

4015 GRISW S TO RAVN'WD RURAL 2023 E.C.F.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	
28-018-1002-000	4221 GRISWOLD	11/24/20	\$223,250	WD	03-ARM'S LENGTH	\$223,250	\$101,100	45.29	\$264,338	\$99,292	\$123,958	\$246,706	0.502	2,592	\$47.82	4015	20.7561	MODULAR	
28-018-4014-000	4364 DOVE	12/17/20	\$154,397	WD	03-ARM'S LENGTH	\$154,397	\$73,400	47.54	\$182,064	\$93,398	\$60,999	\$132,535	0.460	1,286	\$47.43	4015	24.9767	1 STORY	
28-019-1026-000	1259 MINNESOTA	08/26/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$77,000	73.33	\$169,039	\$62,292	\$42,708	\$159,562	0.268	1,664	\$25.67	4015	44.2357	MANUFACTURED	
28-019-1027-000	1251 MINNESOTA	11/02/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$61,500	56.94	\$134,071	\$61,441	\$46,559	\$108,565	0.429	972	\$47.90	4015	28.1156	MODULAR	
28-019-3014-010	1149 MICHIGAN	03/28/22	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$11,100	5.05	\$172,679	\$33,168	\$186,732	\$208,537	0.895	1,298	\$143.86	4015	18.5426	1 STORY	
28-019-3014-020	1139 MICHIGAN	06/25/21	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$41,600	18.92	\$252,653	\$113,142	\$106,758	\$208,537	0.512	1,298	\$82.25	4015	19.8075	1 STORY	
28-019-3028-000	4020 RAVENSWOOD	07/28/20	\$129,300	WD	03-ARM'S LENGTH	\$129,300	\$47,000	36.35	\$109,414	\$40,795	\$88,505	\$102,570	0.863	1,086	\$81.50	4015	15.2864	1 STORY	
28-019-4003-150	4426 RAVENSWOOD	12/20/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,400	32.84	\$136,764	\$47,914	\$142,086	\$132,810	1.070	1,264	\$112.41	4015	35.9828	1 STORY	
28-020-1035-001	1291 40TH	11/23/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$91,200	35.08	\$214,465	\$38,475	\$221,525	\$263,064	0.842	1,425	\$155.46	4015	13.2080	1 STORY	
28-020-1035-010	1289 40TH	06/04/21	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$87,300	36.99	\$205,569	\$38,469	\$197,531	\$249,776	0.791	1,477	\$133.74	4015	8.0819	1 STORY	
28-020-1035-020	1287 40TH	03/07/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$13,000	5.31	\$173,081	\$38,459	\$206,541	\$201,229	1.026	1,859	\$111.10	4015	31.6385	1 STORY	
28-020-2031-050	1396 40TH	12/03/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$66,600	53.28	\$160,588	\$50,838	\$74,162	\$164,051	0.452	1,146	\$64.71	4015	25.7947	1 STORY	
28-020-2031-050	1396 40TH	01/25/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$66,600	34.15	\$160,588	\$50,838	\$144,162	\$164,051	0.879	1,146	\$125.80	4015	16.8750	1 STORY	
28-020-4014-000	1035 40TH	07/22/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$56,200	40.17	\$124,586	\$21,605	\$118,295	\$153,933	0.768	1,523	\$77.67	4015	5.8471	1 STORY	
28-020-4019-000	3644 RAVENSWOOD	10/12/20	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$46,800	48.75	\$107,093	\$34,630	\$61,370	\$108,315	0.567	1,618	\$37.93	4015	14.3428	MULTI-LEVEL	
28-020-4021-000	3672 RAVENSWOOD	04/30/21	\$0	LC	03-ARM'S LENGTH	\$99,700	\$54,700	54.86	\$120,215	\$24,913	\$74,787	\$142,454	0.525	1,659	\$45.08	4015	18.5025	1 STORY	
28-610-0014-000	3542 RAVENSWOOD	11/09/20	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$24,400	24.42	\$66,747	\$21,036	\$78,864	\$68,327	1.154	682	\$115.64	4015	44.4194	1 STORY	
28-610-0022-000	1054 39TH	10/21/21	\$101,500	WD	03-ARM'S LENGTH	\$101,500	\$55,800	54.98	\$129,407	\$22,566	\$78,934	\$159,703	0.494	1,823	\$43.30	4015	21.5758	1 STORY	
28-942-0007-000	3944 RAVENSWOOD	12/10/21	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$78,900	33.29	\$170,132	\$31,751	\$205,249	\$206,848	0.992	1,380	\$148.73	4015	28.2258	1 STORY	
Totals:			\$3,085,047			\$3,184,747	\$1,116,600		\$3,053,493		\$2,259,725	\$3,181,571			\$86.74		0.0240		
								Sale. Ratio =>	35.06			E.C.F. =>	0.710	Std. Deviation=>		0.25900419			
								Std. Dev. =>	17.39			Ave. E.C.F. =>	0.710	Ave. Variance=>		22.9587	Coefficient of Var=>	32.33551357	
													2023 RES NEIGHBORHOOD 4015 E.C.F.		0.710				
																			2022 ECF was 0.669

*Removed 1 sale
 Property was sold in November 2020 and as of
 December 2020 seller was still in process of getting
 renters out for new owner.
 Considered sale as outlier.