

ECF 21

Parcel Number	Street Address	Sale Date	Price	Inst.	Terms of Sale	Adj. Sale P.	Cur. Assmt.	Asd/Adj. Sale	Cur. Appraisal	Land Yr	Bid	Residual	Cost Min.	E.C.F.	Floor Area	S/Sq Ft	ECF Area	Dev. by Mean (sq)	Building Style	Use Code	Land Value
10-05-00-025	64 WALNUT ST	09/13/22	\$78,000	WD	03-ARMS LENGTH	\$78,000	\$69,000	86.66	\$122,520	\$27,521	\$48,419	\$66,974	\$66,974	1.056	1,576	82.54	OR	62,820	TWO-STORY	RENTAL HOUSES	\$24,288
10-05-00-026	232 GRANITE ST	06/01/21	\$50,000	WD	03-ARMS LENGTH	\$50,000	\$38,200	76.40	\$76,315	\$17,512	\$32,488	\$59,387	0.547	903	\$35.88	OR	68,539	FARMHOUSE	RENTAL HOUSES	\$15,188	
10-09-51-002-00	617 PEARL ST	06/01/21	\$78,000	WD	03-ARMS LENGTH	\$78,000	\$55,000	70.51	\$109,908	\$31,523	\$48,477	\$78,177	0.587	1,298	\$35.86	OR	54,510	FARMHOUSE	RENTAL HOUSES	\$29,992	
10-085-00-057-00	212 CRIPPEN ST	05/03/22	\$70,000	WD	03-ARMS LENGTH	\$70,000	\$52,900	75.57	\$105,883	\$17,310	\$52,690	\$88,468	0.589	1,348	\$39.09	OR	54,325	FARMHOUSE	RENTAL HOUSES	\$16,400	
10-05-00-027-00	234 GRANITE ST	11/09/21	\$94,000	WD	03-ARMS LENGTH	\$94,000	\$48,200	75.31	\$96,445	\$16,739	\$48,261	\$81,521	0.592	1,472	\$32.79	OR	54,017	TWO-STORY	RENTAL HOUSES	\$16,180	
10-05-00-089-00	4071722	07/15/22	\$174,500	WD	03-ARMS LENGTH	\$174,500	\$149,000	85.45	\$199,208	\$44,208	\$44,208	\$174,500	1.423	2,820	\$62.20	OR	46,280	TWO-STORY	RENTAL HOUSES	\$26,400	
10-05-00-030-00	718 SELMA ST	06/11/21	\$127,000	WD	03-ARMS LENGTH	\$127,000	\$78,400	60.16	\$152,740	\$67,736	\$59,264	\$85,913	0.690	1,625	\$36.47	OR	44,260	BUNGALOW	RENTAL HOUSES	\$66,720	
10-064-00-183-00	1212 CUMMER ST	12/01/21	\$100,000	LC	03-ARMS LENGTH	\$100,000	\$65,600	65.60	\$131,252	\$23,348	\$76,52	\$108,994	0.703	864	\$88.72	OR	42,884	RANCH	RENTAL HOUSES	\$18,400	
10-085-00-188-00	714 N PARK ST	08/09/22	\$78,000	WD	03-ARMS LENGTH	\$78,000	\$49,300	63.21	\$88,638	\$27,296	\$56,744	\$72,101	0.704	1,234	\$41.12	OR	42,872	RANCH	RENTAL HOUSES	\$26,496	
10-05-00-065-00	323 GRANITE ST	07/28/21	\$117,000	WD	03-ARMS LENGTH	\$117,000	\$72,900	62.31	\$145,761	\$37,881	\$79,119	\$108,370	0.726	1,479	\$33.49	OR	40,698	BUNGALOW	RENTAL HOUSES	\$30,360	
10-05-00-011-00	819 FIRST AV	12/09/21	\$95,000	WD	03-ARMS LENGTH	\$95,000	\$69,200	61.61	\$119,788	\$22,315	\$67,468	\$98,921	0.738	1,671	\$43.41	OR	48,481	FARMHOUSE	RENTAL HOUSES	\$18,400	
10-05-00-045-00	344 GRANITE ST	04/21/21	\$139,000	WD	03-ARMS LENGTH	\$139,000	\$86,300	62.08	\$172,500	\$106,689	\$106,689	\$146,066	0.758	1,962	\$37.68	OR	34,300	TWO-STORY	RENTAL HOUSES	\$16,400	
10-085-00-036-00	217 CRIPPEN ST	03/21/22	\$110,000	WD	03-ARMS LENGTH	\$110,000	\$66,700	60.64	\$133,449	\$17,895	\$92,105	\$116,721	0.789	1,884	\$48.89	OR	34,300	FARMHOUSE	RENTAL HOUSES	\$16,400	
10-05-00-089-00	358 MARBLE ST	06/29/21	\$92,900	WD	03-ARMS LENGTH	\$92,900	\$53,300	57.37	\$106,519	\$33,026	\$57,874	\$72,215	0.801	820	\$70.58	OR	33,072	RANCH	RENTAL HOUSES	\$30,360	
10-05-00-059-00	1024 LAUREL ST	01/04/22	\$93,000	CD	03-ARMS LENGTH	\$93,000	\$53,500	57.53	\$107,010	\$23,770	\$67,230	\$82,061	0.819	1,585	\$42.43	OR	31,890	TWO-STORY	RENTAL HOUSES	\$24,288	
10-05-00-133-00	1250 LAUREL ST	05/05/21	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$81,400	51.17	\$122,878	\$51,704	\$68,236	\$82,232	0.830	1,248	\$45.72	OR	30,210	SHD/TWO	RENTAL HOUSES	\$41,952	
10-063-00-010-00	738 JLANE DR	09/01/22	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$83,000	55.33	\$165,925	\$37,593	\$112,407	\$126,638	0.867	1,116	\$100.72	OR	26,504	RANCH	RENTAL HOUSES	\$32,384	
10-049-00-014-00	1400 WALNUT ST	11/08/22	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$154,500	55.18	\$308,399	\$67,452	\$212,548	\$243,920	0.871	2,348	\$90.52	OR	28,001	RANCH	RENTAL HOUSES	\$59,616	
10-085-00-014-00	115 N NORTH ST	05/25/22	\$65,000	LC	03-ARMS LENGTH	\$65,000	\$33,500	54.82	\$71,023	\$19,549	\$45,451	\$51,994	0.874	708	\$84.20	OR	25,803	RANCH	RENTAL HOUSES	\$16,400	
10-05-00-083-00	1114 LAUREL ST	11/18/21	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$92,200	55.82	\$122,459	\$47,996	\$75,004	\$95,105	0.876	1,138	\$90.09	OR	25,693	RANCH	RENTAL HOUSES	\$40,424	
10-058-00-074-00	712 W DIVISION ST	07/22/22	\$151,000	WD	03-ARMS LENGTH	\$151,000	\$82,100	54.37	\$164,222	\$30,552	\$120,448	\$135,020	0.882	1,120	\$107.54	OR	24,089	RANCH	RENTAL HOUSES	\$24,288	
10-05-00-045-00	344 GRANITE ST	01/06/23	\$159,900	WD	03-ARMS LENGTH	\$159,900	\$86,300	53.97	\$172,500	\$33,211	\$126,689	\$140,696	0.900	1,962	\$64.57	OR	23,178	TWO-STORY	RENTAL HOUSES	\$30,176	
10-052-00-117-00	439 COLFAX ST	08/09/21	\$151,000	WD	03-ARMS LENGTH	\$151,000	\$79,400	52.58	\$158,849	\$44,201	\$107,799	\$116,816	0.923	891	\$120.99	OR	20,954	RANCH	RENTAL HOUSES	\$30,360	
10-074-00-078-00	11527 FOREST LN	06/23/22	\$180,000	WD	03-ARMS LENGTH	\$180,000	\$83,000	45.57	\$208,025	\$55,577	\$142,628	\$133,066	0.944	1,445	\$86.24	OR	18,788	RANCH	RENTAL HOUSES	\$50,088	
10-05-00-147-00	381 MARBLE ST	11/04/21	\$142,500	WD	19-MULTI PARCEL ARMS	\$142,500	\$73,300	51.44	\$175,219	\$53,999	\$88,501	\$93,451	0.947	1,802	\$55.24	OR	18,527	RANCH	RENTAL HOUSES	\$50,784	
10-061-00-147-00	217 FIFTH ST	04/28/22	\$180,000	WD	03-ARMS LENGTH	\$180,000	\$92,800	51.56	\$185,538	\$28,160	\$150,840	\$157,956	0.955	1,907	\$79.10	OR	17,211	RANCH	RENTAL HOUSES	\$25,912	
10-052-00-020-00	615 WALNUT ST	07/13/22	\$88,000	WD	03-ARMS LENGTH	\$88,000	\$45,100	51.25	\$90,148	\$22,199	\$66,801	\$68,635	0.959	1,200	\$51.41	OR	17,349	RANCH	RENTAL HOUSES	\$18,872	
10-052-00-116-00	445 COLFAX ST	06/28/22	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$75,000	50.00	\$151,132	\$37,304	\$82,096	\$94,778	0.978	1,548	\$59.08	OR	15,407	FARMHOUSE	RENTAL HOUSES	\$40,480	
10-058-00-138-00	793 COLFAX ST	07/09/21	\$103,000	WD	03-ARMS LENGTH	\$103,000	\$59,200	57.48	\$104,628	\$28,816	\$74,062	\$75,667	0.979	1,214	\$61.02	OR	15,305	FARMHOUSE	RENTAL HOUSES	\$24,288	
10-085-00-100-00	410 E RIVER ST	10/14/22	\$100,000	WD	03-ARMS LENGTH	\$100,000	\$49,800	49.80	\$105,548	\$83,104	\$83,487	0.995	1,596	\$28.87	OR	15,749	FARMHOUSE	RENTAL HOUSES	\$16,400		
10-064-00-139-00	1201 CUMMER ST	07/23/21	\$159,000	WD	03-ARMS LENGTH	\$159,000	\$79,100	49.75	\$158,154	\$23,818	\$135,182	\$135,693	0.996	1,344	\$100.58	OR	13,928	BUNGALOW	RENTAL HOUSES	\$16,400	
10-085-00-079-00	312 E RIVER ST	11/18/22	\$62,000	LC	03-ARMS LENGTH	\$62,000	\$30,800	49.68	\$61,569	\$17,717	\$44,283	\$44,295	1.000	870	\$60.90	OR	13,243	FARMHOUSE	RENTAL HOUSES	\$15,504	
10-085-00-067-00	819 N PARK ST	08/05/22	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$90,900	49.48	\$113,898	\$36,996	\$68,134	\$82,811	1.003	1,056	\$85.46	OR	12,927	RANCH	RENTAL HOUSES	\$24,288	
10-058-00-060-00	618 BOON ST	12/24/21	\$139,000	WD	03-ARMS LENGTH	\$139,000	\$68,300	49.14	\$136,552	\$28,729	\$112,274	\$110,855	1.012	1,522	\$73.77	OR	12,096	RANCH	RENTAL HOUSES	\$24,288	
10-036-00-012-00	725 KIM DR	07/14/21	\$220,000	WD	03-ARMS LENGTH	\$220,000	\$107,800	49.00	\$215,640	\$33,879	\$186,121	\$183,597	1.014	1,872	\$99.42	OR	11,845	TRI-LEVEL	RENTAL HOUSES	\$29,440	
10-085-00-035-00	213 CRIPPEN ST	04/14/22	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$58,600	48.83	\$117,211	\$18,327	\$101,673	\$99,883	1.018	1,649	\$61.66	OR	11,420	TWO-STORY	RENTAL HOUSES	\$16,400	
10-058-00-016-00	907 CHESTNUT ST	12/09/21	\$129,500	WD	03-ARMS LENGTH	\$129,500	\$62,100	48.33	\$124,241	\$31,596	\$69,604	\$96,581	1.026	949	\$102.11	OR	8,661	RANCH	RENTAL HOUSES	\$60,700	
10-040-00-016-00	1310 WALNUT ST	12/19/22	\$129,000	WD	03-ARMS LENGTH	\$129,000	\$78,000	49.24	\$125,923	\$25,409	\$129,962	\$123,966	1.028	1,120	\$115.71	OR	8,987	RANCH	RENTAL HOUSES	\$29,888	
10-085-00-047-00	201 E NORTH ST	10/07/22	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$64,800	48.00	\$129,653	\$25,946	\$109,054	\$104,755	1.041	1,961	\$55.61	OR	8,120	FARMHOUSE	RENTAL HOUSES	\$23,616	
10-05-00-167-00	549 SUNNYSIDE DR	07/12/22	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$76,400	47.75	\$152,740	\$21,745	\$138,255	\$132,318	1.045	1,479	\$93.48	OR	8,295	TWO-STORY	RENTAL HOUSES	\$18,400	
10-085-00-037-00	719 N SIMONS ST	10/26/22	\$108,000	WD	03-ARMS LENGTH	\$108,000	\$50,500	47.64	\$100,997	\$14,259	\$91,741	\$87,614	1.047	1,449	\$63.31	OR	8,960	BUNGALOW	RENTAL HOUSES	\$13,248	
10-05-00-107-00	307 CHESTNUT ST	10/07/22	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$79,000	47.82	\$157,046	\$48,351	\$110,649	\$110,649	1.056	1,697	\$99.15	OR	7,499	TWO-STORY	RENTAL HOUSES	\$30,360	
10-05-00-004-00	05/04/22	\$170,000	WD	03-ARMS LENGTH	\$170,000	\$80,200	47.18	\$160,394	\$27,018	\$142,962	\$134,723	1.061	1,080	\$112.39	OR	7,081	RANCH	RENTAL HOUSES	\$24,288		
10-05-00-140-00	351 MARBLE ST	10/07/21	\$122,340	WD	03-ARMS LENGTH	\$122,340	\$57,500	47.00	\$115,012	\$31,565	\$80,775	\$84,290	1.077	1,082	\$83.90	OR	5,225	RANCH	RENTAL HOUSES	\$24,288	
10-058-00-120-00	709 COLFAX ST	12/14/21	\$135,000	WD	03-ARMS LENGTH	\$135,000	\$62,200	46.07	\$124,402	\$23,656	\$111,344	\$101,764	1.094	1,540	\$72.30	OR	3,8019	BUNGALOW	RENTAL HOUSES	\$16,192	
10-085-00-182-00	425 CRIPPEN ST	10/15/21	\$99,900	WD	03-ARMS LENGTH	\$99,900	\$45,900	45.99	\$91,881	\$23,762	\$71,138	\$68,807	1.107	782	\$97.30	OR	2,519	RANCH	RENTAL HOUSES	\$16,400	
10-05-00-078-00	809 WALNUT ST	05/15/22	\$141,000	WD	03-ARMS LENGTH	\$141,000	\$69,200	49.11	\$145,126	\$21,151	\$124,175	\$124,175	1.110	1,214	\$115.27	OR	2,519	RANCH	RENTAL HOUSES	\$16,400	
10-061-00-137-00	855 FABRIZ ST	04/18/22	\$99,900	WD	03-ARMS LENGTH	\$99,900	\$44,200	44.24	\$88,47												