

McKinley

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Blag. 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.
02-26-428-010	2974 VAN BUREN	06/19/24	\$170,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$170,000	\$92,150	54.21	\$194,716	\$16,450	\$153,550	\$119,545	1.35	1,740	\$88.25	MCKIN	10.5459	CAPECOD	\$16,450	02-26-428-015	PARCHMENT SCHOOLS *	401	45
02-26-451-130	2655 MCKINLEY	02/10/25	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$106,000	49.33	\$231,487	\$30,704	\$184,196	\$127,887	1.44	904	\$203.76	MCKIN	1.7484	RANCH	\$28,342		MCKINLEY	401	54
02-26-451-390	2437 ROOSEVELT	04/25/24	\$92,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$92,000	\$67,800	73.70	\$136,977	\$22,460	\$69,540	\$72,941	0.95	944	\$73.67	MCKIN	50.4408	RANCH	\$19,682	02-26-451-380	MCKINLEY	401	54
02-26-451-590	2478 ROOSEVELT	08/09/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$65,700	43.80	\$142,571	\$30,060	\$119,940	\$71,663	1.67	1,288	\$93.12	MCKIN	21.5882	RANCH	\$30,060		MCKINLEY	401	45
02-26-476-190	2876 MCKINLEY	06/07/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$95,750	44.53	\$202,618	\$27,652	\$187,348	\$111,443	1.68	1,050	\$178.43	MCKIN	22.3322	RANCH	\$26,653		MCKINLEY	401	53
02-34-476-090	1383 REMUS	03/14/25	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$54,550	83.92	\$119,435	\$33,320	\$31,680	\$54,850	0.58	920	\$34.43	MCKIN	88.0212	RANCH	\$32,512		MCKINLEY	401	45
02-34-476-390	5183 N 20TH	11/20/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$61,750	39.84	\$134,613	\$25,636	\$129,364	\$69,412	1.86	878	\$147.34	MCKIN	40.5926	CAPECOD	\$25,636		MCKINLEY	401	52
02-34-476-640	5098 BEVERLY	11/04/24	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$63,600	43.00	\$137,208	\$28,038	\$119,862	\$69,535	1.72	880	\$136.21	MCKIN	26.5980	RANCH	\$25,636		MCKINLEY	401	45
02-35-326-270	5454 COLLINGWOOD	05/31/24	\$195,700	WD	03-ARM'S LENGTH	\$195,700	\$88,500	45.22	\$189,313	\$29,955	\$165,745	\$101,502	1.63	936	\$177.08	MCKIN	17.5141	CAPECOD	\$25,902		MCKINLEY	401	65
02-35-326-760	5203 KEYES	10/28/24	\$123,200	WD	03-ARM'S LENGTH	\$123,200	\$72,150	58.56	\$153,871	\$22,374	\$100,826	\$83,756	1.20	938	\$107.49	MCKIN	25.3978	CAPECOD	\$19,567		MCKINLEY	401	45
02-35-330-500	5255 N RIVERVIEW	03/18/25	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$64,650	42.25	\$139,041	\$20,999	\$132,001	\$75,186	1.76	736	\$179.35	MCKIN	29.7876	CAPECOD	\$18,476		MCKINLEY	401	53
02-35-330-620	5248 KEYES	07/01/24	\$162,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$162,000	\$66,750	41.20	\$150,570	\$23,664	\$138,336	\$90,647	1.53	859	\$161.04	MCKIN	6.8309	RANCH	\$20,528	02-35-330-600	MCKINLEY	401	58
02-35-351-160	5228 N 20TH	08/28/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$62,000	47.69	\$131,062	\$24,595	\$105,405	\$67,813	1.55	588	\$179.26	MCKIN	9.6555	RANCH	\$23,760		MCKINLEY	401	60
02-35-351-330	5125 BOYLAN	04/15/24	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$97,600	49.80	\$207,746	\$26,643	\$169,357	\$115,352	1.47	1,008	\$168.01	MCKIN	1.0389	RANCH	\$23,760		MCKINLEY	401	63
02-35-352-030	5320 BOYLAN	11/04/24	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$56,600	46.39	\$121,312	\$23,760	\$98,240	\$62,135	1.58	720	\$136.44	MCKIN	12.3289	RANCH	\$23,760		MCKINLEY	401	58
02-35-352-111	5256 BOYLAN	02/06/25	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$95,400	47.70	\$204,384	\$41,982	\$158,018	\$103,441	1.53	720	\$219.47	MCKIN	6.9834	RANCH	\$35,640		MCKINLEY	401	53
02-35-352-151	5228 BOYLAN	12/23/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$81,450	50.91	\$174,790	\$37,351	\$122,649	\$87,541	1.40	720	\$170.35	MCKIN	5.6734	RANCH	\$35,640		MCKINLEY	401	58
02-35-353-080	5307 WELLER	08/29/24	\$175,500	WD	03-ARM'S LENGTH	\$175,500	\$71,650	40.83	\$154,053	\$23,760	\$151,740	\$82,989	1.83	1,246	\$121.78	MCKIN	37.0647	CAPECOD	\$23,760		MCKINLEY	401	45
02-35-353-340	1928 ROSEDALE	03/21/25	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$67,350	53.88	\$189,723	\$25,055	\$99,945	\$104,884	0.95	926	\$107.93	MCKIN	50.4875	CAPECOD	\$23,090		MCKINLEY	401	62
Totals:			\$2,954,200			\$2,952,200	\$1,431,400		\$3,115,490		\$2,437,742	\$1,666,524			\$141.23		0.4987						
							Sale. Ratio =>	48.49						E.C.F. =>	1.46	Std. Deviation=>		0.332181894					
							Std. Dev. =>	11.32						Ave. E.C.F. =>	1.46	Ave. Variance=>		24.4542	Coefficient of Var=> 16.77492282				

USING 1.46 ECF

Low ECF	02-35-352-090	5273 WAYNE	03/20/25	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$24,150	43.91	\$153,487	\$38,160	\$16,840	\$73,457	0.23	720	\$23.39	MCKIN	122.8533	RANCH	\$38,160		MCKINLEY	401	58
High ECF	02-34-276-080	5511 N 20TH	01/10/25	\$223,300	WD	03-ARM'S LENGTH	\$223,300	\$88,150	39.48	\$180,397	\$48,095	\$175,205	\$84,269	2.08	912	\$192.11	MCKIN	62.1337	TRI LEVEL	\$48,095		MCKINLEY	401	53