

Lafayette Township Residential Economic Condition Factor (ECF) Analysis for 2024 Assessment Roll

| 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. | Floor Area |
|----------------|-------------------|-----------|--------------------|--------|-----------------|--------------------|------------------|------------------------|--------------------|-------------|------------------|--------------------------|---------------------|--------------|
| 07-004-011-10 | 8942 E LINCOLN | 10/22/21 | \$219,000 | AFF | 03-ARM'S LENGTH | \$219,000 | \$93,400 | 42.65 | \$186,821 | \$16,533 | \$202,467 | \$189,209 | 1.070 | 1,568 |
| 07-012-007-10 | 11652 E VAN BUREN | 06/27/22 | \$600,000 | WD | 03-ARM'S LENGTH | \$600,000 | \$330,800 | 55.13 | \$661,525 | \$475,632 | \$124,368 | \$206,548 | 0.602 | 2,058 |
| 07-013-007-10 | 3175 S MERIDIAN | 10/13/22 | \$390,000 | WD | 03-ARM'S LENGTH | \$390,000 | \$168,200 | 43.13 | \$336,498 | \$73,838 | \$316,162 | \$291,844 | 1.083 | 2,993 |
| 07-018-001-21 | 3698 N WISNER | 07/12/22 | \$120,000 | WD | 03-ARM'S LENGTH | \$120,000 | \$61,900 | 51.58 | \$123,844 | \$23,173 | \$96,827 | \$111,857 | 0.866 | 1,744 |
| 07-031-002-11 | 6246 E ST CHARLES | 09/20/22 | \$91,000 | WD | 03-ARM'S LENGTH | \$91,000 | \$52,100 | 57.25 | \$104,279 | \$23,204 | \$67,796 | \$90,083 | 0.753 | 1,491 |
| 07-033-004-01 | 709 N BARRY | 04/12/22 | \$150,000 | WD | 03-ARM'S LENGTH | \$150,000 | \$72,800 | 48.53 | \$145,636 | \$28,008 | \$121,992 | \$130,698 | 0.933 | 2,220 |
| Totals: | | | \$1,570,000 | | | \$1,570,000 | \$779,200 | | \$1,558,603 | | \$929,612 | \$1,020,239 | | |
| | | | | | | | | Sale. Ratio : | 49.63 | | | | E.C.F. => | 0.911 |
| | | | | | | | | Std. Dev. => | 6.07 | Used | 0.885 | Ave. E.C.F. => | | 0.885 |

| \$/Sq.Ft. | ECF Area | Dev. by Mean (%) | Building Style | Land Value | Land Table | Property Class |
|--|-----------------|-------------------------|-----------------------|-------------------|-------------------|-----------------------|
| \$129.12 | RES | 18.5548 | MODULAR | \$9,259 | RESIDENTIAL | 401 |
| \$60.43 | AG | 28.2396 | 1.5 STORY | \$409,500 | AGRICULTURAL | 101 |
| \$105.63 | RES | 19.8801 | 1.5 STORY | \$65,351 | RESIDENTIAL | 401 |
| \$55.52 | RES | 1.8888 | 2 STORY | \$19,819 | RESIDENTIAL | 401 |
| \$45.47 | RES | 13.1931 | 2 STORY | \$19,699 | RESIDENTIAL | 401 |
| \$54.95 | RES | 4.8867 | 1.5 STORY | \$19,741 | RESIDENTIAL | 401 |
| \$75.19 | | 2.6648 | | | | |
| Std. Deviation 0.186466 | | | | | | |
| Ave. Variance 14.4405 Coefficient of Var=> 16.325771 | | | | | | |