

4100 HOPKINS TOWNSHIP 4105 HOPKINSBURG 4400 HILLIARDS 4410 WAYVIEW PLAT 4450 RAVINE WOODS ESTATES 4505 HERLAN LAKE
 Above Areas for 2023 ECF Roll

| Parcel Number | Street Address | Sale Date | Sale Price | Instr. | Terms of Sale | Adj. Sale \$ | Asd. when Sold | Asd/Adj. Sale |
|----------------|-------------------|-----------|--------------------|--------|-----------------|--------------------|--------------------------|---------------|
| 10-005-012-30 | 2112 135TH AVE | 11/13/20 | \$125,000 | WD | 03-ARM'S LENGTH | \$125,000 | \$48,900 | 39.12 |
| 10-011-011-00 | 3233 16TH ST | 06/23/20 | \$222,500 | WD | 03-ARM'S LENGTH | \$222,500 | \$110,400 | 49.62 |
| 10-012-005-00 | 3307 13TH ST | 06/11/21 | \$275,000 | WD | 03-ARM'S LENGTH | \$275,000 | \$92,300 | 33.56 |
| 10-012-010-00 | 3389 13TH ST | 09/25/20 | \$270,000 | WD | 03-ARM'S LENGTH | \$270,000 | \$100,400 | 37.19 |
| 10-015-006-00 | 3118 17TH ST | 05/07/21 | \$221,000 | WD | 03-ARM'S LENGTH | \$221,000 | \$75,100 | 33.98 |
| 10-018-020-00 | 2381 130TH AVE | 09/09/20 | \$215,000 | WD | 03-ARM'S LENGTH | \$215,000 | \$93,700 | 43.58 |
| 10-020-006-00 | 2168 130TH AVE | 08/28/20 | \$177,000 | WD | 03-ARM'S LENGTH | \$177,000 | \$77,900 | 44.01 |
| 10-020-011-31 | 2976 21ST STREET | 06/15/21 | \$205,000 | WD | 03-ARM'S LENGTH | \$205,000 | \$85,900 | 41.90 |
| 10-021-015-10 | 1841 128TH AVE | 04/23/20 | \$120,000 | WD | 03-ARM'S LENGTH | \$120,000 | \$60,400 | 50.33 |
| 10-032-001-00 | 2476 20TH ST | 09/11/20 | \$278,400 | WD | 03-ARM'S LENGTH | \$278,400 | \$87,300 | 31.36 |
| 10-033-003-00 | 1866 126TH AVE | 04/14/21 | \$191,700 | WD | 03-ARM'S LENGTH | \$191,700 | \$79,700 | 41.58 |
| 10-035-014-00 | 2418 14TH ST | 12/01/20 | \$379,000 | WD | 03-ARM'S LENGTH | \$379,000 | \$154,900 | 40.87 |
| 10-350-013-00 | 2119 132ND AVE | 12/09/21 | \$403,000 | WD | 03-ARM'S LENGTH | \$403,000 | \$139,400 | 34.59 |
| 10-601-024-00 | 1215 HILLCREST DR | 11/12/21 | \$242,000 | WD | 03-ARM'S LENGTH | \$242,000 | \$98,300 | 40.62 |
| Totals: | | | \$4,321,600 | | | \$4,321,600 | \$1,622,500 | |
| | | | | | | | Sale. Ratio => | 37.54 |
| | | | | | | | Std. Dev. => | 6.08 |

| | |
|----------|-------|
| 2022 ECF | 1.021 |
| 2023 ECF | 1.098 |

| Cur. Appraisal | Land + Yard | Bldg. Residual | Cost Man. \$ | E.C.F. | Floor Area | \$/Sq.Ft. | ECF Area | Dev. by Mean (%) |
|--------------------|-------------|--------------------|--------------------|--------------|------------|------------------|------------------|----------------------|
| \$103,690 | \$32,354 | \$92,646 | \$75,488 | 1.227 | 1,344 | \$68.93 | 4100 | 12.9486 |
| \$259,612 | \$146,120 | \$76,380 | \$120,097 | 0.636 | 1,396 | \$54.71 | 4100 | 46.1828 |
| \$195,787 | \$29,700 | \$245,300 | \$175,753 | 1.396 | 1,932 | \$126.97 | 4100 | 29.7894 |
| \$210,805 | \$23,798 | \$246,202 | \$197,891 | 1.244 | 1,488 | \$165.46 | 4100 | 14.6318 |
| \$157,795 | \$14,000 | \$207,000 | \$152,164 | 1.360 | 1,716 | \$120.63 | 4100 | 26.2563 |
| \$220,610 | \$51,979 | \$163,021 | \$178,446 | 0.914 | 2,000 | \$81.51 | 4100 | 18.4250 |
| \$171,460 | \$45,392 | \$131,608 | \$133,405 | 0.987 | 1,317 | \$99.93 | 4100 | 11.1284 |
| \$195,935 | \$78,713 | \$126,287 | \$124,044 | 1.018 | 1,782 | \$70.87 | 4100 | 7.9733 |
| \$138,370 | \$65,841 | \$54,159 | \$76,750 | 0.706 | 2,148 | \$25.21 | 4100 | 39.2159 |
| \$245,807 | \$126,802 | \$151,598 | \$125,931 | 1.204 | 1,215 | \$124.77 | 4100 | 10.6004 |
| \$169,011 | \$33,934 | \$157,766 | \$142,939 | 1.104 | 1,182 | \$133.47 | 4100 | 0.5921 |
| \$344,715 | \$72,667 | \$306,333 | \$287,881 | 1.064 | 3,542 | \$86.49 | 4100 | 3.3717 |
| \$310,105 | \$109,736 | \$293,264 | \$212,031 | 1.383 | 1,918 | \$152.90 | 4450 | 28.5309 |
| \$209,985 | \$44,017 | \$197,983 | \$175,628 | 1.127 | 1,548 | \$127.90 | 4410 | 2.9478 |
| \$3,612,181 | | \$3,321,334 | \$2,763,931 | | | \$113.08 | | 3.5866 |
| | | | E.C.F. => | 1.202 | | Std. Deviation=> | 0.2606495 | |
| | | | Ave. E.C.F. => | 1.098 | | Ave. Variance=> | 20.8414 | Coefficient of Var=> |

| Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table |
|----------------|----------|------------|--------------|------------|-----------------------|---------------------------|
| 1 STORY | | \$30,000 | No | // | | 4003 HOPKINS TOWNSHIP |
| 1.5 STORY | | \$138,780 | No | // | | 4003 HOPKINS TOWNSHIP |
| 1.25 STORY | | \$29,700 | No | // | | 4003 HOPKINS TOWNSHIP |
| 1 STORY | | \$15,000 | No | // | | 4003 HOPKINS TOWNSHIP |
| 1 STORY | | \$14,000 | No | // | | 4003 HOPKINS TOWNSHIP |
| 1.75 STORY | | \$47,170 | No | // | | 4003 HOPKINS TOWNSHIP |
| 1.25 STORY | | \$43,000 | No | // | | 4003 HOPKINS TOWNSHIP |
| 1 STORY | | \$68,850 | No | // | | 4003 HOPKINS TOWNSHIP |
| 1.25 STORY | | \$39,184 | No | // | | 4003 HOPKINS TOWNSHIP |
| 1 STORY | | \$82,533 | No | // | | 4003 HOPKINS TOWNSHIP |
| 1 STORY | | \$28,800 | No | // | | 4003 HOPKINS TOWNSHIP |
| 1.75 STORY | | \$72,667 | No | // | | 4003 HOPKINS TOWNSHIP |
| 1.25 STORY | | \$78,533 | No | // | | 4008 RAVINE WOODS ESTATES |
| 1.75 STORY | | \$36,000 | No | // | | 4014 WAYVIEW PLAT |

17.87723147

| Property Class | Building Depr. |
|----------------|----------------|
| 401 | 61 |
| 401 | 75 |
| 401 | 72 |
| 401 | 76 |
| 401 | 63 |
| 401 | 79 |
| 401 | 72 |
| 401 | 79 |
| 401 | 36 |
| 401 | 89 |
| 401 | 79 |
| 401 | 76 |
| 401 | 81 |
| 401 | 82 |
