

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.	
41-040-001-21	344 SHELBY ST	08/05/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$81,300	45.17	\$242,280	\$21,140	\$158,860	\$162,364	0.978	
41-040-013-10	814 PIERCE ST	11/20/20	\$92,600	WD	03-ARM'S LENGTH	\$92,600	\$25,700	27.75	\$74,382	\$7,280	\$85,320	\$49,267	1.732	
41-040-014-01	704 PIERCE ST	03/04/21	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$33,100	43.55	\$85,455	\$0	\$76,000	\$62,742	1.211	
41-040-020-05	280 SECOND ST	07/06/21	\$200,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$200,000	\$80,800	40.40	\$183,684	\$50,000	\$150,000	\$118,725	1.263	
41-040-033-00	403 SHELBY ST	11/19/20	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$37,800	26.62	\$121,399	\$15,138	\$126,862	\$78,018	1.626	
41-040-060-00	421 HOWARD ST ALY	04/23/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$34,000	24.82	\$133,977	\$65,000	\$72,000	\$50,644	1.422	
41-040-079-00	225 SECOND ST	09/22/20	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$34,400	52.92	\$99,128	\$7,347	\$57,653	\$67,387	0.856	
41-040-091-00	450 W STATE ST	10/23/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$57,600	36.00	\$166,486	\$13,454	\$146,546	\$112,358	1.304	
41-040-091-00	450 W STATE ST	12/07/21	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$58,300	28.30	\$166,486	\$13,454	\$192,546	\$112,358	1.714	
41-040-117-00	225 PIERCE ST	09/24/21	\$415,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$415,000	\$113,700	27.40	\$350,330	\$36,110	\$378,890	\$230,705	1.642	
<b>Totals:</b>			<b>\$1,673,600</b>			<b>\$1,673,600</b>	<b>\$556,700</b>		<b>\$1,623,607</b>		<b>\$1,444,677</b>	<b>\$1,044,569</b>		
								<b>Sale. Ratio =&gt;</b>	<b>33.26</b>			<b>Used</b>	<b>E.C.F. =&gt;</b>	<b>1.383</b>
								<b>Std. Dev. =&gt;</b>	<b>9.75</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.375</b>