

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
52-663-051-10	121 S ST JOHNS ST	04/25/23	\$95,000	MLC	03-ARM'S LENGTH	\$95,000	\$59,200
52-409-001-00	511 E NORTH ST	04/28/23	\$110,000	MLC	03-ARM'S LENGTH	\$110,000	\$36,700
52-257-007-00	119 E NORTH ST	05/11/23	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$60,700
52-004-025-00	517 WESTWIND LANE	05/24/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$91,800
52-010-117-00	125 S ITHACA ST	06/02/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$55,100
52-659-157-00	502 S ITHACA ST	06/07/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$74,500
52-803-008-01	922 E EMERSON ST	06/07/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,700
52-010-104-00	130 N MAIN ST	06/16/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$45,500
52-060-053-20	503 BARBER ST	06/30/23	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$68,900
52-010-242-00	323 S MAIN ST	08/09/23	\$178,225	WD	03-ARM'S LENGTH	\$178,225	\$65,400
52-010-226-00	307 S ITHACA ST	08/17/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$52,500
52-010-029-00	221 E EMERSON ST	08/24/23	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$97,800
52-004-010-20	514 WESTWIND LANE	08/25/23	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$107,400
52-161-001-00	327 N ITHACA ST	08/28/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,800
52-804-007-00	122 N CATHERINE ST	08/31/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$62,600
52-651-003-50	514 N JEFFERY AVE	09/15/23	\$89,000	WD	03-ARM'S LENGTH	\$89,000	\$49,300
52-166-007-00	533 N ITHACA ST	09/18/23	\$164,265	WD	03-ARM'S LENGTH	\$164,265	\$51,800
52-164-002-00	402 N ST JOHNS ST	09/29/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,500
52-801-007-00	128 N UNION ST	10/06/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$53,900
52-404-003-00	220 N ST JOHNS ST	11/08/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$42,800
52-556-022-00	217 S BROWN ST	11/30/23	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$64,000
52-102-001-00	520 E NORTH ST	12/04/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$62,100
52-201-002-50	111 S GWINNER ST	12/08/23	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$64,900
52-659-147-00	501 S JEFFERY AVE	12/12/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$47,700
52-201-008-00	602 E CENTER ST	12/15/23	\$123,100	WD	03-ARM'S LENGTH	\$123,100	\$43,900
52-010-092-00	125 N JEFFERY AVE	01/17/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$46,300
52-651-009-02	538 N MAIN ST	02/08/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$62,800
52-010-194-00	212 S ITHACA ST	05/01/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$66,200
52-405-004-00	207 N ST JOHNS ST	05/28/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$48,000
52-259-011-00	230 E SEAVER ST	06/07/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$52,000
52-408-006-00	324 N ITHACA ST	06/11/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$90,100
52-654-031-60	805 E EMERSON ST	06/13/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$66,300

52-708-012-00	128 N ELM ST	06/21/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,600
52-556-025-00	221 S BROWN ST	07/08/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$67,200
52-652-020-80	326 N JEFFERY AVE	07/31/24	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$98,900
52-659-180-01	618 S ST JOHNS ST	08/02/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$71,100
52-451-013-00	426 N MAPLE ST	08/14/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,200
52-654-032-00	721 E EMERSON ST	08/26/24	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$53,200
52-651-011-75	531 N MAIN ST	08/30/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$43,800
52-651-010-60	112 BARBER ST	10/04/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$127,700
52-702-010-00	320 N ELM ST	10/11/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$57,000
52-705-005-50	211 N MAPLE ST	10/11/24	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$56,800
52-659-167-00	445 S ITHACA ST	11/07/24	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$116,600
52-105-010-00	619 E EMERSON ST	11/15/24	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$71,300
52-106-001-20	610 E ARCADA ST	11/27/24	\$182,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$182,000	\$94,900
52-801-006-00	120 N UNION ST	12/03/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$77,600
52-655-076-00	515 N MAPLE ST	12/13/24	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$95,100
52-659-140-50	420 S JEFFERY AVE	12/13/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,000
52-709-010-00	323 W EMERSON ST	12/13/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$32,600
52-407-001-00	325 E NORTH ST	12/19/24	\$180,250	WD	03-ARM'S LENGTH	\$180,250	\$79,500
52-203-003-00	608 E SOUTH ST	12/27/24	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$61,100
52-655-095-00	418 N ELM ST	12/27/24	\$149,350	WD	03-ARM'S LENGTH	\$149,350	\$66,700
52-655-098-00	230 W ARCADA ST	01/02/25	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$40,700
52-702-012-00	223 W ARCADA ST	01/02/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$58,300
52-004-007-10	616 LEEWARD CT	01/06/25	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$219,200
52-165-014-00	514 BARBER ST	01/13/25	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$48,900
52-010-219-00	211 S ITHACA ST	01/14/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,700
52-010-201-00	229 S JEFFERY AVE	03/06/25	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$91,500

Totals: \$9,424,990

\$9,424,990

\$3,974,400

Sale. Ratio =>

Std. Dev. =>

TYPICAL PLATTED ECF .891 CALCULATED AND APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
62.32	\$149,201	\$29,375	\$65,625	\$135,244	0.485	1,512	\$43.40	4020
33.36	\$93,227	\$29,277	\$80,723	\$72,178	1.118	1,254	\$64.37	4020
29.32	\$121,382	\$18,720	\$188,280	\$145,364	1.295	2,088	\$90.17	4020
44.78	\$247,362	\$39,853	\$165,147	\$234,209	0.705	1,524	\$108.36	4020
33.39	\$144,336	\$25,845	\$139,155	\$133,737	1.041	1,344	\$103.54	4020
38.60	\$214,962	\$43,047	\$149,953	\$194,035	0.773	1,280	\$117.15	4020
38.69	\$186,768	\$42,900	\$132,100	\$162,379	0.814	1,874	\$70.49	4020
53.53	\$117,512	\$27,402	\$57,598	\$101,704	0.566	1,233	\$46.71	4020
29.32	\$137,828	\$37,774	\$197,226	\$141,671	1.392	1,404	\$140.47	4020
36.70	\$172,566	\$23,796	\$154,429	\$167,912	0.920	1,828	\$84.48	4020
33.87	\$129,007	\$36,972	\$118,028	\$103,877	1.136	1,001	\$117.91	4020
37.91	\$250,562	\$24,924	\$233,076	\$254,670	0.915	3,750	\$62.15	4020
39.63	\$292,718	\$39,425	\$231,575	\$285,884	0.810	1,867	\$124.04	4020
47.84	\$147,530	\$44,943	\$80,057	\$115,787	0.691	1,698	\$47.15	4020
37.94	\$171,462	\$34,714	\$130,286	\$154,343	0.844	1,552	\$83.95	4020
55.39	\$117,349	\$33,674	\$55,326	\$94,441	0.586	1,336	\$41.41	4020
31.53	\$133,694	\$26,053	\$138,212	\$121,491	1.138	1,281	\$107.89	4020
34.25	\$178,293	\$30,619	\$169,381	\$166,675	1.016	1,236	\$137.04	4020
37.17	\$148,460	\$41,953	\$103,047	\$120,211	0.857	1,003	\$102.74	4020
45.05	\$109,236	\$33,122	\$61,878	\$85,907	0.720	1,348	\$45.90	4020
43.54	\$163,223	\$27,545	\$119,455	\$153,135	0.780	1,292	\$92.46	4020
36.53	\$145,543	\$46,078	\$123,922	\$122,494	1.012	1,645	\$75.33	4020
41.90	\$170,570	\$22,750	\$132,150	\$166,840	0.792	1,232	\$107.26	4020
36.69	\$124,168	\$26,370	\$103,630	\$110,381	0.939	1,210	\$85.64	4020
35.66	\$112,073	\$26,813	\$96,287	\$96,230	1.001	1,338	\$71.96	4020
37.04	\$124,362	\$19,858	\$105,142	\$117,950	0.891	1,032	\$101.88	4020
39.25	\$179,753	\$34,596	\$125,404	\$163,834	0.765	1,232	\$101.79	4020
50.92	\$143,838	\$27,402	\$102,598	\$131,418	0.781	1,332	\$77.03	4020
53.33	\$104,585	\$20,510	\$69,490	\$94,893	0.732	930	\$74.72	4020
52.00	\$112,310	\$21,901	\$78,099	\$102,042	0.765	1,326	\$58.90	4020
51.49	\$197,830	\$30,403	\$144,597	\$188,970	0.765	1,631	\$88.66	4020
40.18	\$143,271	\$36,298	\$128,702	\$120,737	1.066	1,008	\$127.68	4020

45.85	\$127,033	\$22,358	\$107,642	\$118,143	0.911	2,344	\$45.92	4020
48.00	\$147,279	\$26,694	\$113,306	\$136,100	0.833	1,040	\$108.95	4020
38.05	\$217,139	\$39,651	\$220,249	\$200,325	1.099	1,884	\$116.90	4020
56.88	\$140,673	\$55,346	\$69,654	\$105,083	0.663	1,885	\$36.95	4020
37.85	\$105,866	\$23,179	\$106,821	\$93,326	1.145	900	\$118.69	4020
31.48	\$116,148	\$24,346	\$144,654	\$103,614	1.396	1,448	\$99.90	4020
39.82	\$95,666	\$25,417	\$84,583	\$79,288	1.067	957	\$88.38	4020
50.08	\$280,388	\$30,625	\$224,375	\$281,900	0.796	2,254	\$99.55	4020
43.85	\$121,718	\$22,106	\$107,894	\$112,429	0.960	1,928	\$55.96	4020
50.71	\$122,253	\$24,375	\$87,625	\$110,472	0.793	1,255	\$69.82	4020
53.00	\$243,164	\$61,583	\$158,417	\$204,945	0.773	2,964	\$53.45	4020
43.21	\$154,689	\$23,540	\$141,460	\$148,024	0.956	1,585	\$89.25	4020
52.14	\$198,332	\$51,405	\$130,595	\$165,832	0.788	1,368	\$95.46	4020
55.43	\$176,234	\$41,823	\$98,177	\$151,705	0.647	1,120	\$87.66	4020
68.91	\$188,584	\$45,000	\$93,000	\$162,059	0.574	2,984	\$31.17	4020
37.21	\$174,934	\$43,762	\$171,238	\$148,050	1.157	1,792	\$95.56	4020
38.35	\$70,755	\$15,275	\$69,725	\$62,619	1.113	1,200	\$58.10	4020
44.11	\$172,825	\$29,762	\$150,488	\$161,471	0.932	1,702	\$88.42	4020
39.93	\$132,713	\$30,859	\$122,141	\$114,959	1.062	1,056	\$115.66	4020
44.66	\$144,876	\$22,359	\$126,991	\$138,281	0.918	1,080	\$117.58	4020
24.67	\$130,657	\$20,773	\$144,227	\$124,023	1.163	1,213	\$118.90	4020
38.87	\$125,589	\$29,641	\$120,359	\$108,293	1.111	1,248	\$96.44	4020
45.76	\$485,735	\$63,218	\$415,782	\$476,882	0.872	2,113	\$196.77	4020
41.44	\$105,140	\$23,798	\$94,202	\$91,808	1.026	520	\$181.16	4020
46.47	\$151,059	\$28,274	\$121,726	\$138,584	0.878	1,483	\$82.08	4020
48.41	\$200,872	\$28,569	\$160,431	\$194,473	0.825	2,019	\$79.46	4020
	\$9,315,302		\$7,566,340	\$8,493,329			\$90.19	
42.17				E.C.F. =>	0.891		Std. Deviation=>	0.198024
8.61				Ave. E.C.F. =>	0.906		Ave. Variance=>	56.1571

Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table
32.4797	1 1/2 STORY		\$25,507		SUPERVISOR'S PLAT
5.2413	FARMHOUSE		\$29,277		NORTHEAST ITHACA PLAT
22.8447	2 STORY		\$18,720	52-257-005-50, 52-653-024-40	JEFFERY'S ADDITION
70.5127	RANCH		\$35,587		WESTWINDS SUBDIVISION
21.5559	1 1/2 STORY		\$25,845		ORIGINAL PLAT
5.2527	RANCH		\$40,508		SUPERVISOR'S PLAT
32.2701	FARMHOUSE		\$42,900		WILLIAMS ADDITION
56.6328	1 STORY		\$27,402		ORIGINAL PLAT
36.6064	RANCH		\$35,530	52-060-053-00	UNPLATTED
9.4749	1 3/4 STORY		\$23,179		ORIGINAL PLAT
24.5372	1 STORY		\$36,972		ORIGINAL PLAT
91.5206	2 STORY		\$23,179		ORIGINAL PLAT
81.0032	RANCH		\$36,919		WESTWINDS SUBDIVISION
13.3535	FARMHOUSE		\$42,900		CHURCH'S ADDITION
17.2103	1 1/2 STORY		\$32,175		WILLIAMS ADDITION
18.7150	RANCH		\$33,674		SUPERVISOR'S PLAT
31.2679	FARMHOUSE		\$24,700		CHURCH'S ADDITION
10.9845	RANCH		\$28,113		CHURCH'S ADDITION
8.1618	RANCH		\$40,625		WILLIAMS ADDITION
15.1590	FARMHOUSE		\$32,305		NORTHEAST ITHACA PLAT
15.1922	RANCH		\$25,748		CLARKE'S REPLAT
101.1659	FARMHOUSE		\$46,078	52-404-006-00	T.S. BARNES
79.2078	RANCH		\$22,750		GWINNER'S ADDITION
14.2895	1+ STORY		\$24,135		SUPERVISOR'S PLAT
100.0590	1 1/2 STORY	RENTAL	\$26,813		GWINNER'S ADDITION
89.1409	2 STORY		\$19,858		ORIGINAL PLAT
39.7476	RANCH		\$32,747		SUPERVISOR'S PLAT
78.0702	FARMHOUSE		\$27,402		ORIGINAL PLAT
73.2300	1 STORY		\$16,294		NORTHEAST ITHACA PLAT
76.5363	1 1/2 STORY		\$21,450		JEFFERY'S ADDITION
76.5187	1+ STORY		\$29,445		NORTHEAST ITHACA PLAT
4.5446	1 STORY		\$33,950		SUPERVISOR'S PLAT

4.8551	FARMHOUSE		\$21,450		UPPER ITHACA
83.2517	RANCH		\$25,748		CLARKE'S REPLAT
27.4505	RANCH		\$34,539		SUPERVISOR'S PLAT
45.0638	1 3/4 STORY		\$51,259	52-659-180-30	SUPERVISOR'S PLAT
114.4598	1 STORY		\$23,179		PHILLIP'S ADDITION
139.6086	1 1/4 STORY		\$22,937		SUPERVISOR'S PLAT
106.6784	RANCH		\$21,581		SUPERVISOR'S PLAT
79.5940	RANCH		\$26,916		SUPERVISOR'S PLAT
4.1310	FARMHOUSE		\$21,450		UPPER ITHACA
26.9282	1 1/2 STORY		\$24,375		UPPER ITHACA
10.5384	1 1/2 STORY		\$57,083	52-659-166-10	SUPERVISOR'S PLAT
95.5658	RANCH		\$20,862		T.S. BARNES
78.7515	RANCH		\$48,893	52-158-004-10	CHURCH'S ADDITION
27.1199	RANCH		\$40,300		WILLIAMS ADDITION
57.3866	1 3/4 STORY		\$45,000		SUPERVISOR'S PLAT
115.6625	2 STORY		\$42,908		SUPERVISOR'S PLAT
8.7414	1 STORY	RENTAL	\$15,275		UPPER ITHACA
93.1984	FARMHOUSE		\$23,816		NORTHEAST ITHACA PLAT
106.2471	RANCH		\$26,813		GWINNER'S ADDITION
91.8354	RANCH		\$22,359		SUPERVISOR'S PLAT
116.2909	FARMHOUSE		\$18,910		SUPERVISOR'S PLAT
111.1415	RANCH		\$21,450		UPPER ITHACA
87.1877	RANCH		\$63,218		WESTWINDS SUBDIVISION
102.6075	1 STORY		\$21,450		CHURCH'S ADDITION
87.8358	FARMHOUSE		\$27,402		ORIGINAL PLAT
82.4953	FARMHOUSE		\$27,402		ORIGINAL PLAT

1.5534

Coefficient of Var=> 61.95685732

Property Class	Building Depr.
401	65
401	48
401	63
401	79
401	61
401	83
401	71
401	58
401	74
401	57
401	57
401	57
401	57
401	86
401	53
401	60
401	53
401	65
401	71
401	61
401	53
401	66
401	59
401	86
401	56
401	53
401	74
401	76
401	66
401	62
401	62
401	73
401	66

401	53
401	71
401	67
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401	71
401	53
401	55
401	95
401	53
401	61
401	64
401	67
401	76
401	71
401	53
401	60
401	42
401	63
401	77
401	71
401	74
401	59
401	85
401	72
401	56
401	66
