

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	Use Code	Land Value
17-11-107-001	1045 N FOURTH AVENUE	03/28/2022	\$155,000	SD	03-ARM'S LENGTH	\$155,000	\$38,000	24.52	\$103,360	\$19,913	\$135,087	\$95,916	1.408	880	\$153.51	'4040	46.4929	RANCH	RES 1 FAMILY	\$19,913
17-11-127-005	1205 SPEER AVENUE	11/12/2021	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$36,000	32.43	\$100,501	\$15,640	\$95,360	\$97,541	0.978	914	\$104.33	'4040	3.4181	RANCH	RES 1 UNIT	\$15,256
17-11-130-002	921 OLAF STREET	12/01/2022	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$41,000	48.24	\$103,949	\$16,045	\$68,955	\$101,039	0.682	1,049	\$65.73	'4040	26.1000	RANCH	RES 1 FAMILY	\$15,256
17-11-131-003	915 HENDERSON STREET	10/01/2021	\$118,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$118,000	\$41,400	35.08	\$107,541	\$24,284	\$93,716	\$95,698	0.979	1,216	\$77.07	'4040	3.5830	RANCH	RES 2-4 UNITS	\$21,886
17-11-131-004	909 HENDERSON STREET	07/06/2022	\$98,500	WD	03-ARM'S LENGTH	\$98,500	\$43,400	44.06	\$104,694	\$10,882	\$87,618	\$107,829	0.813	1,175	\$74.57	'4040	13.0895	RANCH	RES 1 FAMILY	\$10,000
17-11-132-002	1303 DARWIN AVENUE	11/21/2022	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$60,700	47.05	\$153,601	\$24,517	\$104,483	\$148,372	0.704	1,301	\$80.31	'4040	23.9263	FARMHOUSE	RES 1 FAMILY	\$22,885
17-11-136-002	810 OLAF STREET	11/09/2021	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$60,000	38.71	\$172,363	\$17,159	\$137,841	\$178,395	0.773	1,475	\$93.45	'4040	17.0786	1 PLUS STORY	RES 1 FAMILY	\$13,731
17-11-136-010	1216 DARWIN AVENUE	02/25/2022	\$127,900	WD	31-SPLIT IMPROVED	\$127,900	\$0	0.00	\$73,858	\$11,442	\$116,458	\$71,742	1.623	720	\$161.75	'4040	67.9830	RANCH		\$9,343
17-11-176-005	816 N FOURTH AVENUE	06/04/2021	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$42,300	36.78	\$119,383	\$10,000	\$105,000	\$125,727	0.835	1,759	\$59.69	'4040	10.8317	FARMHOUSE	RES 1 FAMILY	\$10,000
17-11-176-006	808 N FOURTH AVENUE	02/27/2023	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$41,100	43.72	\$106,328	\$10,000	\$84,000	\$110,721	0.759	1,261	\$66.61	'4040	18.4796	FARMHOUSE	RES 1 UNIT	\$10,000
17-11-180-006	718 N THIRD AVENUE	03/08/2023	\$120,450	WD	03-ARM'S LENGTH	\$120,450	\$27,300	22.67	\$74,967	\$11,906	\$108,544	\$72,483	1.498	896	\$121.14	'4040	55.4050	RANCH	RES 1 UNIT	\$10,000
17-11-181-003	736 N FOURTH AVENUE	06/11/2021	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$43,500	43.50	\$126,126	\$13,719	\$86,281	\$129,203	0.668	1,377	\$62.66	'4040	27.5665	TWO-STORY	RES 1 UNIT	\$10,000
17-11-181-004	732 N FOURTH AVENUE	04/22/2021	\$83,050	WD	03-ARM'S LENGTH	\$83,050	\$34,000	40.94	\$97,893	\$10,000	\$73,050	\$101,026	0.723	1,512	\$48.31	'4040	22.0378	FARMHOUSE	RES 1 UNIT	\$10,000
17-11-181-005	730 N FOURTH AVENUE	12/03/2021	\$104,900	WD	03-ARM'S LENGTH	\$104,900	\$46,400	44.23	\$132,344	\$13,157	\$91,743	\$136,996	0.670	1,712	\$53.59	'4040	27.3783	FARMHOUSE	RES 1 FAMILY	\$11,691
17-11-204-001	830 BJORNSON STREET	03/08/2023	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$43,500	51.18	\$116,305	\$18,611	\$66,389	\$112,291	0.591	1,366	\$48.60	'4040	35.2237	FARMHOUSE	RES 1 FAMILY	\$15,256
17-11-204-002	822 BJORNSON STREET	07/29/2022	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$37,400	28.77	\$95,536	\$11,826	\$118,174	\$96,218	1.228	1,229	\$96.15	'4040	28.4731	FARMHOUSE	RES 1 FAMILY	\$11,442
17-11-205-005	1611 MILTON AVENUE	08/05/2022	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$43,700	37.67	\$108,739	\$22,885	\$93,115	\$98,682	0.944	1,296	\$71.85	'4040	0.0127	FARMHOUSE	RES 1 UNIT	\$22,885
17-11-205-008	815 MECHANIC STREET	04/28/2021	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$23,000	32.90	\$62,732	\$11,500	\$58,400	\$58,887	0.992	685	\$85.26	'4040	4.8270	RANCH	RES 1 UNIT	\$11,500
17-11-331-001	424 SECOND AVENUE	08/13/2021	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$42,700	32.60	\$125,692	\$10,319	\$120,681	\$132,612	0.910	988	\$122.15	'4040	3.3429	RANCH	RES 1 UNIT	\$10,319
17-11-331-009	703 JEFFERSON STREET	07/22/2021	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$26,600	28.00	\$77,617	\$10,356	\$84,644	\$77,311	1.095	981	\$86.28	'4040	15.1391	RANCH	RES 1 FAMILY	\$10,000
17-11-331-009	703 JEFFERSON STREET	10/19/2022	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$30,400	24.34	\$64,432	\$10,356	\$114,544	\$71,152	1.610	981	\$116.76	'4040	66.6390	RANCH	RES 1 FAMILY	\$10,000
17-11-378-004	215 SECOND AVENUE	05/13/2021	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$39,500	32.92	\$116,217	\$10,000	\$110,000	\$122,088	0.901	1,656	\$66.43	'4040	4.2470	TWO-STORY	RES 1 UNIT	\$10,000
17-11-379-002	218 SECOND AVENUE	08/05/2021	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$32,400	34.11	\$95,164	\$10,000	\$85,000	\$97,889	0.868	1,055	\$80.57	'4040	7.5129	1 PLUS STORY	RES 1 UNIT	\$10,000
17-11-379-011	209 N THIRD AVENUE	11/05/2021	\$107,600	WD	03-ARM'S LENGTH	\$107,600	\$32,100	29.83	\$93,766	\$10,000	\$97,600	\$96,282	1.014	1,168	\$83.56	'4040	7.0229	TWO-STORY	RES 2-4 UNITS	\$10,000
17-11-381-004	117 SECOND AVENUE	05/27/2021	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$28,900	37.05	\$97,720	\$10,000	\$68,000	\$100,827	0.674	1,209	\$56.24	'4040	26.9037	1 PLUS STORY	RES 1 UNIT	\$10,000
17-11-381-006	115 SECOND AVENUE	11/05/2021	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$34,600	28.83	\$101,246	\$10,000	\$110,000	\$104,880	1.049	1,368	\$80.41	'4040	10.5358	1 PLUS STORY	RES 1 FAMILY	\$10,000
17-11-382-004	114 SECOND AVENUE	05/27/2021	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$37,300	48.13	\$115,780	\$10,000	\$67,500	\$121,586	0.555	1,715	\$39.36	'4040	38.8297	TWO-STORY	RES 1 UNIT	\$10,000
17-11-454-004	132 S DEKRAFFT AVENUE	08/10/2021	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$47,900	34.21	\$134,737	\$15,826	\$124,174	\$136,679	0.909	1,089	\$114.03	'4040	3.4951	FARMHOUSE	RES 1 UNIT	\$11,208
17-11-454-004	132 S DEKRAFFT AVENUE	12/13/2022	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$52,500	34.31	\$134,737	\$15,826	\$137,174	\$136,679	1.004	1,089	\$125.96	'4040	6.0162	FARMHOUSE	RES 1 UNIT	\$11,208
17-11-458-004	125 S THIRD AVENUE	04/23/2021	\$103,500	WD	03-ARM'S LENGTH	\$103,500	\$42,000	40.58	\$122,673	\$13,456	\$90,044	\$125,536	0.717	1,287	\$69.96	'4040	22.6183	FARMHOUSE	RES 2-4 UNITS	\$10,000
17-11-477-005	116 PEMBERTON AVENUE	05/21/2021	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$43,700	34.96	\$121,948	\$13,818	\$111,182	\$124,287	0.895	988	\$112.53	'4040	4.8901	RANCH	RES 1 FAMILY	\$10,000
17-11-477-005	116 PEMBERTON AVENUE	01/27/2023	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$47,300	31.53	\$121,948	\$13,818	\$136,182	\$124,287	1.096	988	\$137.84	'4040	15.2246	RANCH	RES 1 FAMILY	\$10,000
17-11-477-007	1321 E ELM STREET	10/27/2021	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$32,100	42.80	\$94,601	\$14,000	\$61,000	\$92,644	0.658	1,470	\$41.50	'4040	28.5025	1 PLUS STORY	RES 1 FAMILY	\$14,000
17-11-479-003	113 S BRONSON AVENUE	10/12/2022	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$49,500	28.45	\$127,123	\$14,493	\$159,507	\$129,459	1.232	1,185	\$134.61	'4040	28.8645	RANCH	RES 1 FAMILY	\$13,700
17-11-480-003	219 S DEKRAFFT AVENUE	06/29/2021	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$46,000	32.86	\$137,512	\$17,568	\$122,432	\$137,866	0.888	1,014	\$120.74	'4040	5.5409	RANCH	RES 1 FAMILY	\$10,000
17-11-481-006	202 PEMBERTON AVENUE	09/05/2021	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$57,400	36.56	\$166,663	\$12,766	\$144,234	\$176,893	0.815	1,544	\$93.42	'4040	12.8085	RANCH	RES 1 UNIT	\$10,000
17-11-482-006	202 S BRONSON AVENUE	07/07/2021	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$37,700	26.93	\$107,665	\$14,739	\$125,261	\$106,811	1.173	1,272	\$98.48	'4040	22.9276	RANCH	RES 1 FAMILY	\$14,739
17-11-484-005	308 GILBERTSON AVENUE	03/17/2022	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$34,700	22.39	\$98,253	\$10,170	\$144,830	\$101,244	1.431	988	\$146.59	'4040	48.7045	RANCH	RES 1 FAMILY	\$10,170
17-11-485-003	1301 COLBURN AVENUE	05/13/2022	\$71,500	WD	03-ARM'S LENGTH	\$71,500	\$28,400	39.72	\$72,207	\$10,000	\$61,500	\$71,502	0.860	820	\$75.00	'4040	8.3344	FARMHOUSE	RES 1 UNIT	\$10,000
17-14-200-008	1322 COLBURN AVENUE	04/01/2021	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$41,700	41.70	\$127,228	\$14,086	\$85,914	\$130,048	0.661	1,248	\$68.84	'4040	28.2826	RANCH	RES 1 FAMILY	\$11,776
17-14-200-029	1310 COLBURN AVENUE	01/13/2022	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$48,800	31.90	\$137,052	\$17,694	\$135,306	\$137,193	0.986	1,056	\$128.13	'4040	4.2786	RANCH	RES 1 FAMILY	\$17,310
17-14-201-005	304 S THIRD AVENUE	10/25/2021	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$26,900	38.99	\$76,297	\$19,522	\$49,478	\$65,258	0.758	756	\$65.45	'4040	18.5269	RANCH	RES 1 UNIT	\$10,000

Totals:			\$4,852,700			\$4,852,700	\$1,643,800		\$4,628,498		\$4,270,401	\$4,659,779			\$90.22						2.7021
								Sale. Ratio =>	33.87				E.C.F. =>	0.916		Std. Deviation=>	0.27074927				
								Std. Dev. =>	9.08				Ave. E.C.F. =>	0.943		Ave. Variance=>	20.7404		Coefficient of Var=>	21.98331002	



