

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
053-107-002-50	211 S LINCOLN ST	7/13/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$50,400
053-107-005-00	205 S LINCOLN ST	9/19/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$65,700
053-114-003-00	132 N CAMBURN ST	3/19/2025	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$57,500
053-117-005-00	219 N LINCOLN ST	10/18/2024	\$199,900	PTA	03-ARM'S LENGTH	\$199,900	\$90,400
053-122-006-00	321 N LINCOLN ST	2/11/2025	\$80,000	MLC	03-ARM'S LENGTH	\$80,000	\$67,300
053-135-004-00	324 E CRAWFORD ST	4/9/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$54,600
053-189-082-00	424 W DAY ST	10/15/2024	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$92,500
053-189-082-00	424 W DAY ST	8/22/2023	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$76,800
053-210-008-00	334 N SECOND ST	12/17/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$53,500
053-270-005-00	729 NEW ST	6/25/2024	\$227,000	WD	03-ARM'S LENGTH	\$227,000	\$74,200
053-300-051-00	216 NEW ST	2/28/2024	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$51,400
053-390-002-00	412 N MILL ST	3/27/2025	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$63,500
053-390-004-00	326 E BELLEVUE ST	7/19/2023	\$120,000	LC	03-ARM'S LENGTH	\$120,000	\$52,900
053-390-010-00	CRAWFORD ST	4/9/2024	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$54,600
053-465-003-50	512 N CAMBURN ST	2/6/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,800
053-471-007-50	211 N MILL ST	8/1/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$47,700
053-550-011-00	342 S VINE ST	9/29/2023	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$87,700
053-550-026-00	605 W MAIN ST	8/1/2024	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$72,200
Totals:			\$3,161,800			\$3,161,800	\$1,195,700
							Sale. Ratio =>
							Std. Dev. =>

.946 CALCULATED .940 APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
27.24	\$143,911	\$35,050	\$149,950	\$155,515	0.964	1,936	\$77.45
34.58	\$129,617	\$40,257	\$149,743	\$127,657	1.173	1,904	\$78.65
47.92	\$128,600	\$36,925	\$83,075	\$107,726	0.771	1,422	\$58.42
45.22	\$178,901	\$37,539	\$162,361	\$201,945	0.804	1,488	\$109.11
84.13	\$153,204	\$37,030	\$42,970	\$136,514	0.315	1,968	\$21.83
37.66	\$108,040	\$47,989	\$97,011	\$85,787	1.131	1,104	\$87.87
43.02	\$182,990	\$45,873	\$169,127	\$195,881	0.863	1,712	\$98.79
34.91	\$184,902	\$45,906	\$174,094	\$198,565	0.877	1,712	\$101.69
33.44	\$144,112	\$65,417	\$94,583	\$92,473	1.023	1,352	\$69.96
32.69	\$147,083	\$64,523	\$162,477	\$117,942	1.378	1,272	\$127.73
34.27	\$115,428	\$34,950	\$115,050	\$114,968	1.001	1,330	\$86.50
32.56	\$144,671	\$38,592	\$156,408	\$124,652	1.255	1,860	\$84.09
44.08	\$119,806	\$46,050	\$73,950	\$105,365	0.702	856	\$86.39
37.66	\$108,040	\$47,989	\$97,011	\$85,787	1.131	1,104	\$87.87
43.58	\$188,971	\$38,961	\$151,039	\$214,300	0.705	1,776	\$85.04
28.91	\$114,001	\$32,395	\$132,605	\$116,580	1.137	1,417	\$93.58
30.25	\$241,260	\$78,453	\$211,447	\$232,581	0.909	1,556	\$135.89
43.76	\$143,138	\$65,828	\$99,172	\$110,442	0.898	1,384	\$71.66
	\$2,676,675		\$2,322,073	\$2,524,680			\$86.81
37.82				E.C.F. =>	0.920		Std. Deviation=>
12.65				Ave. E.C.F. =>	0.946		Ave. Variance=>

ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class
'4000	1.7767	2 STY	\$35,050		4000 RESIDENTIAL	401
'4000	22.6562	1.75 STY	\$35,050		4000 RESIDENTIAL	401
'4000	17.5280	1 STY	\$36,332		4000 RESIDENTIAL	401
'4000	14.2463	1 STY	\$35,050		4000 RESIDENTIAL	401
'4000	63.1683	2 STY	\$36,895		4000 RESIDENTIAL	401
'4000	18.4387	1.25 STY	\$44,647	053-390-010-00	4000 RESIDENTIAL	401
'4000	8.3032	1 STY	\$44,419		4000 RESIDENTIAL	401
'4000	6.9688	1 STY	\$44,419		4000 RESIDENTIAL	401
'4000	7.6369	MOBILE	\$40,417		4000 RESIDENTIAL	401
'4000	43.1152	1 STY	\$62,700		4000 RESIDENTIAL	401
'4000	5.4264	1.5 STY	\$31,350		4000 RESIDENTIAL	401
'4000	30.8308	1 STY	\$36,895		4000 RESIDENTIAL	401
'4000	24.4603	1 STY	\$40,425		4000 RESIDENTIAL	401
'4000	18.4387	1.25 STY	\$44,647	053-135-004-00	4000 RESIDENTIAL	401
'4000	24.1647	2 STY	\$35,050		4000 RESIDENTIAL	401
'4000	19.1010	1 STY	\$24,784		4000 RESIDENTIAL	401
'4000	3.7316	1 STY	\$70,198		4000 RESIDENTIAL	401
'4000	4.8493	1.75 STY	\$64,716		4000 RESIDENTIAL	401

2.6700

0.24610027

18.6023 Coefficient of Var=> 19.65481324

Building Depr.	Building Occupancy
65	Single Family
55	Single Family
55	Single Family
74	Single Family
55	Single Family
57	Single Family
74	Single Family
75	Single Family
55	Mobile Home
64	Single Family
64	Single Family
53	Single Family
65	Single Family
57	Single Family
75	Single Family
70	Single Family
70	Single Family
59	Single Family
