

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
051-409-005-00	502 FIRST ST	01/03/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$54,600	36.40	\$151,181	\$31,993	\$118,007	\$103,462	1.141	1,215	\$97.13	4050	5.2433	1 1/4 STORY	18%	\$27,569
051-411-001-00	308 FIRST ST	07/29/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,100	28.54	\$118,053	\$11,790	\$118,210	\$92,242	1.282	1,198	\$98.67	4050	8.8500	1 1/2 STORY	9%	\$11,790
051-411-008-00	305 SECOND ST	08/31/23	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$60,400	62.27	\$143,029	\$27,569	\$69,431	\$100,226	0.693	1,894	\$36.66	4050	50.0271	1 3/4 STORY	28%	\$27,569
051-412-006-00	203 SECOND ST	09/15/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$87,900	39.07	\$209,218	\$27,640	\$197,360	\$157,620	1.252	1,806	\$109.28	4050	5.9109	1 1/2 STORY	12%	\$27,569
051-420-006-00	601 FOURTH ST	03/10/23	\$253,500	WD	03-ARM'S LENGTH	\$253,500	\$68,100	26.86	\$191,764	\$35,037	\$218,463	\$136,048	1.606	1,040	\$210.06	4050	41.2764	1 1/4 STORY	11%	\$27,569
051-422-007-00	403 FOURTH ST	08/31/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$72,000	30.00	\$171,329	\$31,275	\$208,725	\$121,575	1.717	1,416	\$147.40	4050	52.3829	1 3/4 STORY	11%	\$27,569
051-427-003-00	206 FOURTH ST	09/20/23	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$54,000	57.14	\$126,668	\$30,901	\$63,599	\$83,131	0.765	1,262	\$50.40	4050	42.7973	1 3/4 STORY	29%	\$27,569
051-428-008-00	305 FIFTH ST	03/14/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$43,600	22.36	\$118,931	\$27,569	\$167,431	\$79,307	2.111	1,474	\$113.59	4050	91.8150	1 3/4 STORY	14%	\$27,569
051-431-006-00	601 FIFTH ST	06/29/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$68,800	55.04	\$163,589	\$29,237	\$95,763	\$116,625	0.821	1,944	\$49.26	4050	37.1899	1 3/4 STORY	22%	\$27,569
051-433-001-00	510 FIFTH ST	07/25/22	\$232,000	WD	03-ARM'S LENGTH	\$232,000	\$68,200	29.40	\$206,238	\$30,290	\$201,710	\$152,733	1.321	1,644	\$122.69	4050	12.7656	1 3/4 STORY	12%	\$27,569
051-433-006-00	501 SIXTH ST	06/23/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,500	34.80	\$118,192	\$29,491	\$95,509	\$76,997	1.240	1,428	\$66.88	4050	4.7401	1 1/2 STORY	22%	\$27,569
051-434-006-00	401 SIXTH ST	06/13/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$81,400	37.00	\$194,969	\$28,461	\$191,539	\$144,538	1.325	1,292	\$148.25	4050	13.2161	1 1/2 STORY	13%	\$27,569
051-441-003-00	606 SIXTH ST	10/20/23	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$63,100	62.48	\$149,823	\$27,569	\$73,431	\$106,123	0.692	1,296	\$56.66	4050	50.1077	1 1/2 STORY	27%	\$27,569
051-451-005-00	610 ADAMS ST	03/27/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$29,800	23.84	\$97,998	\$27,569	\$97,431	\$61,136	1.594	672	\$144.99	4050	40.0651	ONE STORY	22%	\$27,569
051-452-004-00	504 SIXTH ST	06/30/23	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$76,400	31.97	\$182,352	\$29,705	\$209,295	\$132,506	1.580	1,294	\$161.74	4050	38.6495	1 1/4 STORY	12%	\$27,569
051-460-006-00	708 SECOND ST	11/09/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$61,900	45.85	\$147,691	\$34,959	\$100,041	\$97,858	1.022	1,056	\$94.74	4050	17.0706	ONE STORY	21%	\$28,536
051-460-010-20	701 FOURTH ST	02/06/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$67,600	54.08	\$153,537	\$58,715	\$66,285	\$82,311	0.805	1,200	\$55.24	4050	38.7716	MANF HOME	46%	\$57,528
051-460-011-00	702 THIRD ST	04/27/23	\$152,500	WD	03-ARM'S LENGTH	\$152,500	\$64,400	42.23	\$158,362	\$31,628	\$120,872	\$110,012	1.099	960	\$125.91	4050	9.4303	ONE STORY	19%	\$28,536
051-460-012-50	401 GRANT ST	06/09/23	\$189,580	OTH	03-ARM'S LENGTH	\$189,580	\$97,700	51.53	\$201,947	\$62,685	\$126,895	\$120,887	1.050	1,560	\$81.34	4050	14.3320	MANF HOME	31%	\$59,395
051-460-020-00	703 SIXTH ST	02/10/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$75,100	44.18	\$193,787	\$69,550	\$100,450	\$107,845	0.931	1,340	\$74.96	4050	26.1585	ONE STORY	39%	\$66,392
051-460-044-00	205 FIRST ST	12/16/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$39,200	21.78	\$126,792	\$23,644	\$156,356	\$89,538	1.746	1,160	\$134.79	4050	55.3231	ONE STORY	12%	\$22,060
051-460-044-00	205 FIRST ST	10/06/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$46,300	35.62	\$126,792	\$23,644	\$106,356	\$89,538	1.188	1,160	\$91.69	4050	0.5190	ONE STORY	17%	\$22,060
051-460-045-00	812 S MADISON ST	02/16/24	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$50,500	84.17	\$120,376	\$19,932	\$40,068	\$87,191	0.460	1,580	\$25.36	4050	73.3475	1 1/2 STORY	33%	\$19,932

Totals:	\$3,694,080	\$3,694,080	\$1,411,600	\$3,572,618	\$2,943,227	\$2,449,449	\$99.90	0.8570	21%
			Sale. Ratio =>	38.21	E.C.F. =>	1.202	Std. Deviation=>	0.404069	
			Std. Dev. =>	15.60	Ave. E.C.F. =>	1.193	Ave. Variance=>	31.7387	Coefficient of Var=>
								26.60368657	

051-441-006-00	601 SEVENTH ST	08/16/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$24,000	30.00	\$48,000	\$48,000	\$32,000	\$0	#DIV/0!	1,110	\$28.83	4050	#DIV/0!	1 1/2 STORY		\$48,000
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