

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
19-05-123-003	4854 S LAKE SHORE BLVD	06/14/23	\$461,500	WD	03-ARM'S LENGTH	\$461,500	\$188,000	40.74	\$375,980	\$159,264	\$302,236	\$174,771	1.729	893	\$338.45	0002	1.8868		\$154,001		EMERALD-SYLVAN LAKE #	401	75
19-05-154-012	5014 S LAKE SHORE BLVD	08/07/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$178,400	37.17	\$356,846	\$195,678	\$284,322	\$129,974	2.188	1,660	\$171.28	0002	43.9332		\$195,297	19-05-157-001	EMERALD-SYLVAN LAKE #	401	65
19-05-155-004	5067 S EVERGREEN DR	11/07/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$43,500	45.79	\$87,085	\$5,931	\$89,069	\$67,628	1.317	848	\$105.03	0002	43.1158		\$4,140	19-05-100-008	EMERALD-SYLVAN LAKE #	401	65
19-05-157-001		08/07/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$178,400	37.17	\$356,846	\$195,678	\$284,322	\$129,974	2.188	1,660	\$171.28	0002	43.9332		\$195,297	19-05-154-012	EMERALD-SYLVAN LAKE #	401	65
19-05-121-023	105 E SAWYER BLVD	08/11/21	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$67,500	37.09	\$114,989	\$68,064	\$113,936	\$55,771	2.043	604	\$188.64	0002	29.4737		\$66,420		EMERALD-SYLVAN LAKE #	401	63
19-06-182-002	5156 S CENTERLINE RD	11/30/21	\$215,000	M/LC	03-ARM'S LENGTH	\$215,000	\$112,300	52.23	\$224,525	\$158,409	\$56,591	\$55,097	1.027	768	\$73.69	0002	72.1072		\$158,367		EMERALD-SYLVAN LAKE #	401	60
19-06-283-005	5171 S LAKE VIEW PT	11/02/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$101,100	43.96	\$202,115	\$91,095	\$138,905	\$92,517	1.501	552	\$251.64	0002	24.6789		\$89,878		EMERALD-SYLVAN LAKE #	401	76
19-06-286-004	648 E EMERALD DR	09/28/22	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$149,700	38.78	\$299,286	\$93,703	\$292,297	\$165,793	1.763	1,640	\$178.23	0002	1.4832		\$93,434	19-06-286-008	EMERALD-SYLVAN LAKE #	401	75
19-06-400-045	623 E 56TH ST	04/27/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$79,900	33.29	\$159,875	\$25,220	\$214,780	\$108,593	1.978	1,904	\$112.80	0002	22.9654		\$25,220		EMERALD-SYLVAN LAKE #	401	85
Totals:			\$2,769,500			\$2,769,500	\$1,098,800		\$2,197,547		\$1,776,458	\$980,117			\$176.78		6.4301						
						Sale. Ratio =>		39.68				E.C.F. =>	1.812		Std. Deviation=>	0.402019873							
						Std. Dev. =>		5.77				Ave. E.C.F. =>	1.748		Ave. Variance=>	31.5086		Coefficient of Var=>	18.0235194				

2023 used: 1.240
 2024 use: 1.280