

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
051-235-286-00	902 N EMILY ST	06/30/22	\$3,200,000	CD	03-ARM'S LENGTH	\$3,200,000	\$1,144,200	35.76	\$3,164,044	\$710,773	\$2,489,227	\$2,852,641	0.873	35,930	\$69.28	2100	14.9838	2 STORY	15%	\$464,795
051-268-011-00	901 E LUDINGTON AVE	09/30/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$87,600	51.53	\$226,303	\$77,699	\$92,301	\$172,795	0.534	1,152	\$80.12	2125	18.8603		43%	\$73,000
051-292-004-50	924 E LUDINGTON AVE	03/10/23	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$60,700	47.05	\$153,324	\$65,596	\$63,404	\$102,009	0.622	1,056	\$60.04	2125	10.1215		42%	\$54,667
051-292-005-00	920 E LUDINGTON AVE	04/22/22	\$900,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$900,000	\$429,100	47.68	\$1,299,962	\$556,640	\$343,360	\$679,407	0.505	10,432	\$32.91	2300	21.7385	ONE STORY	28%	\$253,333
051-543-005-00	303 S JAMES ST	04/08/22	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$60,400	42.39	\$148,703	\$21,312	\$121,188	\$148,129	0.818	2,750	\$44.07	2400	9.5358		14%	\$20,000
051-543-005-20	307 S JAMES ST	11/10/23	\$372,000	LC	03-ARM'S LENGTH	\$372,000	\$80,500	21.64	\$386,061	\$28,000	\$344,000	\$416,350	0.826	6,300	\$54.60	2400	10.3461		8%	\$28,000
051-560-006-00	415 S JAMES ST	12/13/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$41,100	16.44	\$244,762	\$33,398	\$216,602	\$245,772	0.881	5,488	\$39.47	2400	15.8546		13%	\$32,107

Totals:	\$5,163,500		\$5,163,500		\$1,903,600		\$5,623,159		\$3,670,082		\$4,617,103		0.795		\$54.36		7.2122		23%		
					Sale. Ratio =>			36.87					E.C.F. =>		0.163532484		Std. Deviation=>		14.4915	Coefficient of Var=>	20.05005908
					Std. Dev. =>			13.62					Ave. E.C.F. =>		0.723		Ave. Variance=>				

