

4017 EDISON PK/RAVEN'D PK/ST CL BD 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		
28-245-0018-100	1069 WISCONSIN	12/06/19	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$65,800	44.76	\$136,046	\$14,240	\$132,760	\$138,416	0.959	1,280	\$103.72	4017	2.5024	1 STORY		
28-245-0022-000	1049 WISCONSIN	04/14/22	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$50,400	46.67	\$108,524	\$23,736	\$84,264	\$98,134	0.859	1,224	\$68.84	4017	7.5454	1 STORY		
28-245-0033-000	4224 RAVENSWOOD	01/20/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$37,000	41.11	\$80,466	\$19,260	\$70,740	\$70,840	0.999	773	\$91.51	4017	6.4470	1 STORY		
28-742-0004-101	1115 MINNESOTA	12/29/21	\$0	AFF	19-MULTI PARCEL ARM'S LI	\$337,000	\$139,200	41.31	\$282,667	\$49,696	\$287,304	\$269,642	1.066	2,168	\$132.52	4017	13.1386	1 STORY		
28-742-0004-101	1115 MINNESOTA	12/29/21	\$325,000	WD	19-MULTI PARCEL ARM'S LI	\$325,000	\$139,200	42.83	\$282,667	\$49,696	\$275,304	\$269,642	1.021	2,168	\$126.99	4017	8.6883	1 STORY		
28-742-0007-001	1039 MINNESOTA	02/07/19	\$142,900	WD	03-ARM'S LENGTH	\$142,900	\$66,400	46.47	\$173,277	\$23,263	\$119,637	\$170,470	0.702	1,157	\$103.40	4017	23.2309	1 STORY		
Totals:			\$812,900			\$1,149,900	\$498,000		\$1,063,647		\$970,009	\$1,017,146			\$104.50		1.9544			
								Sale. Ratio =>	43.31					E.C.F. =>	0.954					
								Std. Dev. =>	2.47					Ave. E.C.F. =>	0.934	Std. Deviation=>	0.13360716			
																Ave. Variance=>	10.2588	Coefficient of Var=>	10.98234918	
													2023 RES NEIGHBORHOOD 4017 E.C.F.		0.954					
													2022 ECF was 0.864							

*Minimal sales in neighborhood. Increased analysis timeframe to include additional sales since simultaneous multi-parcel sales within normal timeframe are heavy influence.