

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	Use Code	Land Value	
051-227-001-00	724 E LUDINGTON AVE	01/22/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$126,900	45.32	\$308,359	\$55,392	\$224,608	\$253,474	0.886	4,177	\$53.77	4340	8.5677	1 1/2 STORY	FOUR UNIT RENTAL	\$53,276	
051-414-001-00	130 SECOND ST	08/31/21	\$185,500	WD	03-ARM'S LENGTH	\$185,500	\$52,500	28.30	\$151,795	\$25,154	\$160,346	\$126,895	1.264	2,318	\$69.17	4340	29.1818	2 STORY	FOUR UNIT RENTAL	\$23,827	
051-539-010-00	209 E FILER ST	01/04/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,600	41.07	\$183,684	\$39,000	\$111,000	\$144,974	0.766	2,232	\$49.73	4340	20.6141	1 3/4 STORY	FOUR UNIT RENTAL	\$39,000	
Totals:			\$615,500			\$615,500	\$241,000		\$643,838		\$495,954	\$525,343			\$57.56		2.7738				
								Sale. Ratio =>	39.16			E.C.F. =>	0.944	Std. Deviation=>		0.25980031					
								Std. Dev. =>	8.86			Ave. E.C.F. =>	0.972	Ave. Variance=>		19.4545	Coefficient of Var=>	20.01915938			