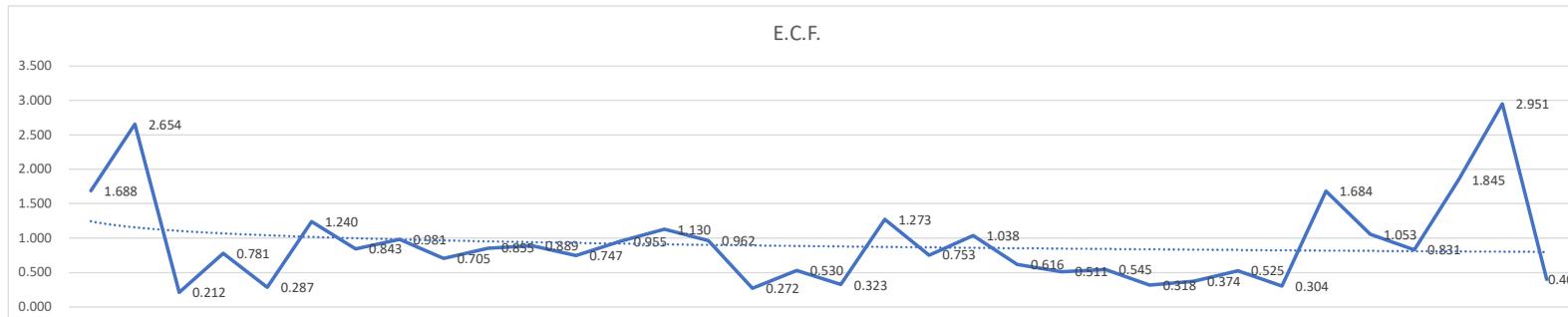


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	land ratio	Land Value
051-105-181-00	111 N RATH AVE	08/24/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$52,500	19.52	\$109,064	\$20,841	\$248,159	\$147,038	1.688	3,350	\$74.08	2010	77.3778		7%	\$19,529
051-105-191-00	208 W LUDINGTON AVE	09/28/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$19,700	13.13	\$39,845	\$7,669	\$142,331	\$53,627	2.654	612	\$232.57	2010	174.0170		5%	\$7,669
051-105-197-00	310 W LUDINGTON AVE	12/27/21	\$500,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$500,000	\$388,200	77.64	\$1,202,216	\$223,854	\$276,146	\$1,303,850	0.212	16,562	\$16.67	2010	70.2146		30%	\$152,075
051-105-202-00	402 W LUDINGTON AVE	08/12/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$313,000	31.30	\$811,340	\$184,231	\$815,769	\$1,045,182	0.781	4,476	\$182.25	2010	13.3434		15%	\$148,933
051-105-260-00	502 W LOOMIS ST	05/07/21	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$614,400	78.77	\$1,185,412	\$529,347	\$250,653	\$874,753	0.287	6,980	\$35.91	2510	62.7397		64%	\$500,000
051-120-005-00	809 W LUDINGTON AVE	05/14/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$204,200	34.03	\$592,225	\$360,000	\$240,000	\$193,521	1.240	12,211	\$19.65	2500	32.6238		60%	\$360,000
051-205-095-00	611 N WASHINGTON AVE	11/29/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,000	29.41	\$134,064	\$45,364	\$124,636	\$147,833	0.843	3,420	\$36.44	2000	7.0854		16%	\$27,402
051-222-001-00	414 E LUDINGTON AVE	05/10/21	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$75,100	27.61	\$203,270	\$32,232	\$239,768	\$244,340	0.981	2,078	\$115.38	2300	6.7350		8%	\$23,100
051-224-001-00	102 S WASHINGTON AVE	05/06/22	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$109,700	44.41	\$217,538	\$49,394	\$197,606	\$280,240	0.705	2,128	\$92.86	2000	20.8807	ONE STORY	15%	\$36,042
051-225-059-00	201 N JAMES ST	05/14/21	\$155,000	WD	31-SPLIT IMPROVED	\$155,000	\$0	0.00	\$119,020	\$34,200	\$120,800	\$141,367	0.855	2,020	\$59.80	2000	5.9423		22%	\$34,200
051-225-109-00	111 E LUDINGTON AVE	07/11/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$54,300	24.68	\$152,844	\$13,473	\$206,527	\$232,285	0.889	3,200	\$64.54	2010	2.4828		6%	\$12,100
051-225-142-00	119 S RATH AVE	11/17/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$77,000	28.00	\$224,767	\$19,417	\$255,583	\$342,250	0.747	2,000	\$127.79	2010	16.7166		7%	\$18,126
051-235-281-00	925 N WASHINGTON AVE	04/05/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$86,500	32.64	\$196,598	\$80,972	\$184,028	\$192,710	0.955	9,872	\$18.64	2000	4.1009		26%	\$69,130
051-235-284-00	901 N WASHINGTON AVE	10/28/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$62,100	33.57	\$155,327	\$121,753	\$63,247	\$55,957	1.130	1,400	\$45.18	2000	21.6347		63%	\$115,929
051-235-286-00	902 N EMILY ST	06/30/22	\$3,200,000	CD	03-ARM'S LENGTH	\$3,200,000	\$1,144,200	35.76	\$2,575,914	\$668,865	\$2,531,135	\$2,630,412	0.962	35,930	\$70.45	2100	4.8319	2 STORY	13%	\$421,049
051-268-011-00	901 E LUDINGTON AVE	09/17/21	\$125,000	LC	03-ARM'S LENGTH	\$125,000	\$79,200	63.36	\$190,852	\$77,724	\$47,724	\$174,043	0.272	1,152	\$41.04	2125	64.2305		58%	\$73,000
051-268-011-00	901 E LUDINGTON AVE	09/30/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$87,600	51.53	\$190,852	\$77,724	\$92,276	\$174,043	0.530	1,152	\$80.10	2125	38.3748		43%	\$73,000
051-268-026-00	1200 E TINKHAM AVE	08/06/21	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$534,900	53.49	\$1,540,955	\$367,414	\$632,586	\$1,955,902	0.323	5,846	\$108.21	2000	59.0514		28%	\$278,673
051-268-028-00	1000 E TINKHAM AVE	05/26/22	\$4,129,809	WD	03-ARM'S LENGTH	\$4,129,809	\$938,200	22.72	\$2,099,900	\$289,734	\$3,840,075	\$3,016,943	1.273	37,140	\$103.39	2000	35.8898		6%	\$266,736
051-268-028-60	502 N SHERMAN ST	08/29/22	\$3,000,000	WD	03-ARM'S LENGTH	\$3,000,000	\$1,150,900	38.36	\$2,452,667	\$308,864	\$2,691,136	\$3,573,005	0.753	29,337	\$91.73	2000	16.0753		8%	\$225,782
051-292-003-00	930 E LUDINGTON AVE	06/01/21	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	\$389,700	24.36	\$1,245,435	\$510,204	\$1,089,796	\$1,050,330	1.038	14,764	\$73.81	2300	12.3636	ONE STORY	13%	\$201,333
051-292-004-50	924 E LUDINGTON AVE	03/10/23	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$60,700	47.05	\$132,448	\$65,665	\$63,335	\$102,743	0.616	1,056	\$59.98	2125	29.7498		42%	\$54,667
051-292-005-00	920 E LUDINGTON AVE	04/22/22	\$900,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$900,000	\$429,100	47.68	\$1,175,753	\$551,262	\$348,738	\$683,036	0.511	10,432	\$33.43	2300	40.3368	ONE STORY	27%	\$246,733
051-320-068-00	519 E DOWLAND ST	03/02/22	\$150,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$150,000	\$62,400	41.60	\$168,701	\$48,900	\$101,100	\$185,668	0.545	2,492	\$40.57	2000	36.9419	2 STORY	22%	\$33,600
051-320-069-00	612 S WASHINGTON AVE	05/25/21	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$99,200	63.79	\$261,510	\$36,323	\$119,177	\$375,312	0.318	8,098	\$14.72	2000	59.6397		23%	\$34,991
051-320-082-00	720 S WASHINGTON AVE	03/08/23	\$475,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$475,000	\$247,100	52.02	\$935,818	\$305,268	\$169,732	\$454,078	0.374	19,934	\$8.51	2000	54.0144		60%	\$285,559
051-415-001-00	1002 S MADISON ST	08/30/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$25,800	51.60	\$54,452	\$19,016	\$30,984	\$59,060	0.525	1,000	\$30.98	2000	38.9320		35%	\$17,643
051-460-083-33	1000 S WASHINGTON AVE	12/13/21	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$420,600	168.24	\$359,963	\$211,866	\$38,134	\$125,572	0.304	3,563	\$10.70	2500	61.0256		59%	\$147,066
051-540-005-60	209 S JAMES ST	07/21/21	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$39,400	20.74	\$100,397	\$23,082	\$166,918	\$99,122	1.684	1,800	\$92.73	2400	77.0030		11%	\$21,750
051-543-004-00	301 S JAMES ST	02/01/22	\$214,000	WD	03-ARM'S LENGTH	\$214,000	\$62,800	29.35	\$163,524	\$19,498	\$194,502	\$184,649	1.053	2,750	\$70.73	2400	13.9424		8%	\$18,125
051-543-005-00	303 S JAMES ST	04/08/22	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$60,400	42.39	\$134,978	\$19,437	\$123,063	\$148,129	0.831	2,750	\$44.75	2400	8.3159		13%	\$18,125
051-543-005-20	307 S JAMES ST	11/10/23	\$372,000	LC	03-ARM'S LENGTH	\$372,000	\$80,500	21.64	\$171,876	\$25,375	\$346,625	\$187,822	1.845	3,150	\$110.04	2400	93.1561		7%	\$25,375
051-560-006-00	415 S JAMES ST	12/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$41,100	16.44	\$88,442	\$30,388	\$219,612	\$74,428	2.951	2,744	\$80.03	2400	203.6717		12%	\$29,097
051-575-009-00	103 E DOWLAND ST	11/03/22	\$149,000	QC	03-ARM'S LENGTH	\$149,000	\$86,100	57.79	\$193,174	\$102,166	\$46,834	\$116,677	0.401	3,904	\$12.00	2400	51.2540		58%	\$87,000
<b>Totals:</b>			<b>\$21,739,809</b>			<b>\$21,739,809</b>	<b>\$8,146,600</b>		<b>\$19,581,141</b>		<b>\$16,258,287</b>	<b>\$20,625,927</b>			<b>\$67.64</b>		<b>12.5693</b>		<b>26%</b>	
									<b>Sale. Ratio =&gt;</b>	<b>37.47</b>										
									<b>Std. Dev. =&gt;</b>	<b>28.57</b>	<b>E.C.F. =&gt;</b>	<b>0.788</b>	<b>Std. Deviation=&gt;</b>	<b>0.635072</b>						
											<b>Ave. E.C.F. =&gt;</b>	<b>0.914</b>	<b>Ave. Variance=&gt;</b>	<b>44.5499</b>	<b>Coefficient of Var=&gt;</b>	<b>48.7449164</b>				



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
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