

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
051-100-015-00	322 N LEWIS ST	12/20/23	\$295,100	WD	03-ARM'S LENGTH	\$295,100	\$117,600	39.85	\$303,077	\$47,106	\$247,994	\$168,735	1.470	1,618	\$153.27	4020	21.3924	2 STORY	14%	\$40,212
051-100-021-00	324 N GAYLORD AVE	03/28/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$113,400	26.68	\$271,180	\$55,284	\$369,716	\$142,318	2.598	1,624	\$227.66	4020	91.4173	1 3/4 STORY	12%	\$51,439
051-100-075-00	401 N ROBERT ST	10/06/23	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$213,800	36.55	\$510,044	\$43,023	\$541,977	\$307,858	1.760	2,752	\$196.94	4020	7.6827	2 STORY	7%	\$42,000
051-100-081-00	416 N WILLIAM ST	04/19/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$54,900	31.37	\$150,659	\$29,310	\$145,690	\$79,993	1.821	1,249	\$116.65	4020	13.7642	1 1/2 STORY	16%	\$28,574
051-100-095-00	413 N WILLIAM ST	10/07/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$73,900	29.56	\$223,033	\$37,416	\$212,584	\$122,358	1.737	1,146	\$185.50	4020	5.3746	1 1/2 STORY	15%	\$36,373
051-100-127-00	416 N GAYLORD AVE	05/13/22	\$314,500	WD	03-ARM'S LENGTH	\$314,500	\$72,300	22.99	\$290,877	\$44,333	\$270,167	\$162,521	1.662	1,270	\$212.73	4020	2.1295	ONE STORY	13%	\$42,000
051-100-127-00	416 N GAYLORD AVE	01/05/24	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$84,400	22.81	\$290,877	\$44,333	\$325,667	\$162,521	2.004	1,270	\$256.43	4020	32.0200	ONE STORY	11%	\$42,000
051-100-139-00	409 N GAYLORD AVE	06/21/23	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$177,900	42.87	\$408,497	\$45,385	\$369,615	\$239,362	1.544	2,298	\$160.84	4020	13.9480	1 3/4 STORY	10%	\$42,000
051-100-163-00	409 N FERRY ST	06/10/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$85,300	25.85	\$237,769	\$44,722	\$285,278	\$127,256	2.242	1,206	\$236.55	4020	55.8121	1 1/2 STORY	13%	\$42,000
051-100-167-00	401 N FERRY ST	08/01/23	\$965,000	WD	03-ARM'S LENGTH	\$965,000	\$459,100	47.58	\$1,076,046	\$117,979	\$847,021	\$631,554	1.341	3,680	\$230.17	4020	34.2478	ONE STORY	12%	\$112,500
051-100-246-00	507 N ROBERT ST	10/10/23	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$51,700	43.26	\$124,222	\$43,495	\$76,005	\$53,215	1.428	760	\$100.01	4020	25.5383	1 1/4 STORY	35%	\$42,000
051-100-247-00	505 N ROBERT ST	09/11/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$78,200	26.07	\$257,708	\$44,718	\$255,282	\$140,402	1.818	984	\$259.43	4020	13.4572	ONE STORY	14%	\$42,000
051-100-247-00	505 N ROBERT ST	10/03/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$67,000	53.60	\$257,708	\$44,718	\$80,282	\$140,402	0.572	984	\$81.59	4020	111.1848	ONE STORY	34%	\$42,000
051-100-262-00	204 W FITCH ST	06/03/22	\$213,750	WD	03-ARM'S LENGTH	\$213,750	\$49,400	23.11	\$196,713	\$30,964	\$182,786	\$109,261	1.673	1,071	\$170.67	4020	1.0719	1 3/4 STORY	14%	\$29,163
051-105-005-00	311 N RATH AVE	03/28/23	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$54,700	21.97	\$152,758	\$36,040	\$212,960	\$76,940	2.768	1,136	\$187.46	4020	108.4222	1 3/4 STORY	14%	\$34,293
051-105-013-00	314 N ROBERT ST	08/31/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$49,900	22.68	\$288,781	\$42,000	\$178,000	\$162,677	1.094	1,656	\$107.49	4020	58.9455	ONE STORY	19%	\$42,000
051-105-017-00	304 N ROBERT ST	08/11/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$61,200	33.08	\$170,665	\$47,539	\$137,461	\$81,164	1.694	1,181	\$116.39	4020	0.9969	ONE STORY	23%	\$42,000
051-105-019-00	317 N ROBERT ST	06/30/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$92,200	24.59	\$257,006	\$55,806	\$319,194	\$132,630	2.407	1,929	\$165.47	4020	72.2998	1 3/4 STORY	14%	\$51,439
051-105-024-00	307 N ROBERT ST	03/05/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$76,300	50.87	\$185,127	\$38,955	\$111,045	\$96,356	1.152	1,274	\$87.16	4020	53.1203	ONE STORY	26%	\$38,341
051-105-025-00	305 N ROBERT ST	02/03/23	\$168,368	WD	03-ARM'S LENGTH	\$168,368	\$58,500	34.75	\$176,192	\$42,241	\$126,127	\$88,300	1.428	1,209	\$104.32	4020	25.5255	1 1/2 STORY	25%	\$42,000
051-105-032-00	308 N WILLIAM ST	07/14/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$52,800	22.00	\$144,679	\$36,582	\$203,418	\$71,257	2.855	836	\$243.32	4020	117.1057	ONE STORY	15%	\$34,996
051-105-066-00	308 N GAYLORD AVE	04/26/23	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$97,400	29.60	\$232,934	\$44,086	\$284,914	\$124,488	2.289	1,194	\$238.62	4020	60.5042	1 1/2 STORY	13%	\$42,000
051-105-081-00	312 N FERRY ST	01/05/24	\$233,000	WD	03-ARM'S LENGTH	\$233,000	\$65,700	28.20	\$181,231	\$38,912	\$194,088	\$93,816	2.069	980	\$198.05	4020	38.5165	ONE STORY	16%	\$38,341
051-105-091-00	301 N FERRY ST	10/05/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$101,900	22.64	\$397,596	\$63,817	\$386,183	\$220,026	1.755	2,576	\$149.92	4020	7.1524	2 STORY	14%	\$61,482
051-105-097-00	309 N PARK ST	08/05/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$54,200	24.09	\$148,759	\$34,996	\$190,004	\$74,992	2.534	1,198	\$158.60	4020	85.0006	1 3/4 STORY	16%	\$34,996
051-105-162-00	304 W COURT ST	10/19/22	\$241,000	PTA	03-ARM'S LENGTH	\$241,000	\$66,900	27.76	\$185,733	\$26,912	\$214,088	\$104,694	2.045	1,260	\$169.91	4020	36.1242	1 3/4 STORY	10%	\$24,593
051-105-169-00	310 W COURT ST	11/16/22	\$181,100	WD	03-ARM'S LENGTH	\$181,100	\$55,600	30.70	\$195,330	\$25,919	\$155,181	\$111,675	1.390	1,360	\$114.10	4020	29.4072	2 STORY	14%	\$24,464
051-105-208-00	106 N FERRY ST	10/05/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$130,600	26.12	\$458,304	\$76,910	\$423,090	\$251,413	1.683	2,178	\$194.26	4020	0.0802	2 STORY	12%	\$61,482
051-132-001-00	704 LAKEVIEW ST	03/24/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$83,000	33.20	\$289,754	\$79,748	\$170,252	\$138,435	1.230	1,362	\$125.00	4020	45.3815	ONE STORY	29%	\$72,746
051-133-003-00	806 LAKEVIEW ST	08/04/23	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$100,500	37.24	\$239,062	\$55,358	\$214,542	\$121,097	1.772	1,064	\$201.64	4020	8.8007	ONE STORY	16%	\$42,000
051-133-010-00	801 ST PAUL ST	11/18/22	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$76,600	37.55	\$213,639	\$43,638	\$160,362	\$112,064	1.431	1,272	\$126.07	4020	25.2662	ONE STORY	21%	\$42,000
051-135-006-00	901 ST CATHERINE ST	08/08/23	\$265,000	OTH	03-ARM'S LENGTH	\$265,000	\$126,400	47.70	\$301,941	\$56,408	\$208,592	\$161,854	1.289	1,610	\$129.56	4020	39.4884	ONE STORY	19%	\$51,439
051-137-001-00	702 ST PAUL ST	08/14/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$94,500	34.36	\$266,207	\$61,074	\$213,926	\$135,223	1.582	1,364	\$156.84	4020	10.1622	ONE STORY	22%	\$59,397
051-139-007-00	607 NEW WILLIAM ST	01/19/24	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$71,900	65.96	\$172,535	\$42,000	\$67,000	\$86,048	0.779	968	\$69.21	4020	90.5014	ONE STORY	39%	\$42,000
051-146-001-00	601 N RATH AVE	08/12/22	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$64,800	29.59	\$222,707	\$31,751	\$187,249	\$125,877	1.488	1,280	\$146.29	4020	19.6098	1 1/2 STORY	14%	\$30,844
051-146-002-00	204 W TINKHAM AVE	05/31/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$77,400	34.40	\$207,407	\$39,706	\$185,294	\$110,548	1.676	1,016	\$182.38	4020	0.7504	ONE STORY	17%	\$38,429
051-161-010-00	1015 VOGEL ST	11/22/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$90,700	37.02	\$247,362	\$65,938	\$179,062	\$119,594	1.497	1,040	\$172.18	4020	18.6398	ONE STORY	23%	\$57,016
051-163-004-00	909 N GAYLORD AVE	07/05/23	\$199,500	WD	03-ARM'S LENGTH	\$199,500	\$70,800	35.49	\$169,994	\$50,345	\$149,155	\$78,872	1.891	946	\$157.67	4020	20.7451	ONE STORY	25%	\$50,345
051-163-019-00	1025 N FERRY ST	07/22/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$114,100	29.64	\$312,019	\$66,943	\$318,057	\$161,553	1.969	2,028	\$156.83	4020	28.5098	TRI-LEVEL	12%	\$45,249
051-163-020-00	1023 N FERRY ST	05/24/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$99,800	26.61	\$277,332	\$49,841	\$325,159	\$149,961	2.168	1,089	\$298.58	4020	48.4641	ONE STORY	12%	\$43,996
051-163-021-20	1028 N FERRY ST	05/15/23	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$127,900	45.35	\$305,591	\$43,488	\$238,512	\$172,777	1.380	1,600	\$149.07	4020	30.3188	ONE STORY	15%	\$41,175
051-164-003-50	910 N GAYLORD AVE	08/16/23	\$379,900	WD	03-ARM'S LENGTH	\$379,900	\$144,000	37.90	\$343,142	\$61,004	\$318,896	\$185,984	1.715	1,020	\$312.64	4020	3.0992	ONE STORY	13%	\$49,271
051-164-005-00	904 N GAYLORD AVE	12/15/23	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$114,500	46.36	\$273,682	\$66,492	\$180,508	\$136,579	1.322	1,248	\$144.64	4020	36.2008	BI-LEVEL	24%	\$60,240
051-164-018-20	1019 BEECHWOOD DR	10/16/23	\$210,000	WD	31-SPLIT IMPROVED	\$210,000	\$0	0.00	\$230,818	\$55,090	\$154,910	\$115,839	1.337	1,196	\$129.52	4020	34.6363	ONE STORY	24%	\$51,439
051-165-030-00	1021 N WILLIAM ST	03/13/24	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$91,200	38.02	\$217,949	\$45,225	\$194,675	\$113,859	1.710	1,182	\$164.70	4020	2.6143	ONE STORY	18%	\$42,000
051-165-033-00	1015 N WILLIAM ST	09/22/23	\$302,000	WD	03-ARM'S LENGTH	\$302,000	\$113,100	37.45	\$270,459	\$55,602	\$246,398	\$141,633	1.740	1,092	\$225.64	4020	5.6047	ONE STORY	17%	\$51,439
051-166-030-00	1021 N ROBERT ST	07/14/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$66,500	29.42	\$242,040	\$44,693	\$181,307	\$130,090	1.394	864	\$209.85	4020	28.9947	ONE STORY	19%	\$42,000
051-167-012-00	1024 N ROBERT ST	07/28/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$76,400	29.96	\$182,083	\$36,231	\$218,769	\$96,145	2.275	896	\$244.16	4020	59.1758	ONE STORY	14%	\$34,996
051-167-020-00	1040 N ROBERT ST	08/17/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$84,200	39.16	\$262,153	\$46,126	\$168,874	\$142,404	1.186	1,040	\$162.38	4020	49.7769	ONE STORY	20%	\$42,000
051-167-021-00	1042 N ROBERT ST	10/17/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$92,800	38.67	\$257,915	\$48,231	\$191,769	\$138,223	1.387	1,474	\$130.10	4020	29.6258	2 STORY	18%	\$42,314
051-167-031-00	1023 N RATH AVE	08/25/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$74,200	32.98	\$177,584	\$45,651	\$179,349	\$86,970	2.062	995	\$180.25	4020	37.8553			

051-200-087-00	607 N JAMES ST	11/10/23	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$92,700	60.99	\$221,812	\$43,633	\$108,367	\$117,455	0.923	1,370	\$79.10	4020	76.1021	2 STORY	28%	\$42,000
051-225-057-00	205 N JAMES ST	10/12/23	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$66,400	27.68	\$206,715	\$30,198	\$209,702	\$116,359	1.802	1,274	\$164.60	4020	11.8546	1 3/4 STORY	12%	\$29,698
051-231-008-00	705 N JAMES ST	08/01/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$52,000	29.71	\$184,401	\$34,996	\$140,004	\$98,487	1.422	1,218	\$114.95	4020	26.2102	ONE STORY	20%	\$34,996
051-235-004-00	706 N RATH AVE	07/07/22	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$91,200	42.82	\$260,239	\$46,269	\$166,731	\$141,048	1.182	1,663	\$100.26	4020	50.1562	2 STORY	18%	\$39,100
051-235-011-00	719 N JAMES ST	09/11/23	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$71,100	25.76	\$238,501	\$48,850	\$227,150	\$125,017	1.817	1,140	\$199.25	4020	13.3303	1 1/4 STORY	15%	\$42,349
051-235-196-00	804 N RATH AVE	08/17/22	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$63,100	33.04	\$219,150	\$42,074	\$148,926	\$116,728	1.276	1,032	\$144.31	4020	40.7808	ONE STORY	18%	\$34,996
051-235-197-00	806 N RATH AVE	01/20/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$54,600	29.51	\$149,652	\$40,900	\$144,100	\$71,689	2.010	748	\$192.65	4020	32.6427	ONE STORY	22%	\$40,410
051-235-198-00	810 N RATH AVE	12/19/22	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$84,000	40.78	\$229,888	\$41,263	\$164,737	\$124,341	1.325	1,332	\$123.68	4020	35.8765	2 STORY	17%	\$34,996
051-235-200-00	814 N RATH AVE	02/24/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$69,800	27.92	\$191,326	\$35,574	\$214,426	\$102,671	2.088	1,020	\$210.22	4020	40.4827	ONE STORY	13%	\$31,947
051-235-200-00	814 N RATH AVE	06/23/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$69,800	25.38	\$191,326	\$35,574	\$239,426	\$102,671	2.332	1,020	\$234.73	4020	64.8323	ONE STORY	12%	\$31,947
051-235-209-00	817 N JAMES ST	04/14/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$65,900	29.29	\$220,391	\$47,394	\$177,606	\$114,039	1.557	1,596	\$111.28	4020	12.6232	1 1/2 STORY	20%	\$45,180
051-235-220-00	912 N RATH AVE	01/02/24	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$73,900	33.29	\$186,889	\$35,473	\$186,527	\$99,813	1.869	858	\$217.40	4020	18.5120	ONE STORY	14%	\$31,947
051-235-222-10	920 N RATH AVE	08/17/22	\$178,000	WD	31-SPLIT IMPROVED	\$178,000	\$0	0.00	\$164,859	\$29,099	\$148,901	\$89,492	1.664	1,003	\$148.46	4020	1.9809	ONE STORY	16%	\$29,099
051-235-307-00	1009 N JAMES ST	12/28/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$82,400	49.94	\$221,444	\$36,753	\$128,247	\$121,748	1.053	1,477	\$86.83	4020	63.0263	1 1/4 STORY	19%	\$31,947

Totals:	\$17,775,418	\$17,775,418	\$5,814,700	\$16,662,435	\$14,708,212	\$8,961,918	\$168.31	4.2458	17%
		Sale. Ratio =>	32.71	E.C.F. =>	1.641	Std. Deviation=>	0.452763	Coefficient of Var=>	20.56682395
		Std. Dev. =>	11.05	Ave. E.C.F. =>	1.684	Ave. Variance=>	34.6273		
					3.325	1.662			

051-100-081-00	416 N WILLIAM ST	11/18/22	\$358,500	WD	03-ARM'S LENGTH	\$358,500	\$54,900	15.31	\$150,659	\$29,310	\$329,190	\$79,993	4.115	1,249	\$263.56	4020	243.1600	1 1/2 STORY	ONE UNIT RENTAL	\$28,574
051-100-279-00	404 N GAYLORD AVE	05/06/22	\$105,000	WD	32-SPLIT VACANT	\$105,000	\$0	0.00	\$605,131	\$90,000	\$15,000	\$339,572	0.044	1,938	\$7.74	4020	163.9475	ONE STORY		\$90,000
051-235-229-00	921 N JAMES ST	09/16/22	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$36,900	20.61	\$100,936	\$39,127	\$139,873	\$40,744	3.433	680	\$205.70	4020	174.9304	ONE STORY	22%	\$39,127

