

Spaulding 2023 Neighborhood 4010

| Parcel Number       | Street Address | Sale Date | Sale Price       | Instr. | Adj. Sale \$     | Asd. when Sold   | Asd/Adj. Sale          | Cur. Appraisal   | Land + Yard | Bldg. Residual   | Cost Man. \$             | E.C.F.       | ECF Area        | Dev. by Mean (%)               | Land Value | Land Table   | Property Class | Building Depr. |  |
|---------------------|----------------|-----------|------------------|--------|------------------|------------------|------------------------|------------------|-------------|------------------|--------------------------|--------------|-----------------|--------------------------------|------------|--------------|----------------|----------------|--|
| 09-11-5-05-3236-000 | 2553 IOWA      | 09/09/20  | \$22,200         | WD     | \$22,200         | \$15,300         | 68.92                  | \$37,864         | \$5,913     | \$16,287         | \$68,127                 | 0.239        | GENGA           | 60.8762                        | \$5,913    | GROUP 3 - E/ | 401            | 52             |  |
| 09-11-5-05-3209-000 | 2516 KANSAS    | 06/12/20  | \$27,000         | WD     | \$27,000         | \$15,300         | 56.67                  | \$37,780         | \$5,385     | \$21,615         | \$69,074                 | 0.313        | GENGA           | 26.4399                        | \$5,385    | GROUP 3 - E/ | 401            | 52             |  |
| 09-11-5-05-3370-000 | 2285 NEBRASKA  | 02/23/22  | \$36,000         | QC     | \$36,000         | \$18,200         | 50.56                  | \$39,836         | \$5,913     | \$30,087         | \$72,332                 | 0.416        | GENGA           | 24.9578                        | \$5,913    | GROUP 3 - E/ | 401            | 57             |  |
| 09-11-5-05-3404-000 | 2251 KANSAS    | 02/23/22  | \$40,700         | WD     | \$40,700         | \$20,200         | 49.63                  | \$44,420         | \$5,913     | \$34,787         | \$82,106                 | 0.424        | GENGA           | 15.7510                        | \$5,913    | GROUP 3 - E/ | 401            | 57             |  |
| 09-11-5-05-3236-000 | 2553 IOWA      | 10/25/21  | \$35,000         | WD     | \$35,000         | \$17,300         | 49.43                  | \$37,864         | \$5,913     | \$29,087         | \$68,127                 | 0.427        | GENGA           | 13.8541                        | \$5,913    | GROUP 3 - E/ | 401            | 52             |  |
| 09-11-5-05-3106-000 | 5258 DIXIE     | 07/30/20  | \$60,100         | WD     | \$60,100         | \$26,000         | 43.26                  | \$64,306         | \$6,325     | \$53,775         | \$123,630                | 0.435        | GENGA           | 43.4968                        | \$6,325    | GROUP 3 - E/ | 401            | 57             |  |
| 09-11-5-05-3304-000 | 2462 IOWA      | 06/30/21  | \$25,000         | WD     | \$25,000         | \$11,200         | 44.80                  | \$24,658         | \$5,913     | \$19,087         | \$39,969                 | 0.478        | GENGA           | 8.7946                         | \$5,913    | GROUP 3 - E/ | 401            | 45             |  |
| 09-11-5-05-3320-001 | 2418 KANSAS    | 08/04/21  | \$55,000         | PTA    | \$55,000         | \$22,800         | 41.45                  | \$48,653         | \$6,897     | \$48,103         | \$89,034                 | 0.540        | GENGA           | 3.7048                         | \$6,897    | GROUP 3 - E/ | 401            | 57             |  |
| 09-11-5-05-3346-000 | 2295 INDIANA   | 12/17/21  | \$45,000         | PTA    | \$45,000         | \$17,100         | 38.00                  | \$37,454         | \$5,913     | \$39,087         | \$67,253                 | 0.581        | GENGA           | 58.1191                        | \$5,913    | GROUP 3 - E/ | 401            | 52             |  |
| 09-11-5-05-3206-700 | 2540 KANSAS    | 02/14/22  | \$73,000         | WD     | \$73,000         | \$24,000         | 32.88                  | \$53,032         | \$5,385     | \$67,615         | \$101,595                | 0.666        | GENGA           | 66.5533                        | \$5,385    | GROUP 3 - E/ | 401            | 57             |  |
| 09-11-5-05-3106-001 | 5259 DIXIE     | 07/30/20  | \$57,946         | WD     | \$57,946         | \$20,324         | 35.07                  | \$42,843         | \$6,928     | \$51,018         | \$76,578                 | 0.666        | GENGA           | 66.6218                        | \$6,583    | GROUP 3 - E/ | 401            | 59.0989        |  |
| 09-11-5-05-3331-000 | 2315 KANSAS    | 10/18/21  | \$78,000         | WD     | \$78,000         | \$25,900         | 33.21                  | \$56,644         | \$9,237     | \$68,763         | \$101,083                | 0.680        | GENGA           | 68.0259                        | \$9,237    | GROUP 3 - E/ | 401            | 57             |  |
| 09-11-5-05-3305-700 | 2439 KANSAS    | 10/21/21  | \$75,000         | WD     | \$75,000         | \$23,200         | 30.93                  | \$51,076         | \$5,913     | \$69,087         | \$96,299                 | 0.717        | GENGA           | 71.7424                        | \$5,913    | GROUP 3 - E/ | 401            | 57             |  |
| 09-11-5-05-3249-000 | 2535 NEBRASKA  | 12/17/21  | \$77,000         | WD     | \$77,000         | \$22,300         | 28.96                  | \$49,045         | \$5,913     | \$71,087         | \$91,968                 | 0.773        | GENGA           | 77.2953                        | \$5,913    | GROUP 3 - E/ | 401            | 57             |  |
| 09-11-5-05-3384-000 | 2221 MONTANA   | 10/05/21  | \$86,000         | WD     | \$86,000         | \$23,200         | 26.98                  | \$50,966         | \$7,279     | \$78,721         | \$93,152                 | 0.845        | GENGA           | 84.5085                        | \$5,913    | GROUP 3 - E/ | 401            | 69             |  |
| 09-11-5-05-3589-000 | 3910 PEACH     | 11/16/21  | \$62,000         | WD     | \$62,000         | \$16,900         | 27.26                  | \$36,979         | \$6,004     | \$55,996         | \$66,046                 | 0.848        | GENGA           | 28.2337                        | \$6,004    | GROUP 3 - E/ | 401            | 52             |  |
| <b>Totals:</b>      |                |           | <b>\$854,946</b> |        | <b>\$854,946</b> | <b>\$319,224</b> |                        | <b>\$713,420</b> |             | <b>\$754,202</b> | <b>\$1,306,376</b>       |              |                 | <b>1.1833</b>                  |            |              |                |                |  |
|                     |                |           |                  |        |                  |                  | <b>Sale. Ratio =</b>   | <b>37.34</b>     |             |                  | <b>E.C.F. =&gt;</b>      | <b>0.577</b> | <b>0.185292</b> |                                |            |              |                |                |  |
|                     |                |           |                  |        |                  |                  | <b>Std. Dev. =&gt;</b> | <b>11.79</b>     |             |                  | <b>Ave. E.C.F. =&gt;</b> | <b>0.565</b> | <b>44.9359</b>  | <b>Coefficient of Var=&gt;</b> |            |              |                |                |  |

There being no sales within the appropriate 2 year time frame. Consideration for ECF study from similar neighborhood located in Bridgport Twp will be used. This study indicating .577 with a range of .239 thru .848. Due to the different market influences, .435 will be used.