

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
17-14-134-002	608 LINDEN STREET	11/18/2022	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$72,900	56.08	\$174,633	\$12,258	\$117,742	\$191,029	0.616	1,888	\$62.36	'4060	29.2108	1 PLUS STORY	9%	\$12,000
17-14-180-002	507 WINTER AVENUE	12/09/2022	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$76,900	40.69	\$183,063	\$36,329	\$152,671	\$172,628	0.884	1,872	\$81.56	'4060	2.4072	TWO-STORY	16%	\$30,000
17-14-180-009	615 CHESTNUT STREET	08/19/2021	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$65,500	31.19	\$164,455	\$55,021	\$154,979	\$128,745	1.204	1,305	\$118.76	'4060	29.5302	BI-LEVEL	11%	\$22,500
17-14-181-002	617 IVES AVENUE	05/04/2021	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$60,700	57.81	\$149,586	\$36,145	\$68,855	\$133,460	0.516	1,242	\$55.44	'4060	39.2542	RANCH	34%	\$35,625
17-14-255-006	500 WILLOW AVENUE	08/05/2022	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$55,200	28.31	\$131,541	\$23,572	\$171,428	\$127,022	1.350	1,185	\$144.66	'4060	44.1128	RANCH	12%	\$22,500
17-14-255-007	504 WILLOW AVENUE	07/01/2022	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$90,600	44.20	\$219,028	\$38,124	\$166,876	\$212,828	0.784	1,264	\$132.02	'4060	12.4376	RANCH	11%	\$22,500
17-14-255-008	510 WILLOW AVENUE	11/23/2022	\$219,900	WD	03-ARM'S LENGTH	\$219,900	\$84,900	38.61	\$205,502	\$25,499	\$194,401	\$211,768	0.918	2,118	\$91.79	'4060	0.9526	1 PLUS STORY	10%	\$22,500
17-14-260-005	617 CHERRY AVENUE	08/05/2022	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$61,000	30.52	\$158,037	\$22,519	\$177,381	\$159,432	1.113	1,196	\$148.31	'4060	20.4116	RANCH	9%	\$18,000
17-14-300-008	904 WINTER AVENUE	10/27/2022	\$400,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$400,000	\$177,200	44.30	\$462,068	\$112,325	\$287,675	\$357,960	0.804	2,888	\$99.61	'4060	10.4814	1 PLUS STORY	23%	\$93,680
17-14-326-004	717 IVES AVENUE	03/18/2022	\$155,400	WD	03-ARM'S LENGTH	\$155,400	\$52,000	33.46	\$132,482	\$23,343	\$132,057	\$128,398	1.028	960	\$137.56	'4060	12.0032	RANCH	11%	\$16,875
17-14-326-007	708 WINTER AVENUE	10/19/2021	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$63,900	39.20	\$160,872	\$29,572	\$133,428	\$154,470	0.864	1,408	\$94.76	'4060	4.4685	RANCH	17%	\$28,500
17-14-328-001	801 IVES AVENUE	05/06/2022	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$61,000	35.88	\$144,207	\$31,203	\$138,797	\$132,945	1.044	1,200	\$115.66	'4060	13.5553	RANCH	17%	\$29,245
17-14-328-006	812 WINTER AVENUE	07/22/2021	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$113,600	46.37	\$289,354	\$49,227	\$195,773	\$282,502	0.693	2,037	\$96.11	'4060	21.5468	1 PLUS STORY	17%	\$40,943
17-14-328-007	816 WINTER AVENUE	09/30/2021	\$222,500	WD	03-ARM'S LENGTH	\$222,500	\$81,700	36.72	\$221,758	\$43,659	\$178,841	\$209,528	0.854	1,588	\$112.62	'4060	5.4923	RANCH	18%	\$40,943
17-14-401-002	701 MAGNOLIA STREET	07/29/2022	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$99,000	34.26	\$267,071	\$49,818	\$239,182	\$255,591	0.936	1,917	\$124.77	'4060	2.7335	RANCH	17%	\$47,964
17-14-403-002	705 CHERRY AVENUE	07/15/2021	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$58,500	32.52	\$148,402	\$24,016	\$155,884	\$146,336	1.065	1,198	\$130.12	'4060	15.6782	RANCH	13%	\$22,800
17-14-406-001	800 MAGNOLIA STREET	03/03/2022	\$174,900	WD	03-ARM'S LENGTH	\$174,900	\$80,300	45.91	\$198,907	\$24,116	\$150,784	\$205,636	0.733	1,876	\$80.38	'4060	17.5208	RANCH	12%	\$21,375
17-14-406-004	803 CYPRESS STREET	05/18/2022	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$80,100	32.04	\$217,991	\$25,376	\$224,624	\$226,605	0.991	1,988	\$112.99	'4060	8.2793	RANCH	9%	\$21,375
17-14-406-006	808 CHERRY AVENUE	08/19/2022	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$64,300	35.92	\$152,733	\$29,724	\$149,276	\$144,716	1.032	1,235	\$120.87	'4060	12.3045	RANCH	16%	\$28,500
17-14-407-001	817 CHERRY AVENUE	08/24/2022	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$61,400	36.12	\$147,135	\$23,626	\$146,374	\$145,304	1.007	1,200	\$121.98	'4060	9.8899	RANCH	13%	\$21,375
17-14-409-001	804 CYPRESS STREET	02/10/2023	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$149,300	39.81	\$357,034	\$61,166	\$313,834	\$348,080	0.902	2,824	\$111.13	'4060	0.6850	TWO-STORY	15%	\$56,409
17-14-410-004	904 LILAC AVENUE	11/11/2021	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$70,200	42.57	\$172,461	\$43,129	\$121,771	\$152,155	0.800	1,338	\$91.01	'4060	10.8156	RANCH	26%	\$42,750
17-14-411-005	825 LILAC AVENUE	01/06/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$97,600	44.36	\$231,905	\$46,130	\$173,870	\$218,558	0.796	1,799	\$96.65	'4060	11.2932	RANCH	19%	\$42,750
17-14-426-003	711 LILAC AVENUE	04/29/2022	\$319,000	WD	03-ARM'S LENGTH	\$319,000	\$135,400	42.45	\$323,284	\$55,686	\$263,314	\$314,821	0.836	2,829	\$93.08	'4060	7.2072	TWO-STORY	17%	\$54,150
17-14-427-008	704 NOVAK LANE	02/06/2023	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$99,500	34.91	\$241,375	\$28,268	\$256,732	\$250,714	1.024	1,646	\$155.97	'4060	11.5539	RANCH	8%	\$23,899
17-14-428-005	705 NOVAK LANE	04/20/2021	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$82,400	36.95	\$218,997	\$34,303	\$188,697	\$217,287	0.868	2,092	\$90.20	'4060	4.0042	TRI-LEVEL	15%	\$32,590
17-14-431-005	845 OSBURN CIRCLE	06/25/2021	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$85,300	30.46	\$226,192	\$57,543	\$222,457	\$198,410	1.121	1,640	\$135.64	'4060	21.2734	1 PLUS STORY	20%	\$55,082
17-14-431-007	813 OSBURN CIRCLE	03/29/2022	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$167,700	41.93	\$437,010	\$36,040	\$363,960	\$471,729	0.772	2,360	\$154.22	'4060	13.6920	RANCH	8%	\$32,167
17-14-460-001	911 LILAC AVENUE	09/01/2021	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$63,200	42.13	\$158,859	\$31,560	\$118,440	\$149,763	0.791	1,405	\$84.30	'4060	11.7615	RANCH	18%	\$27,075

Totals:	\$6,469,400	\$6,469,400	\$2,511,300	\$6,295,942	\$5,360,103	\$6,048,420	\$110.16	2.2266	15%
Sale. Ratio =>			38.82				0.886	Std. Deviation=>	0.177734585
Std. Dev. =>			7.06				0.908	Ave. Variance=>	13.9502
								Coefficient of Var=>	15.35583733

