

ECF analysis for COM CODE 2000 & CENTRAL BUSINESS DISTRICT CODE 2001 & COM BR 196/STATE CODE 2003 & COM CORRIDORS CODE 2004 & COM ROYAL PARK CODE 2007 & COM WEST END CODE 2008 & ROYAL PARK COM CODE 2011 & TERRACE SQUARE - COM CODE 2012																									
Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Deviation	Abs Deviation	Floor Area	\$/Sq.Ft.	ECF Area	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class		
70-17-18-353-005	140 E HARRISON	09/01/22	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$83,700	55.84	\$167,465	\$79,959	\$69,941	\$77,922	0.898	(0.298)	0.298	1,372	\$50.98	2000 BROADCAST		\$76,675		ALL COMMERCIAL	201		
70-17-18-357-023	111 E MAIN	02/28/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$228,500	49.14	\$456,996	\$23,060	\$441,940	\$386,408	1.144	(0.052)	0.052	4,590	\$96.28	2001 RESTAURANTS		\$23,060		ALL COMMERCIAL	201		
70-17-19-101-052	52 E MAIN	01/01/24	\$800,000	LC	03-ARM'S LENGTH	\$800,000	\$364,000	45.50	\$727,941	\$81,465	\$718,535	\$575,669	1.248	0.052	0.052	6,510	\$110.37	2001		\$76,098		ALL COMMERCIAL	201		
70-16-24-400-082	400 ALLIED	12/27/22	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$0	0.00	\$957,764	\$114,864	\$985,136	\$750,579	1.313	0.117	0.117	9,541	\$103.25	2007 OFFICE BUILDINGS		\$71,000		ALL COMMERCIAL	201		
Totals:			\$2,514,900			\$2,514,900	\$676,200		\$2,310,166		\$2,215,552	\$1,790,577					\$90.22								
													Sale. Ratio >>	26.89											
													Std. Dev. >>	25.44											
													E.C.F. =>	1.237	Std. Deviation=> 0.182390439										
													Ave. E.C.F. =>	1.150											
													Current	Before Removals											
													Median	1.196	1.378										
													Mean	1.150	1.474										
													Abs Dev	0.519	2.585										
													Sales	4	8.000										
													COD	0.109	0.235										
													Std Dev	0.158	0.459										
													2x Std Dev High	1.466	2.391										
													2x Std Dev Low	0.835	0.556										
													1.5x Std Dev High		2.1616607										
													1.5x Std Dev Low		0.7856203										

ECF analysis for MULTI-FAMILY RES - COMM CODE MULTI

Parcel Number	Street Address	Sale Date	Terms of Sale	Sale Price	Land Value	Land Imp \$	Res Bldg \$	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF	Municipality
70-16-13-456-004	210 W MCKINLEY	08/01/22	03-ARM'S LENGTH	\$865,000	\$314,942	\$25,691	\$0	\$524,367	\$498,674	1.052	9,314	\$92.87	Zeeland City
70-09-22-400-073	6433 LAKE MICHIGAN DR	01/18/23	03-ARM'S LENGTH	\$360,000	\$107,779	\$10,311	\$0	\$241,910	\$198,490	1.219	4,620	\$77.92	Allendale Township
70-16-24-201-001	360 W MAIN	08/01/23	03-ARM'S LENGTH	\$975,000	\$233,419	\$16,594	\$0	\$807,220	\$524,430	1.539	5,137	\$189.80	Zeeland City

Totals: \$1,573,497 \$1,221,594
Standard Deviation: 0.202
Std Dev Factor:

Adopted ECF: 1.288

ECF Analysis for INDUSTRIAL CODE 3001 & IFT REAL CODE 3305

Parcel Number	Street Address	Sale Date	Sale Price	Terms of Sale	Land Value	Land Imp \$	Res Bldg \$	Residual	Cost Manual	E.C.F	Bldg SF	Price/SF
70-17-18-300-069	260 N CHURCH	05/06/22	\$520,000	Arm's length	\$36,591	\$7,124	\$0	\$476,285	\$389,552	1.223	14,400	\$36.11
70-17-08-499-003	3331 80TH AVE	09/29/23	\$3,380,000	Arm's length	\$201,068	\$56,145	\$0	\$3,122,787	\$2,353,460	1.327	44,396	\$76.13
70-16-21-375-005	376 ROOST	04/07/23	\$300,000	Arm's length	\$56,192	\$10,491	\$0	\$233,317	\$154,590	1.509	6,336	\$47.35
70-18-05-226-002	3566 HIGHLAND	12/15/22	\$1,330,000	Arm's length	\$197,809	\$33,701	\$0	\$1,098,490	\$706,679	1.554	12,000	\$110.83
70-17-07-399-012	9433 RILEY ST	12/21/22	\$1,607,143	Arm's length	\$174,125	\$49,659	\$0	\$1,383,359	\$872,310	1.586	14,136	\$113.69
70-03-16-254-004	536 OAK ST	06/03/22	\$300,000	Arm's length	\$40,549	\$4,470	\$0	\$254,981	\$142,954	1.784	6,168	\$48.64
70-16-17-310-003	170 MANUFACTURERS	12/19/22	\$1,100,000	Arm's length	\$76,385	\$50,387	\$0	\$973,228	\$515,542	1.888	13,650	\$80.59
70-14-24-100-005	742 CHICAGO	12/29/23	\$300,000	Arm's length	\$116,772	\$6,683	\$0	\$176,545	\$92,008	1.919	4,222	\$71.06

Totals: \$7,718,992 \$5,227,095

Final ECF: **1.477**

Standard Deviation: 0.236

ECF analysis for COTTAGES AT RIVERBEND CODE 402

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Deviation	Abs Deviation	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
70-16-24-113-024	2176 104TH	05/17/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$204,800	47.08	\$409,656	\$44,975	\$390,025	\$354,748	1.099	(0.013)	0.013	2,071	\$188.33	4020	1.5468	ONE STORY	\$35,000	CONDOS		401	96
70-16-24-113-023	2178 104TH	07/28/22	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$200,800	46.71	\$401,573	\$44,975	\$384,925	\$346,885	1.110	(0.003)	0.003	2,071	\$185.86	4020	0.4920	ONE STORY	\$35,000	CONDOS		401	96
70-16-24-113-021	2184 104TH	08/05/22	\$429,900	WD	03-ARM'S LENGTH	\$429,900	\$199,900	46.50	\$399,721	\$44,975	\$384,925	\$345,084	1.115	0.003	0.003	2,071	\$185.86	4020	0.0544	TWO STORY	\$35,000	CONDOS		401	95
70-16-24-113-015	562 RIVERBANK	05/30/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$189,800	45.73	\$379,612	\$39,885	\$375,115	\$330,474	1.135	0.023	0.023	1,354	\$277.04	4020	2.0173	ONE STORY	\$35,000	CONDOS		407	95
Totals:			\$1,709,800			\$1,709,800	\$795,300		\$1,590,562		\$1,534,990	\$1,377,191					\$209.27		0.0329						
								Sale. Ratio =>	46.51	E.C.F. =>				1.115	Std. Deviation=>				0.014989257						
								Std. Dev. =>	0.57	Ave. E.C.F. =>				1.115	Ave. Variance=>				1.0276	Coefficient of Var=>				0.921691152	
													Current After Removals												
													Median											1.113	
													Mean											1.115	
													Total Abs Dev											0.041	
													Sales											4.000	
													COD											0.93%	
													Std Dev											0.013	

ECF analysis for CRESTWOOD CONDO 1-STORY CODE 4002

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asmt. \$	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Deviation	Abs Deviation	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Deprec.	
70-16-24-280-153	230 S STATE	10/17/22	\$141,500	WD	03-ARM'S LENGTH	\$141,500	\$80,100	56.61	\$160,185	\$8,837	\$133,663	\$120,885	1.097	(0.192)	0.192	979	\$135.51	4002	18.7121	ONE STORY	\$7,450			CONDOS	407	74
70-16-24-280-136	230 S STATE	05/01/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$73,600	52.57	\$147,269	\$8,837	\$131,163	\$110,569	1.186	(0.104)	0.104	992	\$132.22	4002	11.8264	ONE STORY	\$7,450			CONDOS	407	67
70-16-24-280-111	230 S STATE	02/02/24	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$93,900	49.45	\$187,847	\$8,837	\$181,063	\$142,979	1.266	(0.024)	0.024	992	\$182.52	4002	126.6359	ONE STORY	\$7,450			CONDOS	407	73
70-16-24-280-128	230 S STATE	11/18/22	\$149,000	WD	03-ARM'S LENGTH	\$149,000	\$72,700	48.79	\$145,448	\$8,837	\$140,163	\$109,114	1.285	(0.005)	0.005	992	\$141.29	4002	31.8058	ONE STORY	\$7,450			CONDOS	407	66
70-16-24-280-115	230 S STATE	12/01/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,800	48.40	\$193,628	\$8,837	\$191,163	\$147,597	1.295	0.005	0.005	992	\$192.70	4002	0.5989	ONE STORY	\$7,450			CONDOS	407	72
70-16-24-280-104	230 S STATE	10/18/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$77,000	48.13	\$153,914	\$8,837	\$151,163	\$115,876	1.305	0.015	0.015	992	\$152.38	4002	0.1584	ONE STORY	\$7,450			CONDOS	407	63
70-16-24-280-108	230 S STATE	07/28/23	\$180,180	WD	03-ARM'S LENGTH	\$180,180	\$81,800	45.40	\$163,548	\$8,837	\$171,343	\$123,571	1.387	0.097	0.097	992	\$172.72	4002	8.3657	ONE STORY	\$7,450			CONDOS	407	65
70-16-24-280-087	230 S STATE	02/08/24	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$75,100	39.55	\$150,288	\$8,837	\$181,063	\$112,980	1.603	0.313	0.313	992	\$182.52	4002	146.3692	ONE STORY	\$7,450			CONDOS	407	65
Totals:			\$1,350,480			\$1,350,480	\$651,000		\$1,302,127		\$1,279,784	\$983,571					\$161.49			0.1777						
									Sale. Ratio =>	48.21				E.C.F. =>	1.301				Std. Deviation=>	0.148510739						
									Std. Dev. =>	4.97				Ave. E.C.F. =>	1.303				Ave. Variance=>	43.0590	Coefficient of Var=>	33.04766107				

ECF analysis for CRESTWOOD CONDO 2-STORY CODE 400

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Curr. Asmt.	Asd./Adj. Sale	Curr. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Deviation	Abs Deviation	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.											
70-16-24-280-062	230 S STATE	12/30/22	\$98,000	WD	03-ARM'S LENGTH	\$98,000	\$53,200	54.29	\$106,439	\$8,837	\$89,163	\$78,395	1.137	(0.118)	0.118	903	\$98.74	4003	68.1959	TWO STORY			\$7,450		CONDOS	407	62										
70-16-24-280-010	230 S STATE	01/02/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$53,200	53.20	\$106,348	\$8,837	\$91,163	\$78,322	1.164	(0.091)	0.091	892	\$102.20	4003	9.1397	TWO STORY			\$7,450		CONDOS	407	58										
70-16-24-280-004	230 S STATE	06/29/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$48,900	46.57	\$97,735	\$8,837	\$96,163	\$71,404	1.347	0.091	0.091	884	\$108.78	4003	60.9047	TWO STORY			\$7,450		CONDOS	407	58										
70-16-24-280-069	230 S STATE	06/23/23	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$57,800	37.53	\$115,034	\$8,837	\$145,781	\$98,781	1.692	0.437	0.437	992	\$146.33	4003	169.2257	TWO STORY			\$7,450		CONDOS	407	58										
Totals:			\$457,000			\$457,000	\$213,100		\$426,156		\$421,652	\$313,902					\$114.01		0.255664208																		
												E.C.F. >=	1.343													Std. Deviation>=											
												Ave. E.C.F. >=	1.335													Ave. Variance>=	76.8665	Coefficient of Var>=			57.57460599						
												Current Before Removals																									
												Median	1.255																								
												Mean	1.335																								
												Total Abs Dev	0.738																								
												Sales	4.000																								
												COI	24.69%																								
												Std Dev	0.221																								
												2x Std Dev High	1.778																								
												2X Std Dev Low	0.892																								
												1.5x Std Dev High														1.981											
												1.5x Std Dev Low														0.770											
												1.25x Std Dev High														1.880											
												1.25x Std Dev Low														0.770											
												1.125x Std Dev High														1.830											
												1.125x Std Dev Low														0.921											
												1X Std Dev High														1.779											
												1x Std Dev Low														0.972											

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Adj./Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man.	E.C.F.	Deviation	Abs Deviation	Floor Area	S/Sq. Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building	Dep.
70-16-24-226-020	44 PINE	05/05/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$166,800	60.65	\$333,500	\$125,629	\$149,371	\$177,067	0.844	(0.313)	0.313	1,862	\$80.22	401MF	84.8443	TWO STORY		\$122,640		ALL RESIDENTIAL	401	58	
70-16-13-460-006	228 W WASHINGTON	06/10/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$128,400	54.09	\$248,786	\$109,207	\$120,793	\$118,892	1.016	(0.141)	0.141	1,226	\$98.53	401S	#VALUE!	TWO STORY		\$105,120		ALL RESIDENTIAL	401	67	
70-16-18-398-007	50 N CENTENIAL	05/18/22	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$124,600	51.03	\$257,122	\$104,136	\$147,864	\$130,312	1.135	(0.022)	0.022	1,374	\$107.62	401S	55.7332	TWO STORY		\$97,614		ALL RESIDENTIAL	401	67	
70-16-13-481-004	58 W WASHINGTON	05/24/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$266,100	48.62	\$469,244	\$179,217	\$285,783	\$247,042	1.157	0.005	0.005	2,756	\$103.69	401MF	0.0028	TWO STORY		\$169,944		ALL RESIDENTIAL	401	68	
70-16-18-400-008	441 E MAIN	08/01/23	\$241,441	WD	03-ARM'S LENGTH	\$241,441	\$121,400	50.71	\$241,441	\$95,005	\$146,436	\$117,400	1.094	0.004	0.004	1,318	\$115.60	401S	125.0000	TWO STORY		\$145,548		ALL RESIDENTIAL	401	58	
70-17-18-351-005	215 N STATE	04/04/23	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$129,600	48.41	\$338,745	\$170,074	\$178,826	\$143,672	1.252	0.095	0.095	1,211	\$148.49	401S	#VALUE!	TWO STORY		\$159,432		ALL RESIDENTIAL	401	58	
70-16-13-459-006	40 N JEFFERSON	06/24/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$107,800	46.87	\$215,681	\$97,301	\$132,699	\$100,835	1.316	0.159	0.159	966	\$137.37	401S	116.5976	ONE STORY		\$91,104		ALL RESIDENTIAL	401	70	
Totals:						\$2,043,341	\$1,040,500		\$2,097,967		\$1,134,430	\$1,012,825					\$115.39										
						Sale. Ratio =>		50.92			E.C.F. =>		1.120			Std. Deviation=>		0.16204994									
						Std. Dev. =>		4.79			Ave. E.C.F. =>		1.137			Ave. Variance=>		#VALUE!		Coefficient of Var=>		#VALUE!					

	Current	Before Removals
Median	1.157	1.200
Mean	1.137	1.207
Total Abs Dev	0.816	1.352
Sales	7.000	8.000
COD	10.08%	0.141
Std Dev	0.150	0.231
2X Std Dev High	1.437	1.669
2X Std Dev Low	0.837	0.745

ECF analysis for NORTH RESIDENTIAL CODE 401-N

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Deviation	Abs Deviation	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean [%]	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
70-17-18-351-045	235 N STATE	09/25/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$158,000	63.23	\$315,979	\$121,380	\$128,520	\$163,942	0.784	(0.392)	0.392	1,305	\$98.48	401-N	34.3162	BI-LEVEL		\$117,810		ALL RESIDENTIAL	401	80
70-17-18-351-044	241 N STATE	05/13/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$135,700	59.00	\$271,410	\$127,548	\$102,452	\$121,198	0.845	(0.331)	0.331	1,512	\$67.76	401-N	33.0575	TWO STORY		\$117,810		ALL RESIDENTIAL	401	57
70-16-13-404-010	357 WOODWARD	06/26/23	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$153,300	55.54	\$306,653	\$173,220	\$102,780	\$112,412	0.914	(0.262)	0.262	1,176	\$87.40	401-N	1608.5684	TWO STORY		\$168,300		ALL RESIDENTIAL	401	65
70-16-13-428-008	369 N OTTAWA	08/19/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$106,700	56.16	\$213,304	\$105,822	\$84,178	\$90,549	0.930	(0.246)	0.246	976	\$86.25	401-N	92.9637	ONE STORY		\$100,980		ALL RESIDENTIAL	401	65
70-16-13-454-026	245 N JEFFERSON	10/17/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$159,200	54.90	\$318,309	\$109,563	\$180,437	\$175,860	1.026	(0.150)	0.150	1,408	\$128.15	401-N	79.1116	TWO STORY		\$101,822		ALL RESIDENTIAL	401	70
70-16-13-481-044	125 W MAIN	12/23/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$220,000	54.32	\$440,027	\$119,922	\$285,078	\$269,676	1.057	(0.119)	0.119	2,528	\$112.77	401-N	31.0382	TWO STORY		\$104,346		ALL RESIDENTIAL	401	65
70-16-13-459-011	351 W MAIN	05/17/23	\$593,000	WD	03-ARM'S LENGTH	\$593,000	\$305,700	51.55	\$611,463	\$245,602	\$347,398	\$308,223	1.127	(0.049)	0.049	2,254	\$154.13	401-N	69.0043	TWO STORY		\$223,839		ALL RESIDENTIAL	401	65
70-16-13-403-027	369 N JEFFERSON	08/25/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$167,900	50.88	\$335,740	\$110,462	\$219,538	\$189,788	1.157	(0.019)	0.019	1,865	\$117.71	401-N	29.9519	BI-LEVEL		\$107,712		ALL RESIDENTIAL	401	82
70-16-13-476-018	133 W MCKINLEY	08/12/22	\$248,280	WD	03-ARM'S LENGTH	\$248,280	\$124,900	50.31	\$249,763	\$91,142	\$157,138	\$133,632	1.176	0.000	0.000	1,560	\$100.73	401-N	64.1239	TWO STORY		\$87,516		ALL RESIDENTIAL	401	57
70-16-13-427-010	354 N OTTAWA	12/27/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$185,400	49.44	\$370,881	\$175,560	\$199,440	\$164,550	1.212	0.036	0.036	1,480	\$134.76	401-N	45.6617	TWO STORY		\$168,300		ALL RESIDENTIAL	401	75
70-17-18-352-014	10 E MCKINLEY	11/30/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$124,200	47.77	\$248,408	\$106,826	\$153,174	\$119,277	1.284	0.108	0.108	1,449	\$105.71	401-N	7.7083	TWO STORY		\$100,980		ALL RESIDENTIAL	401	63
70-16-13-454-014	220 N WOODWARD	12/23/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$125,200	47.25	\$250,303	\$94,311	\$170,689	\$131,417	1.299	0.123	0.123	1,040	\$164.12	401-N	1570.1165	ONE STORY		\$84,150		ALL RESIDENTIAL	401	69
70-16-13-404-015	340 N COLONIAL	09/29/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$164,500	47.00	\$329,026	\$170,849	\$179,151	\$133,258	1.344	0.168	0.168	1,096	\$163.46	401-N	134.4394	TWO STORY		\$168,300		ALL RESIDENTIAL	401	75
70-16-13-477-004	242 N OTTAWA	04/12/22	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$102,100	46.20	\$204,229	\$89,996	\$131,004	\$96,237	1.361	0.185	0.185	872	\$150.23	401-N	#VALUE!	ONE STORY		\$84,150		ALL RESIDENTIAL	401	67
70-17-18-352-013	137 N STATE	03/19/24	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$211,800	45.55	\$423,560	\$151,038	\$313,962	\$229,589	1.367	0.192	0.192	3,443	\$91.19	401-N	26.2784	BI-LEVEL		\$143,055		ALL RESIDENTIAL	401	75
70-16-13-427-030	110 W ROOSEVELT	08/10/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$138,600	46.20	\$277,296	\$133,874	\$166,126	\$120,827	1.375	0.199	0.199	1,350	\$123.06	401-N	51.7668	TWO STORY		\$124,542		ALL RESIDENTIAL	401	57
70-16-13-477-004	242 N OTTAWA	09/20/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$102,100	43.45	\$204,229	\$89,996	\$145,004	\$96,237	1.507	0.331	0.331	872	\$166.29	401-N	34.4039	ONE STORY		\$84,150		ALL RESIDENTIAL	401	67

Totals:	\$5,283,180		\$5,283,180	\$2,685,300		\$5,370,580	\$3,066,069	\$2,656,671									\$120.72		0.8603						
				Sale. Ratio =>		50.83		E.C.F. =>		1.154								Std. Deviation=>	0.209912239						
				Std. Dev. =>		5.38		Ave. E.C.F. =>		1.163								Ave. Variance=>	#VALUE!	Coefficient of Var=>		#VALUE!			

Current Before Removals

Median	1.176	1.194
Mean	1.163	1.168
Total Abs Dev	2.910	6.947
Total Sales	17	24.000
COD	14.56%	0.242
STD Dev	0.204	0.366
2X Std Dev High	1.570	1.901
2X Std Dev Low	0.755	0.435
1.5x Std Dev High	1.468	1.718
1.5x STD Low	0.857	0.618
1.25x Std Dev High		1.626
1.25x Std Dev Low		0.710
1.125x Std Dev High		1.580
1.125x Std Dev Low		0.756

70-16-24-485-235	235 PARKSIDE	01/04/73	\$198,000	WD	Q3-ARM'S LENGTH	\$198,000	\$115,300	58.23	\$230,637	\$23,312	\$174,688	\$168,557	1,036	(0.340)	0.340	1,024	\$170,59	4008	24.4554	ONE STORY	\$20,600	CONDOS	407	72
70-16-24-485-006	6 SOUTH ZEELAND	09/30/72	\$210,000	WD	Q3-ARM'S LENGTH	\$210,000	\$118,400	56.38	\$236,893	\$20,600	\$189,400	\$175,848	1,077	(0.299)	0.299	1,052	\$180,04	4008	29.9061	ONE STORY	\$20,600	CONDOS	407	69
70-16-24-485-248	248 INTERLAKEN	12/29/72	\$188,000	WD	Q3-ARM'S LENGTH	\$188,000	\$99,200	52.77	\$198,452	\$20,600	\$167,400	\$144,595	1,158	(0.218)	0.218	784	\$213.52	4008	11.3860	ONE STORY	\$20,600	CONDOS	407	72
70-16-24-485-121	121 PARKSIDE	04/06/72	\$230,000	WD	Q3-ARM'S LENGTH	\$230,000	\$121,300	52.74	\$242,619	\$20,600	\$209,400	\$180,503	1,160	(0.216)	0.216	1,052	\$199.05	4008	35.0257	ONE STORY	\$20,600	CONDOS	407	69
70-16-24-485-044	44 W ROYAL	02/03/73	\$110,000	WD	Q3-ARM'S LENGTH	\$110,000	\$57,100	51.91	\$114,172	\$20,600	\$89,400	\$76,075	1,175	(0.201)	0.201	601	\$148.75	4008	16.4834	ONE STORY	\$20,600	CONDOS	407	72
70-16-24-485-277	277 INTERLAKEN	06/21/72	\$225,500	WD	Q3-ARM'S LENGTH	\$225,500	\$116,600	51.71	\$233,151	\$20,600	\$204,900	\$172,806	1,186	(0.190)	0.190	1,024	\$200.10	4008	9.5203	ONE STORY	\$20,600	CONDOS	407	72
70-16-24-485-037	37 SOUTH ZEELAND	07/12/72	\$230,000	WD	Q3-ARM'S LENGTH	\$230,000	\$117,300	51.00	\$234,529	\$20,600	\$209,400	\$173,926	1,204	(0.172)	0.172	996	\$210.24	4008	285.1446	ONE STORY	\$20,600	CONDOS	407	69
70-16-24-485-037	37 SOUTH ZEELAND	07/12/72	\$230,000	WD	Q3-ARM'S LENGTH	\$230,000	\$117,300	51.00	\$234,529	\$20,600	\$209,400	\$173,926	1,204	(0.172)	0.172	996	\$210.24	4008	285.1446	ONE STORY	\$20,600	CONDOS	407	69
70-16-24-485-103	103 SOUTH ZEELAND	12/12/72	\$220,000	WD	Q3-ARM'S LENGTH	\$220,000	\$110,900	50.41	\$221,845	\$20,600	\$199,400	\$163,614	1,219	(0.157)	0.157	1,291	\$154.45	4008	15.7404	ONE STORY	\$20,600	CONDOS	407	69
70-16-24-485-174	174 SOUTH ZEELAND	04/14/73	\$245,000	WD	Q3-ARM'S LENGTH	\$245,000	\$122,400	49.96	\$244,806	\$20,600	\$224,400	\$182,281	1,231	(0.145)	0.145	1,242	\$180.68	4008	25.3486	ONE STORY	\$20,600	CONDOS	407	72
70-16-24-485-278	278 INTERLAKEN	10/07/72	\$286,000	WD	Q3-ARM'S LENGTH	\$286,000	\$139,900	48.92	\$279,767	\$20,600	\$265,400	\$210,705	1,260	(0.117)	0.117	1,242	\$213.69	4008	11.3749	ONE STORY	\$20,600	CONDOS	407	72
70-16-24-485-162	162 SOUTH ZEELAND	11/21/72	\$235,000	WD	Q3-ARM'S LENGTH	\$235,000	\$114,000	48.51	\$227,990	\$20,600	\$214,400	\$168,610	1,272	(0.105)	0.105	1,242	\$209.38	4008	27.5674	ONE STORY	\$20,600	CONDOS	407	72
70-16-24-485-062	9687 W PERRY	05/19/72	\$264,900	WD	Q3-ARM'S LENGTH	\$264,900	\$127,600	48.17	\$255,187	\$20,600	\$244,300	\$190,721	1,281	(0.095)	0.095	1,242	\$196.70	4008	128.0928	ONE STORY	\$20,600	CONDOS	407	69
70-16-24-485-039	39 SOUTH ZEELAND	10/14/72	\$200,000	WD	Q3-ARM'S LENGTH	\$200,000	\$99,600	48.00	\$191,928	\$20,600	\$179,400	\$139,291	1,288	(0.088)	0.088	984	\$182.32	4008	22.4817	ONE STORY	\$20,600	CONDOS	407	69
70-16-24-105-011	500 W MAIN	03/11/74	\$292,000	WD	Q3-ARM'S LENGTH	\$292,000	\$135,100	46.27	\$276,736	\$21,705	\$270,295	\$207,342	1,304	(0.073)	0.073	1,116	\$242.20	4001	130.3617	ONE STORY	\$20,600	CONDOS	407	79
70-16-24-485-171	171 SOUTH ZEELAND	04/21/73	\$253,000	WD	Q3-ARM'S LENGTH	\$253,000	\$116,500	46.05	\$232,935	\$20,600	\$232,400	\$172,630	1,346	(0.030)	0.030	1,022	\$227.40	4008	0.6238	ONE STORY	\$20,600	CONDOS	407	72
70-16-24-485-246	246 INTERLAKEN	05/11/73	\$302,000	WD	Q3-ARM'S LENGTH	\$302,000	\$136,300	45.13	\$277,631	\$20,600	\$281,400	\$204,903	1,373	(0.009)	0.009	1,288	\$218.48	4008	7.6285	ONE STORY	\$20,600	CONDOS	407	72
70-16-24-485-192	192 SOUTH ZEELAND	08/16/72	\$189,000	WD	Q3-ARM'S LENGTH	\$189,000	\$96,100	45.09	\$187,118	\$20,600	\$168,000	\$149,072	1,116	0.000	0.000	784	\$214.80	4008	24.7096	ONE STORY	\$20,600	CONDOS	407	69
70-16-24-485-210	210 PARKSIDE	02/28/73	\$209,000	WD	Q3-ARM'S LENGTH	\$209,000	\$94,400	45.17	\$188,773	\$20,600	\$188,400	\$136,725	1,378	0.002	0.002	1,288	\$183.98	4008	5.7906	ONE STORY	\$20,600	CONDOS	407	72
70-16-24-485-150	150 SOUTH ZEELAND	10/26/72	\$260,000	WD	Q3-ARM'S LENGTH	\$260,000	\$116,200	44.69	\$232,458	\$20,600	\$239,400	\$172,742	1,390	0.014	0.014	1,242	\$192.75	4008	125.0360	ONE STORY	\$20,600	CONDOS	407	72
70-16-24-485-117	117 SOUTH ZEELAND	10/11/73	\$260,000	WD	Q3-ARM'S LENGTH	\$260,000	\$115,800	44.54	\$231,678	\$20,600	\$239,400	\$171,608	1,395	0.019	0.019	1,242	\$192.75	4008	139.5039	ONE STORY	\$20,600	CONDOS	407	69
70-16-24-485-116	116 SOUTH ZEELAND	07/08/72	\$261,000	WD	Q3-ARM'S LENGTH	\$261,000	\$115,800	44.37	\$231,609	\$20,600	\$240,400	\$171,552	1,401	0.025	0.025	1,022	\$235.23	4008	140.1324	ONE STORY	\$20,600	CONDOS	407	69
70-16-24-485-131	131 PARKSIDE	07/25/73	\$250,000	WD	Q3-ARM'S LENGTH	\$250,000	\$110,600	44.24	\$221,102	\$20,600	\$229,400	\$163,010	1,407	0.031	0.031	1,016	\$225.79	4008	140.7278	ONE STORY	\$20,600	CONDOS	407	72
70-16-24-485-226	226 PARKSIDE	05/06/72	\$195,000	WD	Q3-ARM'S LENGTH	\$195,000	\$86,400	44.31	\$172,886	\$20,600	\$174,400	\$123,810	1,409	0.032	0.032	784	\$222.45	4008	6.8619	ONE STORY	\$20,600	CONDOS	407	72
70-16-24-485-209	209 PARKSIDE	08/31/73	\$300,000	WD	Q3-ARM'S LENGTH	\$300,000	\$130,700	43.57	\$261,427	\$20,600	\$279,400	\$195,794	1,427	0.051	0.051	1,242	\$222.95	4008	5.0880	ONE STORY	\$20,600	CONDOS	407	72
70-16-24-485-178	178 SOUTH ZEELAND	07/01/72	\$269,000	WD	Q3-ARM'S LENGTH	\$269,000	\$116,000	43.12	\$231,993	\$20,600	\$248,400	\$171,864	1,445	0.069	0.069	1,022	\$243.05	4008	#REF!	ONE STORY	\$20,600	CONDOS	407	69
70-16-24-485-281	281 INTERLAKEN	07/06/73	\$320,000	WD	Q3-ARM'S LENGTH	\$320,000	\$137,300	42.91	\$274,641	\$20,600	\$299,400	\$206,537	1,450	0.073	0.073	1,362	\$219.82	4008	6.0730	ONE STORY	\$20,600	CONDOS	407	72
70-16-24-485-014	14 SOUTH ZEELAND	04/17/73	\$205,000	WD	Q3-ARM'S LENGTH	\$205,000	\$88,500	43.17	\$177,028	\$20,600	\$184,400	\$127,177	1,450	0.074	0.074	744	\$247.85	4008	144.9945	ONE STORY	\$20,600	CONDOS	407	69
70-16-24-485-153	153 SOUTH ZEELAND	05/05/73	\$240,000	WD	Q3-ARM'S LENGTH	\$240,000	\$103,100	42.96	\$206,246	\$20,600	\$219,400	\$150,932	1,454	0.078	0.078	1,031	\$212.80	4008	145.3638	ONE STORY	\$20,600	CONDOS	407	72
70-17-19-256-003	224 WALL	01/05/74	\$205,000	WD	Q3-ARM'S LENGTH	\$205,000	\$82,300	40.15	\$173,016	\$18,468	\$186,532	\$125,649	1,485	0.108	0.108	950	\$196.35	4013	5.1301	ONE STORY	\$15,000	CONDOS	407	64
70-16-24-485-142	142 PARKSIDE	03/22/74	\$312,900	WD	Q3-ARM'S LENGTH	\$312,900	\$129,300	41.32	\$258,604	\$20,600	\$292,300	\$193,534	1,510	0.134	0.134	1,246	\$234.59	4008	151.0347	ONE STORY	\$20,600	CONDOS	407	69
70-16-24-485-190	190 PARK	06/29/72	\$244,000	WD	Q3-ARM'S LENGTH	\$244,000	\$100,300	41.11	\$200,596	\$20,600	\$223,400	\$146,338	1,527	0.150	0.150	984	\$227.03	4008	152.6601	ONE STORY	\$20,600	CONDOS	407	69
70-16-24-485-114	114 SOUTH ZEELAND	12/19/73	\$200,000	WD	Q3-ARM'S LENGTH	\$200,000	\$82,100	41.05	\$164,274	\$20,600	\$179,400	\$116,808	1,536	0.160	0.160	744	\$241.13	4008	153.5852	ONE STORY	\$20,600	CONDOS	407	69
70-16-24-485-012	12 SOUTH ZEELAND	03/24/73	\$240,000	WD	Q3-ARM'S LENGTH	\$240,000	\$97,500	40.63	\$195,014	\$20,600	\$219,400	\$141,800	1,547	0.171	0.171	984	\$222.97	4008	154.7250	ONE STORY	\$20,600	CONDOS	407	69
70-16-24-485-279	279 INTERLAKEN	03/22/74	\$322,000	WD	Q3-ARM'S LENGTH	\$322,000	\$124,800	38.76	\$249,692	\$20,600	\$301,400	\$186,254	1,618	0.242	0.242	1,242	\$242.67	4008	24.2096	ONE STORY	\$20,600	CONDOS	407	72

Totals:	\$8,401,300	\$8,401,300	\$3,877,900	46.16	\$7,771,001	\$7,678,615	\$5,730,338	1.340	\$209.68	0.141579414	0.2225
		Sale. Ratio =>				E.C.F. =>	1.342		Std. Deviation=>		
		Std. Dev. =>	4.72			Ave. E.C.F. =>			Ave. Variance=>	#REF!	Coefficient of Var=>
							Current	Before Removals			#REF!
							Median	1.376	1.375		
							Mean	1.342	1.331		
							Total Abs Dev	4.055	4.492		
							Sales	35	36		
							COO	8%	9.08%		
							Std Dev	0.140	0.153		
							2x Std Dev High	2.824	2.815		
							2x Std Dev Low	1.063	1.026		

ECF analysis for ROYAL PARK PLACE - PRIVATE CODE 4009 & ROYAL PARK PLACE - REST HAVEN CODE 4010

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land & Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Deviation	Abs Deviation	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
70-16-24-430-011	500 PARKSIDE	10/07/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$41,100	68.50	\$82,162	\$10,877	\$49,123	\$59,355	0.828	[0.207]	0.207	532	\$92.34	4009	20.8682	ONE STORY		\$10,000		CONDOS	407	63
70-16-24-430-105	500 PARKSIDE	10/07/22	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$37,100	59.84	\$74,142	\$10,877	\$51,123	\$52,677	0.971	(0.064)	0.064	515	\$99.27	4009	13.5815	ONE STORY		\$10,000		CONDOS	407	58
70-16-24-430-079	500 PARKSIDE	01/25/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$37,300	57.38	\$74,672	\$10,877	\$54,123	\$53,118	1.019	(0.016)	0.016	519	\$104.28	4009	4.2737	ONE STORY		\$10,000		CONDOS	407	58
70-16-24-430-090	500 PARKSIDE	10/07/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$51,400	57.11	\$102,716	\$10,877	\$79,123	\$76,469	1.035	0.000	0.000	662	\$119.52	4009	2.6943	ONE STORY		\$10,000		CONDOS	407	64
70-16-24-430-075	500 PARKSIDE	11/30/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$41,400	55.20	\$82,763	\$10,877	\$64,123	\$59,855	1.071	0.037	0.037	552	\$116.16	4009	3.6594	ONE STORY		\$10,000		CONDOS	407	61
70-16-24-430-033	500 PARKSIDE	07/29/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$40,200	53.60	\$80,488	\$10,877	\$64,123	\$57,961	1.106	0.072	0.072	529	\$121.22	4009	52.0995	ONE STORY		\$10,000		CONDOS	407	62
70-16-24-430-116	500 PARKSIDE	12/01/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$78,600	49.13	\$157,110	\$10,877	\$149,123	\$121,759	1.225	0.190	0.190	972	\$153.42	4009	18.8436	ONE STORY		\$10,000		CONDOS	407	69

Totals:	\$587,000	\$587,000	\$327,100		\$654,053	\$510,861	\$481,194	1.062								\$115.17		2.5353							
			Sale. Ratio =>	55.72			E.C.F. =>										Std. Deviation=>	0.12235052							
			Std. Dev. =>	6.01			Ave. E.C.F. =>	1.036									Ave. Variance=>	16.5743	Coefficient of Var=>	15.99373578					

Current	Before Removals
Median	1.035
Mean	1.036
Total Abs Dev	0.585
Sales	7
COD	8.08%
Std Dev	0.113
2x Std Dev High	1.263
2x Std Dev Low	0.810

ECF analysis for SOUTH RESIDENTIAL CODE 401-S

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land & Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Deviation	Abs Deviation	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
70-17-19-254-014	560 E RICH	06/26/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$177,400	64.51	\$354,738	\$165,305	\$109,695	\$138,065	0.795	(0.502)	0.502	1,149	\$95.47	401-S	21.5021	ONE STORY		\$161,785		ALL RESIDENTIAL	401	60
70-17-19-252-007	222 S PARK	11/11/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$210,000	64.62	\$419,937	\$163,225	\$161,775	\$187,101	0.865	(0.432)	0.432	1,438	\$112.50	401-S	18.8598	ONE STORY		\$153,270		ALL RESIDENTIAL	401	74
70-16-24-131-009	23 S LEE	12/29/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$193,900	63.57	\$387,722	\$161,562	\$143,438	\$164,833	0.870	(0.427)	0.427	1,752	\$81.87	401-S	5.4296	ONE STORY		\$156,676		ALL RESIDENTIAL	401	56
70-16-24-131-014	24 LAWRENCE	05/26/23	\$394,500	WD	03-ARM'S LENGTH	\$394,500	\$243,500	61.72	\$487,088	\$218,835	\$175,665	\$195,512	0.898	(0.398)	0.398	1,788	\$98.25	401-S	86.6069	ONE STORY		\$212,875		ALL RESIDENTIAL	401	61
70-16-24-133-003	521 W LAWRENCE	03/06/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$224,700	62.42	\$449,369	\$166,192	\$193,808	\$206,389	0.939	(0.358)	0.358	1,733	\$111.83	401-S	1.4545	ONE STORY		\$144,755		ALL RESIDENTIAL	401	61
70-17-19-253-026	544 E LINCOLN	12/02/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$204,200	60.06	\$408,385	\$173,319	\$166,681	\$171,324	0.973	(0.324)	0.324	1,515	\$110.02	401-S	9.3705	TWO STORY		\$170,300		ALL RESIDENTIAL	401	69
70-16-24-136-010	418 W LAWRENCE	02/20/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$241,500	62.83	\$483,843	\$109,743	\$275,257	\$272,657	1.010	(0.287)	0.287	1,599	\$172.14	401-S	58.7400	TWO STORY		\$102,180		ALL RESIDENTIAL	401	68
70-17-19-230-014	711 E LINCOLN	03/17/23	\$323,003	WD	03-ARM'S LENGTH	\$323,003	\$188,400	58.33	\$376,706	\$170,734	\$152,269	\$150,120	1.014	(0.282)	0.282	1,319	\$115.44	401-S	34.8333	TWO STORY		\$166,043		ALL RESIDENTIAL	401	57
70-17-19-202-012	37 S WALL	05/25/22	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$235,600	61.04	\$480,754	\$106,044	\$279,956	\$273,102	1.025	(0.272)	0.272	2,189	\$127.89	401-S	52.2807	TWO STORY		\$102,180		ALL RESIDENTIAL	401	69
70-17-19-129-015	229 E LINCOLN	12/28/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$184,900	57.78	\$369,707	\$162,088	\$157,912	\$151,320	1.044	(0.253)	0.253	1,593	\$99.13	401-S	67.2360	TWO STORY		\$154,973		ALL RESIDENTIAL	401	64
70-17-19-232-003	738 PLAINFIELD	07/29/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$123,700	58.90	\$247,433	\$88,078	\$121,922	\$116,143	1.050	(0.247)	0.247	1,019	\$119.65	401-S	28.5860	TWO STORY		\$85,150		ALL RESIDENTIAL	401	62
70-16-24-134-004	444 W CENTRAL	03/08/23	\$309,900	WD	03-ARM'S LENGTH	\$309,900	\$183,400	59.18	\$366,889	\$121,630	\$188,270	\$178,753	1.053	(0.244)	0.244	1,740	\$108.20	401-S	105.3240	TWO STORY		\$119,210		ALL RESIDENTIAL	401	62
70-17-19-278-001	223 WOODLAWN	05/26/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$188,000	57.85	\$375,903	\$147,252	\$177,748	\$166,649	1.067	(0.230)	0.230	1,323	\$134.35	401-S	12.6374	ONE STORY		\$141,349		ALL RESIDENTIAL	401	63
70-16-24-131-013	64 S WINTERHALDER	12/29/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$255,100	59.33	\$510,259	\$134,524	\$295,476	\$273,849	1.079	(0.218)	0.218	1,970	\$149.99	401-S	107.8976	ONE STORY		\$126,533		ALL RESIDENTIAL	401	58
70-16-24-226-005	154 W MAIN	07/10/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$139,400	56.90	\$278,736	\$105,126	\$139,874	\$126,533	1.105	(0.191)	0.191	1,488	\$94.00	401-S	110.5435	TWO STORY		\$102,180		ALL RESIDENTIAL	401	63
70-17-19-101-030	38 S ELM	04/26/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$160,200	55.24	\$320,496	\$90,616	\$199,384	\$167,544	1.190	(0.107)	0.107	1,379	\$144.59	401-S	104.3616	TWO STORY		\$65,150		ALL RESIDENTIAL	401	72
70-17-19-251-025	280 WALL	08/28/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$143,800	54.26	\$287,518	\$114,989	\$150,011	\$129,745	1.193	(0.104)	0.104	1,235	\$121.47	401-S	16.9676	TWO STORY		\$112,398		ALL RESIDENTIAL	401	61
70-17-19-226-021	28 SANFORD	10/13/22	\$272,500	WD	03-ARM'S LENGTH	\$272,500	\$206,500	55.44	\$413,043	\$101,518	\$270,982	\$227,050	1.193	(0.103)	0.103	2,176	\$124.53	401-S	35.4416	TWO STORY		\$93,665		ALL RESIDENTIAL	401	71
70-16-24-226-015	30 PINE	11/13/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$149,300	54.29	\$298,630	\$77,733	\$197,267	\$160,997	1.225	(0.071)	0.071	1,590	\$124.07	401-S	122.5281	TWO STORY		\$72,803		ALL RESIDENTIAL	401	68
70-17-19-101-011	29 S STATE	11/29/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$117,700	52.31	\$235,327	\$92,964	\$132,036	\$103,759	1.273	(0.024)	0.024	1,184	\$111.52	401-S	127.2525	TWO STORY		\$85,150		ALL RESIDENTIAL	401	66
70-17-19-226-012	607 E CENTRAL	02/01/23	\$257,500	WD	03-ARM'S LENGTH	\$257,500	\$134,200	52.12	\$268,421	\$87,925	\$169,575	\$131,552	1.289	(0.008)	0.008	1,336	\$126.93	401-S	32.3826	TWO STORY		\$86,853		ALL RESIDENTIAL	401	63
70-17-19-232-016	741 E LINCOLN	05/17/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$139,600	51.70	\$279,163	\$113,967	\$156,033	\$120,401	1.296	(0.001)	0.001	1,145	\$136.27	401-S	15.1265	TWO STORY		\$105,654		ALL RESIDENTIAL	401	61
70-17-19-231-005	112 S FAIRVIEW	07/12/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$145,400	51.02	\$290,815	\$184,842	\$100,158	\$77,237	1.297	0.000	0.000	1,413	\$70.88	401-S	22.6265	ONE STORY		\$182,221		ALL RESIDENTIAL	401	45
70-17-19-252-026	279 WALL	08/01/23	\$350,000	LC	03-ARM'S LENGTH	\$350,000	\$179,600	51.31	\$359,116	\$114,539	\$235,461	\$178,256	1.321	0.024	0.024	1,588	\$148.28	401-S	9.7686	TWO STORY		\$112,398		ALL RESIDENTIAL	401	66
70-17-19-204-010	134 WALL	11/03/23	\$357,000	WD	03-ARM'S LENGTH	\$357,000	\$182,600	51.15	\$365,125	\$104,103	\$252,897	\$190,242	1.329	0.033	0.033	1,769	\$142.96	401-S	132.9345	TWO STORY		\$95,368		ALL RESIDENTIAL	401	70
70-17-19-228-001	610 E CENTRAL	05/02/22	\$456,000	WD	03-ARM'S LENGTH	\$456,000	\$232,300	50.94	\$464,575	\$141,705	\$314,295	\$235,319	1.336	0.039	0.039	1,491	\$120.79	401-S	38.0310	TWO STORY		\$132,834		ALL RESIDENTIAL	401	86
70-17-19-251-007	215 S MAPLE	06/23/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$143,200	50.25	\$286,325	\$107,038	\$177,962	\$130,671	1.362	0.065	0.065	1,234	\$144.22	401-S	15.3725	TWO STORY		\$102,180		ALL RESIDENTIAL	401	77
70-17-19-202-013	505 E CENTRAL	11/30/22	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$195,900	50.24	\$391,789	\$116,116	\$275,784	\$200,920	1.363	0.066	0.066	1,593	\$171.87	401-S	113.8505	TWO STORY		\$112,398		ALL RESIDENTIAL	401	80
70-17-19-277-013	644 E LINCOLN	12/22/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$248,000	49.60	\$495,948	\$158,517	\$341,483	\$245,931	1.389	0.092	0.092	1,758	\$194.25	401-S	5.4752	TWO STORY		\$152,759		ALL RESIDENTIAL	401	80
70-17-19-232-007	727 E LINCOLN	09/15/23	\$466,000	WD	03-ARM'S LENGTH	\$466,000	\$229,500	49.25	\$459,033	\$125,929	\$340,071	\$242,778	1.401	0.104	0.104	1,764	\$192.78	401-S	20.2516	TWO STORY		\$122,616		ALL RESIDENTIAL	401	80
70-17-19-101-029	34 S ELM	12/01/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$147,400	49.13	\$294,703	\$96,907	\$203,093	\$144,161	1.409	0.112	0.112	1,330	\$152.70	401-S	140.8797	TWO STORY		\$93,665		ALL RESIDENTIAL	401	74
70-16-24-228-041	105 W CENTRAL	03/01/23	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$160,900	48.91	\$321,757	\$86,362	\$242,638	\$171,564	1.414	0.118	0.118	1,576	\$153.96	401-S	141.4271	TWO STORY		\$76,635		ALL RESIDENTIAL	401	76
70-17-19-203-012	36 S DIVISION	03/26/24	\$306,500	WD	03-ARM'S LENGTH	\$306,500	\$150,000	48.94	\$300,094	\$111,264	\$195,236	\$137,626	1.419	0.122	0.122	1,438	\$135.77	401-S	29.0409	TWO STORY		\$105,586		ALL RESIDENTIAL	401	68
70-17-19-278-024	724 E LINCOLN	10/12/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$145,200	48.40	\$290,485	\$107,200	\$192,800	\$133,584	1.443	0.147	0.147	1,159	\$166.35	401-S	4.1698	TWO STORY		\$102,180		ALL RESIDENTIAL	401	68
70-16-24-230-028	39 LAWRENCE	05/31/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$156,600	48.18	\$313,155	\$96,926	\$228,074	\$157,595	1.447	0.150	0.150	1,206	\$189.12	401-S	144.7215	TWO STORY		\$93,665		ALL RESIDENTIAL	401	76
70-17-19-203-011	29 S PARK	06/23/23	\$272,488	WD	03-ARM'S LENGTH	\$272,488	\$125,900	46.20	\$262,859	\$106,168	\$166,320	\$114,202	1.456	0.160	0.160	1,163	\$143.01	401-S	145.6369	TWO STORY		\$102,180		ALL RESIDENTIAL	401	65
70-17-19-205-015	140 S PARK	07/18/23	\$279,900	WD	03-ARM'S LENGTH	\$279,900	\$132,700	47.41	\$265,381	\$88,976	\$190,924	\$128,570	1.485	0.188	0.188	1,365	\$139.87	401-S	11.1956	TWO STORY		\$85,150		ALL RESIDENTIAL	401	66
70-17-19-202-014	511 E CENTRAL	06/30/22	\$381,000	WD	03-ARM'S LENGTH	\$381,000	\$174,700	45.85	\$359,607	\$117,298	\$263,702	\$176,603	1.493	0.196	0.196	1,434	\$183.89	401-S	149.3190	TWO STORY		\$110,695		ALL RESIDENTIAL	401	79
70-17-19-253-017	256 S DIVISION	07/20/23	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$151,400	46.95	\$302,851	\$115,091	\$207,409	\$136,846	1.516	0.219	0.219	1,216	\$170.57	401-S	14.8396	TWO STORY		\$112,398		ALL RESIDENTIAL	401	69
70-16-24-201-004	336 W MAIN	03/01/24	\$322,500	WD	03-ARM'S LENGTH	\$322,500	\$150,300	46.60	\$300,561	\$101,183	\$221,317	\$145,314	1.523	0.226	0.226	1,452	\$152.42	401-S	152.3031	TWO STORY		\$93,665		ALL RESIDENTIAL	401	62
70-17-19-230-015	140 S GOODRICH	11/27/23	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$122,600	46.44	\$245,269	\$99,124	\$164,876	\$106,516	1.548	0.251	0.251	936	\$176.15	401-S	16.1103	TWO STORY		\$91,962		ALL RESIDENTIAL	401	62
70-16-24-228-009	56 W CHERRY	03/15/24	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$143,800	44.25	\$296,947	\$87,307	\$237,693	\$152,793	1.556	0.259	0.259	1,602	\$148.37	401-S	155.5655	TWO STORY		\$83,447		ALL RESIDENTIAL	401	75
70-17-19-228-001	610 E CENTRAL	04/17/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$232,300	45.55	\$464,575	\$141,705	\$368,295	\$235,319	1.565	0.268	0.268	1,491	\$247.01	401-S	156.5090	TWO STORY						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ad. Sale \$	Cus/mst.	Asd/Adj. Sale	Cur. Appraisal	Land + Yrd	Bldg. Residual	Cost Man. \$	E.C.F.	Deviation	Abs Deviation	Floor Area	Sq/Ft. F.	ECF Area	Dev. by Mean %	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.
70-16-24-176-006	512 W WILLIAM	04/01/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$159,500	53.17	\$39,060	\$118,541	\$13,459	\$179,516	1.011	-0.128143	0.128	1,648	\$110.11	4016	10.8542	TWO STORY		\$112,680		ALL RESIDENTIAL	401	65
70-16-24-152-040	600 W ALICE	04/28/23	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$205,200	52.63	\$410,332	\$167,245	\$222,655	\$217,325	1.023	-0.115855	0.116	1,532	\$145.34	4016	11.9411	ONE STORY		\$150,240		ALL RESIDENTIAL	401	58
70-16-24-254-003	251 W TAYLOR	06/16/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$149,400	49.80	\$298,818	\$123,051	\$176,949	\$157,356	1.128	-0.014457	0.014	1,268	\$139.55	4016	11.4512	ONE STORY		\$112,680		ALL RESIDENTIAL	401	58
70-16-24-256-012	226 HUIZENGA	08/11/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$185,100	49.36	\$370,298	\$131,224	\$243,776	\$214,032	1.139	0	0.000	2,082	\$117.09	4016	11.5654	TWO STORY		\$125,200		ALL RESIDENTIAL	401	64
70-16-24-176-008	236 S 101ST	11/30/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$146,600	48.37	\$293,261	\$121,682	\$178,318	\$153,607	1.161	0.021903	0.022	1,382	\$129.03	4016	11.60872	TWO STORY		\$112,680		ALL RESIDENTIAL	401	64
70-16-24-253-002	250 TAYLOR	02/02/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$132,100	47.18	\$267,270	\$127,509	\$152,491	\$125,122	1.219	0.079772	0.080	1,036	\$147.19	4016	12.18741	ONE STORY		\$120,192		ALL RESIDENTIAL	401	60
70-16-24-256-002	412 HUIZENGA	10/26/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$121,500	46.73	\$243,091	\$105,851	\$154,149	\$122,865	1.255	0.115654	0.116	1,056	\$145.97	4016	11.9411	ONE STORY		\$100,160		ALL RESIDENTIAL	401	65

	Current	Before Removals
Median	1.139	
Mean	1.133	
Total Deviation	0.476	
Sales	7	
CDD	5.97%	
Std Dev	0.085	
2X Std Dev High	1.302	
2X Std Dev Low	0.964	
1.5X Std Dev High	1.260	
1.5X Std Dev Low	1.006	

ECF analysis for VILLAS PHASE 1 CODE 4017 & VILLAS PHASE 2 CODE 4018 & VILLAS PHASE 3 DUPLEXES CODE 4019

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Deviation	Abs Deviation	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
70-16-24-425-034	34 REGAL	05/04/22	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$257,300	57.31	\$514,629	\$68,033	\$380,967	\$434,432	0.877	(0.079)	0.079	2,120	\$179.70	4018	11.2073	ONE STORY		\$61,600		CONDOS	407	78
70-16-24-425-045	45 NEWCASTLE	11/09/22	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$147,600	54.69	\$295,288	\$52,634	\$217,266	\$239,540	0.907	(0.049)	0.049	1,150	\$188.93	4019	8.1990	ONE STORY		\$50,000		CONDOS	401	81
70-16-24-425-018	18 PRINCETON	06/24/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$161,600	52.98	\$323,286	\$65,971	\$239,029	\$250,306	0.955	(0.001)	0.001	1,184	\$201.88	4018	2.6919	ONE STORY		\$61,600		CONDOS	407	74
70-16-24-425-017	17 PRINCETON	09/16/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$236,600	53.17	\$473,284	\$67,428	\$377,572	\$394,802	0.956	0.000	0.000	2,212	\$170.69	4018	0.0000	ONE STORY		\$61,600		CONDOS	407	76
70-16-24-425-028	28 PRINCETON	04/05/23	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$181,600	51.59	\$363,278	\$65,971	\$286,029	\$289,209	0.989	0.033	0.033	1,315	\$217.51	4018	#VALUE!	ONE STORY		\$61,600		CONDOS	407	79
70-16-24-425-030	30 PRINCETON	05/04/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$196,300	50.33	\$392,552	\$65,971	\$324,029	\$317,686	1.020	0.064	0.064	1,548	\$209.32	4018	#VALUE!	ONE STORY		\$61,600		CONDOS	407	74
70-16-24-425-006	336 ROYAL PARK	05/26/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$146,100	43.61	\$300,894	\$51,933	\$283,067	\$242,180	1.169	0.212	0.212	1,506	\$187.96	4017	108.0635	ONE STORY		\$50,000		CONDOS	407	85
Totals:						\$2,545,900			\$2,545,900		\$2,107,959	\$2,168,155					\$193.71		0.9628							
									Sale. Ratio =>	52.13				E.C.F. =>	0.972				Std. Deviation=>	0.09526044						
									Std. Dev. =>	4.30				Ave. E.C.F. =>	0.982				Ave. Variance=>	#VALUE!	Coefficient of Var=>	#VALUE!				

Current	Before Removals
Median	0.956
Mean	0.982
Total Abs Dev	0.439
Sales	7.000
COD	6.56%
Std Dev	0.088
2x Std High	1.158
2x Std Low	0.805