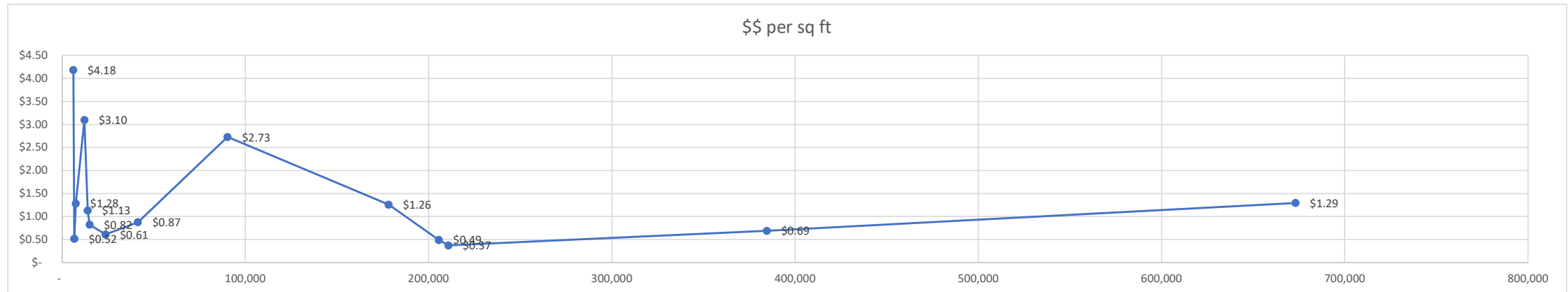


Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	
17-02-301-008	1491 CATHERINE STREET	11/30/2000	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$11,400	76.00	\$17,145	\$15,000	\$17,145	129.9	627.0	0.95	0.95	\$115	\$15,789	\$0.36	66.00	'4040	641/1398	
17-02-326-001	1419 BJORNSON STREET	01/05/2006	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$23,900	41.21	\$44,801	\$58,000	\$44,801	665.9	1010.8	15.45	12.41	\$87	\$3,753	\$0.09	665.92	'4040	743/1759	
17-02-326-002	1516 CATHERINE STREET	05/02/2008	\$11,000	WD	32-SPLIT VACANT	\$11,000	\$80,500	731.82	\$31,261	\$11,000	\$29,448	120.0	333.0	4.84	4.84	\$92	\$2,273	\$0.05	120.00	'4040	776/441	
17-02-326-012	1415 BJORNSON STREET VAC	01/05/2006	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$0	0.00	\$21,271	\$58,000	\$21,271	372.9	390.9	2.07	2.15	\$156	\$27,979	\$0.64	231.00	'4040	743/1759	
17-02-376-009	1117 BJORNSON STREET	02/19/2010	\$45,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$45,000	\$32,700	72.67	\$65,359	\$45,000	\$65,359	320.0	1724.5	8.83	8.49	\$141	\$5,097	\$0.12	320.00	'4040	797/2234	
17-02-376-021	1293 BJORNSON STREET	09/25/2008	\$20,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$20,000	\$14,600	73.00	\$41,849	\$20,000	\$40,842	678.9	495.0	4.72	0.32	\$29	\$4,237	\$0.10	332.95	'4040	780/2476	
17-02-400-011	1410 BJORNSON STREET	05/12/2006	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$13,900	39.71	\$27,798	\$35,000	\$27,798	347.1	640.8	4.09	4.09	\$101	\$8,557	\$0.20	167.94	'4040	748/765	
17-11-131-007	1212 SPEER AVENUE	05/20/2004	\$4,500	LC	03-ARM'S LENGTH	\$4,500	\$4,200	93.33	\$8,698	\$4,500	\$8,698	54.7	100.0	0.15	0.15	\$82	\$29,221	\$0.67	67.00	'4040	714/373	
17-11-136-011	815 HENDERSON ST	03/07/2022	\$12,000	WD	32-SPLIT VACANT	\$12,000	\$0	0.00	\$16,978	\$12,000	\$9,343	62.3	100.0	0.17	0.17	\$193	\$69,767	\$1.60	75.00	'4040	917/3526	
17-11-201-019	1010 BJORNSON STREET	02/10/2007	\$11,500	WD	32-SPLIT VACANT	\$11,500	\$0	0.00	\$16,415	\$11,500	\$14,000	100.0	150.0	0.34	0.34	\$115	\$33,430	\$0.77	100.00	'4040	759/2348	
17-11-201-019	1010 BJORNSON STREET	08/29/2003	\$5,000	WD	32-SPLIT VACANT	\$5,000	\$44,700	894.00	\$16,415	\$5,000	\$14,000	15.0	150.0	0.34	0.34	\$333	\$14,535	\$0.33	100.00	'4040	699/866	
17-11-203-009	1002 MECHANIC STREET	08/14/2013	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$5,800	82.86	\$11,500	\$7,000	\$11,500	95.0	250.0	0.55	0.55	\$74	\$12,844	\$0.29	95.00	'4040	837/1461	
17-11-378-002	225 SECOND AVENUE	01/02/2002	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,200	55.50	\$12,905	\$40,000	\$12,905	90.2	122.0	0.28	0.28	\$444	\$142,857	\$3.28	100.00	'4040	660/247	
17-11-378-003	217 SECOND AVENUE	01/02/2002	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$16,500	55.00	\$7,170	\$30,000	\$7,170	45.1	122.0	0.14	0.14	\$665	\$214,286	\$4.92	50.00	'4040	660/244	
17-11-478-001	1400 MAPLE STREET VAC	03/14/2013	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$29,600	65.78	\$12,600	\$45,000	\$12,600	140.0	164.0	0.53	0.53	\$321	\$85,389	\$1.96	140.00	'4040	832/1619	
17-11-478-004	1408 MAPLE STREET	07/09/2019	\$49,355	WD	03-ARM'S LENGTH	\$49,355	\$15,300	31.00	\$12,205	\$49,355	\$10,000	70.0	112.5	0.18	0.18	\$705	\$272,680	\$6.26	70.00	'4040	898/3629	
17-11-478-007	132 S BRONSON AVENUE	02/25/2019	\$17,000	MLC	03-ARM'S LENGTH	\$17,000	\$8,700	51.18	\$17,205	\$17,000	\$15,000	100.0	140.0	0.32	0.32	\$170	\$52,960	\$1.22	100.00	'4040	895/2802	
		Totals:	\$463,355			\$463,355	\$324,000		\$381,575	\$463,355	\$361,880	3,406.9		43.96	36.25							
						Sale. Ratio =>		69.92			Average				Average							
						Std. Dev. =>		256.85			per FF=>		\$136		Average							
														per Net Acre=>		10,539.66				Average		
																				per SqFt=>		\$0.24

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	# of sq ft	\$\$ per sq ft	
17-11-378-003	217 SECOND AVENUE	01/02/2002	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$16,500	55.00	\$7,170	\$30,000	\$7,170	45.1	122.0	0.14	6,098	\$ 4.18	
17-11-131-007	1212 SPEER AVENUE	05/20/2004	\$4,500	LC	03-ARM'S LENGTH	\$4,500	\$4,200	93.33	\$8,698	\$4,500	\$8,698	54.7	100.0	0.15	6,708	\$ 0.52	
17-11-136-011	815 HENDERSON ST	03/07/2022	\$12,000	WD	32-SPLIT VACANT	\$12,000	\$0	0.00	\$16,978	\$12,000	\$9,343	62.3	100.0	0.17	7,492	\$ 1.28	
17-11-378-002	225 SECOND AVENUE	01/02/2002	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,200	55.50	\$12,905	\$40,000	\$12,905	90.2	122.0	0.28	12,197	\$ 3.10	
17-11-478-007	132 S BRONSON AVENUE	02/25/2019	\$17,000	MLC	03-ARM'S LENGTH	\$17,000	\$8,700	51.18	\$17,205	\$17,000	\$15,000	100.0	140.0	0.32	13,983	\$ 1.13	
17-11-201-019	1010 BJORNSON STREET	02/10/2007	\$11,500	WD	32-SPLIT VACANT	\$11,500	\$0	0.00	\$16,415	\$11,500	\$14,000	100.0	150.0	0.34	14,985	\$ 0.82	
17-11-203-009	1002 MECHANIC STREET	08/14/2013	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$5,800	82.86	\$11,500	\$7,000	\$11,500	95.0	250.0	0.55	23,740	\$ 0.61	
17-02-301-008	1491 CATHERINE STREET	11/30/2000	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$11,400	76.00	\$17,145	\$15,000	\$17,145	129.9	627.0	0.95	41,382	\$ 0.87	
17-02-326-012	1415 BJORNSON STREET VAC	01/05/2006	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$0	0.00	\$21,271	\$58,000	\$21,271	372.9	390.9	2.07	90,300	\$ 2.73	
17-02-400-011	1410 BJORNSON STREET	05/12/2006	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$13,900	39.71	\$27,798	\$35,000	\$27,798	347.1	640.8	4.09	178,160	\$ 1.26	
17-02-376-021	1293 BJORNSON STREET	09/25/2008	\$20,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$20,000	\$14,600	73.00	\$41,849	\$20,000	\$40,842	678.9	495.0	4.72	205,603	\$ 0.49	
17-02-326-002	1516 CATHERINE STREET	05/02/2008	\$11,000	WD	32-SPLIT VACANT	\$11,000	\$80,500	731.82	\$31,261	\$11,000	\$29,448	120.0	333.0	4.84	210,830	\$ 0.37	
17-02-376-009	1117 BJORNSON STREET	02/19/2010	\$45,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$45,000	\$32,700	72.67	\$65,359	\$45,000	\$65,359	320.0	1724.5	8.83	384,591	\$ 0.69	
17-02-326-001	1419 BJORNSON STREET	01/05/2006	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$23,900	41.21	\$44,801	\$58,000	\$44,801	665.9	1010.8	15.45	673,133	\$ 1.29	
										\$340,355	\$364,000	\$325,280					
																	11.90%

17-11-478-001	1400 MAPLE STREET VAC	03/14/2013	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$29,600	65.78	\$12,600	\$45,000	\$12,600	140.0	164.0	0.53	22,956	\$ 3.57
17-11-478-004	1408 MAPLE STREET	07/09/2019	\$49,355	WD	03-ARM'S LENGTH	\$49,355	\$15,300	31.00	\$12,205	\$49,355	\$10,000	70.0	112.5	0.18	7,884	\$ 4.94
17-11-201-019	1010 BJORNSON STREET	08/29/2003	\$5,000	WD	32-SPLIT VACANT	\$5,000	\$44,700	894.00	\$16,415	\$5,000	\$14,000	15.0	150.0	0.34	14,985	\$ 0.36



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	\$ per ff	Depth	Net Acres
17-11-201-019	1010 BJORNSON STREET	08/29/2003	\$5,000	WD	32-SPLIT VACANT	\$5,000	\$44,700	894.00	\$16,415	\$5,000	\$14,000	15.0	\$ 333	150.0	0.34
17-11-378-003	217 SECOND AVENUE	01/02/2002	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$16,500	55.00	\$7,170	\$30,000	\$7,170	45.1	\$ 665	122.0	0.14
17-11-131-007	1212 SPEER AVENUE	05/20/2004	\$4,500	LC	03-ARM'S LENGTH	\$4,500	\$4,200	93.33	\$8,698	\$4,500	\$8,698	54.7	\$ 82	100.0	0.15
17-11-136-011	815 HENDERSON ST	03/07/2022	\$12,000	WD	32-SPLIT VACANT	\$12,000	\$0	0.00	\$16,978	\$12,000	\$9,343	62.3	\$ 193	100.0	0.17
17-11-478-004	1408 MAPLE STREET	07/09/2019	\$49,355	WD	03-ARM'S LENGTH	\$49,355	\$15,300	31.00	\$12,205	\$49,355	\$10,000	70.0	\$ 705	112.5	0.18
17-11-378-002	225 SECOND AVENUE	01/02/2002	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$22,200	55.50	\$12,905	\$40,000	\$12,905	90.2	\$ 444	122.0	0.28
17-11-203-009	1002 MECHANIC STREET	08/14/2013	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$5,800	82.86	\$11,500	\$7,000	\$11,500	95.0	\$ 74	250.0	0.55
17-11-201-019	1010 BJORNSON STREET	02/10/2007	\$11,500	WD	32-SPLIT VACANT	\$11,500	\$0	0.00	\$16,415	\$11,500	\$14,000	100.0	\$ 115	150.0	0.34
17-11-478-007	132 S BRONSON AVENUE	02/25/2019	\$17,000	MLC	03-ARM'S LENGTH	\$17,000	\$8,700	51.18	\$17,205	\$17,000	\$15,000	100.0	\$ 170	140.0	0.32
17-02-326-002	1516 CATHERINE STREET	05/02/2008	\$11,000	WD	32-SPLIT VACANT	\$11,000	\$80,500	731.82	\$31,261	\$11,000	\$29,448	120.0	\$ 92	333.0	4.84
17-02-301-008	1491 CATHERINE STREET	11/30/2000	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$11,400	76.00	\$17,145	\$15,000	\$17,145	129.9	\$ 115	627.0	0.95
17-11-478-001	1400 MAPLE STREET VAC	03/14/2013	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$29,600	65.78	\$12,600	\$45,000	\$12,600	140.0	\$ 321	164.0	0.53
17-02-376-009	1117 BJORNSON STREET	02/19/2010	\$45,000	MLC	19-MULTI PARCEL ARM'S LENGTH	\$45,000	\$32,700	72.67	\$65,359	\$45,000	\$65,359	320.0	\$ 141	1724.5	8.83
17-02-400-011	1410 BJORNSON STREET	05/12/2006	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$13,900	39.71	\$27,798	\$35,000	\$27,798	347.1	\$ 101	640.8	4.09
17-02-326-012	1415 BJORNSON STREET VAC	01/05/2006	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$0	0.00	\$21,271	\$58,000	\$21,271	372.9	\$ 156	390.9	2.07
17-02-326-001	1419 BJORNSON STREET	01/05/2006	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$23,900	41.21	\$44,801	\$58,000	\$44,801	665.9	\$ 87	1010.8	15.45
17-02-376-021	1293 BJORNSON STREET	09/25/2008	\$20,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$20,000	\$14,600	73.00	\$41,849	\$20,000	\$40,842	678.9	\$ 29	495.0	4.72

						\$463,355			\$381,575	\$463,355	\$361,880				
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