

Cherry Valley ECF .766

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Land Table
10-032-080-00	5819 S BROADWAY	09/28/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$16,800	67.20	\$33,633	\$4,700	\$20,300	\$47,982	0.423	RESIDENTUAL CLASS 401 CHERRY VALLEY
10-018-021-10	2686 S FORMAN RD	07/10/23	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$12,500	52.08	\$25,041	\$8,580	\$15,420	\$24,791	0.622	RESIDENTUAL CLASS 401 CHERRY VALLEY
10-032-124-00	1972 E US 10	01/03/23	\$42,000	WD	03-ARM'S LENGTH	\$42,000	\$21,000	50.00	\$41,929	\$22,000	\$20,000	\$30,014	0.666	RESIDENTUAL CLASS 401 CHERRY VALLEY
10-018-019-02	177 E 16TH ST	07/21/23	\$59,900	LC	03-ARM'S LENGTH	\$59,900	\$29,400	49.08	\$58,820	\$11,660	\$48,240	\$71,024	0.679	RESIDENTUAL CLASS 401 CHERRY VALLEY
10-017-010-55	1047 E JENNY CIR	07/28/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$13,900	43.44	\$27,716	\$18,000	\$14,000	\$16,113	0.869	RESIDENTUAL CLASS 401 CHERRY VALLEY
10-032-098-00	1751 E 44TH ST	11/18/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$43,100	33.18	\$86,208	\$26,423	\$103,477	\$99,146	1.044	RESIDENTUAL CLASS 401 CHERRY VALLEY
Totals:			\$312,800			\$312,800	\$136,700		\$273,347		\$221,437	\$289,069		
								Sale. Ratio =>	43.70			E.C.F. =>	0.766	
								Std. Dev. =>	11.16			Ave. E.C.F. =>	0.717	