

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			
051-295-041-00	920 WOODLAWN AVE	08/25/23	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$127,900	44.12	\$317,543	\$55,809	\$234,091	\$263,049	0.890	1,662	\$140.85	4030	35.8669	ONE STORY	17%	\$47,895			
051-295-048-00	908 WOODLAWN AVE	05/12/22	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$141,100	33.92	\$444,199	\$54,113	\$361,887	\$392,046	0.923	2,750	\$131.60	4030	32.5509	2 STORY	11%	\$44,189			
051-295-049-00	906 WOODLAWN AVE	03/13/24	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$82,300	36.10	\$184,004	\$36,757	\$191,243	\$147,987	1.292	1,430	\$133.74	4030	4.3715	1 1/4 STORY	13%	\$29,459			
051-295-052-00	906 MONONA DR	01/04/24	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$71,000	32.29	\$150,391	\$39,983	\$179,917	\$110,963	1.621	1,982	\$90.78	4030	37.2835	ONE STORY	17%	\$36,568			
051-297-087-00	910 SEMINOLE AVE	07/27/23	\$327,000	WD	03-ARM'S LENGTH	\$327,000	\$119,800	36.64	\$256,371	\$37,025	\$289,975	\$220,448	1.315	1,650	\$175.74	4030	6.6806	ONE STORY	9%	\$30,000			
051-297-093-01	902 HOLLY LANE	06/23/22	\$393,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$393,000	\$121,600	30.94	\$274,338	\$54,371	\$338,629	\$221,072	1.532	1,967	\$172.16	4030	28.3175	2 STORY	9%	\$36,716			
051-304-165-00	1111 N SHERMAN ST	01/12/24	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$98,700	33.46	\$257,653	\$40,632	\$254,368	\$218,112	1.166	1,280	\$198.73	4030	8.2353	ONE STORY	12%	\$35,726			
Totals:			\$2,168,800			\$2,168,800	\$762,400		\$1,884,499		\$1,850,110	\$1,573,677			\$149.08		7.2921			12%			
								Sale. Ratio =>	35.15					E.C.F. =>	1.176	Std. Deviation=>		0.27897123					
								Std. Dev. =>	4.35					Ave. E.C.F. =>	1.249	Ave. Variance=>		21.9009	Coefficient of Var=>		17.54060969		

