

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			
051-480-030-00	105 WATER ST	04/28/22	\$320,000	WD	31-SPLIT IMPROVED	\$320,000	\$37,700	11.78	\$198,986	\$97,500	\$222,500	\$84,572	2.631	1,320	\$168.56	2500	134.1762		26%	\$84,480			
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	47.1018		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	46.2914		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	40.7830		13%	\$32,107			
Totals:			\$1,084,500			\$1,084,500	\$219,700		\$978,512		\$904,290	\$894,823			\$76.68		27.8562		15%				
								Sale. Ratio =>	20.26					E.C.F. =>	1.011	Std. Deviation=>		0.894948659					
								Std. Dev. =>	13.50					Ave. E.C.F. =>	1.289	Ave. Variance=>		67.0881	Coefficient of Var=>		52.04089245		