

Neighborhoods Used: 49 - COM US-27 (NORTH), 60 - COM-WILLOWBROOK/SIMILAR AREAS, C-1 - COM US-12 (EAST), APORT - AIRPORT HANGARS/BUSINESSES, C-RES - COM W/RESIDENTIAL USE, 57 - COM US-12 (WEST), 58 - COM US 27 (SOUTH), INDUS - INDUSTRIAL, 61 - COM-HIGH TRAFFIC AREAS

247 S MICHIGAN AVE					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
-026-300-020-07	03/28/2025	INDUS 301	1	21,413	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	-21412	190286	-0.113		



235 N ANGOLA RD					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
070-028-400-030-00	03/07/2025	58 201	1	79,215	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	-79214	623579	-0.127		



128 E CHICAGO RD					
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
070-P50-000-014-00	01/06/2025	57 201	120,000	65,981	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	54019	215555	0.251		

OUTLIER - MAIN BLDG IN POOR CONDITION AT TIME OF SALE.



153 N SANFORD RD					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
070-032-300-005-93	01/01/2025	INDUS 302	0	248,320	



147 N SANFORD RD					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
070-032-300-005-06	12/17/2024	INDUS 302	159,180	104,280	



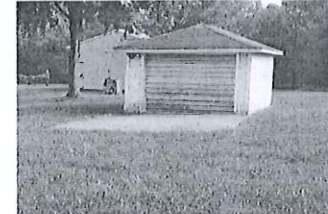
682 E CHICAGO RD					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
070-024-200-020-01	12/09/2024	C-1 201	0	174,606	
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family RANCH	84	-13,180	26,313	-0.501	
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	-161426	322268	-0.501		



147 N SANFORD RD					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
070-032-300-005-06	09/16/2024	INDUS 302	0	104,280	



691 E CHICAGO RD					
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
0-024-200-090-00	07/02/2024	C-1 401	10	41,520	
Occupancy Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family RANCH	28	-41,510	2,867	-14.479	



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10:07 AM

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501 MICHIGAN RD
 Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
 011-300-005-00 05/28/2024 INDUS 301 1,000,000 156,856
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 69 1,334,453 104,752 12.739
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 108691 8532 12.739

!!MULTI-PARCEL SALE!!



530 E STATE RD
 Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
 070-011-300-010-00 05/28/2024 INDUS 302 1,600,000 156,800
 !!MULTI-PARCEL SALE!!



385 AIRPORT DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 070-619-400-030-11 05/21/2024 APORT 210 175,000 14,726
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 160274 366554 0.437



161 E CHICAGO RD
 Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
 070-018-400-025-00 04/12/2024 57 401 1 153,281
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 84 -153,280 258,840 -0.570



128 E CHICAGO RD
 Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
 070-P50-000-014-00 04/12/2024 57 201 99 65,981
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 -65882 215555 -0.606



E GARFIELD RD
 Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
 070-020-400-005-00 11/07/2023 INDUS 302 0 9,000



131 N ANGOLA RD
 Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
 070-033-400-025-99 10/23/2023 58 201 100 47,485
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 -3,065 13,176 -0.233
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 -44320 190494 -0.233



131 N ANGOLA RD
 Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
 070-033-400-025-99 10/23/2023 58 201 1 47,485
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family RANCH 62 -3,072 13,176 -0.233
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 -44412 190494 -0.233



!!MULTI-PARCEL SALE!!

09:16 AM

Neighborhoods Used: 49 - COM-US-27 (NORTH), 60 - COM-WILLOWBROOK/SIMILAR AREAS, C-1 - COM US-12 (EAST), APORT - AIRPORT HANGARS/BUSINESSES, C-RES - COM W/RESIDENTIAL USE, 57 - COM US-12 (WEST), 58 - COM-US 27 (SOUTH), 61 - COM-HIGH TRAFFIC AREAS

131 N ANGOLA RD

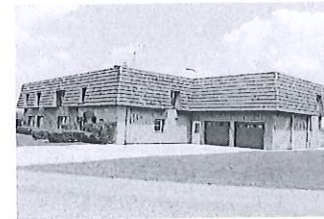
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
-033-400-025-99	10/23/2023 58	201	1	47,485
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family RANCH	62	-3,072	1,176	-0.233
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	-44412	190494	-0.233	

!!MULTI-PARCEL SALE!!



371 AIRPORT DR

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
070-619-400-030-00	10/12/2023 APORT	410	99	4,570
Occupancy	%Good	ResidualValue	CostByManual	E.C.F.
Single Family TWO-STORY	52	-3,512	18,558	-0.019
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	-959	50094	-0.019	



695 E CHICAGO RD

Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
070-024-200-100-00	10/03/2023 C-1	201	99	82,622
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	-82523	200069	-0.019	



108 E CHICAGO RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
070-019-100-005-07	05/05/2023 57	201	1,454,500	191,433
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	1263067	1594593	0.792	



~~1431~~ - OUTLIER - MAIN STRUCTURE WAS IN POOR CONDITION AT TIME OF SALE. USE THE FOLLOWING BELOW:

ECF	RESIDUAL \$	COST MANUAL \$	ECF
1,437	160,274	366,554	1,437
1,792	1,263,067	1,594,593	1,792
	<u>1,423,341</u>	<u>1,961,147</u>	= <u>1,7258</u>

FOR ALL COMM & IND. AREAS, USE ECF OF:

2026 ECF: 1,725

FOR ALL COMM & IND. S.A.'s.

Neighborhoods Used: 49 - COM US-27 (NORTH), 60 - COM-WILLOWBROOK/SIMILAR AREAS, C-1 - COM US-12 (EAST), APORT - AIRPORT HANGARS/BUSINESSES, C-RES - COM W/RESIDENTIAL USE, 57 - COM US-12 (WEST), 58 - COM US 27 (SOUTH), INDUS - INDUSTRIAL, 61 - COM-HIGH TRAFFIC AREAS

Single Family Computed Costs by Manual

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include STORY, 1 1/2 STORY, 1 1/4 STORY, 1 3/4 STORY, A-FRAME, BI-LEVEL, CAPE COD, COLONIAL, CONTEMPORARY, COTTAGE, DOUBLE WIDE, DUPLEX, LOG, QUAD LEVEL, RANCH, TRAILER, TRI-LEVEL, TWO-STORY.

Total Single Family Costs by Manual : 0
Total Mobile Home Costs by Manual : 0
Total Town Home Costs by Manual : 0
Total Agricultural Costs by Manual : 0
Total Commercial Costs by Manual : 2,176,702

Single Family Sale Residual Values

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 + STORY, 1 1/2 STORY, 1 1/4 STORY, 1 3/4 STORY, FRAME, LEVEL, CAPE COD, COLONIAL, CONTEMPORARY, COTTAGE, DOUBLE WIDE, DUPLEX, LOG, QUAD LEVEL, RANCH, TRAILER, TRI-LEVEL, TWO-STORY.

Total Single Family Sale Residual Values : 0
Total Mobile Home Sale Residual Values : 0
Total Town Home Sale Residual Values : 0
Total Agricultural Sale Residual Values : 0
Total Commercial Sale Residual Values : 1,477,360

Statistics for this Analysis

Table with 7 columns: # Valid Sales, # Invalid Sales, Coefficient of Dispersion (%), Coefficient of Variation (%), Price Related Differential, Mean, Median. Values include 3, 16, 17.11, 29.07, 1.370, -0.198, -0.180.

Economic Condition Factor Estimates (# of data points)

Table with 7 columns: Style, 91..100, 81..90, 71..80, 61..70, 51..60, 0..50. Rows include 1 + STORY, 1/2 STORY, 1/4 STORY, 1 3/4 STORY, A-FRAME, BI-LEVEL, CAPE COD, COLONIAL, CONTEMPORARY, COTTAGE.

Neighborhoods Used: APORT.AIRPORT HANGARS/BUSINESSES

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
070-619-400-030-11	05/21/2024 APORT	210	175,000	14,726
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	160274	366554	0.437	



Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue	
070-619-400-030-00	10/12/2023 APORT	410	99	4,570	
Occupancy	Style	%Wood	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	52	-3,512	183,558	-0.019
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.		
	-959	50094	-0.019		



only 1 VALID SALE

- USE OTHER COMM SALES AREAS.

0.19

