

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			
17-11-382-006	707 MAPLE STREET	12/15/2021	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$107,300	32.32	\$335,484	\$19,600	\$312,400	\$420,058	0.744	6,495	\$48.10	'2040	1.6790	6%	MULTIPLE RESIDENCES	\$19,600			
17-11-457-004	126 S THIRD AVENUE	03/07/2022	\$41,500	WD	03-ARM'S LENGTH	\$41,500	\$17,800	42.89	\$46,096	\$18,037	\$23,463	\$37,312	0.629	480	\$48.88	'2040	13.1664	43%	MISC COMM	\$18,037			
17-11-458-001	113 S THIRD AVENUE	01/18/2022	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$56,500	45.20	\$138,334	\$73,963	\$51,037	\$85,599	0.596	2,192	\$23.28	'2040	16.4263	52%	MISC COMM	\$65,117			
17-14-204-009	520 S THIRD AVENUE	03/25/2022	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$98,200	28.06	\$268,619	\$78,094	\$271,906	\$253,357	1.073	1,320	\$205.99	'2040	31.2716	19%	STORE CANNABIS OWNER OCCUPIED	\$67,065			
Totals:			\$848,500			\$848,500	\$279,800		\$788,533		\$658,806	\$796,326			\$81.56		6.6810	25%					
								Sale. Ratio =>	32.98					E.C.F. =>	0.827	Std. Deviation=>		0.21786168					
								Std. Dev. =>	8.24					Ave. E.C.F. =>	0.760	Ave. Variance=>		15.6358	Coefficient of Var=>		20.56001864		

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17-14-240-001	725 S THIRD AVENUE	01/31/2023	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$86,900	21.73	\$216,445	\$67,420	\$332,580	\$198,171	1.678	6,000	\$55.43	'2040	91.7751	14%	WHS MINI	\$55,284
17-11-332-002	430 N THIRD AVENUE	11/18/2022	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$32,100	26.75	\$83,063	\$24,783	\$95,217	\$77,500	1.229	1,710	\$55.68	'2040	46.8110	16%	AUDITORIUM	\$19,023

