

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
051-292-010-40	105 S STAFFON ST	09/21/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$63,600	29.58	\$186,806	\$28,750	\$186,250	\$129,025	1.444	1,146	\$162.52	4040	10.1033	ONE STORY	13%	\$28,750
051-292-019-40	935 PINE ST	07/29/22	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$50,200	48.50	\$138,437	\$58,489	\$45,011	\$65,264	0.690	1,188	\$37.89	4040	65.2803	1 1/2 STORY	53%	\$55,306
051-320-011-00	601 E DANAHER ST	10/13/23	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$46,000	32.17	\$110,253	\$30,788	\$112,212	\$64,869	1.730	1,230	\$91.23	4040	38.7332	ONE STORY	20%	\$28,903
051-320-046-00	406 E MELENDY ST	12/01/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$25,500	51.00	\$73,629	\$16,500	\$33,500	\$25,500	0.718	904	\$37.06	4040	62.4152	ONE STORY	33%	\$16,500
051-331-018-00	711 E FOSTER ST	11/03/23	\$257,500	WD	25-PARTIAL CONSTRUCTION	\$257,500	\$47,600	18.49	\$190,820	\$30,012	\$227,488	\$131,272	1.733	1,396	\$162.96	4040	39.0471	1 1/2 STORY	11%	\$27,225
051-332-002-00	722 E FOSTER ST	05/26/23	\$114,000	WD	03-ARM'S LENGTH	\$114,000	\$59,700	52.37	\$143,042	\$34,529	\$79,471	\$88,582	0.897	1,538	\$51.67	4040	44.5336	1 1/2 STORY	29%	\$33,000
051-332-008-00	708 E FOSTER ST	07/21/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$51,800	38.37	\$123,881	\$19,573	\$115,427	\$85,149	1.356	1,008	\$114.51	4040	1.3100	1 1/2 STORY	14%	\$19,250
051-332-008-00	708 E FOSTER ST	11/02/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$51,800	29.60	\$123,881	\$19,573	\$155,427	\$85,149	1.825	1,008	\$154.19	4040	48.2863	1 1/2 STORY	11%	\$19,250
051-334-015-00	715 E MELENDY ST	04/18/23	\$248,750	WD	03-ARM'S LENGTH	\$248,750	\$89,400	35.94	\$249,668	\$79,197	\$169,553	\$139,160	1.218	1,170	\$144.92	4040	12.4079	1 1/4 STORY	26%	\$65,523
051-335-013-00	505 S WASHINGTON AVE	09/09/22	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$42,800	27.63	\$126,357	\$16,081	\$138,819	\$90,021	1.542	1,287	\$107.86	4040	19.9587	1 1/2 STORY	9%	\$14,704
051-336-004-00	614 E MELENDY ST	10/07/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$38,400	18.73	\$108,656	\$34,187	\$170,813	\$60,791	2.810	812	\$210.36	4040	146.7357	ONE STORY	16%	\$33,000
051-336-010-50	602 E MELENDY ST	08/29/22	\$87,500	WD	03-ARM'S LENGTH	\$87,500	\$33,000	37.71	\$110,547	\$17,051	\$70,449	\$76,323	0.923	913	\$77.16	4040	41.9448	ONE STORY	19%	\$16,500
051-337-008-50	603 S MADISON ST	09/27/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$42,300	25.18	\$124,378	\$18,380	\$149,620	\$86,529	1.729	1,302	\$114.92	4040	38.6650	ONE STORY	11%	\$18,380
051-337-010-50	703 E DOWLAND ST	09/13/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$36,100	24.90	\$104,450	\$33,404	\$111,596	\$57,997	1.924	1,173	\$95.14	4040	58.1695	ONE STORY	23%	\$33,404
051-337-011-00	705 E DOWLAND ST	01/20/23	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$24,900	19.61	\$69,291	\$26,400	\$100,600	\$35,013	2.873	690	\$145.80	4040	153.0731	ONE STORY	21%	\$26,400
051-353-001-60	206 S JACKSON RD	11/09/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$77,900	42.11	\$186,578	\$44,129	\$140,871	\$116,285	1.211	1,120	\$125.78	4040	13.1052	ONE STORY	23%	\$42,012
051-353-002-00	934 PINE ST	01/31/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$89,000	35.60	\$235,663	\$49,824	\$200,176	\$151,705	1.320	1,104	\$181.32	4040	2.2977	ONE STORY	17%	\$41,353
051-353-013-00	911 MAPLE ST	08/12/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$77,700	40.89	\$224,712	\$48,502	\$141,498	\$143,845	0.984	1,250	\$113.20	4040	35.8798	ONE STORY	24%	\$45,488
051-353-017-00	925 MAPLE ST	05/06/22	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$60,000	26.55	\$214,392	\$39,577	\$186,423	\$142,706	1.306	1,056	\$176.54	4040	3.6140	ONE STORY	16%	\$35,502
051-356-004-00	826 E MELENDY ST	09/08/23	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$216,800	64.72	\$462,643	\$103,613	\$231,387	\$293,086	0.789	1,854	\$124.80	4040	55.2996	RANCH	29%	\$98,490
051-509-001-50	308 E FILER ST	01/30/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$24,300	18.69	\$68,693	\$21,876	\$108,124	\$38,218	2.829	712	\$151.86	4040	148.6659	ONE STORY	16%	\$21,404
051-509-005-00	311 E FOSTER ST	09/21/23	\$130,000	WD	25-PARTIAL CONSTRUCTION	\$130,000	\$26,200	20.15	\$107,800	\$17,995	\$112,005	\$73,310	1.528	926	\$120.96	4040	18.5341	ONE STORY	12%	\$16,152
051-510-003-00	406 E FILER ST	04/19/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$89,400	33.74	\$235,591	\$41,021	\$223,979	\$158,833	1.410	1,327	\$168.79	4040	6.7675	ONE STORY	12%	\$33,000
051-561-007-00	203 E DANAHER ST	10/21/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$27,400	78.29	\$171,440	\$16,500	\$18,500	\$126,482	0.146	876	\$21.12	4040	119.6216	ONE STORY	47%	\$16,500
051-561-007-00	203 E DANAHER ST	12/13/23	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$33,200	19.08	\$171,440	\$16,500	\$157,500	\$126,482	1.245	876	\$179.79	4040	9.7242	ONE STORY	9%	\$16,500
051-562-002-00	403 S ROWE ST	08/17/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$56,000	38.62	\$134,046	\$27,832	\$117,168	\$86,705	1.351	988	\$118.59	4040	0.8854	ONE STORY	18%	\$26,804
051-562-002-50	302 E FOSTER ST	02/07/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$35,900	51.29	\$102,596	\$27,846	\$42,154	\$61,020	0.691	744	\$56.66	4040	65.1664	ONE STORY	38%	\$26,804
051-563-001-50	409 E DANAHER ST	09/16/22	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$51,700	21.28	\$146,487	\$47,558	\$195,442	\$80,758	2.420	1,590	\$122.92	4040	107.7601	ONE STORY	18%	\$44,747
051-563-004-00	403 E DANAHER ST	10/25/22	\$101,500	WD	03-ARM'S LENGTH	\$101,500	\$37,000	36.45	\$109,899	\$34,256	\$67,244	\$61,749	1.089	1,202	\$55.94	4040	25.3500	1 1/2 STORY	33%	\$33,000
051-568-001-00	410 E DANAHER ST	11/28/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$54,200	63.76	\$129,550	\$30,440	\$54,560	\$80,906	0.674	1,878	\$29.05	4040	66.8120	2 STORY	33%	\$28,210
051-571-002-00	114 E DANAHER ST	11/14/22	\$86,500	WD	03-ARM'S LENGTH	\$86,500	\$49,600	57.34	\$162,187	\$22,000	\$64,500	\$114,438	0.564	1,216	\$53.04	4040	77.8860	1 1/4 STORY	25%	\$22,000
051-576-001-50	222 E MELENDY ST	05/16/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$34,700	36.53	\$101,160	\$18,297	\$76,703	\$67,643	1.134	940	\$81.60	4040	20.8548	1 1/4 STORY	17%	\$16,500
051-578-007-00	311 E DOWLAND ST	07/15/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$58,800	39.20	\$169,365	\$39,495	\$110,505	\$106,016	1.042	2,105	\$52.50	4040	30.0143	1 3/4 STORY	25%	\$37,675
051-581-006-00	703 S DELIA ST	02/29/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$31,000	77.50	\$74,352	\$16,500	\$23,500	\$47,226	0.498	990	\$23.74	4040	84.4876	1 1/2 STORY	41%	\$16,500

<b>Totals:</b>	<b>\$5,265,150</b>					<b>\$5,265,150</b>	<b>\$1,833,900</b>		<b>\$5,192,690</b>		<b>\$4,138,475</b>	<b>\$3,319,196</b>			<b>\$107.83</b>		<b>9.5652</b>		<b>23%</b>	
							<b>Sale. Ratio =&gt;</b>	<b>34.83</b>				<b>E.C.F. =&gt;</b>	<b>1.247</b>		<b>Std. Deviation=&gt;</b>	<b>0.662159854</b>				
							<b>Std. Dev. =&gt;</b>	<b>16.35</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.342</b>		<b>Ave. Variance=&gt;</b>	<b>49.2174</b>		<b>Coefficient of Var=&gt;</b>	<b>36.66145701</b>	

051-516-002-10	308 E FOSTER ST	01/27/23	\$315,000	WD	31-SPLIT IMPROVED	\$315,000	\$0	0.00	\$383,674	\$32,713	\$282,287	\$286,499	0.985	2,464	\$114.56	4040		35.7183	2 STORY		\$32,114
----------------	-----------------	----------	-----------	----	-------------------	-----------	-----	------	-----------	----------	-----------	-----------	-------	-------	----------	------	--	---------	---------	--	----------

