

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
41-050-020-00	529 E STATE ST	12/01/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$48,400	60.50	\$111,219	\$25,681	\$54,319	\$77,131	0.704
04-050-001-00	11925 E STATE ST	09/17/21	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$51,600	51.60	\$123,315	\$36,872	\$63,128	\$77,947	0.810
41-040-094-00	323 N BOYD ST	06/05/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$65,400	44.19	\$184,016	\$14,529	\$133,471	\$152,829	0.873
41-070-057-10	314 BATES ST	04/07/20	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$49,700	45.22	\$119,144	\$25,000	\$84,900	\$84,891	1.000
41-060-035-00	125 E FRONT ST	10/05/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$56,800	44.72	\$133,958	\$17,292	\$109,708	\$105,199	1.043
04-012-014-51	11874 MERRITT ST	11/23/20	\$213,900	WD	03-ARM'S LENGTH	\$213,900	\$83,700	39.13	\$222,133	\$11,908	\$201,992	\$189,563	1.066
41-040-094-00	323 N BOYD ST	12/31/21	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$68,600	33.79	\$184,016	\$14,529	\$188,471	\$152,829	1.233
41-050-009-00	505 BATES ST	05/07/21	\$137,800	WD	03-ARM'S LENGTH	\$137,800	\$42,600	30.91	\$96,574	\$10,400	\$127,400	\$77,704	1.640
Totals:			\$1,119,600			\$1,119,600	\$466,800		\$1,174,375		\$963,389	\$918,092	
								Sale. Ratio =>	41.69			E.C.F. =>	1.049
								Std. Dev. =>	9.49			Ave. E.C.F. =>	1.046