353 294,956 1.005



3853 GREENLEAF CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-286-010 05/07/2024 00095 407 208,000 32,529
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 3/4 - 2 sty 62 175,471 194,413 0.903



3650 WOODCLIFF DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-245-041 02/02/2024 00095 407 319,000 49,317
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 sty 62 269,683 290,318 0.929



3222 GREENLEAF BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-227-029 01/05/2024 00095 407 189,900 32,255
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 3/4 - 2 sty 63 157,645 155,695 1.013



3230 PINE BLUFF LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-227-014 07/14/2023 00095 407 259,900 32,242
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 3/4 - 2 sty 63 227,658 202,681 1.123



3819 GREENLEAF CIR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-286-027 06/07/2023 00095 407 190,000 32,529
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 3/4 - 2 sty 62 157,471 159,175 0.989



3600 WOODCLIFF DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
06-31-245-001 05/09/2023 00095 407 306,900 48,996
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Town Home 1 3/4 - 2 sty 62 257,904 317,152 0.813



02/02/2026
11:53 AM

Neighborhoods Used: 00095.Area 95 - Condos, Parkview Hills No

3616 WOODCLIFF DR						
Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-31-245-014		04/19/2023	00095	407	274,000	48,623
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	1 3/4 - 2 sty	64	225,377	263,045	0.857	



Neighborhoods Used: 00096.Area 96 - Condos, Parkview Hills So

4040 GREENLEAF CIR UNIT 15

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-31-431-015		01/10/2025		00096 407	285,000	28,830
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style B	57		256,170	201,476	1.271



3754 CEDARIDGE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-31-433-005		10/22/2024		00096 407	234,200	42,600
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	1 3/4 - 2 sty	65		191,600	200,727	0.955



4173 LAKE TERRACE DR

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-31-438-011		09/16/2024		00096 407	360,000	51,200
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	1 sty	64		308,800	344,539	0.896



4040 GREENLEAF CIR UNIT 01

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-31-431-001		05/29/2024		00096 407	287,000	28,830
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style B	57		258,170	201,476	1.281



3744 CEDARIDGE RD

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-31-433-010		11/21/2023		00096 407	225,000	43,062
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Town Home	1 3/4 - 2 sty	65		181,938	184,767	0.985



4040 GREENLEAF CIR UNIT 20

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-31-431-020		05/08/2023		00096 407	212,500	28,830
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style B	57		183,670	151,087	1.216



4040 GREENLEAF CIR UNIT 26

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
06-31-431-026		05/01/2023		00096 407	205,000	28,830
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	Style B	57		176,170	151,087	1.166



ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	<i>COD AVERAGE METHOD - INCLUDES</i>	Overall Sale Ratio						
0.922	23.64%	0.50633196	1.158	43.71%	34.90%		47.64%	StdDev=	15.322	StdDev=	0.506331965		
							11.678479				0.404278921	<AveDev	
<i>Averages ></i>			\$ 776,833		\$ 776,833	\$ 370,050	44.95		\$ 589,653	\$ 639,524	1.158	<Avg	

Exclude																	
enter																	
"X"	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
	06-35-410-162	4109 PORTAGE ST	10/30/2025	850,000	PTA	33-TO BE DETERMINED	850,000	246,500	29.00	250,100	127,123	722,877	395,720	1.827	2875	251.44	BNK
	06-34-373-002	320 W KILGORE RD	7/11/2025	285,000	PTA	19-MULTI PARCEL ARM	285,000	130,900	45.93	130,900	132,213	152,787	137,513	1.111	0	#DIV/0!	BNK
	06-25-417-001	2501 MILLCORK ST	11/30/2022	1,700,000	WD	03-ARM'S LENGTH	1,700,000	1,039,800	61.16	1,049,700	271,025	1,428,975	1,976,547	0.723	11221	127.35	BNK
	06-36-434-102	4000 S SPRINKLE RD	6/29/2021	375,000	WD	03-ARM'S LENGTH	375,000	165,800	44.21	0	144,776	230,224	231,624	0.994	2236	102.96	BNK
	06-22-327-002	1107 S BURDICK ST	6/15/2021	695,000	WD	03-ARM'S LENGTH	695,000	436,300	62.78	476,600	233,999	461,001	777,445	0.593	5664	81.39	BNK
	06-18-196-002	4300 W MAIN ST	11/20/2020	756,000	WD	03-ARM'S LENGTH	756,000	201,000	26.59	254,200	213,944	542,056	318,295	1.703	2700	200.76	BNK

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	<i>COD AVERAGE METHOD - INCLUDES</i>	Overall Sale Ratio						
0.998	28.50%	0.54148577	1.284	42.19%	29.82%		46.39%	StdDev=	9.811	StdDev=	0.54148577		
							8.0882825				0.382709035	<AveDev	

Averages > \$ 1,169,200 \$1,169,200 \$ 542,340 45.25 \$ 937,308 \$ 938,745 1.284 <Avg

Exclude enter "X"												Bldg.					
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
06-15-351-025	444 W MICHIGAN AVE	2/28/2025	2,200,000	PTA	03-ARM'S LENGTH	2,200,000	844,500	38.39	1,117,400	758,708	1,441,292	1,407,228	1.024	22128	65.13	CBD OF	
06-15-377-100	141 E MICHIGAN AVE	12/20/2024	2,956,000	PTA	03-ARM'S LENGTH	2,956,000	1,563,500	52.89	1,644,300	264,258	2,691,742	2,883,106	0.934	40600	66.30	CBD OF	
06-15-370-045	471 W SOUTH ST UNIT 43	12/27/2023	90,000	MLC	03-ARM'S LENGTH	90,000	43,400	48.22	40,700	6,750	83,250	71,133	1.170	617	134.93	CBD OF	
06-15-356-004	405 W MICHIGAN AVE UNIT 4	5/1/2023	300,000	PTA	03-ARM'S LENGTH	300,000	95,700	31.90	173,800	71,129	228,871	102,162	2.240	2858.83	80.06	CBD OF	
06-15-356-001	405 W MICHIGAN AVE UNIT 1	5/1/2023	300,000	PTA	03-ARM'S LENGTH	300,000	164,600	54.87	173,800	58,614	241,386	230,096	1.049	2858.83	84.44	CBD OF	

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	COD AVERAGE METHOD - INCLUDES	Overall Sale Ratio					
1.156	2.15%	0.40740244	1.178	34.60%	25.98%		50.02%	StdDev=	12.033	StdDev=	0.407402438	
						8.95589545	50.40	\$ 143,907	\$ 124,487	1.178	<AveDev	
Averages >						\$ 187,963	\$ 212,963	\$ 106,517	\$ 143,907	\$ 124,487	1.178	<Avg

Exclude																	
enter																	
"X"	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
	06-14-166-030	525 RIVERVIEW DR	2/28/2025	300,000	MLC	03-ARM'S LENGTH	300,000	103,400	34.47	105,300	63,122	236,878	124,386	1.904	2014	117.62	GAR
	06-25-443-006	3801 ALVAN RD	1/17/2025	228,000	PTA	03-ARM'S LENGTH	228,000	112,900	49.52	119,100	72,646	155,354	138,812	1.119	2400	64.73	GAR
	06-26-320-004	2724 PORTAGE ST	11/5/2024	170,000	PTA	03-ARM'S LENGTH	170,000	70,500	41.47	78,400	67,264	102,736	75,086	1.368	2376	43.24	GAR
	06-25-370-001	3113 EMERALD DR	8/26/2024	160,000	MLC	03-ARM'S LENGTH	160,000	96,200	60.13	4,500	11,007	148,993	150,334	0.991	5507	27.06	GAR
	06-16-477-025	702 W MICHIGAN AVE	12/21/2023		0 WD	03-ARM'S LENGTH	150,000	73,900	49.27	87,700	93,580	56,420	68,572	0.823	1832	30.80	GAR
	06-35-415-003	1617 DORCHESTER AVE	4/17/2023	269,777	WD	03-ARM'S LENGTH	269,777	182,200	67.54	166,400	106,714	163,063	189,732	0.859	0	#DIV/0!	GAR

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	<i>COD AVERAGE METHOD - INCLUDES</i>	Overall Sale Ratio										
1.309	0.47%	0.28794067	1.304	22.08%	16.98%		34.85%	StdDev=	7.569	StdDev=	0.287940673						
							5.34735985				0.221343709	<AveDev					
<i>Averages ></i>			\$ 725,000		\$ 725,000	\$ 252,633	36.06			\$ 548,929	\$ 419,500	1.304	<Avg				

Exclude																ECF Area	
enter																	
"X"	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
	06-19-458-001	3645 W MICHIGAN AVE	1/16/2023	475,000	LC	03-ARM'S LENGTH	475,000	166,500	35.05	222,100	169,921	305,079	209,745	1.455	2441	124.98	GAS
	06-25-439-001	2536 S SPRINKLE RD	11/11/2022	650,000	MLC	03-ARM'S LENGTH	650,000	286,500	44.08	347,700	241,404	408,596	420,452	0.972	3702	110.37	GAS
	06-27-470-005	107 E CORK ST	10/26/2022	1,050,000	WD	03-ARM'S LENGTH	1,050,000	304,900	29.04	397,700	116,889	933,111	628,305	1.485	3591	259.85	GAS

ECF Indicated						ECF %Change from ECF avg		ECF Std Dev		ECF Avg		Coefficient of Variance		Coefficient of Dispersion		COD AVERAGE METHOD - INCLUDES		Overall Sale Ratio					
1.249						3.55%		0.255339		1.285		19.88%		14.05%				54.87%		StdDev= 8.184		StdDev= 0.255338997	
																5.78664504				0.180551937 <AveDev			
Averages >								\$ 248,325						\$ 248,325		\$ 136,250		54.91				\$ 184,425 \$ 147,638 1.285 <Avg	
Exclude enter																							
"X"	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area					
	06-16-485-001	725 ACADEMY ST	9/26/2025	246,650	PTA	03-ARM'S LENGTH	246,650	149,700	60.69	156,200	51,610	195,040	176,651	1.104	2009	97.08	MULT6						
	06-16-420-032	222 DOUGLAS AVE	7/25/2025	250,000	PTA	03-ARM'S LENGTH	250,000	122,800	49.12	125,600	76,190	173,810	118,625	1.465	3145	55.27	MULT6						

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	<i>COD AVERAGE METHOD - INCLUDES</i>	Overall Sale Ratio					
1.179	0.01%	0.00585415	1.179	0.50%	0.35%		39.08%	StdDev=	1.491	StdDev=	0.005854151	
							1.05427993				0.00413951	<AveDev
<i>Averages ></i>			\$ 1,315,000		\$1,315,000	\$ 513,900	39.09		\$1,223,812	\$ 1,038,355	1.179	<Avg

Exclude																	
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"X"	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
	06-20-346-050	2651 REDWOOD AVE	5/21/2024	1,300,000	PTA	03-ARM'S LENGTH	1,300,000	521,900	40.15	519,700	96,815	1,203,185	1,024,500	1.174	7975	150.87	MULT7
	06-20-347-250	2541 REDWOOD AVE	1/17/2024	1,330,000	WD	03-ARM'S LENGTH	1,330,000	505,900	38.04	526,800	85,561	1,244,439	1,052,210	1.183	8228	151.24	MULT7

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	<i>COD AVERAGE METHOD - INCLUDES</i>	Overall Sale Ratio						
1.072	6.93%	0.46290983	1.002	46.19%	36.75%		47.58%	StdDev=	15.505	StdDev=	0.462909828		
							12.0451603				0.368318235	<AveDev	
<i>Averages ></i>			\$ 468,827		\$ 468,827	\$ 223,063	52.25		\$ 327,444	\$ 305,575	1.002	<Avg	

Exclude															Bldg.			
"X"	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
	06-22-336-011	1156 S BURDICK ST	6/27/2025	335,000	WD	19-MULTI PARCEL ARM	335,000	133,600	39.88	133,600	33,559	301,441	221,121	1.363	3487	86.45	RST	
	06-16-260-057	712 DOUGLAS AVE	2/1/2025	135,000	LC	33-TO BE DETERMINED	135,000	93,100	68.96	99,100	75,776	59,224	115,767	0.512	1414	41.88	RST	
	06-33-434-002	3942 S WESTNEDGE AVE	11/12/2024	298,000	PTA	03-ARM'S LENGTH	298,000	174,300	58.49	184,500	177,158	120,842	181,570	0.666	1430	84.50	RST	
	06-36-439-002	4104 S SPRINKLE RD	10/11/2024	275,000	PTA	03-ARM'S LENGTH	275,000	213,100	77.49	224,700	169,503	105,497	264,801	0.398	2499	42.22	RST	
	10-02-215-006	5135 PORTAGE RD	9/13/2024	1,000,000	PTA	19-MULTI PARCEL ARM	1,000,000	500,600	50.06	515,900	335,583	664,417	658,608	1.009	5721	116.14	RST	
	06-26-367-003	3036 PORTAGE ST	4/1/2024	400,000	MLC	03-ARM'S LENGTH	400,000	131,900	32.98	140,100	80,734	319,266	188,639	1.692	2617	122.00	RST	
	06-19-356-003	4625 W KL AVE	3/29/2024	1,027,617	WD	03-ARM'S LENGTH	1,027,617	392,300	38.18	408,500	199,924	827,693	583,776	1.418	5450	151.87	RST	
	06-21-118-079	1528 W MICHIGAN AVE	8/18/2023	280,000	WD	03-ARM'S LENGTH	280,000	145,600	52.00	151,100	58,828	221,172	230,316	0.960	2160	102.39	RST	

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	<i>COD AVERAGE METHOD - INCLUDES</i>	Overall Sale Ratio						
0.931	6.34%	0.35757886	0.868	41.20%	34.76%		41.18%	StdDev=	17.159	StdDev=	0.357578863		
							14.6576867				0.301653557	<AveDev	
<i>Averages ></i>		\$ 248,486		\$ 248,486	\$ 102,338		47.29			\$ 182,552	\$ 196,024	0.868	<Avg

Exclude																	
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"X"	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
	06-09-398-005	1126 W PATERSON ST	8/13/2025	118,000	PTA	33-TO BE DETERMINED	118,000	82,100	69.58	84,800	57,166	60,834	130,495	0.466	3274	18.58	RTL
	06-25-365-001	3029 EMERALD DR	6/18/2025	99,750	QC	33-TO BE DETERMINED	99,750	69,000	69.17	69,000	52,225	47,525	99,443	0.478	1666	28.53	RTL
	06-14-265-009	1516 E MAIN ST	12/18/2024	87,300	WD	03-ARM'S LENGTH	87,300	53,900	61.74	59,200	52,755	34,545	76,258	0.453	1603	21.55	RTL
	06-19-358-001	4423 W KL AVE	6/20/2024	480,000	PTA	03-ARM'S LENGTH	480,000	225,100	46.90	223,900	122,570	357,430	377,383	0.947	5153	69.36	RTL
	06-14-171-010	433 RIVERVIEW DR	1/23/2024	170,000	PTA	03-ARM'S LENGTH	170,000	56,900	33.47	63,900	34,258	135,742	108,471	1.251	2016	67.33	RTL
	06-21-434-004	1104 S WESTNEDGE AVE	12/5/2023	400,000	MLC	33-TO BE DETERMINED	400,000	112,900	28.23	193,200	52,929	347,071	386,748	0.897	5134	67.60	RTL
	06-21-201-001	945 W LOVELL ST	10/5/2023	282,839	PTA	03-ARM'S LENGTH	282,839	98,700	34.90	111,500	79,724	203,115	166,327	1.221	2190	92.75	RTL
	06-18-309-001	325 N SAGE ST	7/24/2023	350,000	PTA	03-ARM'S LENGTH	350,000	120,100	34.31	134,100	75,849	274,151	223,068	1.229	3250	84.35	RTL

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	COD AVERAGE METHOD - INCLUDES	Overall Sale Ratio					
1.073	12.07%	0.40600525	1.194	34.02%	27.04%		48.51%	StdDev=	11.013	StdDev=	0.406005253	
						9.99659104					0.32273587	<AveDev
Averages >			\$ 641,455		\$ 627,818	\$ 304,555	48.90		\$ 437,319	\$ 407,616	1.194	<Avg

Exclude enter												Asd. when		Bldg.					
"X"	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area		
	06-22-126-001	404 S BURDICK ST	9/29/2025	1,000,000	PTA	03-ARM'S LENGTH	1,000,000	611,500	61.15	620,400	173,449	826,551	962,394	0.859	25710	32.15	CBD		
	06-22-126-002	416 S BURDICK ST	9/29/2025	525,000	PTA	03-ARM'S LENGTH	525,000	217,400	41.41	227,900	89,722	435,278	330,083	1.319	5006	86.95	CBD		
	06-16-481-100	711 W MICHIGAN AVE	1/3/2025	1,850,000	PTA	03-ARM'S LENGTH	1,850,000	788,400	42.62	961,500	890,625	959,375	930,894	1.031	8923	107.52	CBD		
	06-15-386-230	202 S KALAMAZOO MALL	12/19/2024	490,000	PTA	03-ARM'S LENGTH	490,000	291,100	59.41	282,400	95,673	394,327	422,963	0.932	5808	67.89	CBD		
	06-15-355-140	472 ACADEMY ST	11/18/2024	372,000	PTA	19-MULTI PARCEL ARM	372,000	139,900	37.61	132,300	49,500	322,500	193,951	1.663	2762	116.76	CBD		
	06-15-360-001	203 S WESTNEDGE AVE	3/29/2024	400,000	PTA	03-ARM'S LENGTH	400,000	218,700	54.68	208,900	97,650	302,350	253,671	1.192	4341	69.65	CBD		
	06-15-355-140	472 ACADEMY ST	6/17/2022	329,000	PTA	03-ARM'S LENGTH	329,000	132,800	40.36	20,900	36,300	292,700	193,027	1.516	2762	105.97	CBD		
	06-15-377-005	131 E MICHIGAN AVE	8/11/2025	350,000	PTA	03-ARM'S LENGTH	350,000	148,600	42.46	146,500	85,799	264,201	186,890	1.414	3762	70.23	CBDMX		
	06-15-378-198	232 E MICHIGAN AVE	7/16/2024	670,000	MLC	03-ARM'S LENGTH	670,000	227,500	33.96	224,400	109,405	560,595	306,126	1.831	3240	173.02	CBDMX		
	06-15-321-700	137 N PARK ST	5/31/2024	675,000	PTA	03-ARM'S LENGTH	525,000	337,000	64.19	402,100	348,418	176,582	411,028	0.430	7035	25.10	CBDMX		
	06-15-378-298	234 E MICHIGAN AVE	9/25/2023	395,000	WD	19-MULTI PARCEL ARM	395,000	237,200	60.05	248,900	118,945	276,055	292,747	0.943	5292	52.16	CBDMX		

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	<i>COD AVERAGE METHOD - INCLUDES</i>	Overall Sale Ratio						
1.182	20.52%	0.46570615	1.388	33.56%	25.49%		29.84%	StdDev=	21.438	StdDev=	0.465706153		
							14.9790366				0.353747349	<AveDev	
<i>Averages ></i>			\$ 1,047,000		\$1,047,000	\$ 312,400	34.23		\$ 949,613	\$ 803,073	1.388	<Avg	

Exclude																	
enter																	
"X"	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
	06-35-224-001	1832 WINTON AVE	3/3/2025	750,000	PTA	03-ARM'S LENGTH	750,000	321,000	42.80	338,500	72,624	677,376	409,497	1.654	7440	91.05	MULT4
	06-28-492-002	628 WHITES RD	12/17/2024	980,000	PTA	03-ARM'S LENGTH	980,000	566,200	57.78	593,100	56,414	923,586	765,398	1.207	12200	75.70	MULT4
	06-34-335-004	4031 S ROSE ST	12/28/2023	1,665,000	PTA	03-ARM'S LENGTH	1,665,000	516,500	31.02	656,600	71,726	1,593,274	841,073	1.894	12854	123.95	MULT4
	06-35-199-286	1450 LAKEWAY AVE	10/20/2023	400,000	WD	03-ARM'S LENGTH	400,000	158,300	39.58	197,400	58,597	341,403	227,759	1.499	3500	97.54	MULT4
	06-34-194-002	3840 S BURDICK ST	7/14/2023	1,440,000	CD	19-MULTI PARCEL ARM	1,440,000	0	0.00	1,263,500	227,574	1,212,426	1,771,639	0.684	24810	48.87	MULT4

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	<i>COD AVERAGE METHOD - INCLUDES</i>	Overall Sale Ratio						
1.448	9.45%	0.78829444	1.543	51.09%	40.59%		42.37%	StdDev=	17.260	StdDev=	0.788294443		
							11.9850344				0.626290563	<AveDev	
<i>Averages ></i>			\$ 8,237,500		\$8,237,500	\$ 3,489,875	35.95		\$7,779,503	\$ 5,370,824	1.543	<Avg	

Exclude																	
"X"	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
	06-20-383-003	1415 SUTHERLAND AVE	12/30/2024	2,850,000	PTA	03-ARM'S LENGTH	2,850,000	1,044,300	36.64	1,059,300	115,443	2,734,557	1,523,617	1.795	22042	124.06	MULT8
	06-30-112-002	4412 RIDGEWAY CIR	2/25/2025	14,800,000	CD	19-MULTI PARCEL ARM	14,800,000	4,384,100	29.62	4,838,000	588,563	14,211,437	5,586,919	2.544	124845	113.83	MULT9
	06-15-287-030	660 GULL RD	8/29/2024	1,300,000	WD	03-ARM'S LENGTH	1,300,000	238,100	18.32	0	140,743	1,159,257	1,395,752	0.831	195568	5.93	MULT9
	06-35-330-001	1200 BANBURY RD	4/1/2023	14,000,000	PTA	19-MULTI PARCEL ARM	14,000,000	8,293,000	59.24	8,287,400	987,241	13,012,759	12,977,007	1.003	226744	57.39	MULT9

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	<i>COD AVERAGE METHOD - INCLUDES</i>	Overall Sale Ratio						
0.849	4.46%	0.3657392	0.894	40.92%	35.52%		49.05%	StdDev=	15.917	StdDev=	0.365739202		
							13.0939664				0.317456511	<AveDev	
<i>Averages ></i>			\$ 329,375		\$ 329,375	\$ 161,563	52.94		\$ 249,715	\$ 294,048	0.894	<Avg	

Exclude															Bldg.			
"X"	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Sold	Asd. when	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
	06-35-329-001	3928 PORTAGE ST	3/31/2023	515,000	PTA	03-ARM'S LENGTH	515,000	274,600	53.32	286,600	90,685	424,315	559,823	0.758	8280	51.25	SHOP	
	06-33-489-012	4312 S WESTNEDGE AVE	2/15/2023	950,000	CD	03-ARM'S LENGTH	950,000	324,700	34.18	341,700	208,574	741,426	550,892	1.346	8260	89.76	SHOP	
	06-35-100-020	912 E CORK ST	5/10/2022	400,000	PTA	03-ARM'S LENGTH	400,000	300,600	75.15	320,500	117,651	282,349	586,109	0.482	7000	40.34	SHOP	
	06-27-237-005	1936 PORTAGE ST	5/9/2025	187,500	PTA	33-TO BE DETERMINED	187,500	76,800	40.96	76,800	52,573	134,927	117,245	1.151	2492	54.14	SHPRS	
	06-23-450-248	1601 E STOCKBRIDGE AVE	2/13/2025	90,000	MLC	03-ARM'S LENGTH	90,000	66,500	73.89	66,400	45,097	44,903	101,665	0.442	3560	12.61	SHPRS	
	06-27-238-002	1943 PORTAGE ST	9/27/2024	172,500	PTA	03-ARM'S LENGTH	172,500	65,600	38.03	64,300	46,009	126,491	95,732	1.321	1944	65.07	SHPRS	
	06-23-397-594	1320 HAYS PARK AVE	7/30/2024	90,000	PTA	03-ARM'S LENGTH	90,000	41,600	46.22	38,700	12,186	77,814	75,758	1.027	3079	25.27	SHPRS	
	06-14-252-050	1727 E MAIN ST	8/25/2023	230,000	WD	19-MULTI PARCEL ARM	230,000	142,100	61.78	149,200	64,506	165,494	265,165	0.624	7124	23.23	SHPRS	

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	<i>COD AVERAGE METHOD - INCLUDES</i>	Overall Sale Ratio						
0.801	4.31%	0.24860586	0.758	32.81%	21.78%		35.88%	StdDev=	18.298	StdDev=	0.248605862		
							12.8224601				0.165000066	<AveDev	

Averages > \$ 1,133,750 \$1,133,750 \$ 406,800 41.02 \$1,027,844 \$ 1,283,513 0.758 <Avg

Exclude												Bldg.					
"X"	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
	06-15-222-001	817 WALBRIDGE ST	11/15/2024	2,000,000	PTA	03-ARM'S LENGTH	2,000,000	704,200	35.21	731,600	181,928	1,818,072	1,722,120	1.056	35465	51.26	INDLG
	06-15-171-101	436 W WILLARD ST	1/12/2024	1,300,000	WD	19-MULTI PARCEL ARM	1,300,000	305,100	23.47	572,100	86,279	1,213,721	1,536,988	0.790	98939	12.27	INDLG
	06-23-135-014	1206 E CROSSTOWN PKWY	10/13/2023	735,000	PTA	03-ARM'S LENGTH	735,000	284,600	38.72	370,800	126,269	608,731	826,976	0.736	24424	24.92	INDLG
	06-16-293-001	527 W NORTH ST	5/4/2023	500,000	WD	03-ARM'S LENGTH	500,000	333,300	66.66	354,300	29,148	470,852	1,047,969	0.449	40882	11.52	INDLG

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	<i>COD AVERAGE METHOD - INCLUDES</i>	Overall Sale Ratio						
0.925	3.77%	0.14370895	0.887	16.20%	11.54%		37.95%	StdDev=	13.601	StdDev=	0.143708948		
<i>Averages ></i>								9.90210327			0.102396712	<AveDev	
		\$ 304,250			\$ 304,250	\$ 115,475	40.58		\$ 261,986	\$ 283,236	0.887	<Avg	

Exclude															Bldg.			
"X"	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	
	06-23-110-001	850 E CROSSTOWN PKWY	9/16/2025	225,000	PTA	33-TO BE DETERMINED	225,000	115,900	51.51	118,100	33,098	191,902	216,846	0.885	10295	18.64	IN45S	
	06-23-102-002	1001 SECOND ST	3/28/2023	167,000	WD	03-ARM'S LENGTH	167,000	77,500	46.41	104,400	53,258	113,742	166,074	0.685	3360	33.85	IN45S	
	06-23-156-021	914 E VINE ST	1/16/2025	425,000	PTA	03-ARM'S LENGTH	425,000	185,400	43.62	202,400	42,540	382,460	386,658	0.989	10550	36.25	INDSM	
	06-26-204-001	1801 FACTORY ST	7/12/2023	400,000	MLC	03-ARM'S LENGTH	400,000	83,100	20.78	190,300	40,160	359,840	363,364	0.990	8280	43.46	INDSM	

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	<i>COD AVERAGE METHOD - INCLUDES</i>	Overall Sale Ratio						
1.536	9.74%	0.55750855	1.633	34.14%	24.28%		62.95%	StdDev=	72.944	StdDev=	0.557508552		
							54.3252271				0.396509277	<AveDev	
<i>Averages ></i>			\$ 400,667		\$ 400,667	\$ 252,200	74.07		\$ 347,798	\$ 226,489	1.633	<Avg	

Exclude																	
enter																	
"X"	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
	06-22-176-002	101 W DUTTON ST	3/20/2024	329,000	PTA	19-MULTI PARCEL ARM	329,000	328,700	99.91	183,300	57,384	271,616	186,086	1.460	9012	30.14	MULT3
	06-22-176-002	101 W DUTTON ST	12/8/2023	300,000	WD	19-MULTI PARCEL ARM	300,000	633,600	211.20	342,800	66,978	233,022	372,172	0.626	18024	12.93	MULT3
	06-22-153-006	301 W DUTTON ST	8/31/2023	590,000	WD	03-ARM'S LENGTH	590,000	195,800	33.19	225,400	47,094	542,906	248,792	2.182	6786	80.00	MULT3
	06-22-159-096	217 W VINE ST	4/10/2023	465,000	PTA	03-ARM'S LENGTH	465,000	168,400	36.22	194,700	59,882	405,118	203,083	1.995	4614	87.80	MULT3
	06-21-235-434	809 W CEDAR ST	4/7/2023	500,000	LC	03-ARM'S LENGTH	500,000	82,400	16.48	216,000	49,993	450,007	235,413	1.912	3601	124.97	MULT3
	06-22-166-004	922 S PARK ST	4/7/2023	220,000	WD	19-MULTI PARCEL ARM	220,000	104,300	47.41	104,300	35,879	184,121	113,390	1.624	2686	68.55	MULT3

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	COD AVERAGE METHOD - INCLUDES	Overall Sale Ratio				
0.799	1.03%	0.28205679	0.810	34.83%	28.39%		44.29%	StdDev=	17.802	StdDev=	0.28205679
							13.6394864				0.229856488 <AveDev
Averages >			\$ 491,867	\$ 486,533	\$ 215,493		48.69		\$ 370,630	\$ 463,609	0.810 <Avg

Exclude enter																		
"X"	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Sold	Asd. when	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
	06-21-498-002	575 W CROSSTOWN PKWY	3/12/2025	400,000	PTA	03-ARM'S LENGTH	400,000	260,500		65.13	270,100	149,173	250,827	527,004	0.476	5110	49.09	OFC
	06-21-429-009	1020 S WESTNEDGE AVE	2/14/2025	425,000	LC	04-BUYERS INTEREST IN	425,000	141,000		33.18	149,400	86,933	338,067	285,414	1.184	2962	114.13	OFC
	06-22-335-007	1141 S ROSE ST UNIT 7	12/3/2024	65,000	PTA	03-ARM'S LENGTH	65,000	26,000		40.00	27,300	7,526	57,474	63,547	0.904	1344	42.76	OFC
	06-28-232-001	643 W CROSSTOWN PKWY	8/28/2024	1,300,000	WD	03-ARM'S LENGTH	1,300,000	470,900		36.22	55,400	128,327	1,171,673	1,054,596	1.111	12750	91.90	OFC
	06-22-363-012	310 BALCH ST	7/24/2024	250,000	PTA	19-MULTI PARCEL ARM	250,000	123,400		49.36	121,600	78,074	171,926	222,406	0.773	2536	67.79	OFC
	06-22-317-005	1223 S PARK ST	7/11/2024	58,000	PTA	03-ARM'S LENGTH	58,000	51,600		88.97	53,700	19,244	38,756	118,698	0.327	1642	23.60	OFC
	06-33-444-002	4100 S WESTNEDGE AVE	6/27/2024	1,050,000	PTA	03-ARM'S LENGTH	1,050,000	621,600		59.20	632,500	333,066	716,934	1,256,032	0.571	9004	79.62	OFC
	06-25-444-004	2700 S SPRINKLE RD	5/16/2024	450,000	MLC	03-ARM'S LENGTH	370,000	144,800		39.14	159,400	200,346	169,654	159,584	1.063	1960	86.56	OFC
	06-36-213-026	3617 GEMBRIT CIR	3/8/2024	250,000	WD	03-ARM'S LENGTH	250,000	207,700		83.08	208,200	85,010	164,990	446,557	0.369	6840	24.12	OFC
	06-18-304-002	401 N SAGE ST	8/10/2023	700,000	PTA	03-ARM'S LENGTH	700,000	253,300		36.19	267,900	64,698	635,302	634,883	1.001	5869	108.25	OFC
	06-25-481-001	3651 E CORK ST	5/18/2023	815,000	PTA	03-ARM'S LENGTH	815,000	277,600		34.06	427,400	225,079	589,921	848,710	0.695	6048	97.54	OFC
	06-25-407-001	3330 MILLER RD	4/10/2023	505,000	WD	03-ARM'S LENGTH	505,000	204,800		40.55	0	162,207	342,793	362,473	0.946	5538	61.90	OFC
	06-22-113-005	301 W CEDAR ST	5/2/2025	450,000	PTA	19-MULTI PARCEL ARM	450,000	210,100		46.69	210,100	60,265	389,735	485,028	0.804	4548	85.69	OFC 2
	06-16-476-039	728 W MICHIGAN AVE	11/7/2024	500,000	PTA	19-MULTI PARCEL ARM	500,000	166,800		33.36	166,900	74,196	425,804	359,985	1.183	7839	54.32	OFC 2
	06-21-434-001	1122 S WESTNEDGE AVE	6/6/2024	160,000	MLC	03-ARM'S LENGTH	160,000	72,300		45.19	80,100	64,409	95,591	129,214	0.740	2695	35.47	OFC 2

ECF Indicated	ECF %Change from ECF avg	ECF Std Dev	ECF Avg	Coefficient of Variance	Coefficient of Dispersion	<i>COD AVERAGE METHOD - INCLUDES</i>	Overall Sale Ratio						
1.026	2.65%	0.35041232	1.000	35.06%	25.87%		41.99%	StdDev=	15.820	StdDev=	0.350412322		
							10.7194014				0.258558015	<AveDev	
<i>Averages ></i>			\$ 298,491		\$ 298,491	\$ 125,345	46.61		\$ 226,175	\$ 220,430	1.000	<Avg	

<i>Exclude enter "X"</i>																	
"X"	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
	06-23-254-400	700 HATFIELD AVE	3/20/2025	520,000	LC	33-TO BE DETERMINED	520,000	167,400	32.19	180,400	79,104	440,896	311,571	1.415	9381	47.00	WHSST
	06-23-427-001	1019 SCHUSTER AVE	3/20/2025	350,000	PTA	19-MULTI PARCEL ARM	350,000	121,100	34.60	133,200	87,682	262,318	197,774	1.326	7426	35.32	WHSST
	06-23-416-001	1300 FRANCIS CT	2/26/2025	50,000	PTA	03-ARM'S LENGTH	50,000	43,400	86.80	49,100	23,940	26,060	82,081	0.317	4782	5.45	WHSST
	06-25-402-001	3408 MILLER RD	2/24/2025	341,400	PTA	03-ARM'S LENGTH	341,400	144,500	42.33	164,000	121,151	220,249	228,760	0.963	14976	14.71	WHSST
	06-23-100-003	929 SECOND ST	12/23/2024	338,500	PTA	19-MULTI PARCEL ARM	338,500	168,400	49.75	3,700	7,399	331,101	366,315	0.904	13624	24.30	WHSST
	06-25-473-001	3505 E CORK ST	12/5/2024	285,000	PTA	03-ARM'S LENGTH	285,000	175,500	61.58	197,100	133,559	151,441	288,388	0.525	15255	9.93	WHSST
	06-22-364-024	213 BALCH ST	12/5/2024	215,000	MLC	03-ARM'S LENGTH	215,000	94,500	43.95	109,300	63,512	151,488	171,627	0.883	3690	41.05	WHSST
	06-36-473-001	3431 E KILGORE RD	4/17/2024	285,000	WD	03-ARM'S LENGTH	285,000	120,800	42.39	130,900	29,411	255,589	257,048	0.994	4275	59.79	WHSST
	06-34-201-003	130 E CORK ST	12/20/2023	418,500	WD	19-MULTI PARCEL ARM	418,500	166,400	39.76	167,500	199,890	218,610	158,864	1.376	4536	48.19	WHSST
	06-22-237-001	709 SECOND ST	12/20/2023	150,000	WD	03-ARM'S LENGTH	150,000	70,900	47.27	69,300	18,120	131,880	133,364	0.989	2800	47.10	WHSST
	06-25-325-001	2734 MILLER RD	11/8/2023	330,000	PTA	03-ARM'S LENGTH	330,000	105,900	32.09	119,300	31,705	298,295	228,936	1.303	5952	50.12	WHSST