Parcel Number Street Address	Sale Date	Sale Price Instr	. Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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 Value
10-082-00-088-00 417 EVART ST	12/10/21	\$132,000 WD	03-ARM'S LENGTH	\$132,000	\$101,300	76.74	\$202,541	\$65,344	\$66,656	\$128,582	0.518	2,216	\$30.08	BL	64.9730	RANCH	\$61,017
10-083-00-007-00 112 COBB ST	01/28/22	\$70,000 WD	03-ARM'S LENGTH	\$70,000	\$51,500	73.57	\$103,060	\$32,033	\$37,967	\$66,567	0.570	982	\$38.66	BL	59.7766	RANCH	\$23,650
10-082-00-253-00 215 COBB ST	07/02/21	\$69,900 WD	03-ARM'S LENGTH	\$69,900	\$52,800	75.54	\$105,622	\$27,502	\$42,398	\$73,215	0.579	1,116	\$37.99	BL	58.9031	BUNGALOW	\$24,123
10-082-00-074-00 439 EVART ST	10/07/22	\$80,000 WD	03-ARM'S LENGTH	\$80,000	\$53,800	67.25	\$107,645	\$24,683	\$55,317	\$77,753	0.711	1,062	\$52.09	BL	45.6674	FARMHOUSE	\$23,650
10-083-00-034-00 134 MOSSER ST	12/20/21	\$75,000 WD	03-ARM'S LENGTH	\$75,000	\$44,100	58.80	\$88,227	\$26,777	\$48,223	\$57,591	0.837	708	\$68.11	BL	33.0793	RANCH	\$23,650
10-082-00-148-00 139 COBB ST	05/28/21	\$103,000 WD	03-ARM'S LENGTH	\$103,000	\$59,500	57.77	\$118,950	\$21,077	\$81,923	\$91,727	0.893	1,154	\$70.99	BL	27.5008	BUNGALOW	\$20,481
10-076-00-020-01 230 ROBERTSON ST	09/07/21	\$160,000 WD	03-ARM'S LENGTH	\$160,000	\$88,500	55.31	\$176,979	\$40,195	\$119,805	\$128,195	0.935	1,056	\$113.45	BL	23.3570	RANCH	\$30,745
10-083-00-091-00 1003 WILCOX ST	02/01/23	\$75,000 LC	03-ARM'S LENGTH	\$75,000	\$40,300	53.73	\$80,608	\$33,528	\$41,472	\$44,124	0.940	576	\$72.00	BL	22.8221	FARMHOUSE	\$32,637
10-082-00-126-00 120 HERSEY ST	08/09/22	\$143,000 WD	03-ARM'S LENGTH	\$143,000	\$76,900	53.78	\$153,854	\$27,880	\$115,120	\$118,064	0.975	1,545	\$74.51	BL	19.3057	BUNGALOW	\$23,650
10-089-00-010-00 322 WHALEY ST	04/07/21	\$130,000 WD	03-ARM'S LENGTH	\$130,000	\$68,300	52.54	\$136,666	\$35,906	\$94,094	\$94,433	0.996	1,328	\$70.85	BL	17.1713	FARMHOUSE	\$35,475
10-082-00-148-00 139 COBB ST	12/16/21	\$116,500 WD	03-ARM'S LENGTH	\$116,500	\$59,500	51.07	\$118,950	\$21,077	\$95,423	\$91,727	1.040	1,154	\$82.69	BL	12.7833	BUNGALOW	\$20,481
10-082-00-116-00 611 CEDAR ST	08/22/22	\$125,000 WD	03-ARM'S LENGTH	\$125,000	\$62,100	49.68	\$124,236	\$28,447	\$96,553	\$89,774	1.076	1,653	\$58.41	BL	9.2613	BUNGALOW	\$23,650
10-089-00-009-00 318 WHALEY ST	12/07/21	\$130,000 WD	03-ARM'S LENGTH	\$130,000	\$60,400	46.46	\$120,799	\$27,560	\$102,440	\$87,384	1.172	1,584	\$64.67	BL	0.4170	TWO-STORY	\$23,650
10-082-00-107-00 219 EVART ST	07/16/21	\$116,000 WD	03-ARM'S LENGTH	\$116,000	\$53,800	46.38	\$107,540	\$26,014	\$89,986	\$76,407	1.178	1,142	\$78.80	BL	0.9600	RANCH	\$23,650
10-082-00-070-00 429 EVART ST	08/26/22	\$188,000 WD	03-ARM'S LENGTH	\$188,000	\$82,800	44.04	\$165,632	\$27,578	\$160,422	\$129,385	1.240	1,689	\$94.98	BL	7.1756	RANCH	\$23,650
10-082-00-125-00 116 HERSEY ST	07/05/22	\$156,500 WD	03-ARM'S LENGTH	\$156,500	\$68,500	43.77	\$137,018	\$25,255	\$131,245	\$104,745	1.253	1,226	\$107.05	BL	8.4871	RANCH	\$23,650
10-083-00-013-00 126 COBB ST	07/15/22	\$165,000 WD	03-ARM'S LENGTH	\$165,000	\$71,000	43.03	\$142,040	\$51,891	\$113,109	\$84,488	1.339	1,580	\$71.59	BL	17.0630	FARMHOUSE	\$51,084
10-082-00-108-00 223 EVART ST	06/03/22	\$152,000 WD	03-ARM'S LENGTH	\$152,000	\$62,700	41.25	\$125,311	\$25,395	\$126,605	\$93,642	1.352	1,292	\$97.99	BL	18.3888	BUNGALOW	\$23,650
10-082-00-105-00 209 EVART ST	06/15/22	\$145,000 WD	03-ARM'S LENGTH	\$145,000	\$59,000	40.69	\$117,973	\$25,002	\$119,998	\$87,133	1.377	1,396	\$85.96	BL	20.9057	FARMHOUSE	\$23,650
10-089-00-004-00 230 COBB ST	07/15/22	\$156,400 WD	03-ARM'S LENGTH	\$156,400	\$65,000	41.56	\$129,971	\$49,033	\$107,367	\$75,856	1.415	912	\$117.73	BL	24.7288	RANCH	\$48,057
10-083-00-030-00 120 MOSSER ST	11/24/21	\$118,500 WD	03-ARM'S LENGTH	\$118,500	\$47,900	40.42	\$95,819	\$28,124	\$90,376	\$63,444	1.424	1,072	\$84.31	BL	25.6372	FARMHOUSE	\$23,650
10-083-00-095-00 139 MOSSER ST	06/30/21	\$129,900 WD	03-ARM'S LENGTH	\$129,900	\$51,800	39.88	\$103,625	\$27,310	\$102,590	\$71,523	1.434	1,132	\$90.63	BL	26.6241	RANCH	\$21,285
10-082-00-156-00 114 EVART ST	04/19/22	\$119,000 WD	03-ARM'S LENGTH	\$119,000	\$46,300	38.91	\$92,616	\$25,154	\$93,846	\$63,226	1.484	843	\$111.32	BL	31.6174	FARMHOUSE	\$23,650
10-082-00-120-00 127 EVART ST	08/17/22	\$185,000 WD	03-ARM'S LENGTH	\$185,000	\$69,400	37.51	\$138,886	\$31,723	\$153,277	\$100,434	1.526	1,358	\$112.87	BL	35.8024	FARMHOUSE	\$23,650
10-082-00-169-00 716 LYNN ST	01/19/23	\$120,000 WD	03-ARM'S LENGTH	\$120,000	\$44,700	37.25	\$89,342	\$25,041	\$94,959	\$60,263	1.576	992	\$95.72	BL	40.7610	FARMHOUSE	\$23,650
10-089-00-003-00 224 COBB ST	07/22/21	\$137,000 WD	03-ARM'S LENGTH	\$137,000	\$49,400	36.06	\$98,866	\$26,193	\$110,807	\$68,110	1.627	918	\$120.70	BL	45.8768	RANCH	\$23,650
10-083-00-129-00 424 WHALEY ST	03/15/23	\$174,000 WD	03-ARM'S LENGTH	\$174,000	\$61,400	35.29	\$122,851	\$25,381	\$148,619	\$91,350	1.627	1,755	\$84.68	BL	45.8803	TWO-STORY	\$23,650
10-083-00-089-00 1005 WILCOX ST	09/01/22	\$120,000 WD	03-ARM'S LENGTH	\$120,000	\$43,500	36.25	\$87,073	\$32,093	\$87,907	\$51,528	1.706	921	\$95.45	BL	53.7893	FARMHOUSE	\$24,123
10-076-00-003-00 117 MARBLE ST	10/07/21	\$135,000 WD	03-ARM'S LENGTH	\$135,000	\$44,100	32.67	\$88,299	\$25,296	\$109,704	\$59,047	1.858	777	\$141.19	BL	68.9791	BUNGALOW	\$23,650
	Totals:	\$3,726,700		\$3,726,700	\$1,740,300		\$3,480,999		\$2,838,208	\$2,429,716			\$83.64		2.7066		
					Sale. Ratio =>	46.70				E.C.F. =>	1.168		Std. Deviation=>	0.35828787			
					Std. Dev. =>	12.36				Ave. E.C.F. =>	1.195		Ave. Variance=>	29.9205	Coefficient of Var=>	25.03410326	
										USED	1.168						