

Neighborhoods Used: 4050.4050 NEIGHBORHOOD

610 ADAMS ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
051-451-005-00	03/27/2024 4050	401	125,000	25,846		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	ONE STORY	75	99,154	61,136	1.622	



812 S MADISON ST						
Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue		
051-460-045-00	02/16/2024 4050	401	60,000	18,686		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/2 STORY	46	41,314	87,191	0.474	



701 FOURTH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
051-460-010-20	02/06/2024 4050	401	125,000	55,120		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Mobile Home	MANF HOME	51	69,880	82,311	0.849	



708 SECOND ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
051-460-006-00	11/09/2023 4050	401	135,000	33,176		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	ONE STORY	57	101,824	97,858	1.041	



708 SECOND ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
051-460-006-00	11/09/2023 4050	401	135,000	33,176		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	ONE STORY	57	101,824	97,858	1.041	



606 SIXTH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
051-441-003-00	10/20/2023 4050	401	101,000	25,846		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 1/2 STORY	41	75,154	79,587	0.944	



205 FIRST ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
051-460-044-00	10/06/2023 4050	401	130,000	22,265		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	ONE STORY	55	107,735	89,538	1.203	



206 FOURTH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
051-427-003-00	09/20/2023 4050	401	94,500	29,178		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1 3/4 STORY	49	65,322	83,131	0.786	



Neighborhoods Used: 4050.4050 NEIGHBORHOOD

203 SECOND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-412-006-00 09/15/2023 4050 401 225,000 25,917
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 64 199,083 157,620 1.263



403 FOURTH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-422-007-00 08/31/2023 4050 401 240,000 29,552
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STORY 58 210,448 121,575 1.731



305 SECOND ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-411-008-00 08/31/2023 4050 401 97,000 25,846
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STORY 48 71,154 100,226 0.710



411 SEVENTH ST
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
051-452-017-00 08/28/2023 4050 401 0 30,380
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STORY 53 -30,380 83,787 -0.363



612 ADAMS ST
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
051-451-006-00 08/25/2023 4050 401 20,000 25,846



601 SEVENTH ST
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
051-441-006-00 08/16/2023 4050 402 80,000 45,000
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 0 0 0 0.000



504 SIXTH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-452-004-00 06/30/2023 4050 401 239,000 27,982
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STORY 65 211,018 132,506 1.593



601 FIFTH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-431-006-00 06/29/2023 4050 401 125,000 27,514
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STORY 45 97,486 116,625 0.836



Neighborhoods Used: 4050.4050 NEIGHBORHOOD

401 SIXTH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-434-006-00 06/13/2023 4050 401 220,000 26,738
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 80 193,262 144,538 1.337



401 GRANT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-460-012-50 06/09/2023 4050 401 189,580 58,973
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Mobile Home MANF HOME 68 130,607 120,887 1.080



702 THIRD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-460-011-00 04/27/2023 4050 401 152,500 29,845
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family ONE STORY 64 122,655 110,012 1.115



405 SECOND ST
Parcel Number ** Invalid Sale ** Class AdjSalePrice LandValue
051-410-008-00 03/24/2023 4050 402 20,500 25,846



305 FIFTH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-428-008-00 03/14/2023 4050 401 195,000 25,846
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STORY 45 169,154 79,307 2.133



601 FOURTH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-420-006-00 03/10/2023 4050 401 253,500 33,314
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STORY 85 220,186 136,048 1.618



703 SIXTH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-460-020-00 02/10/2023 4050 401 170,000 65,400
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family ONE STORY 54 104,600 107,845 0.970



502 FIRST ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
051-409-005-00 01/03/2023 4050 401 150,000 30,270
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STORY 59 119,730 103,462 1.157



Neighborhoods Used: 4050.4050 NEIGHBORHOOD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-460-044-00	12/16/2022 4050	401	180,000	22,265	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	ONE STORY	55	157,735	89,538	1.762



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-411-001-00	07/29/2022 4050	401	130,000	11,053	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	65	118,947	92,242	1.290



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-433-001-00	07/25/2022 4050	401	232,000	28,567	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 3/4 STORY	70	203,433	152,733	1.332



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
051-433-006-00	06/23/2022 4050	401	125,000	27,768	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	50	97,232	76,997	1.263



Parcel Number	** Invalid Sale	** Class	AdjSalePrice	LandValue
051-420-009-00	04/04/2022 4050	402	46,000	45,000



