

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					
17-15-210-012	230 HUTCHINSON STREET	03/17/2023	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$64,400	41.58	\$158,750	\$19,699	\$135,201	\$158,012	0.856	2,288	\$59.09	'4050	11.4517	FARMHOUSE	12%	\$18,750					
17-15-211-005	418 SANBORN AVENUE	09/12/2022	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$89,300	41.53	\$220,907	\$21,250	\$193,750	\$226,882	0.854	2,113	\$91.69	'4050	11.6186	1 PLUS STORY	10%	\$21,250					
17-15-215-004	306 HUTCHINSON STREET	05/13/2021	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$47,300	35.30	\$128,814	\$13,890	\$120,110	\$130,595	0.920	1,574	\$76.31	'4050	5.0440	FARMHOUSE	10%	\$12,994					
17-15-226-006	246 MILL STREET	09/10/2021	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,400	38.72	\$139,235	\$14,832	\$110,168	\$141,367	0.779	2,123	\$51.89	'4050	19.0849	TWO-STORY	11%	\$13,711					
17-15-226-012	118 MILL STREET	09/27/2022	\$84,300	WD	03-ARM'S LENGTH	\$84,300	\$34,400	40.81	\$89,762	\$12,000	\$72,300	\$88,365	0.818	1,300	\$55.62	'4050	15.1957	1 PLUS STORY	14%	\$12,000					
17-15-227-001	418 RUST AVENUE	07/11/2022	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$79,900	33.57	\$221,524	\$36,926	\$201,074	\$209,770	0.959	1,985	\$101.30	'4050	1.1609	TWO-STORY	11%	\$26,470					
17-15-227-008	104 DIVISION STREET	05/09/2022	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$66,200	35.21	\$163,228	\$13,801	\$174,199	\$169,803	1.026	2,755	\$63.23	'4050	5.5735	TWO-STORY	7%	\$13,538					
17-15-227-011	110 DIVISION STREET	08/03/2022	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$44,700	54.51	\$110,315	\$12,961	\$69,039	\$110,629	0.624	1,353	\$51.03	'4050	34.6095	TWO-STORY	15%	\$12,000					
17-15-228-001	249 MILL STREET	03/02/2022	\$142,500	WD	03-ARM'S LENGTH	\$142,500	\$51,200	35.93	\$138,398	\$16,434	\$126,066	\$138,595	0.910	1,704	\$73.98	'4050	6.0554	TWO-STORY	10%	\$14,686					
17-15-229-002	413 RUST AVENUE	08/30/2021	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$43,000	33.86	\$116,547	\$16,329	\$110,671	\$113,884	0.972	1,116	\$99.17	'4050	0.1633	1 PLUS STORY	12%	\$14,855					
17-15-229-019	226 DIVISION STREET	06/24/2021	\$139,100	WD	03-ARM'S LENGTH	\$139,100	\$46,100	33.14	\$127,326	\$12,000	\$127,100	\$131,052	0.970	1,134	\$112.08	'4050	0.0310	1 PLUS STORY	9%	\$12,000					
17-15-229-020	230 DIVISION STREET	04/21/2021	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$35,500	27.10	\$95,638	\$13,877	\$117,123	\$92,910	1.261	1,087	\$107.75	'4050	29.0453	FARMHOUSE	9%	\$12,000					
17-15-231-002	413 SANBORN AVENUE	12/10/2021	\$134,200	WD	03-ARM'S LENGTH	\$134,200	\$56,100	41.80	\$152,385	\$15,751	\$118,449	\$155,265	0.763	1,594	\$74.31	'4050	20.7271	RANCH	11%	\$14,616					
17-15-231-006	317 SANBORN AVENUE	09/22/2021	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$38,300	27.38	\$103,642	\$12,500	\$127,400	\$103,570	1.230	1,096	\$116.24	'4050	25.9932	1 PLUS STORY	9%	\$12,500					
17-15-231-011	408 WOODWARD AVENUE	08/05/2022	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$43,100	23.96	\$121,583	\$19,613	\$160,287	\$115,875	1.383	1,060	\$166.97	'4050	41.3121	RANCH	9%	\$16,645					
17-15-231-012	404 WOODWARD AVENUE	08/11/2022	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$42,300	36.78	\$104,451	\$12,000	\$103,000	\$105,057	0.980	1,143	\$90.11	'4050	1.0266	FARMHOUSE	10%	\$12,000					
17-15-231-015	310 WOODWARD AVENUE	03/24/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$72,100	32.77	\$177,696	\$20,020	\$199,980	\$179,177	1.116	2,594	\$77.09	'4050	14.5949	BI-LEVEL	8%	\$17,954					
17-15-232-006	125 SANBORN AVENUE	12/17/2021	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$46,900	34.23	\$131,118	\$11,993	\$125,007	\$135,369	0.923	1,877	\$66.60	'4050	4.6700	TWO-STORY	9%	\$11,993					
17-15-232-015	214 WOODWARD AVENUE	06/20/2022	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$75,000	29.41	\$207,423	\$20,185	\$234,815	\$212,770	1.104	2,274	\$103.26	'4050	13.3455	TWO-STORY	8%	\$19,975					
17-15-232-017	200 WOODWARD AVENUE	01/30/2023	\$164,650	WD	03-ARM'S LENGTH	\$164,650	\$85,300	51.81	\$220,747	\$27,344	\$137,306	\$219,776	0.625	3,231	\$42.50	'4050	34.5400	1 PLUS STORY	17%	\$27,344					
17-15-232-019	124 WOODWARD AVENUE	03/06/2023	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$53,000	41.73	\$134,806	\$12,000	\$115,000	\$139,552	0.824	2,084	\$55.18	'4050	14.6089	1 PLUS STORY	9%	\$12,000					
17-15-255-005	414 ESCOTT STREET	08/15/2022	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$41,700	24.67	\$132,400	\$21,683	\$147,317	\$125,814	1.171	988	\$149.11	'4050	20.0757	RANCH	11%	\$18,750					
17-15-257-001	427 WOODWARD AVENUE	05/27/2022	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$65,800	40.37	\$162,418	\$19,505	\$143,495	\$162,401	0.884	1,615	\$88.85	'4050	8.6570	1 PLUS STORY	10%	\$16,564					
17-15-257-001	427 WOODWARD AVENUE	04/30/2021	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$59,700	42.64	\$162,418	\$19,505	\$120,495	\$162,401	0.742	1,615	\$74.61	'4050	22.8194	1 PLUS STORY	12%	\$16,564					
17-15-276-001	406 GREEN STREET	07/27/2022	\$296,500	WD	03-ARM'S LENGTH	\$296,500	\$91,500	30.86	\$221,675	\$40,683	\$255,817	\$205,672	1.244	1,770	\$144.53	'4050	27.3656	TWO-STORY	7%	\$21,885					
17-15-276-002	415 WOODWARD AVENUE	05/18/2022	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$37,800	28.42	\$93,080	\$13,048	\$119,952	\$90,945	1.319	922	\$130.10	'4050	34.8797	1 PLUS STORY	10%	\$13,048					
17-15-277-006	421 GREEN STREET	10/25/2022	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$71,500	44.69	\$184,041	\$27,010	\$132,990	\$178,444	0.745	1,750	\$75.99	'4050	22.4878	FARMHOUSE	16%	\$25,761					
17-15-277-007	416 DIVISION STREET	05/18/2022	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$50,700	33.36	\$125,211	\$13,321	\$138,679	\$127,147	1.091	1,050	\$132.08	'4050	12.0544	RANCH	8%	\$12,772					
17-15-277-011	516 DIVISION STREET	12/27/2022	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$59,000	43.70	\$134,518	\$25,605	\$109,395	\$123,764	0.884	1,080	\$101.29	'4050	8.6254	RANCH	18%	\$24,022					
17-15-277-012	511 GREEN STREET	03/04/2022	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$89,000	31.79	\$237,121	\$63,904	\$216,096	\$196,837	1.098	1,552	\$139.24	'4050	12.7688	RANCH	8%	\$21,648					
17-15-277-014	310 SPRING STREET	03/03/2023	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$75,900	34.66	\$248,329	\$61,132	\$157,868	\$212,723	0.742	1,764	\$89.49	'4050	22.8025	1 PLUS STORY	13%	\$29,198					
17-15-278-006	521 DIVISION STREET	04/04/2022	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$48,800	43.57	\$126,948	\$18,220	\$93,780	\$123,554	0.759	1,812	\$51.75	'4050	21.1134	RANCH	16%	\$18,220					
17-15-278-013	502 CLARK STREET	02/10/2022	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$39,500	29.26	\$109,576	\$14,347	\$120,653	\$108,214	1.115	1,512	\$79.80	'4050	14.4794	FARMHOUSE	11%	\$14,347					
17-15-278-014	504 CLARK STREET	07/01/2021	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$35,800	28.19	\$99,463	\$12,147	\$114,853	\$99,222	1.158	1,416	\$81.11	'4050	18.7382	1 PLUS STORY	10%	\$12,147					
17-15-278-018	516 CLARK STREET	06/15/2021	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$32,000	37.65	\$89,767	\$13,381	\$71,619	\$86,802	0.825	978	\$73.23	'4050	14.5069	RANCH	16%	\$13,381					
17-15-279-003	421 CLARK STREET	06/14/2022	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$45,300	30.00	\$111,310	\$19,034	\$131,966	\$104,859	1.259	1,196	\$110.34	'4050	28.8355	TWO-STORY	12%	\$17,695					
17-15-279-010	114 SPRING STREET	04/01/2022	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$36,400	33.70	\$95,108	\$12,000	\$96,000	\$94,440	1.017	1,338	\$71.75	'4050	4.6364	FARMHOUSE	11%	\$12,000					
17-15-279-013	402 S STATE STREET	04/27/2021	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$26,900	33.63	\$79,132	\$12,000	\$68,000	\$76,286	0.891	982	\$69.25	'4050	7.8772	FARMHOUSE	15%	\$12,000					
17-15-280-007	400 FULLER AVENUE	06/14/2022	\$79,800	WD	03-ARM'S LENGTH	\$79,800	\$38,300	47.99	\$94,095	\$21,807	\$57,993	\$82,145	0.706	1,104	\$52.53	'4050	26.4171	1 PLUS STORY	27%	\$21,671					
17-15-282-001	603 DIVISION STREET	05/17/2021	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$61,700	38.56	\$173,648	\$22,511	\$137,489	\$171,746	0.801	1,253	\$109.73	'4050	16.9617	FARMHOUSE	10%	\$16,537					
17-15-282-003	615 DIVISION STREET	02/02/2022	\$147,310	WD	03-ARM'S LENGTH	\$147,310	\$47,600	32.31	\$135,694	\$22,769	\$124,541	\$128,323	0.971	1,428	\$87.21	'4050	0.0373	FARMHOUSE	15%	\$21,578					
17-15-282-006	629 DIVISION STREET	04/23/2021	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$47,600	33.29	\$128,764	\$17,266	\$125,734	\$126,702	0.992	1,000	\$125.73	'4050	2.2206	RANCH	12%	\$17,015					
17-15-426-001	423 FULLER AVENUE	05/06/2022	\$134,000	WD	03-ARM'S LENGTH	\$134,000	\$41,800	31.19	\$96,848	\$23,349	\$110,651	\$83,521	1.325	1,000	\$110.65	'4050	35.4674	MANUFACTURED	16%	\$21,976					
17-15-430-003	713 DIVISION STREET	02/27/2023	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$41,500	34.61	\$102,512	\$14,914	\$104,986	\$99,543	1.055	740	\$141.87	'4050	8.4526	1 PLUS STORY	12%	\$13,847					
Totals:			\$6,662,960			\$6,662,960	\$2,348,300		\$6,208,371		\$5,778,414	\$6,049,780			\$91.49		1.5010		12%						
								Sale. Ratio =>	35.24									E.C.F. =>	0.955	Std. Deviation=>		0.19561541			
								Std. Dev. =>	6.77									Ave. E.C.F. =>	0.970	Ave. Variance=>		15.9576	Coefficient of Var=>		16.44847067
17-15-205-006	512 RUST AVENUE	06/03/2022	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$42,500	26.40	\$104,337	\$22,450	\$138,550	\$93,053	1.489	1,176	\$117.81	'4050	51.8782	1 PLUS STORY	RES 1 UN	\$18,750					
17-15-206-006	426 RUST AVEN																								

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Point	Value
1	0.858
2	0.854
3	0.920
4	0.779
5	0.818
6	0.959
7	1.026
8	0.624
9	0.910
10	0.971
11	0.970
12	1.261
13	0.763
14	1.230
15	1.383
16	0.980
17	1.116
18	0.923
19	1.104
20	0.625
21	0.824
22	1.171
23	0.884
24	0.742
25	1.244
26	1.319
27	0.745
28	1.091
29	0.884
30	1.098
31	0.742
32	0.759
33	1.115
34	1.158
35	0.825
36	1.259
37	1.017
38	0.891
39	0.706
40	0.801
41	0.971
42	0.992
43	1.325
44	1.055