

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 (%)	land ratio	Use Code	Land Value	
17-11-151-001	826 N STATE STREET	01/01/2023	\$500,000	MLC	03-ARM'S LENGTH	\$500,000	\$160,300	32.06	\$501,290	\$100,049	\$399,951	\$551,913	0.725	6,469	\$61.83	'2010	5.4682	18%	OFFICE BUILDINGS	\$90,000	
17-11-355-001	250 N STATE STREET	11/21/2022	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$57,500	41.67	\$129,372	\$70,764	\$67,236	\$80,616	0.834	630	\$106.72	'2010	5.4682	47%	REST SNACK	\$64,537	
Totals:			\$638,000			\$638,000	\$217,800		\$630,662		\$467,187	\$632,529			\$84.27		4.0744	32%			
								Sale. Ratio =>	34.14				E.C.F. =>	0.739	Std. Deviation=>		0.077332633				
								Std. Dev. =>	6.79				Ave. E.C.F. =>	0.779	Ave. Variance=>		5.4682	Coefficient of Var=>	7.016454865		

use 0.727

17-03-460-010	1204 N STATE STREET	01/13/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$61,000	15.25	\$142,522	\$65,999	\$334,001	\$105,258	3.173	3,340	\$100.00	'2010	239.3819		GAR SERVICE	\$59,938
17-10-437-011	105 W BELLEVUE STREET	06/09/2022	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$188,600	76.98	\$288,699	\$208,091	\$36,909	\$110,878	0.333	1,656	\$22.29	'2010	33.2879	TWO-STORY	MULTIPLE RESIDENCES	\$54,220

