

COMMERCIAL & INDUSTRIAL ECF - CITY OF LESLIE 2025

| 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     | \$/Sq.Ft. | ECF Area         | Dev. by Mean (%) | Building Style       | Land Value  | Other Parcels in Sale                    |
|---------------------|----------------|-----------|-------------|--------|------------------------------|--------------|-------------|----------------|----------------|-------------|----------------|--------------|--------|----------------|-----------|------------------|------------------|----------------------|-------------|------------------------------------------|
| 33-17-14-21-454-018 | 108 E BELLEVUE | 10/16/23  | \$130,000   | WD     | 03-ARM'S LENGTH              | \$130,000    | \$44,150    | 33.96          | \$88,284       | \$9,270     | \$120,730      | \$81,123     | 1.488  | 800            | \$150.91  | 2001             | 38.5467          |                      | \$9,270     |                                          |
| 33-17-14-28-201-013 | 108 S MAIN     | 04/28/23  | \$850,000   | MLC    | 19-MULTI PARCEL ARM'S LENGTH | \$850,000    | \$333,850   | 39.28          | \$667,676      | \$69,920    | \$780,080      | \$693,452    | 1.125  | 7,396          | \$105.47  | 2001             | 2.2159           |                      | \$56,569    | 33-17-14-28-201-014, 33-17-14-28-201-015 |
| 33-17-14-28-201-017 | 130 S MAIN     | 04/21/23  | \$150,000   | MLC    | 03-ARM'S LENGTH              | \$150,000    | \$0         | 0.00           | \$165,243      | \$15,623    | \$134,377      | \$153,614    | 0.875  | 2,412          | \$55.71   | 2001             | 22.7992          |                      | \$15,623    |                                          |
| 33-17-14-28-201-021 | 154 S MAIN     | 09/01/22  | \$385,000   | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$385,000    | \$207,100   | 53.79          | \$414,203      | \$29,342    | \$355,658      | \$396,764    | 0.896  | 5,600          | \$63.51   | 2001             | 20.6366          |                      | \$29,342    | 33-17-14-28-201-020                      |
| 33-17-14-28-202-001 | 101 S MAIN     | 09/08/23  | \$150,000   | WD     | 03-ARM'S LENGTH              | \$150,000    | \$80,300    | 53.53          | \$160,600      | \$22,503    | \$127,497      | \$141,783    | 0.899  | 4,760          | \$26.79   | 2001             | 20.3525          |                      | \$21,697    |                                          |
| 33-17-14-28-202-015 | 169 S MAIN     | 07/22/22  | \$310,000   | WD     | 03-ARM'S LENGTH              | \$310,000    | \$151,950   | 49.02          | \$303,870      | \$18,520    | \$291,480      | \$292,967    | 0.995  | 4,320          | \$67.47   | 2001             | 10.7839          |                      | \$18,520    |                                          |
| 33-17-14-28-202-017 | 133 S MAIN     | 08/04/23  | \$120,000   | WD     | 03-ARM'S LENGTH              | \$120,000    | \$44,450    | 37.04          | \$88,892       | \$20,874    | \$99,126       | \$69,834     | 1.419  | 928            | \$106.82  | 2001             | 31.6695          |                      | \$20,874    |                                          |
| 33-17-14-28-202-019 | 163 S MAIN     | 10/25/22  | \$210,000   | WD     | 03-ARM'S LENGTH              | \$210,000    | \$92,300    | 43.95          | \$184,639      | \$20,142    | \$189,858      | \$168,888    | 1.124  | 2,908          | \$65.29   | 2001             | 2.1401           |                      | \$20,142    |                                          |
| Totals:             |                |           | \$2,305,000 |        |                              | \$2,305,000  | \$954,100   |                | \$2,073,407    |             | \$2,098,806    | \$1,998,426  |        |                | \$80.25   |                  | 5.2533           |                      |             |                                          |
|                     |                |           |             |        |                              |              |             | Sale. Ratio => | 41.39          |             |                |              |        | E.C.F. =>      | 1.050     | Std. Deviation=> | 0.238282267      |                      |             |                                          |
|                     |                |           |             |        |                              |              |             | Std. Dev. =>   | 17.34          |             |                |              |        | Ave. E.C.F. => | 1.103     | Ave. Variance=>  | 18.6431          | Coefficient of Var=> | 16.90577947 |                                          |

2025 CITY OF LESLIE  
COMMERCIAL  
INDUSTRIAL  
ECF ANALYSIS

UTILIZED 1  
ANALYZED 1.05

DEER RUN ECF - CITY OF LESLIE 2025

| 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     | \$/Sq.Ft. | ECF Area         | Dev. by Mean (%) | Building Style       | Land Value  | Other Parcels in Sale |
|---------------------|--------------------|-----------|-------------|--------|-----------------|--------------|-------------|----------------|----------------|-------------|----------------|--------------|--------|----------------|-----------|------------------|------------------|----------------------|-------------|-----------------------|
| 33-17-14-20-426-002 | 4330 CHURCHILL     | 11/04/22  | \$240,000   | WD     | 03-ARM'S LENGTH | \$240,000    | \$110,200   | 45.92          | \$220,360      | \$39,087    | \$200,913      | \$231,216    | 0.869  | 1,800          | \$111.62  | 4005             | 9.6967           | 2 STORY              | \$30,000    |                       |
| 33-17-14-20-426-002 | 4330 CHURCHILL     | 01/03/24  | \$269,900   | WD     | 03-ARM'S LENGTH | \$269,900    | \$123,600   | 45.79          | \$247,181      | \$39,087    | \$230,813      | \$231,216    | 0.998  | 1,800          | \$128.23  | 4005             | 3.2349           | 2 STORY              | \$30,000    |                       |
| 33-17-14-20-426-006 | 4363 CINNAMON LANE | 02/28/24  | \$277,000   | WD     | 03-ARM'S LENGTH | \$277,000    | \$115,100   | 41.55          | \$230,198      | \$35,273    | \$241,727      | \$216,583    | 1.116  | 1,958          | \$123.46  | 4005             | 15.0183          | BI-LEVEL             | \$28,524    |                       |
| 33-17-14-20-426-008 | 4349 CINNAMON LANE | 10/28/22  | \$245,000   | WD     | 03-ARM'S LENGTH | \$245,000    | \$97,750    | 39.90          | \$195,518      | \$22,500    | \$222,500      | \$220,686    | 1.008  | 1,476          | \$150.75  | 4005             | 4.2309           | 1 STORY              | \$22,500    |                       |
| 33-17-14-20-426-012 | 4325 CINNAMON LANE | 06/30/22  | \$280,000   | WD     | 03-ARM'S LENGTH | \$280,000    | \$104,600   | 37.36          | \$209,249      | \$33,261    | \$246,739      | \$224,474    | 1.099  | 1,557          | \$158.47  | 4005             | 13.3275          | 2 STORY              | \$22,500    |                       |
| 33-17-14-20-427-002 | 2522 FIG TRAIL     | 10/26/22  | \$249,900   | WD     | 03-ARM'S LENGTH | \$249,900    | \$112,950   | 45.20          | \$225,858      | \$45,874    | \$204,026      | \$229,571    | 0.889  | 2,016          | \$101.20  | 4005             | 7.7184           | BI-LEVEL             | \$30,000    |                       |
| 33-17-14-20-428-001 | 4300 CINNAMON LANE | 06/16/22  | \$285,000   | WD     | 03-ARM'S LENGTH | \$285,000    | \$115,650   | 40.58          | \$231,319      | \$31,976    | \$253,024      | \$254,264    | 0.995  | 1,832          | \$138.11  | 4005             | 2.9213           | 2 STORY              | \$24,648    |                       |
| 33-17-14-20-428-002 | 4306 CINNAMON LANE | 07/01/22  | \$305,000   | WD     | 03-ARM'S LENGTH | \$305,000    | \$148,850   | 48.80          | \$297,652      | \$28,310    | \$276,690      | \$343,548    | 0.805  | 1,790          | \$154.58  | 4005             | 16.0521          | 1 STORY              | \$22,500    |                       |
| 33-17-14-20-428-008 | 4342 CINNAMON LANE | 08/19/22  | \$275,000   | WD     | 03-ARM'S LENGTH | \$275,000    | \$120,100   | 43.67          | \$240,204      | \$29,143    | \$245,857      | \$269,210    | 0.913  | 2,068          | \$118.89  | 4005             | 5.2658           | 1 3/4 STORY          | \$22,500    |                       |
| Totals:             |                    |           | \$2,426,800 |        |                 | \$2,426,800  | \$1,048,800 |                | \$2,097,539    |             | \$2,122,289    | \$2,220,770  |        |                | \$131.70  |                  | 1.0255           |                      |             |                       |
|                     |                    |           |             |        |                 |              |             | Sale. Ratio => | 43.22          |             |                |              |        | E.C.F. =>      | 0.956     | Std. Deviation=> | 0.1048255        |                      |             |                       |
|                     |                    |           |             |        |                 |              |             | Std. Dev. =>   | 3.61           |             |                |              |        | Ave. E.C.F. => | 0.966     | Ave. Variance=>  | 8.6073           | Coefficient of Var=> | 8.911117434 |                       |

2025 CITY OF LESLIE  
DEER RUN  
ECF ANALYSIS

ANALYZED                    0.956  
UTILIZED                    0.956

| SOUTH OF MAIN & EAST OF RAILROAD ECF - CITY OF LESLIE 2025 |                |           |             |        |                              |                   |             |                |                |             |                |              |        |                |           |                  |                  |                      |             |                       |  |  |
|------------------------------------------------------------|----------------|-----------|-------------|--------|------------------------------|-------------------|-------------|----------------|----------------|-------------|----------------|--------------|--------|----------------|-----------|------------------|------------------|----------------------|-------------|-----------------------|--|--|
| Parcel Number                                              | Street Address | Sale Date | Sale Price  | Instr. | Terms of Sale                | Inf. Adj. Sale \$ | Cur. Asmnt. | 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 |  |  |
| 33-17-14-21-477-001                                        | 503 MAPLE      | 11/10/22  | \$162,000   | WD     | 03-ARM'S LENGTH              | \$162,000         | \$72,050    | 44.48          | \$144,126      | \$19,800    | \$142,200      | \$107,178    | 1.327  | 1,056          | \$134.66  | 4001             | 6.3140           | 1 STORY              | \$19,800    |                       |  |  |
| 33-17-14-22-352-003                                        | 610 E BELLEVUE | 05/17/22  | \$91,500    | WD     | 03-ARM'S LENGTH              | \$91,500          | \$44,700    | 48.85          | \$89,417       | \$27,387    | \$64,113       | \$53,474     | 1.199  | 720            | \$89.05   | 4001             | 19.0957          | 1 STORY              | \$27,387    |                       |  |  |
| 33-17-14-27-151-007                                        | 821 MILL       | 12/22/23  | \$155,000   | WD     | 03-ARM'S LENGTH              | \$155,000         | \$69,700    | 44.97          | \$139,424      | \$32,500    | \$122,500      | \$92,176     | 1.329  | 1,288          | \$95.11   | 4001             | 6.0929           | 2 STORY              | \$32,000    |                       |  |  |
| 33-17-14-28-210-018                                        | 315 RAILROAD   | 12/22/23  | \$193,000   | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$193,000         | \$63,750    | 33.03          | \$153,005      | \$16,963    | \$176,037      | \$117,278    | 1.501  | 1,839          | \$95.72   | 4001             | 11.1118          | 2 STORY              | \$16,963    | 33-17-14-28-210-003   |  |  |
| 33-17-14-28-228-007                                        | 317 RUSSELL    | 05/13/22  | \$195,000   | WD     | 03-ARM'S LENGTH              | \$195,000         | \$76,250    | 39.10          | \$152,503      | \$25,119    | \$169,881      | \$109,814    | 1.547  | 1,360          | \$124.91  | 4001             | 15.7081          | 2 STORY              | \$19,800    |                       |  |  |
| 33-17-14-28-252-012                                        | 315 S MAIN ST  | 10/26/23  | \$205,000   | WD     | 03-ARM'S LENGTH              | \$205,000         | \$95,400    | 46.54          | \$190,765      | \$39,803    | \$165,197      | \$130,140    | 1.269  | 1,880          | \$87.87   | 4002             | 12.0528          | 2 STORY              | \$27,444    |                       |  |  |
| 33-17-14-28-276-006                                        | 411 MILL ST    | 03/31/23  | \$158,400   | WD     | 03-ARM'S LENGTH              | \$158,400         | \$63,050    | 39.80          | \$126,059      | \$19,800    | \$138,600      | \$91,603     | 1.513  | 1,682          | \$82.40   | 4001             | 12.3147          | 2 STORY              | \$19,800    |                       |  |  |
| 33-17-14-28-276-013                                        | 413 RUSSELL    | 11/29/22  | \$180,000   | WD     | 03-ARM'S LENGTH              | \$180,000         | \$76,450    | 42.47          | \$152,873      | \$33,543    | \$146,457      | \$102,871    | 1.424  | 1,149          | \$127.46  | 4001             | 3.3790           | 1 3/4 STORY          | \$32,000    |                       |  |  |
| 33-17-14-28-277-010                                        | 418 EAST       | 01/19/24  | \$210,000   | WD     | 03-ARM'S LENGTH              | \$210,000         | \$85,450    | 40.69          | \$170,923      | \$34,550    | \$175,450      | \$117,563    | 1.492  | 1,176          | \$149.19  | 4001             | 10.2482          | 1 STORY              | \$32,000    |                       |  |  |
| 33-17-14-28-279-018                                        | 505 RUSSELL    | 01/05/24  | \$150,000   | WD     | 03-ARM'S LENGTH              | \$150,000         | \$68,650    | 45.77          | \$137,271      | \$30,155    | \$119,845      | \$92,341     | 1.298  | 1,288          | \$93.05   | 4001             | 9.2063           | 1 STORY              | \$30,155    |                       |  |  |
| Totals:                                                    |                |           | \$1,699,900 |        |                              | \$1,699,900       | \$715,450   |                | \$1,456,366    |             | \$1,420,280    | \$1,014,436  |        |                | \$107.94  |                  | 1.0158           |                      |             |                       |  |  |
|                                                            |                |           |             |        |                              |                   |             | Sale. Ratio => | 42.09          |             |                |              |        | E.C.F. =>      | 1.400     | Std. Deviation=> | 0.120645231      |                      |             |                       |  |  |
|                                                            |                |           |             |        |                              |                   |             | Std. Dev. =>   | 4.58           |             |                |              |        | Ave. E.C.F. => | 1.390     | Ave. Variance=>  | 10.5524          | Coefficient of Var=> | 7.592111436 |                       |  |  |

2025 CITY OF LESLIE  
SOUTH OF MAIN  
EAST OF RR  
ECF ANALYSIS  
ANALYZED  
UTILIZED

1.4  
1.4

WEST OF RAILROAD ECF - CITY OF LESLIE 2025

| Parcel Number       | Street Address   | Sale Date | Sale Price  | Instr. | Terms of Sale                | Inf. Adj. Sale \$ | Cur. Asmnt.     | 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 |
|---------------------|------------------|-----------|-------------|--------|------------------------------|-------------------|-----------------|---------------|----------------|-------------|-----------------|--------------|--------|------------|-------------------|------------|-----------------------|----------------|------------|------------------------------------------|------------------------|----------------|
| 33-17-14-28-104-018 | 313 S SHERMAN    | 10/06/22  | \$153,000   | WD     | 03-ARM'S LENGTH              | \$153,000         | \$83,700        | 54.71         | \$167,388      | \$32,000    | \$121,000       | \$116,513    | 1.039  | 1,020      | \$118.63          | 4003       | 26.7010               | 1 STORY        | \$32,000   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-251-005 | 420 S MAIN       | 06/27/22  | \$75,000    | WD     | 03-ARM'S LENGTH              | \$75,000          | \$40,500        | 54.00         | \$80,993       | \$22,336    | \$52,664        | \$50,479     | 1.043  | 572        | \$92.07           | 4003       | 5.0364                | 1 STORY        | \$32,000   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-404-005 | 405 CHURCH       | 03/30/23  | \$160,000   | WD     | 03-ARM'S LENGTH              | \$160,000         | \$86,450        | 54.03         | \$172,890      | \$40,281    | \$119,719       | \$114,121    | 1.049  | 1,648      | \$72.65           | 4003       | 42.1447               | 2 STORY        | \$32,000   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-351-013 | 524 W RACE       | 03/13/23  | \$107,000   | WD     | 03-ARM'S LENGTH              | \$107,000         | \$55,900        | 52.24         | \$111,843      | \$29,518    | \$77,482        | \$70,848     | 1.094  | 864        | \$89.68           | 4003       | 109.3642              | 1 STORY        | \$32,000   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-201-002 | 107 ARMSTRONG    | 09/08/22  | \$190,000   | WD     | 03-ARM'S LENGTH              | \$190,000         | \$95,800        | 50.42         | \$191,596      | \$23,021    | \$166,979       | \$145,073    | 1.151  | 1,138      | \$146.73          | 4003       | 6.3964                | 1 STORY        | \$32,000   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-329-008 | 332 CAMEO        | 07/08/22  | \$169,000   | WD     | 03-ARM'S LENGTH              | \$169,000         | \$85,000        | 50.30         | \$169,987      | \$41,520    | \$127,480       | \$110,557    | 1.153  | 957        | \$133.21          | 4003       | 115.3072              | 1 STORY        | \$24,750   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-328-002 | 428 DOTY         | 05/24/23  | \$193,000   | WD     | 03-ARM'S LENGTH              | \$193,000         | \$96,250        | 49.87         | \$192,487      | \$35,782    | \$157,218       | \$134,858    | 1.166  | 1,387      | \$113.35          | 4003       | 116.5804              | 1 STORY        | \$24,750   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-128-006 | 407 MEEKER       | 04/29/22  | \$166,000   | WD     | 03-ARM'S LENGTH              | \$166,000         | \$82,450        | 49.67         | \$164,908      | \$31,401    | \$134,599       | \$114,894    | 1.172  | 1,056      | \$127.46          | 4003       | #REF!                 | 1 STORY        | \$74,080   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-329-005 | 407 DOTY         | 08/08/22  | \$189,000   | WD     | 03-ARM'S LENGTH              | \$189,000         | \$93,500        | 49.47         | \$187,041      | \$35,388    | \$153,612       | \$130,510    | 1.177  | 1,524      | \$100.80          | 4003       | 117.7010              | 1 3/4 STORY    | \$32,000   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-376-008 | 414 W RACE       | 07/08/22  | \$122,500   | WD     | 03-ARM'S LENGTH              | \$122,500         | \$60,550        | 49.43         | \$121,149      | \$24,884    | \$97,616        | \$82,844     | 1.178  | 1,362      | \$71.67           | 4003       | 117.8308              | 1 STORY        | \$32,000   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-404-004 | 407 CHURCH       | 11/04/22  | \$150,000   | WD     | 03-ARM'S LENGTH              | \$150,000         | \$74,050        | 49.37         | \$148,077      | \$24,750    | \$125,250       | \$106,133    | 1.180  | 1,602      | \$78.18           | 4003       | 13.9843               | 2 STORY        | \$24,750   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-132-001 | 303 WOODWORTH    | 09/29/23  | \$210,000   | WD     | 03-ARM'S LENGTH              | \$210,000         | \$102,400       | 48.76         | \$204,836      | \$37,730    | \$172,270       | \$143,809    | 1.198  | 1,632      | \$105.56          | 4003       | 20.2898               | 1 STORY        | \$32,000   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-403-022 | 324 CHURCH       | 06/16/22  | \$190,000   | WD     | 03-ARM'S LENGTH              | \$190,000         | \$92,700        | 48.79         | \$185,419      | \$37,493    | \$152,507       | \$127,303    | 1.198  | 1,056      | \$144.42          | 4003       | 119.7985              | MODULAR        | \$27,707   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-331-004 | 409 PENNSYLVANIA | 03/13/23  | \$226,000   | WD     | 03-ARM'S LENGTH              | \$226,000         | \$109,000       | 48.23         | \$217,986      | \$42,160    | \$183,840       | \$151,313    | 1.215  | 1,120      | \$164.14          | 4003       | 121.4963              | 1 STORY        | \$24,750   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-201-005 | 115 ARMSTRONG    | 03/17/23  | \$195,000   | WD     | 03-ARM'S LENGTH              | \$195,000         | \$93,700        | 48.05         | \$187,416      | \$23,152    | \$171,848       | \$141,363    | 1.216  | 2,277      | \$75.47           | 4003       | 7.3632                | 1 1/2 STORY    | \$24,750   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-328-002 | 428 DOTY         | 11/16/23  | \$199,900   | WD     | 03-ARM'S LENGTH              | \$199,900         | \$96,250        | 48.15         | \$192,487      | \$35,782    | \$164,118       | \$134,858    | 1.217  | 1,387      | \$118.33          | 4003       | 121.6969              | 1 STORY        | \$24,750   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-130-011 | 108 ARMSTRONG    | 01/23/24  | \$190,000   | WD     | 03-ARM'S LENGTH              | \$190,000         | \$91,000        | 47.89         | \$181,964      | \$27,853    | \$162,147       | \$132,626    | 1.223  | 1,120      | \$144.77          | 4003       | 24.7905               | MODULAR        | \$16,155   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-455-015 | 104 COVERT ST    | 01/03/23  | \$100,000   | WD     | 03-ARM'S LENGTH              | \$100,000         | \$47,700        | 47.70         | \$95,407       | \$16,155    | \$83,845        | \$68,203     | 1.229  | 1,010      | \$83.01           | 4003       | 122.9343              | 1 STORY        | \$30,148   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-328-005 | 410 DOTY         | 11/29/22  | \$158,500   | WD     | 03-ARM'S LENGTH              | \$158,500         | \$74,400        | 46.94         | \$148,777      | \$31,599    | \$126,901       | \$100,842    | 1.258  | 1,000      | \$126.90          | 4003       | 125.8419              | 1 STORY        | \$32,000   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-401-014 | 112 ADAMS        | 09/25/23  | \$215,000   | WD     | 19-MULTI PARCEL ARM'S LENGTH | \$215,000         | \$93,550        | 43.51         | \$187,135      | \$74,080    | \$140,920       | \$110,621    | 1.274  | 1,944      | \$72.49           | 4003       | 127.3895              | 2 STORY        | \$24,750   | 33-17-14-21-401-013, 33-17-14-21-401-015 | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-177-011 | 416 WOODWORTH    | 12/05/23  | \$107,000   | WD     | 03-ARM'S LENGTH              | \$107,000         | \$49,950        | 46.68         | \$99,891       | \$32,000    | \$75,000        | \$58,426     | 1.284  | 780        | \$96.15           | 4003       | 17.4499               | 1 STORY        | \$30,312   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-206-003 | 209 ARMSTRONG    | 01/09/23  | \$185,000   | WD     | 03-ARM'S LENGTH              | \$185,000         | \$84,800        | 45.84         | \$169,621      | \$29,220    | \$155,780       | \$120,827    | 1.289  | 1,566      | \$99.48           | 4003       | 13.0644               | 1 3/4 STORY    | \$19,662   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-127-002 | 421 FRANKLIN     | 12/22/22  | \$229,500   | WD     | 03-ARM'S LENGTH              | \$229,500         | \$105,100       | 45.80         | \$210,170      | \$35,000    | \$194,500       | \$150,749    | 1.290  | 2,150      | \$90.47           | 4003       | 129.0227              | TRI-LEVEL      | \$24,750   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-128-018 | 306 WOODWORTH    | 10/31/23  | \$128,500   | WD     | 03-ARM'S LENGTH              | \$128,500         | \$58,750        | 45.72         | \$117,476      | \$24,750    | \$103,750       | \$79,799     | 1.300  | 1,420      | \$73.06           | 4003       | 130.0148              | 2 STORY        | \$24,750   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-130-008 | 214 BUTLER       | 07/13/22  | \$156,000   | WD     | 03-ARM'S LENGTH              | \$156,000         | \$70,650        | 45.29         | \$141,322      | \$22,484    | \$133,516       | \$102,270    | 1.306  | 1,740      | \$76.73           | 4003       | 1.4440                | 2 STORY        | \$19,262   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-129-008 | 404 WASHINGTON   | 02/10/23  | \$159,900   | WD     | 03-ARM'S LENGTH              | \$159,900         | \$71,650        | 44.81         | \$143,299      | \$34,895    | \$125,005       | \$93,291     | 1.340  | 1,004      | \$124.51          | 4003       | 133.9949              | 1 STORY        | \$24,750   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-328-004 | 416 DOTY         | 05/26/23  | \$182,000   | WD     | 03-ARM'S LENGTH              | \$182,000         | \$80,650        | 44.31         | \$161,305      | \$39,767    | \$142,233       | \$104,594    | 1.360  | 1,139      | \$124.88          | 4003       | 135.9861              | 1 STORY        | \$27,671   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-177-013 | 313 WASHINGTON   | 06/30/23  | \$189,000   | WD     | 03-ARM'S LENGTH              | \$189,000         | \$81,100        | 42.91         | \$162,235      | \$32,000    | \$157,000       | \$112,078    | 1.401  | 1,107      | \$141.82          | 4003       | 17.9882               | 1 STORY        | \$27,671   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-132-002 | 307 WOODWORTH    | 06/22/23  | \$173,100   | WD     | 03-ARM'S LENGTH              | \$173,100         | \$73,850        | 42.66         | \$147,652      | \$33,004    | \$140,096       | \$98,664     | 1.420  | 1,008      | \$138.98          | 4003       | 141.9925              | 1 STORY        | \$27,671   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-207-008 | 313 S MAIN       | 01/17/24  | \$175,000   | MLC    | 04-BUYERS INTEREST IN A LC   | \$175,000         | \$74,450        | 42.54         | \$148,905      | \$36,702    | \$138,298       | \$97,314     | 1.421  | 2,505      | \$55.21           | 4003       | 5.9591                | 2 STORY        | \$32,000   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-455-008 | 126 COVERT ST    | 07/21/23  | \$160,000   | WD     | 03-ARM'S LENGTH              | \$160,000         | \$66,350        | 41.47         | \$132,688      | \$25,533    | \$134,467       | \$92,216     | 1.458  | 1,609      | \$83.57           | 4003       | 145.8174              | 2 STORY        | \$32,000   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-454-013 | 114 CHURCH       | 03/22/24  | \$185,000   | WD     | 03-ARM'S LENGTH              | \$185,000         | \$76,050        | 41.11         | \$152,131      | \$24,923    | \$160,077       | \$109,473    | 1.462  | 1,703      | \$94.00           | 4003       | 146.2247              | 2 STORY        | \$32,000   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-132-003 | 313 WOODWORTH    | 09/22/23  | \$255,000   | WD     | 03-ARM'S LENGTH              | \$255,000         | \$104,500       | 40.98         | \$209,030      | \$35,877    | \$219,123       | \$149,013    | 1.470  | 1,344      | \$163.04          | 4003       | 147.0497              | 1 STORY        | \$32,000   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-151-005 | 503 WASHINGTON   | 05/18/22  | \$163,000   | WD     | 03-ARM'S LENGTH              | \$163,000         | \$67,550        | 41.44         | \$135,128      | \$33,519    | \$129,481       | \$87,443     | 1.481  | 957        | \$135.30          | 4003       | 148.0744              | 1 STORY        | \$19,268   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-207-006 | 309 S MAIN       | 03/24/23  | \$170,000   | WD     | 03-ARM'S LENGTH              | \$170,000         | \$68,650        | 40.38         | \$137,295      | \$32,000    | \$138,000       | \$90,615     | 1.523  | 1,766      | \$78.14           | 4003       | 152.2921              | 2 STORY        | \$23,152   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-132-002 | 307 WOODWORTH    | 12/01/23  | \$185,000   | WD     | 03-ARM'S LENGTH              | \$185,000         | \$73,850        | 39.92         | \$147,652      | \$33,004    | \$151,996       | \$98,664     | 1.541  | 1,008      | \$150.79          | 4003       | 154.0536              | 1 STORY        | \$24,750   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-403-017 | 225 N MAIN       | 08/16/23  | \$195,000   | WD     | 03-ARM'S LENGTH              | \$195,000         | \$75,900        | 38.92         | \$151,825      | \$32,000    | \$163,000       | \$103,120    | 1.581  | 1,490      | \$109.40          | 4003       | 158.0688              | BI-LEVEL       | \$32,000   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-21-327-004 | 425 N MAIN       | 08/24/23  | \$140,000   | WD     | 03-ARM'S LENGTH              | \$140,000         | \$55,300        | 39.50         | \$110,565      | \$32,002    | \$107,998       | \$67,610     | 1.597  | 960        | \$112.50          | 4003       | 159.7364              | 1 STORY        | \$36,702   | 33-17-14-28-207-015                      | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-151-001 | 605 WASHINGTON   | 10/26/23  | \$175,000   | WD     | 03-ARM'S LENGTH              | \$175,000         | \$59,250        | 33.86         | \$118,531      | \$32,000    | \$143,000       | \$74,467     | 1.920  | 957        | \$149.43          | 4003       | 192.0306              | 1 STORY        | \$36,702   | 33-17-14-28-207-008                      | 4003 WEST OF RAIL ROAD | 401            |
| 33-17-14-28-128-015 | 214 WOODWORTH    | 10/19/23  | \$135,000   | WD     | 03-ARM'S LENGTH              | \$135,000         | \$45,950        | 34.04         | \$91,889       | \$26,269    | \$108,731       | \$56,472     | 1.925  | 792        | \$137.29          | 4003       | 192.5410              | 2 STORY        | \$22,336   |                                          | 4003 WEST OF RAIL ROAD | 401            |
| Totals:             |                  |           | \$6,806,900 |        |                              | \$6,806,900       | \$3,099,150     |               |                | \$6,198,396 | \$5,513,066     | \$4,234,875  |        |            | \$110.36          |            | 1.8136                |                |            |                                          |                        |                |
|                     |                  |           |             |        |                              |                   | Sale. Ratio ==> | 45.53         |                |             | E.C.F. ==>      | 1.302        |        |            | Std. Deviation==> | 0.20322109 |                       |                |            |                                          |                        |                |
|                     |                  |           |             |        |                              |                   | Std. Dev. ==>   | 4.97          |                |             | Ave. E.C.F. ==> | 1.320        |        |            | Ave. Variance==>  | #REF!      | Coefficient of Var==> | #REF!          |            |                                          |                        |                |

2025 CITY OF LESLIE  
WEST OF RAILROAD  
ECF ANALYSIS  
ANALYZED 1.302  
UTILIZED 1.3