

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
051-409-005-00	502 FIRST ST	01/03/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,600	36.40	\$136,556	\$32,025	\$117,975	\$104,218	1.132	1,215	\$97.10	4050	0.2756	1 1/4 STORY	18%	\$27,569
051-410-010-00	409 SECOND ST	12/03/21	\$124,500	WD	03-ARM'S LENGTH	\$124,500	\$55,700	44.74	\$148,022	\$32,123	\$92,377	\$115,552	0.799	1,244	\$74.26	4050	33.5316	1 1/2 STORY	22%	\$27,569
051-411-001-00	308 FIRST ST	07/29/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,100	28.54	\$104,982	\$11,790	\$118,210	\$92,913	1.272	1,198	\$98.67	4050	13.7508	1 1/2 STORY	9%	\$11,790
051-412-003-00	206 FIRST ST	06/01/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$58,200	29.10	\$155,270	\$30,324	\$169,676	\$124,572	1.362	1,432	\$118.49	4050	22.7314	1 3/4 STORY	14%	\$27,569
051-414-006-00	1003 S WASHINGTON AVE	05/20/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,400	34.27	\$137,596	\$26,687	\$123,313	\$110,577	1.115	1,682	\$73.31	4050	1.9579	ONE STORY	15%	\$22,960
051-418-001-00	510 SECOND ST	01/07/22	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$35,200	31.71	\$89,245	\$28,220	\$82,780	\$60,842	1.361	984	\$84.13	4050	22.5809	1 1/2 STORY	25%	\$27,569
051-418-003-00	506 SECOND ST	01/27/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$38,000	33.04	\$97,344	\$27,569	\$87,431	\$69,566	1.257	869	\$100.61	4050	12.2047	ONE STORY	24%	\$27,569
051-420-006-00	601 FOURTH ST	03/10/23	\$253,500	WD	03-ARM'S LENGTH	\$253,500	\$68,100	26.86	\$172,532	\$35,089	\$218,411	\$137,032	1.594	1,040	\$210.01	4050	45.9115	1 1/4 STORY	11%	\$27,569
051-422-008-00	405 FOURTH ST	12/13/21	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$49,900	36.96	\$131,661	\$28,972	\$106,028	\$102,382	1.036	1,152	\$92.04	4050	9.9141	1 1/2 STORY	20%	\$27,569
051-427-007-00	205 FIFTH ST	11/11/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$47,800	50.32	\$125,602	\$27,569	\$67,431	\$97,740	0.690	1,508	\$44.72	4050	44.4851	2 STORY	29%	\$27,569
051-430-010-00	509 FIFTH ST	01/19/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,500	34.80	\$113,236	\$27,569	\$97,431	\$85,411	1.141	1,304	\$74.72	4050	0.5980	1 1/2 STORY	22%	\$27,569
051-431-008-00	605 FIFTH ST	07/15/21	\$198,500	WD	03-ARM'S LENGTH	\$198,500	\$50,700	25.54	\$145,352	\$32,730	\$165,770	\$112,285	1.476	1,248	\$132.83	4050	34.1576	ONE STORY	14%	\$27,569
051-433-001-00	510 FIFTH ST	07/20/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$56,100	35.06	\$184,622	\$30,310	\$129,690	\$153,850	0.843	1,644	\$78.89	4050	29.1793	1 3/4 STORY	17%	\$27,569
051-433-001-00	510 FIFTH ST	07/25/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$68,200	29.40	\$184,622	\$30,310	\$201,690	\$153,850	1.311	1,644	\$122.68	4050	17.6194	1 3/4 STORY	12%	\$27,569
051-433-006-00	501 SIXTH ST	06/23/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,500	34.80	\$107,294	\$29,504	\$95,496	\$77,557	1.231	1,428	\$66.87	4050	9.6541	1 1/2 STORY	22%	\$27,569
051-434-007-00	403 SIXTH ST	04/23/21	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$58,400	30.75	\$156,943	\$27,999	\$161,901	\$128,558	1.259	1,587	\$102.02	4050	12.4604	1 3/4 STORY	14%	\$25,715
051-436-005-00	202 FIFTH ST	04/12/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$47,700	26.50	\$125,177	\$29,884	\$150,116	\$95,008	1.580	832	\$180.43	4050	44.5282	ONE STORY	15%	\$27,569
051-453-007-00	408 SEVENTH ST	06/09/21	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$58,000	37.18	\$146,208	\$48,000	\$108,000	\$97,914	1.103	1,008	\$107.14	4050	3.1748	1 1/4 STORY	31%	\$48,000
051-460-005-00	704 SECOND ST	01/21/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$59,600	34.06	\$140,010	\$72,107	\$102,893	\$67,700	1.520	1,116	\$92.20	4050	38.5086	1 3/4 STORY	41%	\$70,976
051-460-020-00	703 SIXTH ST	02/10/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$75,100	44.18	\$178,514	\$69,575	\$100,425	\$108,613	0.925	1,340	\$74.94	4050	21.0142	ONE STORY	39%	\$66,392
051-460-038-00	109 FIRST ST	04/23/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$27,400	45.67	\$69,145	\$23,128	\$36,872	\$45,879	0.804	854	\$43.18	4050	33.1081	ONE STORY	37%	\$22,060
051-460-049-00	809 S MADISON ST	12/21/21	\$58,500	LC	03-ARM'S LENGTH	\$58,500	\$36,000	61.54	\$95,392	\$19,207	\$39,293	\$75,957	0.517	1,056	\$37.21	4050	61.7449	ONE STORY	33%	\$19,207
051-460-069-00	611 FIRST ST	12/15/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$31,300	44.71	\$81,540	\$31,530	\$38,470	\$49,860	0.772	1,197	\$32.14	4050	36.3200	1 1/4 STORY	45%	\$31,530

Totals:	\$3,363,900		\$3,363,900		\$1,151,500		\$3,026,865		\$2,611,679		\$2,267,840		\$92.98		1.6861		23%				
					Sale. Ratio =>		34.23		E.C.F. =>		1.152		Std. Deviation=>		0.296958229						
					Std. Dev. =>		8.70		Ave. E.C.F. =>		1.135		Ave. Variance=>		23.8874		Coefficient of Var=>		21.05077029		

051-428-008-00	305 FIFTH ST	03/14/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$43,600	22.36	\$107,683	\$27,569	\$167,431	\$79,874	2.096	1,474	\$113.59	4050	96.1425	1 3/4 STORY		\$27,569
051-460-044-00	205 FIRST ST	12/16/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$39,200	21.78	\$98,635	\$23,655	\$156,345	\$74,756	2.091	1,160	\$134.78	4050	95.6657	ONE STORY		\$22,060

