

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
051-105-181-00	111 N RATH AVE	08/24/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$52,500	19.52	\$138,472	\$20,841	\$248,159	\$147,039	1.688	3,350	\$74.08	2010	56.8486		7%	\$19,529
051-105-191-00	208 W LUDINGTON AVE	09/28/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$19,700	13.13	\$50,570	\$7,669	\$142,331	\$53,626	2.654	612	\$232.57	2010	153.4904		5%	\$7,669
051-224-001-00	102 S WASHINGTON AVE	05/06/22	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$109,700	44.41	\$271,884	\$49,307	\$197,693	\$278,221	0.711	2,128	\$92.90	2000	40.8665	ONE STORY	15%	\$36,042
051-225-105-00	103 E LUDINGTON AVE	06/13/24	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$185,900	47.67	\$371,741	\$31,623	\$358,377	\$425,148	0.843	7,480	\$47.91	2010	27.6278		8%	\$30,250
051-225-109-00	111 E LUDINGTON AVE	07/11/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$54,300	24.68	\$199,301	\$13,473	\$206,527	\$232,285	0.889	3,200	\$64.54	2010	23.0115		6%	\$12,100
051-225-122-00	106 N RATH AVE	08/01/24	\$368,000	WD	03-ARM'S LENGTH	\$368,000	\$66,600	18.10	\$133,282	\$14,064	\$353,936	\$149,023	2.375	1,095	\$323.23	2010	125.5826		3%	\$12,752
051-225-130-00	102 W LUDINGTON AVE	12/26/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$258,400	36.91	\$723,307	\$24,453	\$675,547	\$873,568	0.773	9,765	\$69.18	2010	34.5905		3%	\$23,100
051-235-129-00	701 N WASHINGTON AVE	04/29/24	\$380,000	LC	03-ARM'S LENGTH	\$380,000	\$254,000	66.84	\$504,710	\$77,971	\$302,029	\$533,424	0.566	2,408	\$125.43	2000	55.3017		13%	\$48,460
051-235-281-00	925 N WASHINGTON AVE	04/05/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$86,500	32.64	\$233,927	\$80,890	\$184,110	\$191,296	0.962	9,872	\$18.65	2000	15.6791		26%	\$69,130
051-235-284-00	901 N WASHINGTON AVE	10/28/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$62,100	33.57	\$166,153	\$121,712	\$63,288	\$55,551	1.139	1,400	\$45.21	2000	2.0047		63%	\$115,929
051-235-286-00	902 N EMILY ST	06/30/22	\$3,200,000	CD	03-ARM'S LENGTH	\$3,200,000	\$1,144,200	35.76	\$2,755,908	\$667,027	\$2,532,973	\$2,611,101	0.970	35,930	\$70.50	2100	14.9147	2 STORY	13%	\$421,049
051-268-011-00	901 E LUDINGTON AVE	09/30/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$87,600	51.53	\$215,935	\$77,699	\$92,301	\$172,795	0.534	1,152	\$80.12	2125	58.5060		43%	\$73,000
051-268-028-00	1000 E TINKHAM AVE	05/26/22	\$4,129,809	WD	03-ARM'S LENGTH	\$4,129,809	\$938,200	22.72	\$2,703,288	\$289,734	\$3,840,075	\$3,016,943	1.273	37,140	\$103.39	2000	15.3611		6%	\$266,736
051-268-028-60	502 N SHERMAN ST	08/29/22	\$3,000,000	WD	03-ARM'S LENGTH	\$3,000,000	\$1,150,900	38.36	\$3,146,286	\$308,332	\$2,691,668	\$3,547,443	0.759	29,337	\$91.75	2000	36.0462		8%	\$225,782
051-292-004-50	924 E LUDINGTON AVE	03/10/23	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$60,700	47.05	\$147,204	\$65,596	\$63,404	\$102,010	0.622	1,056	\$60.04	2125	49.7678		42%	\$54,667
051-292-005-00	920 E LUDINGTON AVE	04/22/22	\$900,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$900,000	\$429,100	47.68	\$1,252,830	\$556,640	\$343,360	\$679,408	0.505	10,432	\$32.91	2300	61.3844	ONE STORY	28%	\$253,333
051-295-061-00	921 E TINKHAM AVE	03/08/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$86,100	37.43	\$220,100	\$66,598	\$163,402	\$191,878	0.852	1,699	\$96.18	2000	26.7630		24%	\$54,732
051-320-082-00	720 S WASHINGTON AVE	03/08/23	\$475,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$475,000	\$247,100	52.02	\$786,679	\$227,700	\$247,300	\$324,455	0.762	19,934	\$12.41	2000	35.7024		43%	\$205,523
051-414-004-50	102 SECOND ST	11/08/22	\$234,625	WD	03-ARM'S LENGTH	\$234,625	\$127,000	54.13	\$271,855	\$87,628	\$146,997	\$230,284	0.638	4,800	\$30.62	2000	48.0895		37%	\$87,500
051-543-010-00	316 S JAMES ST	06/26/24	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$139,400	29.04	\$278,847	\$37,582	\$442,418	\$301,581	1.467	5,524	\$80.09	2400	34.7769		8%	\$36,250
051-543-005-00	303 S JAMES ST	04/08/22	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$60,400	42.39	\$137,940	\$19,437	\$123,063	\$148,129	0.831	2,750	\$44.75	2400	28.8441		13%	\$18,125
051-543-005-00	303 S JAMES ST	05/10/24	\$154,400	WD	03-ARM'S LENGTH	\$154,400	\$69,000	44.69	\$137,940	\$19,437	\$134,963	\$148,129	0.911	2,750	\$49.08	2400	20.8106		12%	\$18,125
051-543-005-20	307 S JAMES ST	11/10/23	\$372,000	LC	03-ARM'S LENGTH	\$372,000	\$80,500	21.64	\$175,633	\$25,375	\$346,625	\$187,823	1.845	3,150	\$110.04	2400	72.6267		7%	\$25,375
051-560-006-00	415 S JAMES ST	12/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$41,100	16.44	\$89,931	\$30,388	\$219,612	\$74,429	2.951	2,744	\$80.03	2400	183.1409		12%	\$29,097
051-575-009-00	103 E DOWLAND ST	11/03/22	\$149,000	QC	03-ARM'S LENGTH	\$149,000	\$86,100	57.79	\$194,342	\$87,666	\$61,334	\$133,345	0.460	3,904	\$15.71	2400	65.9260		49%	\$72,500

Totals:	\$17,190,334		\$17,190,334	\$5,897,100	\$15,308,065	\$14,181,492	\$14,808,930	0.958	\$82.05	16.1594	20%
			Sale. Ratio =>	34.30		E.C.F. =>	0.958	Std. Deviation=>	0.681281388		
			Std. Dev. =>	14.24		Ave. E.C.F. =>	1.119	Ave. Variance=>	51.5066	Coefficient of Var=>	46.01982986

