

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	
17-11-129-001	1007 BJORNSON STREET	07/22/2022	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,900	38.69	\$148,315	\$16,936	\$143,064	\$151,010	0.947	1,362	\$105.04	'4045	2.5214	FARMHOUSE	10%	\$15,950	
17-11-130-001	914 CATHERINE STREET	02/25/2022	\$116,500	WD	03-ARM'S LENGTH	\$116,500	\$57,900	49.70	\$138,902	\$18,989	\$97,511	\$137,831	0.707	1,651	\$59.06	'4045	21.4699	1 PLUS STORY	12%	\$14,195	
17-11-133-003	919 BJORNSON STREET	06/30/2021	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$38,400	28.24	\$113,016	\$12,000	\$124,000	\$116,110	1.068	1,378	\$89.99	'4045	14.5786	FARMHOUSE	9%	\$12,000	
17-11-201-006	916 BJORNSON STREET	07/20/2021	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$37,400	29.22	\$101,098	\$15,114	\$112,886	\$98,832	1.142	1,230	\$91.78	'4045	22.0034	RANCH	11%	\$14,500	
17-11-201-007	912 BJORNSON STREET	04/12/2021	\$132,900	WD	03-ARM'S LENGTH	\$132,900	\$46,000	34.61	\$125,743	\$17,127	\$115,773	\$124,845	0.927	988	\$117.18	'4045	0.5167	RANCH	11%	\$14,500	
17-11-201-018	1013 LOUDON STREET	04/01/2022	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$52,900	32.06	\$127,183	\$13,385	\$151,615	\$130,802	1.159	1,120	\$135.37	'4045	23.6951	RANCH	7%	\$11,339	
17-11-202-013	906 LOUDON STREET	11/24/2021	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$52,100	45.30	\$143,866	\$11,600	\$103,400	\$152,029	0.680	1,008	\$102.58	'4045	24.2034	RANCH	10%	\$11,600	
17-11-203-006	822 MECHANIC STREET	05/14/2021	\$96,500	WD	03-ARM'S LENGTH	\$96,500	\$39,200	40.62	\$112,856	\$15,885	\$80,615	\$111,460	0.723	918	\$87.82	'4045	19.8903	RANCH	12%	\$11,600	
17-11-204-003	810 BJORNSON STREET	11/23/2022	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$58,200	35.27	\$140,536	\$11,449	\$153,551	\$148,375	1.035	1,152	\$133.29	'4045	11.2718	1 PLUS STORY	7%	\$10,875	
17-11-205-002	816 LOUDON STREET	06/30/2022	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$48,400	38.11	\$116,210	\$16,536	\$110,464	\$114,567	0.964	960	\$115.07	'4045	4.2020	RANCH	7%	\$8,700	
17-11-205-003	812 LOUDON STREET	09/16/2022	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$35,300	40.57	\$94,818	\$9,895	\$77,105	\$97,612	0.790	960	\$80.32	'4045	13.2254	RANCH	10%	\$8,700	
Totals:			\$1,428,900			\$1,428,900	\$527,700		\$1,362,543		\$1,269,984	\$1,383,473			\$101.59		0.4199		10%		
									Sale. Ratio =>	36.93				E.C.F. =>	0.918	Std. Deviation=>		0.173976217			
									Std. Dev. =>	6.54				Ave. E.C.F. =>	0.922	Ave. Variance=>		14.3253	Coefficient of Var=>		15.53435072

