

2024 Commercial & Industrial ECF

Parcel Number	Sale Date	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
014-026-400-26	09/30/22	\$100,000	\$30,383	\$69,617	\$83,289	0.836
020-333-003-50	01/04/23	\$540,000	\$200,089	\$339,911	\$389,644	0.872
006-730-001-00	11/09/21	\$95,000	\$15,766	\$79,234	\$91,413	0.867
044-684-001-00	11/17/22	\$600,000	\$169,245	\$430,755	\$499,599	0.862
046-118-001-20	01/06/23	\$115,000	\$10,352	\$104,648	\$122,145	0.857
044-693-001-00	07/13/22	\$400,000	\$21,424	\$378,576	\$426,404	0.888
020-171-006-00	10/18/21	\$250,000	\$127,538	\$122,462	\$139,740	0.876
046-584-002-00	09/15/21	\$80,000	\$15,766	\$64,234	\$72,877	0.881
Totals:		\$2,180,000		\$1,589,437	\$1,825,111	
						E.C.F. => 0.871
						Ave. E.C.F. => 0.867

2024 COM & IND ECF USED 0.871

*Used values from other units due to the lack of sales in Claybanks Township

2024 Residential ECF

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Ammt.	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Mean \$	E.C.F.	Floor Area
016-016-400-03	7097 S 98TH AVE	06/14/22	\$97,000	\$48,000	49.48	\$95,906	\$69,187	\$108,949	0.635	2,296
016-024-300-03	7876 S 56TH AVE	05/19/22	\$255,000	\$120,200	47.14	\$240,412	\$163,119	\$237,650	0.686	2,434
016-025-400-04	5156 W ROOSEVELT RD	04/26/21	\$160,000	\$85,000	53.13	\$169,972	\$122,472	\$167,863	0.730	1,782
016-002-300-01	5282 S 48TH AVE	06/16/21	\$250,000	\$113,600	45.44	\$227,166	\$83,291	\$100,762	0.827	1,611
016-450-001-00	8045 S SCENIC DR	08/13/21	\$430,000	\$232,300	54.02	\$464,509	\$141,636	\$160,132	0.884	1,230
016-002-200-09	5853 W STONY LAKE RD	08/30/22	\$150,000	\$50,500	33.67	\$101,024	\$129,527	\$126,882	1.005	2,020
016-250-018-00	4966 S JEAN ST	09/07/21	\$300,000	\$116,400	38.80	\$232,739	\$262,716	\$260,955	1.007	1,200
016-034-200-04	8913 S 48TH AVE	01/06/23	\$240,000	\$81,200	33.83	\$162,352	\$195,342	\$188,310	1.037	1,746
016-100-018-00	7652 W STONY LAKE RD	05/31/22	\$299,990	\$120,300	40.10	\$250,650	\$216,492	\$184,088	1.176	1,102
016-024-100-02	5291 W WILKE RD	10/28/22	\$255,000	\$85,900	34.08	\$173,802	\$165,377	\$134,686	1.228	1,400
016-026-200-04	8023 S 56TH AVE	04/20/22	\$185,000	\$50,500	27.30	\$101,039	\$161,300	\$123,742	1.304	1,234
016-002-100-05	6125 W STONY LAKE RD	09/28/22	\$428,000	\$117,000	27.34	\$234,055	\$356,605	\$260,256	1.370	2,882
016-023-100-02	7336 S 48TH AVE	12/22/22	\$240,000	\$58,200	24.25	\$116,368	\$221,700	\$156,909	1.413	1,320
016-250-019-00	7742 W STONY LAKE RD	07/13/22	\$168,400	\$60,800	36.10	\$121,598	\$125,229	\$86,373	1.450	768

Totals:	\$3,458,390	\$1,340,900	\$2,691,592	\$2,413,993	\$2,299,557	1.050
	Sale. Ratio =>	38.77	E.C.F. =>	1.054	Ave. E.C.F. =>	1.054
	Std. Dev. =>	9.70				

2024 Residential ECF 1.050

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Ammt.	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Mean \$	E.C.F.	Floor Area
016-035-300-06	9524 S 48TH AVE	07/23/21	\$225,000	\$45,600	20.27	\$135,204	\$197,150	\$136,063	1.449	1,000
016-033-400-12	9351 S INDIAN HILLS RD	06/28/21	\$2,400,000	\$661,200	35.88	\$1,722,368	\$1,811,572	\$855,158	2.118	7,800
016-350-036-00	8485 S SURFSIDE DR	12/31/21	\$582,000	\$121,800	20.93	\$243,521	\$479,650	\$131,322	3.652	810
016-350-036-00	8485 S SURFSIDE DR	07/30/21	\$575,000	\$107,800	18.75	\$215,603	\$487,650	\$116,594	4.182	810
016-033-400-05	9309 S INDIAN HILLS RD	06/28/21	\$1,450,000	\$455,900	31.44	\$911,889	\$637,862	\$107,490	5.934	1,302
016-650-007-00	6337 S WHISKEY CREEK TRL	09/23/21	\$600,000	\$157,900	26.32	\$315,880	\$421,550	\$130,277	3.236	1,344
016-004-300-02	5321 S 96TH AVE	08/20/21	\$650,000	\$52,500	8.08	\$229,762	\$508,296	\$146,763	3.463	1,688
016-350-036-00	8485 S SURFSIDE DR	12/31/21	\$582,000	\$121,800	20.93	\$243,521	\$479,650	\$131,322	3.652	810
016-350-019-00	8460 S MICHAGO RD	11/23/21	\$405,000	\$130,400	32.20	\$260,878	\$376,602	\$211,345	1.782	1,780
016-600-036-00	7802 W CAMPBELL CT	09/27/21	\$325,000	\$67,200	20.68	\$134,483	\$282,869	\$131,931	2.144	1,392
016-027-100-01	7046 W WEBSTER RD	01/20/22	\$365,000	\$92,300	25.29	\$184,692	\$245,985	\$105,083	2.341	1,708
016-004-400-03	5394 S 96TH AVE	05/06/22	\$259,000	\$38,400	14.83	\$76,800	\$240,700	\$93,600	2.572	1,080
016-016-300-05	7139 S SCENIC DR	04/08/22	\$1,275,000	\$493,000	38.67	\$985,972	\$814,764	\$462,796	1.761	3,578
016-350-032-00	8445 S SURFSIDE DR	01/11/22	\$715,000	\$210,100	29.38	\$420,129	\$450,889	\$171,826	2.624	1,750
016-150-006-00	6698 W WEBSTER RD	12/08/21	\$125,000	\$21,900	17.52	\$43,852	\$113,769	\$54,368	2.093	840
016-350-011-00	8446 S SUNSET DR	08/26/21	\$490,000	\$126,700	25.86	\$253,453	\$485,150	\$206,035	2.209	2,504
016-028-100-03	8058 S SCENIC DR	09/30/21	\$200,000	\$40,400	20.20	\$80,740	\$172,150	\$48,082	3.580	0
016-008-100-04	5727 S SCENIC DR	05/11/22	\$830,000	\$482,900	58.18	\$965,881	\$126,247	\$12,118	(10.418)	1,248
016-016-300-04	7113 S SCENIC DR	01/25/23	\$530,000	\$604,400	114.04	\$1,208,763	(\$345,511)	\$336,518	(1.026)	1,908
016-023-100-08	6025 W WILKE RD	10/05/21	\$11,800	\$58,500	495.76	\$117,062	(\$29,050)	\$96,593	(0.301)	2,056
016-021-100-18	7447 S SCENIC DR	10/22/21	\$525,000	\$454,500	86.57	\$909,087	(\$12,779)	\$280,021	(0.046)	1,805
016-023-100-08	6025 W WILKE RD	11/09/21	\$90,000	\$58,500	65.00	\$117,062	\$49,150	\$96,593	0.509	2,056

NOT USING

2024 Agricultural ECF

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Cur. Asmnt.	Asc/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
016-002-300-01	5282 S 48TH AVE	06/16/21	\$250,000	\$113,600	45.44	\$227,166	\$128,007	\$121,993	\$125,677	0.971
011-036-200-03	S 64TH AVENUE	11/21/22	\$35,000	\$33,200	94.86	\$63,432	\$3,720	\$31,280	\$62,257	0.502
011-002-200-09	5921 W BASELINE ROAD	08/04/21	\$70,000	\$26,500	37.86	\$52,904	\$23,380	\$46,620	\$48,403	0.963
016-016-400-03	7097 S 38TH AVE	06/14/22	\$97,000	\$48,000	49.48	\$95,906	\$92,603	\$4,397	\$3,711	1.185
Totals:			\$452,000	\$221,300	48.96	\$439,408	\$204,290	\$240,048	E.C.F. =>	0.851
				Sale. Ratio =>	25.75			Ave. E.C.F. =>		0.905
				Std. Dev. =>						

2024 Agricultural ECF 0.851

016-025-400-04	5156 W ROOSEVELT RD	04/26/21	\$160,000	\$85,000	53.13	\$169,972	\$165,912	(\$5,912)	\$5,146	(1.149)
016-004-300-02	5321 S 36TH AVE	08/20/21	\$650,000	\$52,500	8.08	\$229,762	\$200,020	\$49,980	\$37,696	11.937
016-024-100-02	5291 W WILKE RD	10/28/22	\$255,000	\$86,900	34.08	\$173,802	\$160,508	\$94,492	\$14,937	6.326
016-002-100-05	6125 W STONY LAKE RD	09/28/22	\$428,000	\$117,000	27.34	\$234,055	\$186,486	\$241,514	\$53,448	4.519