

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
051-200-031-00	403 N HARRISON ST	07/08/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$44,800	20.84	\$126,871	\$45,040	\$169,960	\$67,185	2.530	936	\$181.58	4025	115.3202	1 1/2 STORY		\$43,500
051-200-066-00	602 N JAMES ST	06/20/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$57,800	96.33	\$138,844	\$43,500	\$16,500	\$78,279	0.211	1,607	\$10.27	4025	116.5755	1 1/2 STORY		\$43,500
051-200-067-00	604 N JAMES ST	11/18/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$105,000	27.63	\$376,576	\$47,287	\$332,713	\$270,352	1.231	2,262	\$147.09	4025	14.5874	1 3/4 STORY		\$43,500
051-205-005-00	322 N DELIA ST	12/09/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$53,800	37.10	\$152,744	\$49,830	\$95,170	\$84,494	1.126	1,080	\$88.12	4025	25.0191	1 1/4 STORY		\$48,850
051-205-016-00	402 N LAVINIA ST	04/27/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$110,000	36.07	\$312,819	\$53,197	\$251,803	\$213,154	1.181	2,290	\$109.96	4025	19.5222	2 STORY		\$43,500
051-205-025-00	408 N DELIA ST	09/19/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$60,500	27.50	\$171,633	\$46,717	\$173,283	\$102,558	1.690	1,200	\$144.40	4025	31.3066	ONE STORY		\$43,500
051-205-031-00	406 N ROWE ST	07/28/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$81,600	23.65	\$193,420	\$45,930	\$299,070	\$121,092	2.470	1,314	\$227.60	4025	109.3237	1 1/4 STORY		\$43,500
051-205-040-00	504 N HARRISON ST	07/14/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$46,100	54.24	\$131,343	\$33,635	\$51,365	\$80,220	0.640	1,214	\$42.31	4025	73.6238	ONE STORY		\$33,224
051-205-063-00	502 N DELIA ST	12/16/22	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$47,800	26.26	\$135,757	\$37,612	\$144,388	\$80,579	1.792	1,140	\$126.66	4025	41.5346	ONE STORY		\$35,644
051-205-074-00	506 N LAVINIA ST	02/22/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$54,600	39.00	\$182,457	\$47,095	\$92,905	\$111,135	0.836	864	\$107.53	4025	54.0571	ONE STORY		\$43,500
051-205-074-00	506 N LAVINIA ST	07/17/23	\$228,900	WD	03-ARM'S LENGTH	\$228,900	\$64,800	28.31	\$182,457	\$47,095	\$181,805	\$111,135	1.636	864	\$210.42	4025	25.9359	ONE STORY		\$43,500
051-205-081-00	509 N EMILY ST	10/13/22	\$256,000	WD	03-ARM'S LENGTH	\$256,000	\$87,400	34.14	\$249,563	\$45,413	\$210,587	\$167,611	1.256	1,332	\$158.10	4025	12.0135	ONE STORY		\$43,500
051-205-104-00	603 N EMILY ST	10/21/22	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$70,900	41.95	\$201,145	\$48,577	\$120,423	\$125,261	0.961	1,184	\$101.71	4025	41.5163	ONE STORY		\$43,500
051-205-111-00	604 N DELIA ST	10/27/23	\$216,500	WD	03-ARM'S LENGTH	\$216,500	\$88,300	40.79	\$208,715	\$48,434	\$168,066	\$131,594	1.277	1,128	\$148.99	4025	9.9380	1 1/4 STORY		\$43,500
051-205-124-00	604 N ROWE ST	11/04/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$64,800	32.40	\$183,662	\$48,144	\$151,856	\$111,263	1.365	1,143	\$132.86	4025	1.1698	1 1/2 STORY		\$43,500
051-205-128-00	304 E TINKHAM AVE	03/19/24	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$39,300	71.45	\$92,802	\$18,158	\$36,842	\$61,284	0.601	895	\$41.16	4025	77.5372	ONE STORY	ONE UNIT RENTAL	\$17,632
051-210-019-00	109 N EMILY ST	10/14/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$70,600	28.24	\$200,902	\$46,804	\$203,196	\$126,517	1.606	2,648	\$76.74	4025	22.9534	2 STORY		\$43,500
051-210-024-00	601 E LUDINGTON AVE	04/18/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$107,000	53.50	\$304,387	\$50,881	\$208,133	\$70,616	2.463	2,648	\$60.54	4025	66.0079	2 STORY		\$43,500
051-210-029-00	107 N WASHINGTON AVE	05/17/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$59,500	34.00	\$170,151	\$26,700	\$148,300	\$117,776	1.259	1,512	\$98.08	4025	11.7368	2 STORY		\$26,700
051-210-043-00	507 E COURT ST	08/30/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$61,100	20.37	\$204,228	\$45,523	\$254,377	\$130,300	1.952	1,008	\$252.36	4025	57.5706	ONE STORY		\$43,500
051-210-045-00	508 E PERE MARQUETTE ST	09/01/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$56,700	24.13	\$151,265	\$31,632	\$203,368	\$98,221	2.071	996	\$204.18	4025	69.3978	ONE STORY		\$30,759
051-210-072-50	505 E PERE MARQUETTE ST	05/24/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$97,400	40.58	\$230,624	\$46,985	\$193,015	\$150,771	1.280	1,596	\$120.94	4025	9.6352	MANF HOME		\$46,985
051-210-080-00	306 N EMILY ST	05/17/23	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$90,100	39.69	\$214,252	\$58,025	\$168,975	\$128,265	1.317	1,248	\$135.40	4025	5.9152	ONE STORY		\$53,276
051-210-087-00	405 N WASHINGTON AVE	08/12/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$75,000	51.72	\$190,926	\$56,338	\$88,662	\$110,499	0.802	1,200	\$73.89	4025	57.4162	ONE STORY		\$54,870
051-210-091-00	501 RESSEGUIE ST	10/28/22	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$93,900	46.26	\$304,286	\$60,592	\$142,408	\$200,077	0.712	1,230	\$115.78	4025	66.4774	ONE STORY		\$56,955
051-210-106-00	321 N DELIA ST	03/27/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$85,800	30.11	\$203,921	\$58,484	\$226,516	\$119,406	1.897	1,302	\$173.98	4025	52.0478	ONE STORY		\$51,830
051-223-002-00	508 E LUDINGTON AVE	09/18/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$168,400	48.11	\$393,318	\$52,480	\$297,520	\$279,834	1.063	2,710	\$109.79	4025	31.3338	2 STORY		\$43,500
051-224-002-00	608 E LUDINGTON AVE	05/06/22	\$158,000	WD	03-ARM'S LENGTH	\$158,000	\$92,800	58.73	\$228,310	\$43,843	\$114,157	\$151,451	0.754	2,033	\$56.15	4025	62.2783	1 3/4 STORY	ONE UNIT RENTAL	\$41,648
051-225-012-50	303 N ROWE ST	10/20/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$72,100	41.20	\$205,122	\$43,959	\$131,041	\$132,318	0.990	1,864	\$70.30	4025	38.6188	2 STORY		\$40,496
051-225-012-50	303 N ROWE ST	05/03/23	\$179,642	WD	03-ARM'S LENGTH	\$179,642	\$86,800	48.32	\$205,122	\$43,959	\$135,683	\$132,318	1.025	1,864	\$72.79	4025	35.1106	2 STORY		\$40,496
051-225-081-00	204 E PERE MARQUETTE ST	12/08/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$98,600	54.78	\$231,543	\$33,505	\$146,495	\$162,593	0.901	1,673	\$87.56	4025	47.5546	2 STORY		\$33,088
051-226-005-00	808 E LUDINGTON AVE	10/27/22	\$354,000	WD	03-ARM'S LENGTH	\$354,000	\$117,300	33.14	\$330,663	\$66,764	\$287,236	\$216,666	1.326	1,954	\$147.00	4025	5.0830	2 STORY		\$43,500
051-226-015-50	819 E LOOMIS ST	02/03/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$70,900	26.75	\$299,107	\$39,408	\$225,592	\$155,746	1.448	1,368	\$164.91	4025	7.1919	1 1/2 STORY		\$37,672
051-227-003-00	718 E LUDINGTON AVE	09/08/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,100	41.05	\$233,647	\$47,473	\$152,527	\$152,852	0.998	1,276	\$119.54	4025	37.8667	ONE STORY		\$43,500
051-227-018-00	709 E LOOMIS ST	08/22/23	\$170,000	OTH	03-ARM'S LENGTH	\$170,000	\$103,500	60.88	\$243,706	\$40,315	\$129,685	\$166,988	0.777	1,816	\$71.41	4025	59.9925	1 3/4 STORY		\$39,511
051-232-007-00	703 N HARRISON	03/14/24	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$73,700	32.32	\$175,972	\$55,207	\$172,793	\$99,150	1.743	1,380	\$125.21	4025	36.6200	1 1/2 STORY		\$50,229
051-235-039-00	721 N ROWE ST	07/29/22	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$58,600	31.34	\$166,117	\$43,775	\$143,225	\$100,445	1.426	1,328	\$107.85	4025	4.9365	ONE STORY		\$39,710
051-235-050-00	702 N ROWE ST	10/25/22	\$96,500	WD	03-ARM'S LENGTH	\$96,500	\$26,500	27.46	\$74,852	\$36,380	\$60,120	\$31,586	1.903	1,150	\$52.28	4025	52.6823	ONE STORY	ONE UNIT RENTAL	\$36,380
051-235-051-00	704 N ROWE ST	09/30/22	\$184,000	WD	03-ARM'S LENGTH	\$184,000	\$54,300	29.51	\$154,617	\$39,710	\$144,290	\$94,341	1.529	1,276	\$113.08	4025	15.2917	ONE STORY	ONE UNIT RENTAL	\$39,710
051-235-051-00	704 N ROWE ST	05/27/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$54,300	45.25	\$154,617	\$39,710	\$80,290	\$94,341	0.851	1,276	\$62.92	4025	52.5475	ONE STORY	ONE UNIT RENTAL	\$39,710
051-235-052-00	706 N ROWE ST	12/21/22	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$51,700	20.43	\$146,577	\$42,420	\$210,580	\$85,515	2.462	1,212	\$173.75	4025	108.5959	1 1/4 STORY		\$39,710
051-235-073-00	701 N DELIA ST	06/09/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$61,700	28.05	\$209,489	\$36,903	\$183,097	\$141,696	1.292	1,170	\$156.49	4025	8.4360	1 1/4 STORY		\$34,737
051-235-084-01	723 N LAVINIA ST	09/16/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$62,300	26.51	\$177,449	\$47,543	\$187,457	\$106,655	1.758	1,225	\$153.03	4025	38.1059	1 1/4 STORY		\$46,985
051-235-093-00	701 N LAVINIA ST	01/31/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$96,300	41.87	\$236,043	\$51,780	\$178,220	\$151,283	1.178	1,344	\$132.60	4025	19.8484	RANCH		\$47,839
051-235-095-00	503 E TINKHAM AVE	09/28/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$83,100	40.54	\$239,123	\$46,175	\$158,825	\$158,414	1.003	1,320	\$120.32	4025	37.3944	1 1/4 STORY		\$42,343
051-235-144-30	824 N LAVINIA ST	09/09/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$156,700	54.98	\$445,119	\$77,173	\$207,827	\$302,090	0.688	2,704	\$76.86	4025	68.8576	2 STORY		\$61,518
051-235-153-00	822 N DELIA ST	04/21/23	\$216,500	WD	03-ARM'S LENGTH	\$216,500	\$93,500	43.19	\$224,284	\$68,780	\$147,720	\$127,672	1.157	1,120	\$131.89	4025	21.9508	ONE STORY		\$68,780
051-235-178-00	810 N JAMES ST	03/02/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$66,800	31.07	\$189,962	\$51,746	\$163,254	\$113,478	1.439	1,250	\$130.60	4025	6.2103	ONE STORY		\$50,229
051-235-240-00	912 N JAMES ST	02/29/24	\$257,775	PTA	25-PARTIAL CONSTRUCTION	\$257,775	\$50,700	19.67	\$186,921	\$48,634	\$209,141	\$113,536	1.842	1,032	\$202.66	4025	46.5526	ONE STORY		\$48,634
051-235-246-60	913 N HARRISON ST	08/19/22	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$69,700	34.17	\$213,560	\$58,001	\$145,999	\$127,717	1.143	1,008	\$144.84	4025	23.3393	ONE STORY		\$56,158
051-235-267-10	910 N DELIA ST	06/09/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$142,500	52.78	\$338,613	\$79,420	\$190,580	\$212,802	0.896	1,328	\$143.51	4025	48.0966	ONE STORY		\$79,420
051-235-276-50	917 N LAVINIA ST	10/27/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$61,700	20.92	\$147,691	\$43,500										

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051-248-019-00	708 ANDERSON ST	07/06/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$88,900	55.56	\$253,973	\$45,484	\$114,516	\$171,173	0.669	1,797	\$63.73	4025	70.7533	ONE STORY		\$43,500
051-248-021-00	406 N WASHINGTON AVE	04/26/22	\$234,900	PTA	03-ARM'S LENGTH	\$234,900	\$60,100	25.59	\$171,024	\$46,181	\$188,719	\$102,498	1.841	900	\$209.69	4025	46.4651	ONE STORY		\$44,927
051-250-002-00	204 N FRANKLIN ST	05/05/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$52,300	33.74	\$124,722	\$33,966	\$121,034	\$74,512	1.624	1,190	\$101.71	4025	24.7810	1 1/4 STORY		\$32,883
051-250-003-00	202 N FRANKLIN ST	12/07/22	\$104,218	WD	03-ARM'S LENGTH	\$104,218	\$78,800	75.61	\$224,771	\$35,454	\$68,764	\$155,433	0.442	1,666	\$41.27	4025	93.4136	1 3/4 STORY		\$32,191
051-250-007-00	809 BROTHER ST	08/31/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$59,800	21.99	\$184,087	\$41,734	\$230,266	\$116,874	1.970	984	\$234.01	4025	59.3661	1 1/2 STORY		\$38,088
051-265-018-20	503 N STAFFON ST	02/02/24	\$339,000	PTA	03-ARM'S LENGTH	\$339,000	\$101,800	30.03	\$241,566	\$66,967	\$272,033	\$143,349	1.898	1,502	\$181.11	4025	52.1159	1 3/4 STORY		\$57,662
051-268-004-00	210 N STAFFON ST	09/22/23	\$182,000	WD	03-ARM'S LENGTH	\$182,000	\$80,100	44.01	\$189,845	\$44,031	\$137,969	\$119,716	1.152	1,696	\$81.35	4025	22.4070	1 3/4 STORY		\$41,918
051-268-006-00	204 N STAFFON ST	05/18/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$65,700	29.20	\$184,884	\$36,075	\$188,925	\$122,175	1.546	1,332	\$141.84	4025	16.9810	1 1/4 STORY		\$32,463
051-274-007-10	906 MITCHELL ST	01/13/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$85,900	31.81	\$243,442	\$61,705	\$208,295	\$149,209	1.396	1,440	\$144.65	4025	1.9452	ONE STORY		\$53,487
051-278-012-00	1001 LAWDALE ST	07/28/22	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$72,400	30.29	\$205,946	\$42,622	\$196,378	\$134,092	1.465	1,188	\$165.30	4025	8.7963	ONE STORY		\$38,265
051-279-009-00	906 OLMSTEAD ST	08/25/22	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$91,500	37.65	\$257,894	\$47,559	\$195,441	\$172,689	1.132	1,232	\$158.64	4025	24.4787	ONE STORY		\$43,621
051-279-019-00	913 LAWDALE ST	02/29/24	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$81,800	38.58	\$195,592	\$54,115	\$157,885	\$116,155	1.359	1,157	\$136.46	4025	1.7280	ONE STORY		\$54,115
051-280-002-00	810 ANDERSON ST	08/15/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$92,400	40.35	\$261,953	\$73,757	\$155,243	\$154,512	1.005	1,056	\$147.01	4025	37.1810	ONE STORY	LIFE LEASE	\$68,088
051-282-010-50	208 N FRANKLIN ST	09/05/23	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$95,800	41.29	\$224,715	\$40,289	\$191,711	\$151,417	1.266	1,260	\$152.15	4025	11.0427	1 3/4 STORY		\$33,915
051-305-006-50	601 E FILER ST	05/11/22	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$64,100	23.75	\$183,141	\$34,072	\$235,828	\$122,388	1.927	1,702	\$138.56	4025	55.0343	1 1/2 STORY		\$32,883
051-306-010-00	509 E FILER ST	07/20/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$68,200	48.71	\$194,244	\$45,530	\$94,470	\$122,097	0.774	1,442	\$65.51	4025	60.2810	1 1/2 STORY		\$43,500
051-306-010-00	509 E FILER ST	04/18/23	\$369,900	WD	03-ARM'S LENGTH	\$369,900	\$81,900	22.14	\$194,244	\$45,530	\$324,370	\$122,097	2.657	1,442	\$224.94	4025	128.0121	1 1/2 STORY		\$43,500
051-328-014-00	209 S WASHINGTON AVE	01/12/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$65,900	30.65	\$182,734	\$39,156	\$175,844	\$117,880	1.492	1,803	\$97.53	4025	11.5179	1 1/2 STORY		\$36,760
051-328-016-00	707 E FILER ST	04/29/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$70,300	30.70	\$235,566	\$45,134	\$183,866	\$156,348	1.176	1,406	\$130.77	4025	20.0535	ONE STORY		\$43,500
051-328-017-00	709 E FILER ST	12/12/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$61,000	48.80	\$219,146	\$43,861	\$81,139	\$143,912	0.564	2,039	\$39.79	4025	81.2730	1 1/2 STORY	SINGLE FAMILY NOT RENTED	\$43,861
051-328-023-00	721 E FILER ST	10/13/23	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$97,100	33.37	\$228,917	\$50,473	\$240,527	\$146,506	1.642	1,605	\$149.86	4025	26.5219	1 1/2 STORY		\$43,500
051-329-012-00	807 E FILER ST	05/27/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$56,200	22.49	\$165,720	\$43,803	\$206,097	\$100,096	2.059	1,601	\$128.73	4025	68.2453	1 3/4 STORY		\$43,500
051-507-010-00	409 E FILER ST	10/13/23	\$299,500	WD	03-ARM'S LENGTH	\$299,500	\$87,600	29.25	\$207,420	\$45,852	\$253,648	\$132,650	1.912	1,910	\$132.80	4025	53.5617	1 1/2 STORY	SPECIAL LAND USE	\$43,500
051-508-002-00	308 E LOOMIS ST	11/03/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$104,200	26.05	\$324,862	\$48,092	\$351,908	\$227,233	1.549	1,804	\$195.07	4025	17.2125	2 STORY		\$43,500

Totals:	\$18,045,035					\$18,045,035	\$6,208,700		\$17,097,718		\$14,243,128	\$10,916,101			\$130.07			7.1758		
								Sale. Ratio =>	34.41				E.C.F. =>	1.305		Std. Deviation=>	0.535925825			
								Std. Dev. =>	13.69				Ave. E.C.F. =>	1.377		Ave. Variance=>	42.0451	Coefficient of Var=>	30.5440223	

051-235-295-00	1008 N JAMES ST	05/26/23	\$35,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$35,000	\$27,700	79.14	\$47,004	\$39,710	(\$4,710)	\$5,989	(0.787)	736	(\$6.40)	4025	216.3046	ONE STORY		\$39,710
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