

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	\$155,149	\$30,270	\$119,730	\$103,462	1.157	1,215	\$98.54	4050	5.7279	1 1/4 STORY	0.1723067	\$25,846		
051-411-001-00	308 FIRST ST	07/29/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,100	28.54	\$122,389	\$11,053	\$118,947	\$92,242	1.290	1,198	\$99.29	4050	7.4999	1 1/2 STORY	0.0850231	\$11,053		
051-411-008-00	305 SECOND ST	08/31/23	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$60,400	62.27	\$146,819	\$25,846	\$71,154	\$100,226	0.710	1,894	\$37.57	4050	50.4578	1 3/4 STORY	0.2664536	\$25,846		
051-412-006-00	203 SECOND ST	09/15/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$87,900	39.07	\$216,164	\$25,917	\$199,083	\$157,620	1.263	1,806	\$110.23	4050	4.8547	1 1/2 STORY	0.1148711	\$25,846		
051-420-006-00	601 FOURTH ST	03/10/23	\$253,500	WD	03-ARM'S LENGTH	\$253,500	\$68,100	26.86	\$197,524	\$33,314	\$220,186	\$136,048	1.618	1,040	\$211.72	4050	40.3931	1 1/4 STORY	0.1019566	\$25,846		
051-422-007-00	403 FOURTH ST	08/31/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$72,000	30.00	\$176,293	\$29,552	\$210,448	\$121,575	1.731	1,416	\$148.62	4050	51.6502	1 3/4 STORY	0.1076917	\$25,846		
051-427-003-00	206 FOURTH ST	09/20/23	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$54,000	57.14	\$129,517	\$29,178	\$65,322	\$83,131	0.786	1,262	\$51.76	4050	42.8739	1 3/4 STORY	0.2735026	\$25,846		
051-428-008-00	305 FIFTH ST	03/14/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$43,600	22.36	\$121,570	\$25,846	\$169,154	\$79,307	2.133	1,474	\$114.76	4050	91.8379	1 3/4 STORY	0.1325436	\$25,846		
051-431-006-00	601 FIFTH ST	06/29/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$68,800	55.04	\$168,280	\$27,514	\$97,486	\$116,625	0.836	1,944	\$50.15	4050	37.8617	1 3/4 STORY	0.206768	\$25,846		
051-433-001-00	510 FIFTH ST	07/25/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$68,200	29.40	\$212,916	\$28,567	\$203,433	\$152,733	1.332	1,644	\$123.74	4050	11.7438	1 3/4 STORY	0.1114052	\$25,846		
051-433-006-00	501 SIXTH ST	06/23/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,500	34.80	\$120,703	\$27,768	\$97,232	\$76,997	1.263	1,428	\$68.09	4050	4.8296	1 1/2 STORY	0.206768	\$25,846		
051-434-006-00	401 SIXTH ST	06/13/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$81,400	37.00	\$201,195	\$26,738	\$193,262	\$144,538	1.337	1,292	\$149.58	4050	12.2593	1 1/2 STORY	0.1174818	\$25,846		
051-441-003-00	606 SIXTH ST	10/20/23	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$63,100	62.48	\$121,908	\$25,846	\$75,154	\$79,587	0.944	1,296	\$57.99	4050	27.0217	1 1/2 STORY	0.255901	\$25,846		
051-451-005-00	610 ADAMS ST	03/27/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$29,800	23.84	\$99,637	\$25,846	\$99,154	\$61,136	1.622	672	\$147.55	4050	40.7351	ONE STORY	0.206768	\$25,846		
051-452-004-00	504 SIXTH ST	06/30/23	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$76,400	31.97	\$187,917	\$27,982	\$211,018	\$132,506	1.593	1,294	\$163.07	4050	37.8002	1 1/4 STORY	0.1081423	\$25,846		
051-460-006-00	708 SECOND ST	11/09/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$61,900	45.85	\$151,291	\$33,176	\$101,824	\$97,858	1.041	1,056	\$96.42	4050	17.3987	ONE STORY	0.1981704	\$26,753		
051-460-006-00	708 SECOND ST	11/09/23	\$135,000	LC	03-ARM'S LENGTH	\$135,000	\$61,900	45.85	\$151,291	\$33,176	\$101,824	\$97,858	1.041	1,056	\$96.42	4050	17.3987	ONE STORY	0.1981704	\$26,753		
051-460-010-20	701 FOURTH ST	02/06/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$67,600	54.08	\$154,469	\$55,120	\$69,880	\$82,311	0.849	1,200	\$58.23	4050	36.5533	MANF HOME	0.431464	\$53,933		
051-460-011-00	702 THIRD ST	04/27/23	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$64,400	42.23	\$162,629	\$29,845	\$122,655	\$110,012	1.115	960	\$127.77	4050	9.9584	ONE STORY	0.1754295	\$26,753		
051-460-012-50	401 GRANT ST	06/09/23	\$189,580	OTH	03-ARM'S LENGTH	\$189,580	\$97,700	51.53	\$204,884	\$58,973	\$130,607	\$120,887	1.080	1,560	\$83.72	4050	13.4109	MANF HOME	0.2937177	\$55,683		
051-460-020-00	703 SIXTH ST	02/10/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$75,100	44.18	\$195,569	\$65,400	\$104,600	\$107,845	0.970	1,340	\$78.06	4050	24.4602	ONE STORY	0.3661294	\$62,242		
051-460-044-00	205 FIRST ST	12/16/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$39,200	21.78	\$130,337	\$22,265	\$157,735	\$89,538	1.762	1,160	\$135.98	4050	54.7148	ONE STORY	0.1148944	\$20,681		
051-460-044-00	205 FIRST ST	10/06/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$46,300	35.62	\$130,337	\$22,265	\$107,735	\$89,538	1.203	1,160	\$92.88	4050	1.1276	ONE STORY	0.1590846	\$20,681		
051-460-045-00	812 S MADISON ST	02/16/24	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$50,500	84.17	\$123,926	\$18,686	\$41,314	\$87,191	0.474	1,580	\$26.15	4050	74.0681	1 1/2 STORY	0.3114333	\$18,686		
<b>Totals:</b>			<b>\$3,829,080</b>			<b>\$3,829,080</b>	<b>\$1,473,500</b>		<b>\$3,782,714</b>		<b>\$3,088,937</b>	<b>\$2,520,771</b>			<b>\$101.18</b>		<b>1.0882</b>		<b>0.1965032</b>			
								<b>Sale. Ratio =&gt;</b>	<b>38.48</b>				<b>E.C.F. =&gt;</b>	<b>1.225</b>	<b>Std. Deviation=&gt;</b>		<b>0.385011</b>					
								<b>Std. Dev. =&gt;</b>	<b>15.28</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.215</b>	<b>Ave. Variance=&gt;</b>		<b>29.8599</b>	<b>Coefficient of Var=&gt;</b>		<b>24.58592468</b>		

051-441-006-00	601 SEVENTH ST	08/16/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$24,000	30.00	\$45,000	\$45,000	\$35,000	\$0	#DIV/0!	1,110	\$31.53	4050	#DIV/0!	1 1/2 STORY		\$45,000
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