

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
051-292-010-40	105 S STAFFON ST	09/21/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$63,600	29.58	\$172,887	\$28,750	\$186,250	\$129,970	1.433	1,146	\$162.52	4040	10.9231	ONE STORY	13%	\$28,750
051-292-010-80	103 S STAFFON ST	09/14/21	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$50,500	34.12	\$150,195	\$31,879	\$116,121	\$106,687	1.088	1,135	\$102.31	4040	23.5364	1 1/4 STORY	19%	\$28,750
051-292-019-40	935 PINE ST	07/29/22	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$50,200	48.50	\$131,416	\$58,511	\$44,989	\$65,739	0.684	1,188	\$37.87	4040	63.9436	1 1/2 STORY	53%	\$55,306
051-320-012-00	403 S EMILY ST	09/15/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$42,300	32.54	\$124,854	\$30,159	\$99,841	\$85,388	1.169	1,120	\$89.14	4040	15.4523	1 1/2 STORY	23%	\$29,432
051-320-046-00	406 E MELENDY ST	12/01/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$25,500	51.00	\$68,620	\$16,500	\$33,500	\$46,997	0.713	904	\$37.06	4040	61.0982	ONE STORY	33%	\$16,500
051-330-016-00	815 E FOSTER ST	06/04/21	\$189,000	WD	25-PARTIAL CONSTRUCTION	\$189,000	\$36,100	19.10	\$220,370	\$36,906	\$152,094	\$165,432	0.919	1,464	\$103.89	4040	40.4414	1 1/4 STORY	18%	\$33,385
051-332-006-50	714 E FOSTER ST	05/17/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$47,800	34.14	\$143,588	\$25,511	\$114,489	\$106,472	1.075	1,088	\$105.23	4040	24.8488	ONE STORY	18%	\$24,613
051-335-013-00	505 S WASHINGTON AVE	09/09/22	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$42,800	27.63	\$116,644	\$16,091	\$138,809	\$90,670	1.531	1,287	\$107.85	4040	20.7136	1 1/2 STORY	9%	\$14,704
051-336-004-00	614 E MELENDY ST	10/07/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$38,400	18.73	\$102,101	\$34,195	\$170,805	\$61,232	2.789	812	\$210.35	4040	146.5695	ONE STORY	16%	\$33,000
051-336-010-50	602 E MELENDY ST	08/29/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$33,000	37.71	\$102,315	\$17,055	\$70,445	\$76,880	0.916	913	\$77.16	4040	40.7492	ONE STORY	19%	\$16,500
051-336-024-00	623 E DOWLAND ST	04/07/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$33,600	25.85	\$96,230	\$33,366	\$96,634	\$56,685	1.705	864	\$111.84	4040	38.0956	ONE STORY	25%	\$33,000
051-337-001-00	716 E MELENDY ST	10/18/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$57,100	28.55	\$160,701	\$67,750	\$132,250	\$83,815	1.578	1,296	\$102.04	4040	25.4088	1 1/2 STORY	32%	\$63,818
051-337-008-50	603 S MADISON ST	09/27/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$42,300	25.18	\$115,015	\$18,380	\$149,620	\$87,137	1.717	1,302	\$114.92	4040	39.3276	ONE STORY	11%	\$18,380
051-337-010-50	703 E DOWLAND ST	11/23/21	\$116,400	WD	03-ARM'S LENGTH	\$116,400	\$33,400	28.69	\$98,185	\$33,404	\$82,996	\$58,414	1.421	1,173	\$70.76	4040	9.7037	ONE STORY	29%	\$33,404
051-337-010-50	703 E DOWLAND ST	09/13/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$36,100	24.90	\$98,185	\$33,404	\$111,596	\$58,414	1.910	1,173	\$95.14	4040	58.6647	ONE STORY	23%	\$33,404
051-337-011-00	705 E DOWLAND ST	01/20/23	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$24,900	19.61	\$65,500	\$26,400	\$100,600	\$35,257	2.853	690	\$145.80	4040	152.9546	ONE STORY	21%	\$26,400
051-339-024-00	624 E DOWLAND ST	10/05/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$41,000	58.57	\$119,972	\$31,876	\$38,124	\$79,437	0.480	1,140	\$33.44	4040	84.3864	1 1/4 STORY	44%	\$30,947
051-353-003-00	930 PINE ST	11/05/21	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$65,700	35.32	\$193,092	\$48,839	\$137,161	\$130,075	1.054	1,458	\$94.07	4040	26.9312	ONE STORY	25%	\$46,866
051-353-013-00	911 MAPLE ST	08/12/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,700	40.89	\$209,196	\$48,521	\$141,479	\$144,883	0.977	1,250	\$113.18	4040	34.7283	ONE STORY	24%	\$45,488
051-353-016-00	923 MAPLE ST	07/06/21	\$171,000	WD	03-ARM'S LENGTH	\$171,000	\$70,800	41.40	\$218,521	\$49,342	\$121,658	\$152,551	0.797	1,056	\$115.21	4040	52.6298	ONE STORY	27%	\$45,488
051-353-017-00	925 MAPLE ST	05/06/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$60,000	26.55	\$198,998	\$39,604	\$186,396	\$143,728	1.297	1,056	\$176.51	4040	2.6920	ONE STORY	16%	\$35,502
051-353-019-90	210 S JACKSON RD	10/06/21	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$47,400	55.76	\$137,041	\$53,131	\$31,869	\$75,663	0.421	936	\$34.05	4040	90.2591	ONE STORY	61%	\$52,037
051-509-001-50	308 E FILER ST	01/30/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$24,300	18.69	\$64,568	\$21,880	\$108,120	\$38,492	2.809	712	\$151.85	4040	148.5081	ONE STORY	16%	\$21,404
051-510-003-00	406 E FILER ST	07/08/21	\$231,500	WD	03-ARM'S LENGTH	\$231,500	\$47,800	20.65	\$197,860	\$41,080	\$190,420	\$141,371	1.347	1,327	\$143.50	4040	2.3167	ONE STORY	14%	\$33,000
051-516-002-00	308 E FOSTER ST	01/27/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$117,700	37.37	\$361,206	\$33,601	\$281,399	\$295,406	0.953	2,464	\$114.20	4040	37.1205	2 STORY	10%	\$33,000
051-516-003-00	306 E FOSTER ST	08/19/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$55,700	23.70	\$210,971	\$40,736	\$194,264	\$153,503	1.266	1,836	\$105.81	4040	5.8252	1 3/4 STORY	16%	\$37,565
051-562-002-50	302 E FOSTER ST	02/07/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$35,900	51.29	\$96,018	\$27,853	\$42,147	\$61,465	0.686	744	\$56.65	4040	63.8085	ONE STORY	38%	\$26,804
051-562-004-00	303 E DANAHER ST	08/04/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$36,800	28.33	\$106,453	\$33,699	\$96,201	\$65,603	1.466	912	\$105.48	4040	14.2617	ONE STORY	25%	\$33,000
051-562-007-30	408 S DELIA ST	07/20/21	\$149,500	WD	03-ARM'S LENGTH	\$149,500	\$32,400	21.67	\$97,139	\$17,557	\$131,943	\$71,760	1.839	1,155	\$114.24	4040	51.4878	1 1/2 STORY	12%	\$17,557
051-563-001-50	409 E DANAHER ST	10/07/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$47,800	35.41	\$137,787	\$47,579	\$87,421	\$81,342	1.075	1,590	\$54.98	4040	24.9052	ONE STORY	33%	\$44,747
051-563-001-50	409 E DANAHER ST	09/16/22	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$51,700	21.28	\$137,787	\$47,579	\$195,421	\$81,342	2.402	1,590	\$122.91	4040	107.8679	ONE STORY	18%	\$44,747
051-563-004-00	403 E DANAHER ST	10/25/22	\$101,500	WD	03-ARM'S LENGTH	\$101,500	\$37,000	36.45	\$103,242	\$34,266	\$67,234	\$62,197	1.081	1,202	\$55.94	4040	24.2797	1 1/2 STORY	33%	\$33,000
051-570-016-00	215 E MELENDY ST	04/30/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$45,200	26.60	\$132,547	\$34,775	\$135,125	\$88,162	1.533	1,238	\$109.15	4040	20.8895	1 1/4 STORY	19%	\$33,000
051-571-002-00	114 E DANAHER ST	11/14/22	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$49,600	57.34	\$135,023	\$22,000	\$64,500	\$101,914	0.633	1,216	\$53.04	4040	69.0905	1 1/4 STORY	25%	\$22,000
051-576-001-50	222 E MELENDY ST	05/16/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$34,700	36.53	\$93,873	\$18,309	\$76,691	\$68,137	1.126	940	\$81.59	4040	19.8249	1 1/4 STORY	17%	\$16,500
051-578-002-00	310 E MELENDY ST	11/19/21	\$148,000	WD	25-PARTIAL CONSTRUCTION	\$148,000	\$27,700	18.72	\$137,568	\$12,375	\$135,625	\$112,888	1.201	1,014	\$133.75	4040	12.2379	1 1/2 STORY	8%	\$12,375
051-578-007-00	311 E DOWLAND ST	07/15/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$58,800	39.20	\$157,928	\$39,508	\$110,492	\$106,781	1.035	2,105	\$52.49	4040	28.9035	1 3/4 STORY	25%	\$37,675
Totals:			\$5,627,100			\$5,627,100	\$1,723,300		\$5,213,596		\$4,374,729	\$3,571,889			\$99.89		9.9023		24%	
								Sale. Ratio =>	30.63				E.C.F. =>	1.225		Std. Deviation=>	0.612238			
								Std. Dev. =>	11.50				Ave. E.C.F. =>	1.324		Ave. Variance=>	45.8212	Coefficient of Var=>	34.61368804	

