

Com ECF Analysis Final

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Ratio	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Use Code	Land Value	Land Table	Property Class
000-07-31-276-002-00	10021 W MICHIGAN AVE	09/29/23	\$72,000	LC	03-ARM'	\$72,000	\$40,700	56.53	\$161,913	\$19,415	\$52,585	\$142,498	0.369	2,887	COMM WAREHOUSES		\$19,415	COMMERCIAL	201
002-07-31-160-015-00	121 JOHN ST	03/07/25	\$185,000	WD	03-ARM'	\$185,000	\$89,900	48.59	\$203,091	\$11,395	\$173,605	\$191,696	0.906	1,950	COMM APARTMENTS		\$11,395		201
Totals:			\$257,000			\$257,000	\$130,600		\$365,004		\$226,190	\$334,194							
								Sale. Ratio =>	50.82				E.C.F. =>	0.677					
								Std. Dev. =>	5.61				Ave. E.C.F. =>	0.637					

Use .637