

ECF 4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
10-082-00-019-00	209 HERSEY ST	12/08/21	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$18,032	\$71,968	\$102,412	0.703	1,440	\$49.98	BR	31.8989	TWO-STORY
10-086-00-329-00	415 N SHELBY ST	03/09/22	\$111,500	WD	03-ARM'S LENGTH	\$111,500	\$23,555	\$87,945	\$121,519	0.724	1,464	\$60.07	BR	29.8003	BUNGALOW
10-079-00-091-00	317 HOLBROOK ST	08/03/21	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$26,320	\$118,680	\$163,072	0.728	2,246	\$52.84	BR	29.3943	TWO-STORY
10-085-00-117-00	430 E BREMER ST	12/21/21	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$23,683	\$122,317	\$163,497	0.748	2,312	\$52.91	BR	27.3589	TWO-STORY
10-067-00-093-00	520 STIMSON ST	10/01/21	\$155,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$155,000	\$33,545	\$121,455	\$160,715	0.756	1,421	\$85.47	BR	26.6004	RANCH
10-086-00-388-00	312 N SHELBY ST	06/08/21	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$16,650	\$50,350	\$65,838	0.765	855	\$58.89	BR	25.6962	FARMHOUSE
10-082-00-319-00	457 E CHAPIN ST	07/15/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$21,098	\$133,902	\$174,848	0.766	2,628	\$50.95	BR	25.5898	FARMHOUSE
10-086-00-476-00	320 E BREMER ST	05/21/21	\$115,800	WD	03-ARM'S LENGTH	\$115,800	\$15,294	\$100,506	\$128,244	0.784	1,613	\$62.31	BR	23.8010	TWO-STORY
10-086-00-490-00	310 E NORTH ST	03/10/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$14,238	\$70,762	\$90,187	0.785	1,708	\$41.43	BR	23.7102	BUNGALOW
10-086-00-486-00	512 N SIMONS ST	08/13/21	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$18,842	\$73,158	\$92,483	0.791	1,712	\$42.73	BR	23.0678	FARMHOUSE
10-086-00-457-00	215 N PARK ST	08/23/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$22,423	\$57,577	\$72,634	0.793	960	\$59.98	BR	22.9022	RANCH
10-082-00-420-00	206 E DIVISION ST	10/01/21	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$16,629	\$70,371	\$87,514	0.804	1,114	\$63.17	BR	21.7606	TWO-STORY
10-086-00-443-00	121 N PARK ST	10/24/22	\$135,000	LC	03-ARM'S LENGTH	\$135,000	\$22,479	\$112,521	\$133,615	0.842	2,028	\$55.48	BR	17.9588	TWO-STORY
10-082-00-033-00	319 HERSEY ST	10/27/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$17,116	\$104,884	\$121,341	0.864	1,600	\$65.55	BR	15.7344	TWO-STORY
10-082-00-324-00	446 E CASS ST	10/04/21	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$22,575	\$134,925	\$153,794	0.877	2,320	\$58.16	BR	14.4411	FARMHOUSE
10-082-00-309-00	452 E CHAPIN ST	10/05/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$18,566	\$121,434	\$137,895	0.881	1,706	\$71.18	BR	14.1094	FARMHOUSE
10-096-00-008-00	709 E GARFIELD ST	01/06/23	\$187,000	WD	03-ARM'S LENGTH	\$187,000	\$38,524	\$148,476	\$168,374	0.882	2,793	\$53.16	BR	13.9893	BUNGALOW
10-057-00-030-00	729 E DIVISION ST	12/27/21	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$22,195	\$102,705	\$116,221	0.884	2,073	\$49.54	BR	13.8017	FARMHOUSE
10-082-00-329-00	401 HOWARD ST	03/24/22	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$17,664	\$102,236	\$110,896	0.922	990	\$103.27	BR	9.9812	BUNGALOW
10-096-00-113-04	817 WASHINGTON ST	08/23/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$37,193	\$237,807	\$257,830	0.922	1,739	\$136.75	BR	9.9378	RANCH
10-086-00-408-00	210 E PINE ST	10/22/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$15,684	\$99,316	\$107,542	0.924	1,435	\$69.21	BR	9.8214	BUNGALOW
10-057-00-031-00	735 E DIVISION ST	06/14/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$32,365	\$177,635	\$190,733	0.931	1,979	\$89.76	BR	9.0392	TWO-STORY
10-079-00-043-00	521 E GARFIELD ST	07/19/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$11,565	\$118,435	\$126,932	0.933	1,484	\$79.81	BR	8.8659	FARMHOUSE
10-079-00-122-00	623 WASHINGTON ST	06/09/21	\$133,000	WD	03-ARM'S LENGTH	\$133,000	\$22,992	\$110,008	\$116,914	0.941	1,367	\$80.47	BR	8.0788	FARMHOUSE
10-086-00-373-00	217 E NELSON ST	01/26/22	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$22,873	\$107,027	\$113,309	0.945	1,274	\$84.01	BR	7.7162	FARMHOUSE
10-086-00-328-00	124 E BREMER ST	07/22/22	\$109,500	WD	03-ARM'S LENGTH	\$109,500	\$23,284	\$86,216	\$91,178	0.946	1,663	\$51.84	BR	7.6138	BUNGALOW
10-082-00-012-00	202 HOWARD ST	07/22/21	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$17,841	\$129,159	\$135,980	0.950	1,777	\$72.68	BR	7.1882	FARMHOUSE
10-096-00-065-00	320 HIGGINS ST	02/14/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$31,127	\$193,873	\$203,851	0.951	992	\$195.44	BR	7.0665	RANCH
10-082-00-331-00	405 HOWARD ST	05/13/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$17,179	\$108,821	\$114,235	0.953	1,212	\$89.79	BR	6.9114	BUNGALOW
10-082-00-041-00	404 HOWARD ST	05/24/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$18,810	\$106,190	\$108,540	0.978	1,624	\$65.39	BR	4.3365	TWO-STORY
10-079-00-075-00	437 LINCOLN ST	10/01/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$20,663	\$209,337	\$212,909	0.983	2,561	\$81.74	BR	3.8496	TWO-STORY
10-082-00-042-00	405 HERSEY ST	08/17/21	\$94,900	WD	03-ARM'S LENGTH	\$94,900	\$16,982	\$77,918	\$79,127	0.985	864	\$90.18	BR	3.7004	RANCH
10-082-00-434-00	516 STIMSON ST	04/26/22	\$169,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$169,900	\$31,539	\$138,361	\$139,722	0.990	1,320	\$104.82	BR	3.1462	BUNGALOW
10-085-00-105-00	427 E NELSON ST	10/27/21	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$15,829	\$113,171	\$113,836	0.994	1,452	\$77.94	BR	2.7560	BUNGALOW
10-096-00-011-00	719 E GARFIELD ST	06/15/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$20,240	\$117,760	\$118,278	0.996	1,555	\$75.73	BR	2.6095	BUNGALOW
10-079-00-106-00	618 WASHINGTON ST	08/04/22	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$27,485	\$129,515	\$129,446	1.001	1,530	\$84.65	BR	2.1183	RANCH
10-096-00-018-00	714 LINCOLN ST	04/22/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$21,683	\$73,317	\$73,211	1.001	1,119	\$65.52	BR	2.0277	BUNGALOW
10-085-00-119-00	436 E BREMER ST	06/28/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$16,869	\$103,131	\$102,820	1.003	1,138	\$90.62	BR	1.8695	RANCH
10-085-00-108-00	437 E NELSON ST	05/07/21	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$14,483	\$131,517	\$130,512	1.008	1,888	\$69.66	BR	1.4017	TWO-STORY
10-082-00-358-00	513 E CHAPIN ST	08/03/22	\$173,000	WD	03-ARM'S LENGTH	\$173,000	\$20,116	\$152,884	\$150,504	1.016	2,622	\$58.31	BR	0.5905	FARMHOUSE
10-079-00-094-00	508 WASHINGTON ST	02/11/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$20,262	\$117,738	\$114,609	1.027	1,128	\$104.38	BR	0.5586	FARMHOUSE
10-082-00-323-00	442 E CASS ST	02/10/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$21,291	\$108,709	\$105,047	1.035	1,270	\$85.60	BR	1.3138	RANCH
10-096-00-113-00	801 WASHINGTON ST	08/20/21	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$31,487	\$198,413	\$189,315	1.048	1,592	\$124.63	BR	2.6338	RANCH
10-079-00-050-00	608 LINCOLN ST	08/20/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$22,647	\$132,353	\$125,600	1.054	1,082	\$122.32	BR	3.2049	FARMHOUSE
10-080-00-037-00	735 E CHAPIN ST	04/27/21	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$22,416	\$113,584	\$107,214	1.059	1,320	\$86.05	BR	3.7691	BUNGALOW
10-085-00-102-00	415 E NELSON ST	03/10/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$21,301	\$133,699	\$125,902	1.062	1,590	\$84.09	BR	4.0209	FARMHOUSE
10-082-00-228-00	322 STIMSON ST	05/21/21	\$157,600	WD	03-ARM'S LENGTH	\$157,600	\$26,064	\$131,536	\$123,049	1.069	1,092	\$120.45	BR	4.7250	RANCH
10-085-00-090-00	314 N PARK ST	06/14/22	\$124,900	WD	03-ARM'S LENGTH	\$124,900	\$23,315	\$101,585	\$94,097	1.080	1,386	\$73.29	BR	5.7861	FARMHOUSE
10-082-00-342-00	412 PROSPECT ST	09/26/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$16,144	\$163,856	\$150,767	1.087	1,775	\$92.31	BR	6.5099	TWO-STORY
10-096-00-010-00	717 E GARFIELD ST	10/08/21	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$17,458	\$105,542	\$96,176	1.097	1,132	\$93.23	BR	7.5667	TWO-STORY
10-082-00-060-00	503 ELM ST	06/01/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$15,479	\$100,521	\$90,710	1.108	846	\$118.82	BR	8.6433	RANCH
10-082-00-046-00	414 HOWARD ST	04/28/21	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$16,728	\$105,272	\$94,082	1.119	880	\$119.63	BR	9.7220	FARMHOUSE
10-086-00-413-00	222 E PINE ST	01/23/23	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$16,570	\$104,430	\$93,077	1.122	1,511	\$69.11	BR	10.0255	FARMHOUSE
10-096-00-009-00	713 E GARFIELD ST	06/01/21	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$16,674	\$93,326	\$82,545	1.131	776	\$120.27	BR	10.8883	RANCH
10-086-00-382-00	218 E BREMER ST	10/12/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$19,944	\$110,056	\$96,811	1.137	1,494	\$73.67	BR	11.5091	FARMHOUSE
10-079-00-047-00	215 BLODGETT ST	05/13/22	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$27,183	\$82,817	\$72,718	1.139	841	\$98.47	BR	11.7154	FARMHOUSE
10-080-00-026-00	746 E DIVISION ST	07/09/21	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$21,569	\$140,931	\$123,194	1.144	1,174	\$120.04	BR	12.2261	BUNGALOW
10-079-00-111-00	324 HOLBROOK ST	12/14/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$22,260	\$147,740	\$127,584	1.158	1,595	\$92.63	BR	13.6264	TWO-STORY
10-082-00-325-00	450 E CASS ST	07/11/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$20,978	\$149,022	\$126,927	1.174	1,897	\$78.56	BR	15.2359	TWO-STORY
10-067-00-072-00	725 STIMSON ST	12/20/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$21,142	\$128,858	\$109,709	1.175	961	\$134.09	BR	15.2820	RANCH
10-082-00-032-00	320 HOWARD ST	07/01/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$19,089	\$140,911	\$118,489	1.189	1,820	\$77.42	BR	16.7513	TWO-STORY
10-082-00-043-00	410 HOWARD ST	08/16/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$16,335	\$133,665	\$112,284	1.190	1,056	\$126.58	BR	16.8705	FARMHOUSE
10-082-00-329-00	401 HOWARD ST	03/08/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$17,664	\$132,336	\$110,896	1.193	990	\$133.67	BR	17.1613	BUNGALOW
10-086-00-376-00	223 E NELSON ST	09/26/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$19,285	\$150,715	\$126,092	1.195	2,146	\$70.23	BR	17.3560	FARMHOUSE
10-096-00-084-00	717 LINCOLN ST	09/20/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$17,898	\$102,102	\$85,148	1.199	824	\$123.91	BR	17.7390	RANCH
10-082-00-290-00	313 OAK ST	06/29/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$17,129	\$112,871	\$93,569	1.206	960	\$117.57	BR	18.4565	RANCH
10-086-00-242-00	217 HOWARD ST	12/10/21	\$224,900	WD	03-ARM'S LENGTH	\$224,900	\$19,971	\$204,929	\$167,077	1.227	1,800	\$113.85	BR	20.4835	TWO-STORY
10-082-00-231-00	414 OAK ST</														