

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	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
10-051-00-059-00	1024 LAUREL ST	01/04/22	\$93,000	CD	03-ARM'S LENGTH	\$93,000	\$51,900	55.81	\$103,755	\$11,553	\$22,308	66.0	82.5	0.13	0.13	\$175	\$92,424	\$2.12	66.00		OR 691/2856
10-051-00-073-00	363 GRANITE ST	11/04/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,200	101.33	\$30,412	\$15,000	\$27,885	82.5	264.0	0.50	0.50	\$182	\$30,000	\$0.69	82.50		OR 694/666
10-058-00-074-00	712 W DIVISION ST	07/22/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$79,500	52.65	\$158,987	\$14,321	\$22,308	66.0	126.0	0.19	0.19	\$217	\$74,979	\$1.72	66.00		OR 693/1588
10-051-00-089-00	358 MARBLE ST	06/29/21	\$92,900	WD	03-ARM'S LENGTH	\$92,900	\$51,400	55.33	\$102,765	\$18,020	\$22,308	82.5	264.0	0.50	0.50	\$218	\$36,040	\$0.83	82.50		OR 690/1407
10-058-00-030-00	718 SELMA ST	06/11/21	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$73,200	57.64	\$146,360	\$36,410	\$55,770	165.0	141.0	0.53	0.53	\$221	\$68,184	\$1.57	165.00		OR 690/1062
10-063-50-010-00	738 JILANE DR	09/01/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$80,200	53.47	\$160,300	\$19,444	\$29,744	88.0	137.0	0.28	0.28	\$221	\$70,195	\$1.61	88.00		OR 693/2383
10-049-00-014-00	1400 WALNUT ST	11/08/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$149,200	53.29	\$298,481	\$36,275	\$54,756	162.0	125.0	0.47	0.47	\$224	\$78,011	\$1.79	162.00		OR 694/761
10-051-00-045-00	344 GRANITE ST	01/06/23	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$83,700	52.35	\$167,343	\$20,273	\$27,716	82.0	264.0	0.50	0.50	\$247	\$40,791	\$0.94	82.00		OR 694/1615
10-100-00-005-01	650 COBB ST	04/26/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$125,400	50.16	\$250,721	\$89,694	\$90,415	330.0	165.6	1.26	1.26	\$272	\$71,469	\$1.64	330.00		PE 689/2973
10-067-00-003-00	810 E DIVISION ST	07/01/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$68,400	52.62	\$136,798	\$28,202	\$35,000	100.0	129.5	0.30	0.30	\$282	\$94,956	\$2.18	100.00		PE 690/2327
10-052-00-117-00	439 COLFAX ST	08/09/21	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$76,600	50.73	\$153,165	\$25,720	\$27,885	82.5	198.0	0.38	0.38	\$312	\$68,587	\$1.57	82.50		OR 690/2306
10-051-00-061-00	1114 LAUREL ST	11/16/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$53,900	51.33	\$107,821	\$37,063	\$39,884	118.0	82.5	0.22	0.22	\$314	\$166,202	\$3.82	118.00		OR 691/1632
10-052-00-020-00	615 WALNUT ST	07/13/22	\$88,000	WD	03-ARM'S LENGTH	\$88,000	\$43,700	49.66	\$87,493	\$18,759	\$18,252	54.0	99.0	0.12	0.12	\$347	\$152,512	\$3.50	54.00		OR 693/1272
10-051-00-147-00	381 MARBLE ST	11/04/21	\$142,500	WD	19-MULTI PARCEL ARM'S LENGTH	\$142,500	\$70,500	49.47	\$140,972	\$48,172	\$46,644	138.0	310.0	0.49	0.21	\$349	\$97,514	\$2.24	138.00		OR 691/1419
10-058-00-118-00	701 COLFAX ST	07/28/21	\$103,600	WD	03-ARM'S LENGTH	\$103,600	\$50,600	48.84	\$101,112	\$24,796	\$22,308	66.0	165.0	0.25	0.25	\$376	\$99,184	\$2.28	66.00		OR 690/2134
10-052-00-116-00	445 COLFAX ST	06/28/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$72,800	48.53	\$145,629	\$41,551	\$37,180	110.0	198.0	0.50	0.50	\$378	\$83,102	\$1.91	110.00		OR 693/974
10-085-00-067-00	619 N PARK ST	08/05/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$55,100	47.91	\$110,264	\$27,314	\$22,578	66.8	90.0	0.14	0.14	\$409	\$197,928	\$4.54	66.80		OR 693/1917
10-058-00-060-00	618 BOON ST	12/24/21	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$66,500	47.84	\$132,978	\$28,330	\$22,308	66.0	126.0	0.19	0.19	\$429	\$148,325	\$3.41	66.00		OR 691/2570
10-064-00-139-00	1201 CUMMER ST	07/23/21	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$76,800	48.30	\$153,612	\$23,302	\$17,914	53.0	120.0	0.15	0.15	\$440	\$159,603	\$3.66	53.00		OR 690/1955
10-040-00-004-00	421 SUNNYSIDE DR	02/18/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$53,500	42.80	\$107,049	\$65,271	\$47,320	140.0	94.0	0.30	0.30	\$466	\$216,129	\$4.96	140.00		OR 692/795
10-095-00-001-01	402 CARMEL ST	09/15/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$124,200	41.40	\$248,432	\$80,298	\$28,730	170.0	205.0	0.80	0.80	\$472	\$100,373	\$2.30	170.00		R 691/225
10-036-00-012-00	725 KIM DR	07/14/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$104,500	47.50	\$209,022	\$38,018	\$27,040	80.0	167.1	0.31	0.31	\$475	\$123,837	\$2.84	80.00		OR 690/2017
10-049-00-016-00	1310 WALNUT ST	12/19/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$76,900	46.61	\$153,786	\$38,592	\$27,378	81.0	125.0	0.23	0.23	\$476	\$166,345	\$3.82	81.00		OR 694/1402
10-051-00-107-00	207 GRANITE ST	10/07/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$76,400	46.30	\$152,820	\$40,065	\$27,885	82.5	264.0	0.50	0.50	\$486	\$80,130	\$1.84	82.50		OR 694/1730
10-051-00-140-00	351 MARBLE ST	10/07/21	\$122,340	WD	03-ARM'S LENGTH	\$122,340	\$55,600	45.45	\$111,121	\$33,527	\$22,308	66.0	330.0	0.50	0.50	\$508	\$67,054	\$1.54	66.00		OR 691/730
10-052-00-076-00	809 W DIVISION ST	08/15/22	\$75,100	WD	03-ARM'S LENGTH	\$75,100	\$32,500	43.28	\$64,936	\$27,064	\$16,900	50.0	97.0	0.11	0.11	\$541	\$243,820	\$5.60	50.00		OR 693/1994
10-051-00-133-00	1250 LAUREL ST	05/05/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$48,400	40.33	\$96,733	\$61,799	\$38,532	114.0	138.5	0.36	0.36	\$542	\$170,715	\$3.92	114.00		OR 690/257
10-085-00-037-00	713 N SIMONS ST	10/26/22	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$49,300	46.51	\$98,551	\$19,617	\$12,168	36.0	50.0	0.04	0.04	\$545	\$478,463	\$10.98	36.00		OR 694/542
10-106-00-025-00	705 SUNNYSIDE DR	01/27/23	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$60,900	41.15	\$121,781	\$68,469	\$42,250	125.0	190.0	0.55	0.55	\$548	\$125,631	\$2.88	125.00		OR 694/1908
10-052-00-004-00	459 LINDEN ST	05/04/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$77,700	45.71	\$155,349	\$36,959	\$22,308	66.0	165.0	0.25	0.25	\$560	\$147,836	\$3.39	66.00		OR 692/2907
10-051-00-167-00	549 SUNNYSIDE DR	07/12/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$74,300	46.44	\$148,615	\$28,285	\$16,900	50.0	160.0	0.18	0.18	\$566	\$153,723	\$3.53	50.00		OR 693/1248
10-058-00-090-00	601 BOON ST	05/07/21	\$102,400	WD	03-ARM'S LENGTH	\$102,400	\$42,900	41.89	\$85,834	\$38,874	\$22,308	66.0	79.0	0.12	0.12	\$589	\$323,950	\$7.44	66.00		OR 690/425

Totals: \$4,580,740 \$2,221,700 \$4,580,740 \$2,221,700 \$4,442,997 \$1,141,037 \$1,000,767 3,104.8 11.34 11.05

Sale. Ratio => 48.50 Average per FF=> \$368 Average per Net Acre=> 100,664.93 Average per SqFt=> \$2.31

Std. Dev. => 10.35 USED \$ 368