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**2025 ECF Neighborhoods**  
**Percent Change Report**

<b>Neighborhood</b>	<b>Change</b>	<b>Parcel Count</b>
4002 West State Road	8.349%	159
4005 (Previously 4014)	0.574%	88
4010 Eastern Central City	3.786%	422
4011 East State Street	14.236%	44
4012 Sweezy's Pond	1.023%	43
4013 High School District	3.676%	123
4014 Barfield	19.765%	46
4030 Woodlawn North	2.262%	90
4035 Newer in Woodlawn North	4.503%	99
4038 Woodlawn North Condos	5.194%	25
4040 Woodlawn South	0.433%	307
4050 Northern Central City	3.721%	200
4090 Southern Central City	10.408%	584
4200 FMR COM 2010 ECF Area	10.260%	105
4420 Riverwalk Condos	1.686%	20
4430 Ivy Woods Condos	4.009%	20
4435 Cherry Hill Condos AND 4440 Woodlawn South Condos	0.485%	34

# City of Hastings ECF Map

City of Hastings

Parcels

ECF Neighborhood

NA

1000

2000

2020

3000

4001

4002

4005

4010

4011

4012

4013

4014

4030

4035

4040

4050

4090

4200

4400

4420



4002

Parcel Number	Map	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
55-015-014-00	1	828 N BROADWAY	09/29/22	\$184,000	\$184,000	41.09	\$168,960	\$153,468	\$126,998	1.208	4002	RANCH
55-015-021-00	2	301 W STATE	10/23/23	\$275,000	\$275,000	47.31	\$289,567	\$219,043	\$214,321	1.022	4002	RANCH
55-015-024-00	3	710 N TAFFEE	08/10/22	\$160,000	\$160,000	40.81	\$147,677	\$134,340	\$111,942	1.200	4002	RANCH
55-060-019-00	4	512 N MONROE	06/09/23	\$255,000	\$255,000	33.45	\$188,510	\$210,478	\$132,099	1.593	4002	RANCH
55-060-037-00	5	526 W PRAIRIE	09/18/23	\$226,400	\$226,400	34.05	\$171,711	\$203,620	\$136,634	1.490	4002	BI-LEVEL
55-075-001-20	6	701 W HIGH	04/07/23	\$264,900	\$242,400	43.61	\$234,154	\$194,069	\$170,480	1.138	4002	RANCH

<b>Totals:</b>				<b>\$1,365,300</b>	<b>\$1,342,800</b>		<b>\$1,200,579</b>	<b>\$1,115,018</b>	<b>\$892,474</b>			
				<b>40.15</b>						<b>1.249</b>	<b>0.21926127</b>	
				<b>5.41</b>						<b>1.275</b>	<b>17.7586</b>	<b>13.92376708</b>

4005

ID # on		Asd/Adj.										
Parcel Number	Map	Street Address	Sale Date	Sale Price	Adj. Sale \$	Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
55-020-013-50	1	530 E THORN	07/07/23	\$190,000	\$190,000	36.79	\$165,387	\$168,201	\$127,861	1.315	4005	RANCH
55-020-028-00	2	707 E MILL ST	04/19/23	\$155,000	\$155,000	48.90	\$161,701	\$133,161	\$124,543	1.069	4005	1.5/1.75/2 STY
55-020-046-00	3	545 E THORN	03/02/23	\$186,000	\$186,000	45.97	\$195,589	\$158,047	\$149,275	1.059	4005	1.75 STY
55-020-048-00	4	529 E THORN	12/28/23	\$200,000	\$190,000	49.21	\$199,341	\$140,441	\$133,377	1.053	4005	2 STY
55-130-007-50	5	700 E MILL ST	12/13/23	\$210,000	\$210,000	37.14	\$166,684	\$184,600	\$125,809	1.467	4005	1.5/1.75/2 STY
55-130-023-20	6	1116 E STATE	05/20/22	\$330,000	\$330,000	40.09	\$325,582	\$258,956	\$226,659	1.142	4005	MODULAR
<b>Totals:</b>				<b>\$1,271,000</b>	<b>\$1,261,000</b>		<b>\$1,214,284</b>	<b>\$1,043,406</b>	<b>\$887,524</b>			
										<b>E.C.F. =&gt;</b>	<b>0.170474</b>	
										<b>Ave. E.C.F. =&gt;</b>	<b>1.176</b>	<b>13.8020</b>
											<b>1.184</b>	<b>11.65344389</b>



Parcel Number	ID # on Map	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
55-201-187-00	1	214 S HANOVER	04/13/23	\$229,500	\$229,500	37.78	\$210,405	\$209,919	\$155,521	1.350	4010	1.5/1.75/2 STY
55-201-190-00	2	426 E COURT	06/10/22	\$180,000	\$180,000	29.00	\$147,382	\$152,213	\$97,469	1.562	4010	1.75 STY
55-201-211-00	3	438 E CENTER	06/16/22	\$161,500	\$161,500	38.02	\$171,403	\$142,079	\$123,865	1.147	4010	1.25 STY
55-205-021-00	4	310 S DIBBLE	08/16/22	\$199,000	\$199,000	26.53	\$147,236	\$181,043	\$105,362	1.718	4010	1.5/1.75/2 STY
55-210-001-00	5	811 E MADISON	12/19/23	\$156,000	\$156,000	29.29	\$107,891	\$140,159	\$71,760	1.953	4010	RANCH
55-210-006-00	6	911 E MADISON	03/10/23	\$130,000	\$130,000	32.38	\$117,833	\$113,523	\$82,605	1.374	4010	1+ STY
55-220-076-00	7	619 S HANOVER	05/25/23	\$204,000	\$204,000	35.34	\$164,350	\$182,839	\$116,698	1.567	4010	1.5/1.75/2 STY
55-220-086-00	8	519 E BOND	06/30/22	\$172,900	\$172,900	33.66	\$162,862	\$147,481	\$112,015	1.317	4010	1.5/1.75/2 STY
55-220-096-00	9	420 E BOND	01/18/24	\$233,000	\$233,000	40.94	\$218,064	\$207,611	\$157,029	1.322	4010	1.5/1.75/2 STY
55-220-099-00	10	717 S HANOVER	10/28/22	\$182,000	\$182,000	22.64	\$158,072	\$161,373	\$112,017	1.441	4010	1.75 STY
55-220-109-00	11	730 S HANOVER	02/15/24	\$147,100	\$147,100	55.40	\$186,132	\$124,062	\$132,921	0.933	4010	1.75 STY
55-220-135-00	12	411 E CLINTON	04/21/22	\$155,000	\$155,000	41.55	\$178,547	\$124,718	\$120,835	1.032	4010	RANCH
55-220-148-00	13	927 S EAST	06/17/22	\$199,000	\$199,000	28.29	\$179,965	\$177,156	\$128,868	1.375	4010	2 STY
55-220-153-00	14	901 S HANOVER	10/30/23	\$160,000	\$160,000	65.75	\$240,898	\$132,341	\$173,789	0.762	4010	1.75 STY
55-220-161-00	15	910 S HANOVER	04/15/22	\$151,000	\$151,000	40.33	\$169,172	\$126,731	\$118,095	1.073	4010	1.75 STY
55-220-164-00	16	920 S HANOVER	11/02/22	\$140,000	\$140,000	41.00	\$160,722	\$116,551	\$111,877	1.042	4010	2 STY
55-220-164-00	17	920 S HANOVER	09/28/23	\$199,000	\$199,000	35.33	\$160,722	\$175,551	\$111,877	1.569	4010	2 STY
55-220-187-00	18	502 E MARSHALL	09/21/22	\$185,000	\$185,000	26.27	\$138,147	\$148,851	\$83,128	1.791	4010	1.75 STY
55-220-189-00	19	1029 S EAST	09/20/22	\$180,000	\$180,000	28.83	\$149,353	\$152,007	\$98,908	1.537	4010	RANCH
55-220-193-00	20	436 E SOUTH	05/13/22	\$200,000	\$200,000	26.90	\$195,438	\$178,565	\$141,812	1.259	4010	CAPE COD
55-220-194-00	21	420 E SOUTH	03/03/23	\$195,500	\$195,500	25.17	\$137,654	\$173,150	\$93,972	1.843	4010	1.5 STY
55-225-003-40	22	604 E HUBBLE	05/19/22	\$183,000	\$183,000	30.38	\$155,745	\$163,579	\$111,104	1.472	4010	2 STY
55-225-011-00	23	1228 S MONTGOMERY	09/07/23	\$165,000	\$165,000	33.45	\$125,623	\$143,301	\$84,698	1.692	4010	RANCH
55-225-013-00	24	1229 S DIBBLE	05/19/23	\$165,000	\$165,000	35.33	\$171,582	\$138,149	\$117,955	1.171	4010	RANCH
55-225-021-00	25	1328 S MONTGOMERY	09/19/22	\$190,000	\$190,000	42.95	\$228,385	\$154,979	\$157,591	0.983	4010	1.5/1.75/2 STY
55-225-022-00	26	1318 S MONTGOMERY	12/04/23	\$225,000	\$225,000	47.82	\$226,856	\$192,432	\$158,344	1.215	4010	BH-LEVEL
55-235-055-00	27	603 E BOND	04/04/22	\$183,000	\$183,000	29.34	\$150,551	\$161,880	\$105,486	1.535	4010	1.5/1.75/2 STY
55-235-069-00	28	737 E BOND	08/09/23	\$190,000	\$190,000	31.11	\$135,226	\$170,457	\$94,281	1.808	4010	1.5/1.75/2 STY
55-235-070-00	29	804 E GRAND	06/16/23	\$120,000	\$120,000	50.83	\$138,149	\$99,793	\$96,122	1.038	4010	1.5/1.75/2 STY
55-235-076-00	30	833 E BOND	05/31/23	\$199,000	\$199,000	38.29	\$200,159	\$163,068	\$133,844	1.218	4010	1.5/1.75/2 STY
55-235-089-00	31	729 E MADISON	11/02/22	\$115,000	\$115,000	48.70	\$156,382	\$94,855	\$111,033	0.854	4010	1.25 STY
55-235-093-00	32	614 E BOND	09/29/23	\$90,000	\$90,000	51.89	\$106,305	\$68,023	\$68,727	0.990	4010	RANCH
55-235-096-00	33	727 S DIBBLE	09/30/22	\$189,900	\$189,900	27.65	\$178,467	\$160,220	\$121,261	1.321	4010	1.75 STY
55-240-017-00	34	727 E CLINTON	09/15/22	\$199,900	\$199,900	26.81	\$201,313	\$176,696	\$145,158	1.217	4010	2 STY
55-240-019-00	35	636 E MADISON	09/18/23	\$175,000	\$175,000	41.71	\$166,082	\$147,748	\$113,146	1.306	4010	1.5/1.75/2 STY
55-240-030-00	36	527 E CLINTON	01/12/24	\$185,900	\$185,900	39.27	\$167,011	\$167,345	\$120,991	1.383	4010	2 STY
55-240-038-00	37	612 E CLINTON	08/05/22	\$259,900	\$259,900	36.48	\$262,958	\$215,761	\$178,337	1.210	4010	1.5 STY
55-240-040-00	38	929 S DIBBLE	07/06/23	\$182,500	\$182,500	29.53	\$152,763	\$161,073	\$107,038	1.505	4010	RANCH
55-240-044-00	39	926 S MONTGOMERY	05/27/22	\$180,000	\$180,000	24.00	\$121,338	\$158,577	\$81,430	1.947	4010	1.75 STY
55-240-053-00	40	735 E MARSHALL	03/01/23	\$190,000	\$190,000	36.16	\$192,890	\$158,872	\$131,835	1.205	4010	1.5 STY
55-240-057-00	41	937 S HAYS	04/22/22	\$189,000	\$189,000	30.37	\$160,040	\$168,147	\$113,437	1.482	4010	CAPE COD
55-240-061-00	42	837 E MARSHALL	07/28/23	\$115,000	\$115,000	44.52	\$117,296	\$95,579	\$79,768	1.198	4010	RANCH
55-240-063-00	43	816 E MARSHALL	11/29/23	\$172,500	\$172,500	40.12	\$158,001	\$150,997	\$111,245	1.357	4010	1.5/1.75/2 STY
55-240-084-00	44	1020 S MONTGOMERY	08/07/23	\$200,000	\$200,000	33.40	\$157,589	\$176,175	\$109,017	1.616	4010	1.5/1.75/2 STY
55-240-085-00	45	625 E SOUTH	06/22/23	\$150,000	\$150,000	30.00	\$102,832	\$130,579	\$67,980	1.921	4010	RANCH
55-240-095-10	46	630 E SOUTH	01/23/23	\$165,000	\$165,000	27.21	\$154,939	\$141,186	\$106,866	1.321	4010	2 STY

<b>Totals:</b>				<b>\$8,139,100</b>	<b>\$8,139,100</b>		<b>\$7,586,730</b>	<b>\$7,027,394</b>	<b>\$5,277,118</b>	<b>1.332</b>	<b>0.2936549</b>	
				<b>35.21</b>			<b>E.C.F. =&gt;</b>			<b>1.368</b>	<b>23.3029</b>	<b>17.03287926</b>
				<b>9.08</b>			<b>Ave. E.C.F. =&gt;</b>					

Parcel Number	ID # on Map	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
55-205-002-00	1	1017 E RAILROAD	10/20/22	\$165,000	\$165,000	38.85	\$161,852	\$135,709	\$140,425	0.966	4011	RANCH
55-210-013-00	2	914 E MADISON	03/12/24	\$129,000	\$129,000	40.78	\$99,111	\$114,942	\$90,099	1.276	4011	RANCH
55-210-014-00	3	912 E MADISON	12/21/23	\$145,000	\$145,000	37.79	\$103,162	\$131,897	\$95,401	1.383	4011	RANCH
<b>Totals:</b>												
										<b>\$364,125</b>	<b>\$325,925</b>	
										<b>39.07</b>	<b>1.174</b>	<b>0.21612107</b>
										<b>1.51</b>	<b>1.208</b>	<b>16.1211 13.34267253</b>



4013

Parcel Number	ID # on Map	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area
55-105-024-00	1	1111 S PARK	08/12/22	\$175,000	\$175,000	30.40	\$148,452	\$140,215	\$89,291	1.570	4013
55-215-004-00	2	120 W OLIVER	06/17/22	\$166,150	\$166,150	26.66	\$124,996	\$136,269	\$74,717	1.824	4013
55-215-013-00	3	1315 S BROADWAY	06/29/22	\$290,000	\$290,000	36.10	\$282,110	\$232,214	\$176,217	1.318	4013
55-215-019-00	4	1405 S BROADWAY	11/21/22	\$320,000	\$320,000	34.44	\$311,731	\$286,007	\$218,176	1.311	4013
55-250-038-00	5	1121 S JEFFERSON	03/20/23	\$200,000	\$200,000	27.55	\$155,460	\$177,170	\$104,187	1.701	4013
55-250-046-00	6	101 E SHRINER	06/01/22	\$375,000	\$375,000	36.40	\$370,086	\$312,713	\$241,790	1.293	4013
55-260-005-00	7	1120 S CHURCH	12/21/23	\$279,900	\$279,900	37.19	\$273,297	\$237,506	\$181,385	1.309	4013
55-260-008-15	8	1517 S BROADWAY	02/03/23	\$250,000	\$250,000	35.88	\$252,091	\$216,060	\$171,368	1.261	4013
<b>Totals:</b>				<b>\$2,056,050</b>	<b>\$2,056,050</b>		<b>\$1,918,223</b>	<b>\$1,738,154</b>	<b>\$1,257,130</b>		
				<b>33.94</b>						<b>1.383</b>	<b>0.2183951</b>
				<b>4.24</b>						<b>1.448</b>	<b>18.7390</b>



4014

Parcel Number	ID # on Map	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
55-225-112-00	1	1421 S DIBBLE	02/05/24	\$250,000	\$250,000	33.52	\$212,727	\$216,917	\$178,750	1.214	4014	RANCH
55-225-230-00	2	617 HOWARD	02/27/24	\$225,000	\$225,000	31.96	\$183,313	\$199,531	\$157,059	1.270	4014	RANCH
55-225-231-00	3	1428 S MONTGOMERY	06/03/22	\$240,000	\$240,000	29.33	\$181,860	\$207,505	\$148,622	1.396	4014	RANCH

**Totals: \$715,000 \$715,000 \$577,900 \$623,953 \$484,431**

**31.62**

**1.288**

**2.12**

**0.093476**

**E.C.F. =>**

**1.293**

**Ave. E.C.F. =>**

**6.8543**

**5.299555958**

4030

Parcel Number	ID # on Map	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style					
55-055-022-00	1	118 W NORTH	05/03/22	\$268,000	\$268,000	33.13	\$258,128	\$215,885	\$194,719	1.109	4030	RANCH					
55-055-033-00	2	1521 N JEFFERSON	06/30/22	\$250,000	\$250,000	26.20	\$204,947	\$209,166	\$155,116	1.348	4030	RANCH					
55-055-059-20	3	115 W NORTH	08/09/23	\$230,000	\$230,000	38.61	\$234,621	\$183,680	\$177,978	1.032	4030	RANCH					
55-055-077-50	4	609 E WOODLAWN AVE	08/18/23	\$160,000	\$160,000	41.94	\$161,395	\$129,445	\$123,667	1.047	4030	1.5 STY					
<b>Totals:</b>																	
									\$908,000	\$908,000	\$859,091	\$738,176	\$651,481				
									E.C.F. =>	1.133	0.1467901						
									Ave. E.C.F. =>	1.134	10.7236	9.456617973					

4035

Parcel Number	ID # on Map	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
55-057-003-00	1	648 E NORTH	05/26/23	\$273,000	\$273,000	45.46	\$267,205	\$234,572	\$239,808	0.978	4035	2 STY
55-057-021-00	2	649 E NORTH	02/08/23	\$286,000	\$286,000	38.67	\$273,176	\$249,868	\$248,474	1.006	4035	2 STY
55-170-012-00	3	127 SHERBROOKE	08/29/23	\$340,415	\$340,415	35.96	\$259,084	\$296,062	\$225,085	1.315	4035	RANCH
55-172-024-00	4	1826 N JEFFERSON	05/26/22	\$360,000	\$360,000	41.78	\$367,054	\$313,016	\$335,503	0.933	4035	2 STY
55-177-044-00	5	209 E THORNHILL	05/01/23	\$309,150	\$309,150	44.83	\$296,056	\$267,519	\$266,693	1.003	4035	2 STY
55-177-050-01	6	128 E THORNHILL	09/20/22	\$425,000	\$425,000	34.02	\$396,836	\$377,375	\$366,049	1.031	4035	RANCH
55-177-056-00	7	1725 N BRIAR HILL	01/11/23	\$284,200	\$284,200	36.49	\$255,193	\$246,654	\$228,142	1.081	4035	RANCH

**Totals:**    \$2,277,765    \$2,277,765    \$1,985,066    \$1,909,754    **1.039**    0.12567158

39.27    Ave. E.C.F. =>    1.050    8.4931    8.091711323

4.50

4038

Parcel Number	ID # on Map	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style			
55-175-001-47	1	347 E NORTH	08/29/23	\$265,000	\$265,000	41.21	\$226,924	\$232,800	\$169,620	1.372	4038	CONDO			
55-175-002-35	2	335 E NORTH	02/28/23	\$235,000	\$235,000	35.87	\$222,001	\$202,626	\$165,180	1.227	4038	CONDO			
55-175-004-63	3	263 E NORTH	09/18/23	\$270,000	\$270,000	46.56	\$261,329	\$237,924	\$199,698	1.191	4038	CONDO			
<b>Totals:</b>									<b>\$770,000</b>	<b>\$770,000</b>	<b>\$710,254</b>	<b>\$673,350</b>	<b>\$534,498</b>	<b>1.260</b>	<b>0.09598486</b>
									<b>E.C.F. =&gt;</b>	<b>1.264</b>	<b>7.2631</b>	<b>5.748255442</b>			
									<b>Ave. E.C.F. =&gt;</b>	<b>41.45</b>	<b>5.34</b>				

4040

Parcel Number	ID # on Map	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
55-010-004-00	1	233 E WILLIAM	07/29/22	\$175,400	\$175,400	\$48,300	27.54	\$154,767	\$154,797	\$113,988	1.358	4040	RANCH
55-010-005-00	2	1212 N BOLTWOOD	04/22/22	\$185,000	\$185,000	\$60,400	32.65	\$178,186	\$156,912	\$127,526	1.230	4040	RANCH
55-045-011-00	3	208 W GRANT	07/07/23	\$179,900	\$179,900	\$64,100	35.63	\$143,257	\$160,479	\$105,213	1.525	4040	1.75 STY
55-045-021-00	4	812 N CHURCH	11/17/23	\$120,100	\$120,100	\$44,800	37.30	\$128,303	\$105,132	\$96,291	1.092	4040	RANCH
55-045-030-00	5	826 N MICHIGAN	08/25/22	\$204,000	\$204,000	\$71,000	34.80	\$194,413	\$182,647	\$147,035	1.242	4040	2 STY
55-050-025-00	6	236 W BENSON	07/29/22	\$169,900	\$169,900	\$66,500	39.14	\$179,839	\$152,459	\$137,976	1.105	4040	1.25 STY
55-050-030-00	7	235 W MURIEL	04/29/22	\$140,000	\$140,000	\$49,400	35.29	\$136,241	\$111,626	\$91,646	1.218	4040	BUNGALO / 1+
55-050-042-00	8	924 N CHURCH	08/24/22	\$155,000	\$155,000	\$46,100	29.74	\$123,930	\$135,157	\$88,434	1.528	4040	RANCH
55-056-012-00	9	631 E CHARLES	07/28/22	\$233,000	\$233,000	\$98,500	42.27	\$271,855	\$208,341	\$210,022	0.992	4040	RANCH
55-056-015-00	10	713 E CHARLES	03/13/24	\$278,000	\$278,000	\$112,300	40.40	\$247,099	\$250,573	\$186,637	1.343	4040	RANCH
55-065-019-00	11	1203 N BOLTWOOD	12/27/23	\$208,050	\$208,050	\$71,800	34.51	\$179,434	\$183,003	\$131,170	1.395	4040	BI-LEVEL
55-070-008-00	12	420 E FRANCIS	01/30/23	\$197,000	\$197,000	\$68,000	34.52	\$183,415	\$172,387	\$134,921	1.278	4040	2 STY
55-080-010-00	13	720 E GRANT	01/12/24	\$215,000	\$215,000	\$89,100	41.44	\$193,564	\$182,989	\$137,258	1.333	4040	RANCH
55-080-014-00	14	713 E GRANT	06/22/23	\$155,000	\$155,000	\$67,400	43.48	\$148,464	\$131,955	\$106,558	1.238	4040	RANCH
55-080-032-00	15	729 E LINCOLN	10/17/22	\$195,000	\$195,000	\$64,600	33.13	\$177,669	\$166,968	\$127,134	1.313	4040	BI-LEVEL
55-095-023-01	16	235 E GRANT	09/25/23	\$200,000	\$200,000	\$93,100	46.55	\$202,928	\$165,044	\$142,712	1.156	4040	RANCH
55-125-014-60	17	1127 N JEFFERSON	11/02/22	\$219,900	\$219,900	\$75,500	34.33	\$212,965	\$192,755	\$157,876	1.221	4040	BI-LEVEL
55-125-019-00	18	215 W AMY	01/25/24	\$180,000	\$180,000	\$92,400	51.33	\$202,079	\$148,553	\$144,972	1.025	4040	RANCH
55-125-031-00	19	918 N MICHIGAN	04/10/23	\$163,000	\$163,000	\$84,300	51.72	\$182,910	\$121,467	\$120,116	1.011	4040	2 STY

<b>Totals:</b>				<b>\$3,573,250</b>	<b>\$3,573,250</b>	<b>\$1,367,600</b>		<b>\$3,441,318</b>	<b>\$3,083,244</b>	<b>\$2,507,487</b>			
				<b>Sale. Ratio =&gt;</b>			<b>38.27</b>			<b>E.C.F. =&gt;</b>	<b>1.230</b>	<b>0.1557626</b>	
				<b>Std. Dev. =&gt;</b>			<b>6.65</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.242</b>	<b>11.9445</b>	<b>9.614463209</b>



4050

Parcel Number	ID # on Map	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
55-001-014-00	1	542 N BOLTWOOD	12/22/22	\$172,000	\$172,000	31.34	\$150,571	\$143,878	\$100,947	1.425	4050	1.5/1.75/2 STY
55-001-028-00	2	116 W STATE	07/07/23	\$206,000	\$206,000	35.29	\$195,395	\$185,532	\$144,210	1.287	4050	RANCH
55-005-009-00	3	628 N WILSON	10/24/22	\$175,000	\$175,000	36.51	\$181,599	\$150,038	\$129,132	1.162	4050	2 STY
55-005-012-00	4	701 N WILSON	12/02/22	\$133,315	\$133,315	25.35	\$93,219	\$117,768	\$64,033	1.839	4050	RANCH
55-040-001-00	5	736 N MICHIGAN AVE	08/25/23	\$165,500	\$165,500	48.46	\$161,255	\$146,079	\$116,928	1.249	4050	1.75 STY
55-040-004-00	6	704 N MICHIGAN AVE	07/18/23	\$80,000	\$80,000	61.50	\$99,039	\$59,223	\$64,519	0.918	4050	RANCH
55-040-011-00	7	117 W BLAIR	04/15/22	\$160,000	\$160,000	38.25	\$172,949	\$119,044	\$108,815	1.094	4050	RANCH
55-040-021-00	8	225 W BLAIR	11/27/23	\$220,000	\$220,000	45.82	\$203,967	\$176,953	\$132,663	1.334	4050	1.5 STY
55-040-036-00	9	602 N MICHIGAN AVE	07/07/23	\$195,000	\$195,000	38.56	\$177,791	\$167,445	\$123,855	1.352	4050	2 STY
55-095-057-00	10	520 E COLFAX	10/31/23	\$185,000	\$185,000	46.59	\$173,725	\$154,859	\$118,371	1.308	4050	RANCH
55-095-064-00	11	719 N HANOVER	11/03/22	\$187,000	\$187,000	27.49	\$175,090	\$165,347	\$126,494	1.307	4050	2 STY
55-095-078-00	12	712 N HANOVER	05/26/23	\$181,000	\$181,000	39.39	\$144,467	\$156,530	\$98,926	1.582	4050	RANCH
55-095-080-00	13	720 N BOLTWOOD	11/03/22	\$132,500	\$132,500	36.23	\$132,343	\$110,634	\$91,077	1.215	4050	1.25 STY
55-095-086-00	14	709 N MICHIGAN AVE	05/19/23	\$127,000	\$127,000	53.31	\$136,431	\$110,362	\$98,758	1.118	4050	1.5 STY
55-095-108-00	15	335 E STATE	03/13/23	\$193,000	\$193,000	27.72	\$146,200	\$174,996	\$105,685	1.656	4050	2 STY

<b>Totals:</b>				<b>\$2,512,315</b>	<b>\$2,512,315</b>		<b>\$2,344,041</b>	<b>\$2,138,688</b>	<b>\$1,624,414</b>			
				<b>38.57</b>			<b>E.C.F. =&gt;</b>		<b>1.317</b>	<b>0.23292203</b>		
				<b>10.12</b>			<b>Ave. E.C.F. =&gt;</b>		<b>1.323</b>	<b>16.6682</b>		<b>12.59835599</b>

4090

Parcel Number	ID # on Map	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
55-001-280-00	1	525 W GREEN	06/20/23	\$234,000	\$234,000	53.72	\$245,978	\$212,145	\$197,118	1.076	4090 2 STY	4090 2 STY
55-001-349-00	2	425 W GRAND	07/20/22	\$206,000	\$206,000	27.67	\$204,881	\$186,715	\$163,233	1.144	4090 2 STY	4090 2 STY
55-001-364-00	3	420 W GRAND	10/07/22	\$175,000	\$175,000	33.89	\$183,991	\$136,533	\$127,989	1.067	4090 1.75 STY	4090 1.75 STY
55-001-367-00	4	610 S PARK	10/10/23	\$188,000	\$188,000	31.12	\$125,286	\$167,859	\$92,476	1.815	4090 1.75 STY	4090 1.75 STY
55-001-372-00	5	617 S WASHINGTON	06/16/23	\$201,678	\$201,678	30.74	\$132,649	\$178,158	\$95,980	1.856	4090 1.5 STY	4090 1.5 STY
55-001-410-00	6	418 W MADISON	07/31/23	\$199,500	\$199,500	31.53	\$141,047	\$175,637	\$103,064	1.704	4090 RANCH	4090 RANCH
55-001-436-00	7	512 W CLINTON	06/27/22	\$256,000	\$256,000	34.65	\$226,686	\$227,719	\$174,499	1.305	4090 1.25 STY	4090 1.25 STY
55-001-461-10	8	520 W MARSHALL	10/03/22	\$243,000	\$243,000	20.74	\$215,497	\$210,742	\$161,160	1.308	4090 RANCH	4090 RANCH
55-001-461-10	9	520 W MARSHALL	03/08/24	\$260,000	\$260,000	38.31	\$215,497	\$227,742	\$161,160	1.413	4090 RANCH	4090 RANCH
55-001-463-00	10	1002 S PARK	10/07/22	\$195,000	\$195,000	36.67	\$183,346	\$172,110	\$141,122	1.220	4090 CAPE COD	4090 CAPE COD
55-001-469-00	11	309 W SOUTH	05/20/22	\$260,000	\$260,000	34.54	\$228,984	\$236,996	\$181,161	1.308	4090 RANCH	4090 RANCH
55-001-484-00	12	1030 S MARKET	12/02/22	\$259,900	\$259,900	34.63	\$267,770	\$205,664	\$187,805	1.095	4090 1.5/1.75/2 STY	4090 1.5/1.75/2 STY
55-090-027-00	13	736 W GRAND	01/12/24	\$251,500	\$251,500	47.28	\$250,175	\$232,149	\$203,011	1.144	4090 1.25 STY	4090 1.25 STY
55-090-033-00	14	633 S BENTON	07/22/22	\$228,000	\$228,000	30.44	\$219,950	\$209,928	\$177,553	1.182	4090 1.75 STY	4090 1.75 STY
55-090-047-00	15	904 W WALNUT	07/07/23	\$202,500	\$202,500	45.93	\$198,690	\$181,563	\$156,335	1.161	4090 RANCH	4090 RANCH
55-090-066-00	16	720 W BOND	05/12/23	\$225,000	\$225,000	40.31	\$195,865	\$204,713	\$154,422	1.326	4090 RANCH	4090 RANCH
55-090-071-00	17	715 W MADISON	08/04/23	\$184,900	\$184,900	37.43	\$144,506	\$167,174	\$111,504	1.499	4090 2 STY	4090 2 STY
55-090-086-00	18	939 W CLINTON	09/25/23	\$265,000	\$265,000	46.23	\$264,219	\$228,046	\$199,881	1.141	4090 RANCH	4090 RANCH
55-090-106-00	19	719 W CLINTON	12/15/23	\$142,000	\$142,000	33.03	\$104,424	\$123,043	\$75,169	1.637	4090 1+ STY	4090 1+ STY
55-090-109-00	20	803 S YOUNG	12/22/23	\$205,000	\$205,000	34.00	\$149,407	\$180,114	\$109,517	1.645	4090 1.5 STY	4090 1.5 STY
55-090-110-00	21	636 W MADISON	04/01/22	\$150,000	\$150,000	37.20	\$143,553	\$130,053	\$108,712	1.196	4090 1.25 STY	4090 1.25 STY
55-090-124-00	22	620 W CLINTON	08/23/23	\$190,000	\$190,000	39.05	\$159,111	\$167,319	\$119,991	1.394	4090 1.25 STY	4090 1.25 STY
55-090-125-00	23	612 W CLINTON	03/15/24	\$180,000	\$180,000	31.94	\$123,059	\$162,146	\$92,529	1.752	4090 1.25 STY	4090 1.25 STY
55-201-279-00	24	112 E GREEN	07/08/22	\$134,000	\$134,000	33.73	\$115,200	\$120,209	\$89,190	1.348	4090 1.75 STY	4090 1.75 STY
55-201-299-00	25	138 W WALNUT	05/20/22	\$250,000	\$250,000	31.64	\$223,960	\$227,383	\$177,083	1.284	4090 2 STY	4090 2 STY
55-201-299-00	26	138 W WALNUT	12/28/23	\$245,000	\$245,000	38.16	\$223,960	\$222,383	\$177,083	1.256	4090 2 STY	4090 2 STY
55-201-356-00	27	703 S MICHIGAN	12/27/22	\$165,000	\$165,000	37.82	\$162,874	\$125,634	\$108,626	1.157	4090 1.75 STY	4090 1.75 STY
55-201-389-00	28	229 W CLINTON	07/22/22	\$189,900	\$189,900	31.02	\$149,012	\$168,674	\$112,389	1.501	4090 1.5/1.75/2 STY	4090 1.5/1.75/2 STY
55-201-393-00	29	220 W CLINTON	11/01/23	\$162,000	\$162,000	33.40	\$115,561	\$140,389	\$82,630	1.699	4090 RANCH	4090 RANCH
55-201-397-00	30	128 W CLINTON	05/20/22	\$190,000	\$190,000	27.89	\$136,025	\$166,343	\$98,828	1.683	4090 1.5/1.75/2 STY	4090 1.5/1.75/2 STY
55-201-406-00	31	923 S MICHIGAN	05/31/23	\$370,000	\$370,000	46.24	\$369,868	\$319,632	\$281,003	1.137	4090 1.5 STY	4090 1.5 STY
55-201-417-00	32	930 S CHURCH	05/05/23	\$205,000	\$205,000	33.51	\$147,022	\$182,359	\$109,394	1.667	4090 2 STY	4090 2 STY
55-201-423-00	33	212 W MARSHALL	05/01/23	\$203,500	\$203,500	34.20	\$149,374	\$177,176	\$108,223	1.637	4090 1.75 STY	4090 1.75 STY
55-201-429-00	34	1014 S JEFFERSON	08/22/22	\$210,000	\$210,000	44.33	\$213,790	\$184,526	\$165,625	1.114	4090 2 STY	4090 2 STY
55-201-430-00	35	1009 S JEFFERSON	06/27/22	\$317,500	\$317,500	36.00	\$290,398	\$290,414	\$231,585	1.254	4090 BI-LEVEL	4090 BI-LEVEL
55-201-432-00	36	1007 S MICHIGAN	05/03/22	\$295,000	\$295,000	31.25	\$233,666	\$259,253	\$174,071	1.489	4090 RANCH	4090 RANCH
55-201-442-00	37	137 W SOUTH	12/15/23	\$207,000	\$207,000	32.37	\$179,440	\$183,641	\$137,274	1.338	4090 1.5/1.75/2 STY	4090 1.5/1.75/2 STY
55-201-453-00	38	138 W SOUTH	01/19/24	\$220,000	\$220,000	36.05	\$173,572	\$188,352	\$124,823	1.509	4090 1.5/1.75/2 STY	4090 1.5/1.75/2 STY
55-220-336-00	39	210 E GRAND	01/18/24	\$160,000	\$160,000	43.44	\$155,784	\$139,890	\$119,326	1.172	4090 RANCH	4090 RANCH

Totals: \$8,425,878 \$8,425,878

\$7,364,077 \$7,420,526

\$5,592,546

36.25

E.C.F. =&gt;

1.327

0.23325428

6.34

Ave. E.C.F. =&gt;

1.375

19.9894

14.53525766

4200

Parcel Number	ID # on Map	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
55-001-102-00	1	341 W MILL ST	11/04/22	\$170,000	\$170,000	40.41	\$171,127	\$145,967	\$127,686	1.143	4200	1.5/1.75/2 STY
55-001-105-00	2	417 W MILL ST	03/19/24	\$178,000	\$178,000	41.01	\$158,295	\$156,885	\$119,080	1.317	4200	1.5/1.75/2 STY
55-001-130-00	3	338 W MILL ST	12/22/22	\$174,000	\$174,000	27.87	\$127,126	\$161,249	\$99,284	1.624	4200	1.75 STY
55-001-244-00	4	520 W COURT	03/22/24	\$216,000	\$216,000	42.27	\$200,888	\$197,779	\$158,565	1.247	4200	1.5/1.75/2 STY
55-201-206-00	5	310 S HANOVER	10/17/23	\$145,000	\$145,000	40.21	\$127,189	\$131,366	\$98,572	1.333	4200	1+1.25 STY
55-220-015-00	6	324 E GREEN	07/14/23	\$150,000	\$150,000	34.00	\$114,181	\$136,412	\$87,320	1.562	4200	RANCH
55-220-061-00	7	209 E GRAND	11/06/23	\$189,900	\$189,900	22.17	\$170,522	\$170,636	\$131,300	1.300	4200	1.5/1.75/2 STY

**Totals: \$1,222,900 \$1,222,900 \$1,069,328 \$1,100,294 \$821,807**

**E.C.F. => 1.339 0.171540807**  
**Ave. E.C.F. => 1.361 13.2700 9.750656049**

**35.40**  
**7.75**

Parcel Number	ID # on Map	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style			
55-076-007-00	1	701 RIVERWALK	03/15/23	\$245,000	\$245,000	36.00	\$234,719	\$213,858	\$177,332	1.206	4420	CONDO			
55-076-007-00	2	701 RIVERWALK	05/12/22	\$249,000	\$249,000	35.42	\$234,719	\$217,858	\$177,332	1.229	4420	CONDO			
55-076-012-00	3	708 RIVERWALK	08/12/22	\$275,000	\$275,000	37.16	\$245,310	\$245,241	\$187,762	1.306	4420	CONDO			
55-076-013-00	4	630 RIVERWALK	06/01/22	\$265,000	\$265,000	42.42	\$272,283	\$234,323	\$210,458	1.113	4420	CONDO			
<b>Totals:</b>									<b>\$1,034,000</b>	<b>\$1,034,000</b>	<b>\$987,031</b>	<b>\$911,280</b>	<b>\$752,884</b>	<b>1.210</b>	<b>0.079937238</b>
							<b>37.81</b>	<b>E.C.F. =&gt;</b>	<b>1.214</b>	<b>5.3822</b>	<b>4.4352357</b>				
							<b>3.19</b>	<b>Ave. E.C.F. =&gt;</b>							





Parcel Number	ID # on Map	Street Address	Sale Date	Sale Price	Adj. Sale \$	Asd/Adj. Sale	Cur. Appraisal	Bldg. Residual	Cost Man. \$	E.C.F.	ECF Area	Building Style
4435 4440												
55-010-002-20	1	1316 N BOLTWOOD	08/22/23	\$165,000	\$165,000	39.82	\$151,241	\$137,000	\$91,971	1.490	4440	CONDO
55-010-002-50	2	1310 N BOLTWOOD	04/22/22	\$155,000	\$155,000	30.58	\$157,203	\$127,000	\$96,420	1.317	4440	CONDO
55-150-002-00	3	707 W WOODLAWN	07/18/22	\$225,000	\$225,000	34.98	\$217,215	\$192,528	\$134,456	1.432	4435	CONDO
55-150-008-00	4	1547 LIBERTY	04/07/22	\$300,000	\$300,000	32.77	\$271,008	\$267,451	\$173,551	1.541	4435	RANCH
55-150-012-00	5	1544 LIBERTY	02/07/23	\$279,900	\$279,900	35.23	\$272,073	\$249,129	\$175,620	1.419	4435	RANCH
55-150-016-00	6	1532 LIBERTY	09/11/23	\$275,000	\$275,000	39.85	\$265,118	\$241,511	\$168,580	1.433	4435	RANCH
55-150-026-00	7	706 W WOODLAWN	07/17/23	\$283,964	\$283,964	43.21	\$290,829	\$247,832	\$185,369	1.337	4435	CONDO
<b>Totals:</b>												
							<b>\$1,624,687</b>	<b>\$1,462,451</b>	<b>\$1,025,967</b>	<b>1.425</b>	<b>0.078700199</b>	
							<b>36.88</b>	<b>E.C.F. =&gt;</b>	<b>1.424</b>	<b>5.6930</b>	<b>3.997920242</b>	
							<b>4.47</b>	<b>Ave. E.C.F. =&gt;</b>				