

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			
051-409-005-00	502 FIRST ST	01/03/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,600	36.40	\$152,084	\$25,485	\$27,569	68.9	140.0	0.19	0.19	\$370	\$132,047	\$3.03	60.00	4050	202300208			
051-410-008-00	405 SECOND ST	03/24/23	\$20,500	WD	03-ARM'S LENGTH	\$20,500	\$13,800	67.32	\$27,569	\$20,500	\$27,569	68.9	140.0	0.19	0.19	\$297	\$106,218	\$2.44	60.00	4050	2023R01754			
051-410-010-00	409 SECOND ST	12/03/21	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$55,700	44.74	\$165,239	(\$13,170)	\$27,569	68.9	140.0	0.19	0.19	(\$191)	(\$68,238)	(\$1.57)	60.00	4050	2021R08708			
051-411-001-00	308 FIRST ST	07/29/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,100	28.54	\$118,826	\$22,964	\$11,790	29.5	70.0	0.05	0.05	\$779	\$450,275	\$10.34	32.00	4050	2022R04852			
051-412-003-00	206 FIRST ST	06/01/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$58,200	29.10	\$173,831	\$53,738	\$27,569	68.9	140.0	0.19	0.19	\$780	\$278,435	\$6.39	60.00	4050	2021R04161			
051-414-006-00	1003 S WASHINGTON AVE	05/20/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,400	34.27	\$154,072	\$18,888	\$22,960	57.4	130.0	0.15	0.15	\$329	\$126,765	\$2.91	50.00	4050	21R03889			
051-418-001-00	510 SECOND ST	01/07/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$35,200	31.71	\$98,310	\$40,259	\$27,569	68.9	140.0	0.19	0.19	\$584	\$208,596	\$4.79	60.00	4050	2022R00946			
051-418-003-00	506 SECOND ST	01/27/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$38,000	33.04	\$107,709	\$34,860	\$27,569	68.9	140.0	0.19	0.19	\$506	\$180,622	\$4.15	60.00	4050	2022R00767			
051-420-004-00	604 THIRD ST	01/12/22	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$13,800	102.22	\$27,569	\$13,500	\$27,569	68.9	140.0	0.19	0.19	\$196	\$69,948	\$1.61	60.00	4050	2022R00280			
051-420-006-00	601 FOURTH ST	03/10/23	\$253,500	WD	03-ARM'S LENGTH	\$253,500	\$68,100	26.86	\$192,950	\$88,119	\$27,569	68.9	140.0	0.19	0.19	\$1,279	\$456,575	\$10.48	60.00	4050	2023R01426			
051-420-009-00	607 FOURTH ST	04/04/22	\$46,000	PTA	03-ARM'S LENGTH	\$46,000	\$24,000	52.17	\$48,000	\$46,000	\$48,000	120.0	140.0	0.39	0.39	\$383	\$119,171	\$2.74	120.00	4050	2022R02258			
051-422-008-00	405 FOURTH ST	12/13/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$49,900	36.96	\$146,916	\$15,653	\$27,569	68.9	140.0	0.19	0.19	\$227	\$81,104	\$1.86	60.00	4050	2022R00111			
051-424-002-00	1108 S MADISON ST	06/11/21	\$11,500	WD	03-ARM'S LENGTH	\$11,500	\$14,400	125.22	\$38,467	\$11,500	\$28,874	72.2	120.0	0.19	0.19	\$159	\$59,585	\$1.37	70.00	4050	2021R04352			
051-427-007-00	205 FIFTH ST	11/11/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$47,800	50.32	\$140,165	(\$17,596)	\$27,569	68.9	140.0	0.19	0.19	(\$255)	(\$91,171)	(\$2.09)	60.00	4050	2021R08307			
051-428-008-00	305 FIFTH ST	03/14/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$43,600	22.36	\$119,584	\$102,985	\$27,569	68.9	140.0	0.19	0.19	\$1,494	\$533,601	\$12.25	60.00	4050	2023R01427			
051-430-010-00	509 FIFTH ST	01/19/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,500	34.80	\$125,962	\$26,607	\$27,569	68.9	140.0	0.19	0.19	\$386	\$137,860	\$3.16	60.00	4050	2022R00950			
051-431-008-00	605 FIFTH ST	07/15/21	\$198,500	WD	03-ARM'S LENGTH	\$198,500	\$50,700	25.54	\$162,082	\$63,987	\$27,569	68.9	140.0	0.19	0.19	\$928	\$331,539	\$7.61	60.00	4050	2021R05168			
051-433-001-00	510 FIFTH ST	07/20/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,100	35.06	\$207,545	(\$19,976)	\$27,569	68.9	140.0	0.19	0.19	(\$290)	(\$103,503)	(\$2.38)	60.00	4050	2021R05251			
051-433-001-00	510 FIFTH ST	07/25/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$68,200	29.40	\$207,545	\$52,024	\$27,569	68.9	140.0	0.19	0.19	\$755	\$269,554	\$6.19	60.00	4050	2022R04873			
051-433-006-00	501 SIXTH ST	06/23/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,500	34.80	\$118,850	\$33,719	\$27,569	68.9	140.0	0.19	0.19	\$489	\$174,710	\$4.01	60.00	4050	2022R04033			
051-434-007-00	403 SIXTH ST	04/23/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$58,400	30.75	\$176,098	\$39,517	\$25,715	64.3	140.0	0.18	0.18	\$615	\$223,260	\$5.13	55.00	4050	21R03120			
051-436-005-00	202 FIFTH ST	04/12/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$47,700	26.50	\$139,333	\$68,236	\$27,569	68.9	140.0	0.19	0.19	\$990	\$353,554	\$8.12	60.00	4050	21R02845			
051-451-006-00	612 ADAMS ST	01/05/22	\$16,500	PTA	03-ARM'S LENGTH	\$16,500	\$35,300	213.94	\$27,569	\$16,500	\$27,569	68.9	140.0	0.19	0.19	\$239	\$85,492	\$1.96	60.00	4050	2022R00347			
051-453-007-00	408 SEVENTH ST	06/09/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$58,000	37.18	\$160,797	\$43,203	\$48,000	120.0	140.0	0.39	0.39	\$360	\$111,925	\$2.57	120.00	4050	2021R04216			
051-460-005-00	704 SECOND ST	01/21/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$59,600	34.06	\$150,097	\$95,879	\$70,976	177.4	160.0	0.66	0.66	\$540	\$145,051	\$3.33	180.00	4050	PTA			
051-460-020-00	703 SIXTH ST	02/10/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$75,100	44.18	\$194,697	\$41,695	\$66,392	166.0	140.0	0.58	0.58	\$251	\$72,012	\$1.65	180.00	4050	2023R00671			
051-460-038-00	109 FIRST ST	04/23/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$27,400	45.67	\$75,982	\$6,078	\$22,060	55.1	120.0	0.14	0.14	\$110	\$44,043	\$1.01	50.00	4050	21R03104			
051-460-044-00	205 FIRST ST	12/16/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$39,200	21.78	\$109,774	\$92,286	\$22,060	55.1	120.0	0.14	0.14	\$1,673	\$668,739	\$15.35	50.00	4050	202300044			
051-460-049-00	809 S MADISON ST	12/21/21	\$58,500	LC	03-ARM'S LENGTH	\$58,500	\$36,000	61.54	\$106,709	(\$29,002)	\$19,207	48.0	130.0	0.12	0.12	(\$604)	(\$243,714)	(\$5.59)	40.00	4050	LC			
051-460-062-00	501 FIRST ST	07/02/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$70,500	176.25	\$90,012	\$33,548	\$83,560	208.9	400.0	1.14	1.14	\$161	\$29,351	\$0.67	124.50	4050	2021R05084			
051-460-069-00	611 FIRST ST	12/15/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$31,300	44.71	\$88,969	\$12,561	\$31,530	140.1	180.0	0.56	0.56	\$90	\$22,511	\$0.52	150.20	4050	2021R08785			
Totals:			\$3,886,900			\$3,886,900	\$1,406,100		\$3,853,312	\$1,040,547	\$997,366	2,554.7		8.15	8.15									
									Sale. Ratio =>		36.18		Average		Average		Average							
									Std. Dev. =>		44.30		per FF=>		\$407		per Net Acre=>		127,643.16		per SqFt=>		\$2.93	
						G			J	K	L													
									0.87%		4.33%													