

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
051-105-181-00	111 N RATH AVE	08/24/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$52,500	19.52	\$225,765	\$27,942	\$241,058	\$230,027	1.048	5,300	\$45.48	2010	20.2155		10%	\$26,630
051-105-191-00	208 W LUDINGTON AVE	09/28/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$19,700	13.13	\$92,052	\$10,457	\$139,543	\$94,878	1.471	612	\$228.01	2010	62.4962		7%	\$10,457
051-224-001-00	102 S WASHINGTON AVE	05/06/22	\$247,000	PTA	03-ARM'S LENGTH	\$247,000	\$109,700	44.41	\$292,322	\$53,052	\$193,948	\$278,221	0.697	2,128	\$91.14	2000	14.8701	ONE STORY	16%	\$39,787
051-225-109-00	111 E LUDINGTON AVE	07/11/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$54,300	24.68	\$217,638	\$17,873	\$202,127	\$232,285	0.870	3,200	\$63.16	2010	2.4367		8%	\$16,500
051-225-130-00	102 W LUDINGTON AVE	12/26/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$258,400	36.91	\$784,121	\$32,853	\$667,147	\$873,567	0.764	9,765	\$68.32	2010	8.2097		5%	\$31,500
051-235-281-00	925 N WASHINGTON AVE	04/05/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$86,500	32.64	\$252,587	\$88,073	\$176,927	\$191,295	0.925	9,872	\$17.92	2000	7.9088		29%	\$76,313
051-235-284-00	901 N WASHINGTON AVE	10/28/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$62,100	33.57	\$190,183	\$133,756	\$51,244	\$65,613	0.781	1,400	\$36.60	2000	6.4795		69%	\$127,973
051-268-028-00	1000 E TINKHAM AVE	05/26/22	\$4,129,809	WD	03-ARM'S LENGTH	\$4,129,809	\$938,200	22.72	\$2,912,019	\$317,447	\$3,812,362	\$3,016,944	1.264	37,140	\$102.65	2000	41.7849		7%	\$294,449
051-268-028-60	502 N SHERMAN ST	08/29/22	\$3,000,000	WD	03-ARM'S LENGTH	\$3,000,000	\$1,150,900	38.36	\$3,382,591	\$331,790	\$2,668,210	\$3,547,443	0.752	29,337	\$90.95	2000	9.3651		8%	\$249,240
051-295-061-00	921 E TINKHAM AVE	03/08/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$86,100	37.43	\$237,299	\$72,285	\$157,715	\$191,877	0.822	1,699	\$92.83	2000	2.3842		26%	\$60,419
051-320-082-00	720 S WASHINGTON AVE	03/08/23	\$475,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$475,000	\$247,100	52.02	\$927,789	\$436,734	\$38,266	\$324,457	0.118	19,934	\$1.92	2000	72.7863		87%	\$414,557
051-414-004-50	102 SECOND ST	11/08/22	\$234,625	WD	03-ARM'S LENGTH	\$234,625	\$127,000	54.13	\$285,800	\$87,628	\$146,997	\$230,284	0.638	4,800	\$30.62	2000	20.7472		37%	\$87,500

Totals:	\$10,105,434					\$10,105,434	\$3,192,500		\$9,800,166		\$8,495,544	\$9,276,891			\$72.47		6.9973			26%
							Sale. Ratio =>	31.59				E.C.F. =>	0.916		Std. Deviation=>	0.334135085				
							Std. Dev. =>	12.57				Ave. E.C.F. =>	0.846		Ave. Variance=>	22.4737	Coefficient of Var=>	26.57086619		

