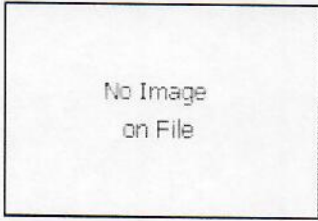


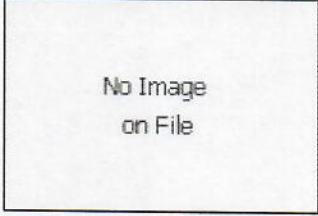
9

Neighborhoods Used: VILL.VILLAGE RESIDENTIAL

152 W CHICAGO ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05 075 001 081 02/28/2023 VILL 401 114,750 6,887
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/2 STORY 45 107,863 131,767 0.819



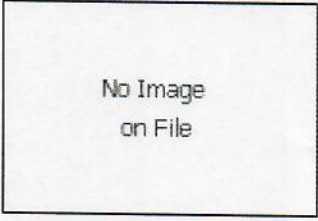
211 PRENTISS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05 075 001 031 11/07/2022 VILL 401 135,000 11,025
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 62 123,975 133,471 0.929



105 W CHICAGO ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05 075 001 145 09/01/2022 VILL 401 165,000 7,101
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 STORY 58 157,899 151,128 1.045
 !!MULTI-PARCEL SALE!!



207 E CHICAGO ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05 075 001 051 02/04/2022 VILL 401 200,000 19,680
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 91 163,518 279,253 0.586
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 16802 28694 0.586



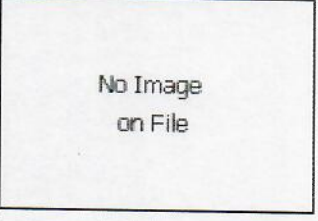
105 W CHICAGO ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05 075 001 096 09/03/2021 VILL 401 148,000 6,188
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 STORY 52 141,812 108,782 1.304



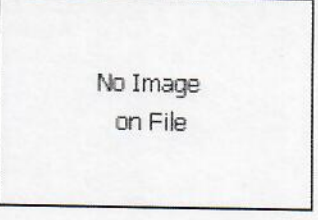
209 W CHICAGO ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05 075 001 127 07/23/2021 VILL 401 145,000 7,513
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 1/4 STORY 47 137,487 86,580 1.588
 !!MULTI-PARCEL SALE!!



116 PRENTISS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05 075 001 013 07/22/2021 VILL 401 100,000 8,198
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 STORY 62 91,802 167,605 0.548



122 PRENTISS ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 05 075 001 014 04/08/2021 VILL 401 90,000 16,938
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 3/4 STORY 57 73,062 105,349 0.694
 !!MULTI-PARCEL SALE!!



Neighborhoods Used: VILL.VILLAGE RESIDENTIAL

Statistics for this Analysis

# Valid les	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential
8	2	25.95	31.35	1.013
After Application of E.C.F.s				
		7.66	15.14	1.019

Economic Condition Factor Estimates (# of data points)

* Style *	91..100	81..90	71..80	61..70	51..60	0..50
1 1/2 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	0.819(1)
1 1/4 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.588(1)
1 3/4 STORY	1.000(0)	1.000(0)	1.000(0)	0.548(1)	1.021(3)	1.000(0)
1 STORY	0.586(1)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
1 STOTY +	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 + STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
2 STORY	1.000(0)	1.000(0)	1.000(0)	0.929(1)	1.000(0)	1.000(0)
3 STORY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
BI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
DOUBLEWIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SINGLEWIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.857 (8)
 Mobile Home E.C.F. : 1.000 (0)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 0.586 (1)
 Commercial E.C.F. : 1.000 (0)

Settings for this Analysis

Starting Date: 04/01/2021
 Ending Date: 03/31/2023

Terms Selected: 2
 Analyze by Style:
 Analyze by %Good: X
 Show Valid Data : X

Show Invalid Data :
 Show Costs and Residuals:
 Use Infl. Adj. Sale Prices:

Neighborhood(s): VILL - VILLAGE RESIDENTIAL

Max # of Res. Buildings: 300

Minimum E.C.F. (Residential): 0.40
 Maximum E.C.F. (Residential): 2.00

Max # of Ag. Buildings: 300

Minimum E.C.F. (Agricultural): 0.10
 Maximum E.C.F. (Agricultural): 3.00

Max # of C/I Buildings: 300

Minimum E.C.F. (Commercial): 0.10
 Maximum E.C.F. (Commercial): 3.00

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:26 AM

Parcel: 05 075 001 013
Owner's Name: MILLER, TIMOTHY & ASHLEY
Property Address: 116 PRENTISS ST
ALLEN, MI 49227
Liber/Page: 1802/691
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 13 N/A 11-13
School: 12040 QUINCY COMMUNITY SCHOOL DIST
Neighborhood: VILL VILLAGE RESIDENTIAL

Mailing Address:

MILLER, TIMOTHY & ASHLEY
6880 S EDON RD
READING MI 49274

Most Recent Sale Information

Sold on 07/22/2021 for 100,000 by RISHER, ASHLEY R.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1802/691

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative	2024 Taxable: Tentative	Lot Dimensions:
2023 S.E.V.: 71,700	2023 Taxable: 68,460	Acres: 0.50
Zoning:	Land Value: Tentative	Frontage: 109.3
PRE: 100.000	Land Impr. Value: Tentative	Average Depth: 198.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: C
Style: 1 3/4 STORY
Exterior: Alum., Vinyl
% Good (Physical): 62
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 1
Floor Area: 1,582
Ground Area: 1,249
Garage Area: 336
Basement Area: 1,296
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:26 AM

Parcel:	05 075 001 014	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	CARTER, KELLY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	122 PRENTISS ST ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1792/386	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	15 N/A 04-29 PER PTA
Topography:	None	School:	12040 QUINCY COMMUNITY SCHOOL DIST
		Neighborhood:	VILL VILLAGE RESIDENTIAL

Mailing Address:
CARTER, KELLY
122 PRENTISS ST
ALLEN MI 49227

Most Recent Sale Information

Sold on 04/08/2021 for 90,000 by RAFFERTY, MARK T.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 1792/386

Most Recent Permit Information

Permit B96-105 on 04/04/1996 for \$0 category SFD.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	45,800	2023 Taxable:	43,785	Acres:	0.38
Zoning:		Land Value:	Tentative	Frontage:	82.5
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	198.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 3/4 STORY
Exterior: Alum., Vinyl
% Good (Physical): 57
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,400
Ground Area: 800
Garage Area: 400
Basement Area: 800
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:26 AM

Parcel:	05 075 001 031	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	KORSTANGE, BRADLEY & JACQUELINE	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	211 PRENTISS ST ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1838/1057	Prev. Taxable Stat	TAXABLE
Split:	07/20/2010	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	11 LOT LN N/A 08-12-10
Topography:	None	School:	12040 QUINCY COMMUNITY SCHOOL DIST
		Neighborhood:	VILL VILLAGE RESIDENTIAL

Mailing Address:

KORSTANGE, BRADLEY & JACQUELINE
211 PRENTISS ST
ALLEN MI 49227

Most Recent Sale Information

Sold on 11/07/2022 for 135,000 by RICE, RONALD D & LORI L/COTY R.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1838/1057

Most Recent Permit Information

Permit PE10-0153 on 05/18/2010 for \$0 category ELECTRICAL.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	60,100	2023 Taxable:	60,100	Acreage:	0.56
Zoning:		Land Value:	Tentative	Frontage:	147.0
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	165.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 2 STORY
Exterior: Vinyl
% Good (Physical): 62
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,742
Ground Area: 1,127
Garage Area: 378
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:26 AM

Parcel:	05 075 001 051	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	NUTTER, KATHRYN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	207 E CHICAGO ST ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1818/1020	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	19 DESC-M N/A 10-01
Topography:	None	School:	12040 QUINCY COMMUNITY SCHOOL DIST
		Neighborhood:	VILL VILLAGE RESIDENTIAL

Mailing Address:
NUTTER, KATHRYN
BROWN, TRENTLY
207 E CHICAGO ST
ALLEN MI 49227

Most Recent Sale Information

Sold on 02/04/2022 for 200,000 by BAILEY, ANDY FAMILY TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 1818/1020

Most Recent Permit Information

Permit PE17-0206 on 05/08/2017 for \$0 category ELECTRICAL.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	134,200	2023 Taxable:	134,200	Acres:	1.06
Zoning:		Land Value:	Tentative	Frontage:	214.0
ARE:	100.000	Land Impr. Value:	Tentative	Average Depth:	215.0

Improvement Data

# of Residential Buildings: 1	# of Agricultural Buildings: 1
Year Built: 0	Estimated TCV: Tentative
Occupancy: Single Family	Cmts:
Class: C	
Style: 1 STORY	
Exterior: Alum., Vinyl	
% Good (Physical): 91	
Heating System: Forced Air w/ Ducts	
Electric - Amps Service: 100	
# of Bedrooms: 0	
Full Baths: 1 Half Baths: 1	
Floor Area: 1,576	
Ground Area: 1,576	
Garage Area: 528	
Basement Area: 1,576	
Basement Walls:	
Estimated TCV: Tentative	

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:26 AM

Parcel:	05 075 001 081	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	OTIS, ROGER	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	152 W CHICAGO ST ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1845/16	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	13 N/A 04-03
Topography:	None	School:	12040 QUINCY COMMUNITY SCHOOL DIST
		Neighborhood:	VILL VILLAGE RESIDENTIAL

Mailing Address:
OTIS, ROGER
152 W CHICAGO ST
ALLEN MI 49227

Most Recent Sale Information

Sold on 02/28/2023 for 114,750 by DEBOE, JOHN A.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1845/16

Most Recent Permit Information

Permit PB16-0726 on 10/12/2016 for \$10,000 category BUILDING.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	56,700	2023 Taxable:	45,948	Acreage:	0.39
Zoning:		Land Value:	Tentative	Frontage:	91.8
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	183.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 1/2 STORY
Exterior: Alum., Vinyl
% Good (Physical): 45
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,979
Ground Area: 1,628
Garage Area: 896
Basement Area: 702
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:26 AM

Parcel: 05 075 001 096
Owner's Name: KNISELY, SHAWN & ZACHARY
Property Address: 217 W CHICAGO ST
ALLEN, MI 49227
Liber/Page: 1807/229
Split: / /
Public Impr.: None
Topography: None

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: 05 ALLEN TOWNSHIP
MAP #: 20 DESC-M N/A 09-11
School: 12040 QUINCY COMMUNITY SCHOOL DIST
Neighborhood: VILL VILLAGE RESIDENTIAL

Mailing Address:

KNISELY, SHAWN & ZACHARY
217 W CHICAGO ST
ALLEN MI 49227

Most Recent Sale Information

Sold on 09/03/2021 for 148,000 by WRIGHT, JESSICA.

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1807/229

Most Recent Permit Information

None Found

Physical Property Characteristics

2024 S.E.V.: Tentative

2024 Taxable: Tentative

Lot Dimensions:

2023 S.E.V.: 47,100

2023 Taxable: 45,045

Acreage: 0.50

Zoning:

Land Value: Tentative

Frontage: 82.5

PRE: 100,000

Land Impr. Value: Tentative

Average Depth: 264.0

Improvement Data

of Residential Buildings: 1

Year Built: 0

Occupancy: Single Family

Class: CD-5

Style: 1 3/4 STORY

Exterior: Alum., Vinyl

% Good (Physical): 52

Heating System: Forced Air w/ Ducts

Electric - Amps Service: 100

of Bedrooms: 0

Full Baths: 1 Half Baths: 0

Floor Area: 1,592

Ground Area: 1,280

Garage Area: 378

Basement Area: 416

Basement Walls:

Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:26 AM

Parcel:	05 075 001 127	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	VANAKEN, AUSTIN	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	209 W CHICAGO ST ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1801/713	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	20 DESC-M 06-09
Topography:	None	School:	12040 QUINCY COMMUNITY SCHOOL DIST
		Neighborhood:	VILL VILLAGE RESIDENTIAL
Mailing Address:	VANAKEN, AUSTIN 209 W CHICAGO ST ALLEN MI 49227		

Most Recent Sale Information

Sold on 07/23/2021 for 145,000 by CAUDILL, DUANE P.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 1801/713

Most Recent Permit Information

Permit PM19-0355 on 08/23/2019 for \$0 category MECHANICAL.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	38,300	2023 Taxable:	36,750	Acreeage:	0.50
Zoning:		Land Value:	Tentative	Frontage:	82.5
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	264.0

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: CD
Style: 1 1/4 STORY
Exterior: Alum., Vinyl
% Good (Physical): 47
Heating System: Forced Heat & Cool
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 1,216
Ground Area: 1,136
Garage Area: 460
Basement Area: 696
Basement Walls:
Estimated TCV: Tentative

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

11/05/2023 9:26 AM

Parcel:	05 075 001 145	Current Class:	401.RESIDENTIAL-IMPROVED
Owner's Name:	JOBSON, COREY	Previous Class:	401.RESIDENTIAL-IMPROVED
Property Address:	105 W CHICAGO ST ALLEN, MI 49227	Taxable Status	TAXABLE
Liber/Page:	1834/467	Prev. Taxable Stat	TAXABLE
Split:	//	Gov. Unit:	05 ALLEN TOWNSHIP
Public Impr.:	None	MAP #	11 N/A 02-22-11
Topography:	None	School:	12040 QUINCY COMMUNITY SCHOOL DIST
		Neighborhood:	VILL VILLAGE RESIDENTIAL

Mailing Address:

JOBSON, COREY
BROOKS, NICOLE
105 W CHICAGO ST
ALLEN MI 49227

Most Recent Sale Information

Sold on 09/01/2022 for 165,000 by GIBSON, CHASE & CHASELYN M(PRESTON).

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH

Liber/Page: 1834/467

Most Recent Permit Information

Permit PM10-0036 on 01/26/2010 for \$0 category MECHANICAL.

Physical Property Characteristics

2024 S.E.V.:	Tentative	2024 Taxable:	Tentative	Lot Dimensions:	
2023 S.E.V.:	62,600	2023 Taxable:	62,600	Acreeage:	0.53
Zoning:		Land Value:	Tentative	Frontage:	57.7
PRE:	100.000	Land Impr. Value:	Tentative	Average Depth:	397.3

Improvement Data

of Residential Buildings: 1
Year Built: 0
Occupancy: Single Family
Class: D
Style: 1 3/4 STORY
Exterior: Alum., Vinyl
% Good (Physical): 58
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 0
Full Baths: 1 Half Baths: 0
Floor Area: 2,692
Ground Area: 1,972
Garage Area: 0
Basement Area: 960
Basement Walls:
Estimated TCV: Tentative

Allen Village ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
05 075 001 013	116 PRENTISS ST	07/22/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$62,300
05 075 001 014	122 PRENTISS ST	04/08/21	\$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$45,200
05 075 001 031	211 PRENTISS ST	11/07/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,900
05 075 001 051	207 E CHICAGO ST	02/04/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$114,100
05 075 001 081	152 W CHICAGO ST	02/28/23	\$114,750	WD	03-ARM'S LENGTH	\$114,750	\$51,600
05 075 001 096	217 W CHICAGO ST	09/03/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$41,000
05 075 001 127	209 W CHICAGO ST	07/23/21	\$145,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$145,000	\$34,200
05 075 001 145	105 W CHICAGO ST	09/01/22	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$58,200
Totals:						\$1,097,750	\$461,500

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
62.30	\$150,662	\$8,198	\$91,802	\$167,605	0.548	1,582	\$58.03	VILL
50.22	\$119,297	\$16,938	\$73,062	\$105,349	0.694	1,400	\$52.19	VILL
40.67	\$124,475	\$11,025	\$123,975	\$133,471	0.929	1,742	\$71.17	VILL
57.05	\$281,435	\$19,680	\$180,320	\$307,947	0.586	1,576	\$114.42	VILL
44.97	\$118,889	\$6,887	\$107,863	\$131,767	0.819	1,979	\$54.50	VILL
27.70	\$98,653	\$6,188	\$141,812	\$108,782	1.304	1,592	\$89.08	VILL
23.59	\$84,493	\$7,513	\$137,487	\$86,580	1.588	1,216	\$113.06	VILL
35.27	\$139,775	\$7,101	\$157,899	\$151,128	1.045	2,692	\$58.65	VILL
42.04	\$1,117,679		\$1,014,220	\$1,192,629	0.850		\$76.39	
13.63					0.939			
					E.C.F. =>		Std. Deviation=>	0.36217548
					Ave. E.C.F. =>		Ave. Variance=>	27.9978

Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
39.1103	1 3/4 STORY		\$8,198		VILLAGE	401	62
24.5312	1 3/4 STORY		\$16,938	05 075 001 016	VILLAGE	401	57
0.9976	2 STORY		\$11,025		VILLAGE	401	62
35.3277	1 STORY		\$16,050		VILLAGE	401	91
12.0244	1 1/2 STORY		\$6,887		VILLAGE	401	45
36.4798	1 3/4 STORY		\$6,188		VILLAGE	401	52
64.9144	1 1/4 STORY		\$7,513	05 075 001 104	VILLAGE	401	47
10.5969	1 3/4 STORY		\$7,101	05 075 001 146	VILLAGE	401	58
8.8426							

Coefficient of Var=> 29.82192798

Allen Village Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
05 075 001 013	116 PRENTISS ST	07/22/21	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$62,300
05 075 001 014	122 PRENTISS ST	04/08/21	\$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$45,200
05 075 001 031	211 PRENTISS ST	11/07/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$54,900
05 075 001 051	207 E CHICAGO ST	02/04/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$114,100
05 075 001 081	152 W CHICAGO ST	02/28/23	\$114,750	WD	03-ARM'S LENGTH	\$114,750	\$51,600
05 075 001 096	217 W CHICAGO ST	09/03/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$41,000
05 075 001 127	209 W CHICAGO ST	07/23/21	\$145,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$145,000	\$34,200
05 075 001 145	105 W CHICAGO ST	09/01/22	\$165,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$165,000	\$58,200
Totals:						\$1,097,750	\$461,500

Sale. Ratio =>

Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
62.30	\$153,394	(\$42,464)	\$10,930	109.3	198.0	0.50	0.50	(\$389)	(\$85,441)
50.22	\$108,547	\$453	\$19,000	190.0	396.0	0.86	0.38	\$2	\$524
40.67	\$128,150	\$21,550	\$14,700	147.0	165.0	0.56	0.56	\$147	\$38,689
57.05	\$286,785	(\$65,385)	\$21,400	214.0	215.0	1.06	1.06	(\$306)	(\$61,918)
44.97	\$121,184	\$2,748	\$9,182	91.8	183.0	0.39	0.39	\$30	\$7,119
27.70	\$100,715	\$55,535	\$8,250	82.5	264.0	0.50	0.50	\$673	\$111,070
23.59	\$83,168	\$71,407	\$9,575	135.5	345.0	0.60	0.50	\$527	\$119,210
35.27	\$137,003	\$36,541	\$8,544	85.4	694.3	0.72	0.53	\$428	\$51,106
42.04	\$1,118,946	\$80,385	\$101,581	1,055.6		5.17	4.40		
13.63			Average	\$76		Average		Average	
			per FF=>			per Net Acre=>	15,536.34		per SqFt=>

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class	Rate Group 1	Rate Group 2	Rate Group 3
(\$1.96)	109.30	VILL	1802/691		VILLAGE	401	VILLAGE FF		
\$0.01	190.00	VILL	1792/386	05 075 001 016	VILLAGE	401	VILLAGE FF		
\$0.89	147.00	VILL	1838/1057		VILLAGE	401	VILLAGE FF	VILLAGE FF	
(\$1.42)	214.00	VILL	1818/1020		VILLAGE	401	VILLAGE FF		
\$0.16	91.82	VILL	1845/16		VILLAGE	401	VILLAGE FF		
\$2.55	82.50	VILL	1807/229		VILLAGE	401	VILLAGE FF		
\$2.74	135.50	VILL	1801/713	05 075 001 104	VILLAGE	401	VILLAGE FF		
\$1.17	85.44	VILL	1834/467	05 075 001 146	VILLAGE	401	VILLAGE FF	VILLAGE FF	

\$0.36