

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
051-292-010-40	105 S STAFFON ST	09/21/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$63,600	29.58	\$187,963	\$55,787	\$28,750	52.3	99.0	0.13	0.13	\$1,067	\$422,629	\$9.70	58.00	4040	2022R05959
051-292-010-80	103 S STAFFON ST	09/14/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$50,500	34.12	\$162,571	\$14,179	\$28,750	52.3	99.0	0.13	0.13	\$271	\$107,417	\$2.47	58.00	4040	2021R06886
051-292-019-40	935 PINE ST	07/29/22	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$50,200	48.50	\$139,041	\$19,765	\$55,306	100.6	89.5	0.24	0.24	\$197	\$83,750	\$1.92	115.00	4040	2022R04902
051-320-012-00	403 S EMILY ST	09/15/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$42,300	32.54	\$134,759	\$24,673	\$29,432	53.5	60.0	0.10	0.10	\$461	\$259,716	\$5.96	69.00	4040	2021R06803
051-320-047-00	404 E MELENDY ST	08/08/22	\$10,000	WD	03-ARM'S LENGTH	\$10,000	\$7,600	76.00	\$18,529	\$10,000	\$16,500	30.0	140.0	0.10	0.10	\$333	\$104,167	\$2.39	30.00	4040	2022R04918
051-332-006-50	714 E FOSTER ST	05/17/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$47,800	34.14	\$155,939	\$8,674	\$24,613	44.8	140.0	0.14	0.14	\$194	\$60,236	\$1.38	44.75	4040	21R036760
051-335-013-00	505 S WASHINGTON AVE	09/09/22	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$42,800	27.63	\$127,162	\$42,442	\$14,704	26.7	120.0	0.08	0.08	\$1,588	\$551,195	\$12.65	28.00	4040	2022R05784
051-336-004-00	614 E MELENDY ST	10/07/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$38,400	18.73	\$109,204	\$128,796	\$33,000	60.0	140.0	0.19	0.19	\$2,147	\$667,337	\$15.32	60.00	4040	2022R06242
051-336-010-50	602 E MELENDY ST	08/29/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$33,000	37.71	\$111,233	(\$7,233)	\$16,500	30.0	140.0	0.10	0.10	(\$241)	(\$75,344)	(\$1.73)	30.00	4040	2022R05459
051-336-024-00	623 E DOWLAND ST	04/07/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$33,600	25.85	\$102,805	\$60,195	\$33,000	60.0	140.0	0.19	0.19	\$1,003	\$311,891	\$7.16	60.00	4040	21R02667
051-337-001-00	716 E MELENDY ST	10/18/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$57,100	28.55	\$170,423	\$93,395	\$63,818	116.0	140.0	0.37	0.37	\$805	\$251,062	\$5.76	116.30	4040	2021R07729
051-337-008-50	603 S MADISON ST	09/27/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$42,300	25.18	\$125,123	\$61,257	\$18,380	33.4	120.0	0.10	0.10	\$1,833	\$638,094	\$14.65	35.00	4040	2022R06153
051-337-010-50	703 E DOWLAND ST	11/23/21	\$116,400	WD	03-ARM'S LENGTH	\$116,400	\$33,400	28.69	\$104,961	\$44,843	\$33,404	60.7	81.7	0.14	0.14	\$738	\$332,170	\$7.63	72.00	4040	2022R01060
051-337-010-50	703 E DOWLAND ST	09/13/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$36,100	24.90	\$104,961	\$73,443	\$33,404	60.7	81.7	0.14	0.14	\$1,209	\$544,022	\$12.49	72.00	4040	2022R05724
051-337-011-00	705 E DOWLAND ST	01/20/23	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$24,900	19.61	\$69,590	\$83,810	\$26,400	48.0	140.0	0.15	0.15	\$1,746	\$544,221	\$12.49	48.00	4040	2023R00388
051-353-003-00	930 PINE ST	11/05/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$65,700	35.32	\$208,181	\$24,685	\$46,866	85.2	297.0	0.46	0.46	\$290	\$53,200	\$1.22	68.00	4040	2021R08039
051-353-007-02	916 PINE ST	09/01/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$74,700	93.38	\$182,608	\$80,000	\$182,608	332.0	297.0	1.81	1.81	\$241	\$44,272	\$1.02	264.94	4040	2021R06293
051-353-013-00	911 MAPLE ST	08/12/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,700	40.89	\$226,003	\$9,485	\$45,488	82.7	297.0	0.45	0.45	\$115	\$21,078	\$0.48	66.00	4040	2022R05103
051-353-016-00	923 MAPLE ST	07/06/21	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$70,800	41.40	\$236,217	(\$19,729)	\$45,488	82.7	297.0	0.45	0.45	(\$239)	(\$43,842)	(\$1.01)	66.00	4040	2021R04938
051-353-017-00	925 MAPLE ST	05/06/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$60,000	26.55	\$215,671	\$45,831	\$35,502	64.5	130.0	0.20	0.20	\$710	\$232,645	\$5.34	66.00	4040	2022R03191
051-353-019-90	210 S JACKSON RD	10/06/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$47,400	55.76	\$145,818	(\$8,781)	\$52,037	94.6	171.7	0.35	0.35	(\$93)	(\$25,017)	(\$0.57)	89.00	4040	2021R07338
051-356-003-00	828 E MELENDY ST	09/14/21	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$87,900	258.53	\$103,614	\$34,000	\$103,614	188.4	461.0	1.39	1.39	\$180	\$24,390	\$0.56	131.76	4040	2021R06842
051-509-001-50	308 E FILER ST	01/30/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$24,300	18.69	\$69,033	\$82,371	\$21,404	38.9	50.0	0.06	0.06	\$2,117	\$1,350,344	\$31.00	53.00	4040	2023R00462
051-510-003-00	406 E FILER ST	07/08/21	\$231,500	WD	03-ARM'S LENGTH	\$231,500	\$47,800	20.65	\$237,044	\$27,456	\$33,000	60.0	140.0	0.19	0.19	\$458	\$142,259	\$3.27	60.00	4040	2021R05323
051-516-003-00	306 E FOSTER ST	08/19/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$55,700	23.70	\$228,777	\$43,788	\$37,565	68.3	140.0	0.22	0.22	\$641	\$199,036	\$4.57	68.30	4040	2022R05493
051-562-002-50	302 E FOSTER ST	02/07/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$35,900	51.29	\$103,148	(\$6,344)	\$26,804	48.7	70.0	0.10	0.10	(\$130)	(\$66,083)	(\$1.52)	60.00	4040	2023R00708
051-562-004-00	303 S DANAHER ST	08/04/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$36,800	28.33	\$114,063	\$48,837	\$33,000	60.0	140.0	0.19	0.19	\$814	\$253,041	\$5.81	60.00	4040	2021R05694
051-562-007-30	408 S DELIA ST	07/20/21	\$149,500	WD	03-ARM'S LENGTH	\$149,500	\$32,400	21.67	\$105,463	\$61,594	\$17,557	31.9	66.0	0.06	0.06	\$1,930	\$1,009,738	\$23.18	40.00	4040	2021R06061
051-563-001-50	409 E DANAHER ST	10/07/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$47,800	35.41	\$147,223	\$32,524	\$44,747	81.4	100.0	0.21	0.21	\$400	\$157,121	\$3.61	90.00	4040	2021R07331
051-563-001-50	409 E DANAHER ST	09/16/22	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$51,700	21.28	\$147,223	\$140,524	\$44,747	81.4	100.0	0.21	0.21	\$1,727	\$678,860	\$15.58	90.00	4040	2022R05850
051-563-004-00	403 S DANAHER ST	10/25/22	\$101,500	WD	03-ARM'S LENGTH	\$101,500	\$37,000	36.45	\$110,457	\$24,043	\$33,000	60.0	140.0	0.19	0.19	\$401	\$124,575	\$2.86	60.00	4040	2022R07371
051-570-016-00	215 E MELENDY ST	04/30/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$45,200	26.60	\$142,773	\$60,127	\$33,000	60.0	140.0	0.19	0.19	\$1,002	\$311,539	\$7.15	60.00	4040	21R037029
051-576-001-50	222 E MELENDY ST	05/16/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$34,700	36.53	\$101,777	\$9,723	\$16,500	30.0	140.0	0.10	0.10	\$324	\$101,281	\$2.33	30.00	4040	2022R03334
051-578-002-00	310 E MELENDY ST	11/19/21	\$148,000	WD	25-PARTIAL CONSTRUCTION	\$148,000	\$27,700	18.72	\$150,663	\$9,712	\$12,375	30.0	140.0	0.10	0.10	\$324	\$101,167	\$2.32	30.00	4040	2021R08308
051-578-007-00	311 E DOWLAND ST	07/15/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$58,800	39.20	\$170,315	\$17,360	\$37,675	68.5	140.0	0.22	0.22	\$253	\$78,909	\$1.81	68.50	4040	2022R04618

Totals: \$5,040,600 \$5,040,600 \$1,623,600 \$4,970,335 \$1,431,232 \$1,358,938 2,478.3 9.44 9.44

Sale. Ratio => 32.21 Average per FF=> \$578 Average per Net Acre=> 151,693.91 Average per SqFt=> \$3.48
 Std. Dev. => 41.05

G	J	K	L
	1.41%		5.32%