

**2025 ECF**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
55-001-149-00	505 W APPLE	02/22/24	\$160,000	\$160,000	\$62,500	39.06	\$161,267	\$63,872	\$96,128	\$120,092	0.800	55-001-148-00
55-001-175-10	533 W STATE ST	09/30/22	\$270,000	\$270,000	\$148,900	55.15	\$286,396	\$92,038	\$177,962	\$239,652	0.743	
55-001-177-00	725 W STATE ST	04/21/22	\$440,000	\$440,000	\$326,800	74.27	\$451,813	\$173,608	\$266,392	\$343,039	0.777	
55-040-014-00	220 W COLFAX	09/25/23	\$300,000	\$300,000	\$152,300	50.77	\$334,590	\$72,409	\$227,591	\$323,281	0.704	
55-135-004-00	1510 N BROADWAY	05/30/23	\$625,000	\$625,000	\$184,300	29.49	\$613,544	\$96,430	\$528,570	\$637,625	0.829	
55-140-009-00	1235 W STATE ST	09/15/22	\$300,000	\$300,000	\$118,200	39.40	\$318,359	\$130,066	\$169,934	\$232,174	0.732	
55-140-012-00	1105 W STATE ST	06/29/23	\$865,000	\$865,000	\$265,100	30.65	\$848,307	\$464,861	\$400,139	\$472,806	0.846	
55-201-021-00	205 N MICHIGAN AVE	01/23/23	\$350,000	\$350,000	\$76,600	21.89	\$278,622	\$52,920	\$297,080	\$278,301	1.067	
55-201-083-00	119 E STATE ST	07/21/23	\$170,000	\$170,000	\$84,400	49.65	\$161,619	\$29,227	\$140,773	\$163,245	0.862	
55-201-086-02	111 E STATE ST	06/24/22	\$179,000	\$179,000	\$92,700	51.79	\$227,082	\$25,163	\$153,837	\$248,975	0.618	
55-201-091-00	103 W STATE ST	11/21/23	\$290,000	\$290,000	\$129,900	44.79	\$290,801	\$21,164	\$268,836	\$332,475	0.809	
55-201-131-00	124 E STATE ST	09/29/23	\$125,000	\$125,000	\$50,700	40.56	\$134,935	\$18,641	\$106,359	\$143,396	0.742	
55-201-139-00	150 E STATE ST	05/15/23	\$271,000	\$271,000	\$98,700	36.42	\$249,793	\$19,709	\$251,291	\$283,704	0.886	
55-201-245-00	110 W CENTER	01/17/23	\$575,000	\$575,000	\$283,900	49.37	\$572,202	\$64,799	\$510,201	\$625,651	0.815	
55-250-013-00	1425 S HANOVER ST	05/31/23	\$399,900	\$399,900	\$150,000	37.51	\$453,595	\$275,531	\$124,369	\$222,025	0.560	55-250-013-50
55-255-034-01	920 E CLINTON	06/21/22	\$2,500,000	\$2,500,000	\$1,550,400	62.02	\$2,742,884	\$603,549	\$1,896,451	\$2,667,500	0.711	55-245-005-00, 55-230-001-00, 55-230-002-00
55-600-002-10	1025 W M 43 HWY	04/20/23	\$1,350,000	\$1,350,000	\$487,700	36.13	\$1,440,353	\$832,815	\$517,185	\$749,122	0.690	
55-600-025-00	770 S COOK	12/15/23	\$1,724,058	\$1,724,058	\$1,234,900	71.63	\$1,702,820	\$311,965	\$1,412,093	\$1,734,233	0.814	
<b>Totals:</b>			<b>\$10,893,958</b>	<b>\$10,893,958</b>	<b>\$5,498,000</b>		<b>\$11,268,982</b>		<b>\$7,545,191</b>	<b>\$9,817,298</b>		
						<b>Sale. Ratio =&gt;</b>	<b>50.47</b>	<b>USE</b>		<b>E.C.F. =&gt;</b>	<b>0.769</b>	
						<b>Std. Dev. =&gt;</b>	<b>14.03</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.778</b>	

**Outliers Removed:**

55-055-007-00	203 E WOODLAWN AVE	11/08/23	\$170,000	\$170,000	\$232,600	136.82	\$539,842	\$156,650	\$13,350	\$477,796	0.028	55-055-024-10
55-201-187-00	214 S HANOVER ST	04/12/23	\$229,500	\$229,500	\$86,700	37.78	\$107,724	\$25,607	\$203,893	\$102,390	1.991	
55-250-026-00	1530 S HANOVER ST	04/19/22	\$990,000	\$990,000	\$161,500	16.31	\$485,576	\$248,600	\$741,400	\$292,202	2.537	
55-201-255-00	321 S MICHIGAN AVE	01/02/24	\$100,000	\$100,000	\$92,400	92.40	\$150,049	\$40,024	\$59,976	\$135,666	0.442	
55-201-011-00	329 N BROADWAY	11/29/23	\$165,000	\$165,000	\$79,600	48.24	\$110,649	\$28,104	\$136,896	\$102,097	1.341	55-201-012-00
55-201-082-00	129 E STATE ST	02/13/23	\$146,500	\$146,500	\$55,200	37.68	\$103,233	\$18,937	\$127,563	\$103,941	1.227	