

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
05-007-042-00	418 N NEWTON ST	1/3/2025	\$155,000	WD	03-ARM'S LENGTH	\$155,000
05-113-004-00	124 S ELIZABETH ST	4/17/2024	\$130,000	PTA	03-ARM'S LENGTH	\$130,000
05-116-001-01	220 E OAK ST	3/15/2025	\$130,000	LC	03-ARM'S LENGTH	\$130,000
05-117-003-00	121 S FULTON ST	6/16/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000
05-161-001-00	115 W ELM ST	6/12/2023	\$101,000	WD	03-ARM'S LENGTH	\$101,000
05-163-006-50	222 S JANE ST	5/30/2024	\$285,000	WD	03-ARM'S LENGTH	\$285,000
05-220-049-00	120 W FULTON ST	6/22/2023	\$65,000	WD	03-ARM'S LENGTH	\$65,000
05-220-080-00	123 BURTON ST	7/8/2024	\$163,200	PTA	03-ARM'S LENGTH	\$163,200
43-100-057-10	204 S HODGES	8/21/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000
43-100-157-00	115 W ARNOLD ST	9/20/2024	\$180,000	WD	03-ARM'S LENGTH	\$180,000
43-100-189-00	202 E FULTON ST	6/23/2023	\$90,000	WD	03-ARM'S LENGTH	\$90,000
43-700-294-00	315 W ALLOR ST	12/12/2023	\$63,000	WD	03-ARM'S LENGTH	\$63,000
43-700-294-00	315 W ALLOR ST	6/6/2024	\$130,000	WD	03-ARM'S LENGTH	\$130,000
43-700-304-00	313 S HODGE ST	3/7/2025	\$125,000	WD	03-ARM'S LENGTH	\$125,000
43-700-350-00	624 W ALLOR ST	5/31/2023	\$135,000	WD	03-ARM'S LENGTH	\$135,000
43-700-352-00	605 W ELBA ST	9/29/2023	\$172,500	WD	03-ARM'S LENGTH	\$172,500
Totals:			\$2,194,700			\$2,194,700

PERRINTON, POMPEII & MIDDLETON ECF 1.032 CALCULATED AND APPLIED

ANALYZED BUT REMOVED FROM STUDY AS OUTLIERS

05-112-003-00	216 NALDRETT ST	3/31/2025	\$110,500	PTA	03-ARM'S LENGTH	\$110,500
05-112-003-00	216 NALDRETT ST	3/29/2024	\$99,500	PTA	03-ARM'S LENGTH	\$99,500
05-161-001-50	121 W ELM ST	9/25/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
\$62,600	40.39	\$134,943	\$23,762	\$131,238	\$127,501	1.029	1,680
\$44,700	34.38	\$93,463	\$8,405	\$121,595	\$97,543	1.247	1,293
\$50,000	38.46	\$105,360	\$12,847	\$117,153	\$106,092	1.104	1,568
\$49,900	36.96	\$127,247	\$21,684	\$113,316	\$121,058	0.936	1,642
\$42,600	42.18	\$107,102	\$12,022	\$88,978	\$109,036	0.816	1,261
\$116,900	41.02	\$233,801	\$92,162	\$192,838	\$165,660	1.164	1,800
\$25,400	39.08	\$53,931	\$14,541	\$50,459	\$52,872	0.954	936
\$60,200	36.89	\$124,148	\$11,874	\$151,326	\$128,754	1.175	1,491
\$35,200	26.07	\$89,836	\$8,807	\$126,193	\$92,923	1.358	1,272
\$58,500	32.50	\$122,968	\$21,130	\$158,870	\$116,786	1.360	1,368
\$36,900	41.00	\$93,340	\$8,712	\$81,288	\$97,050	0.838	1,323
\$34,900	55.40	\$88,930	\$14,574	\$48,426	\$85,270	0.568	1,340
\$41,800	32.15	\$88,930	\$14,574	\$115,426	\$85,270	1.354	1,340
\$35,600	28.48	\$76,579	\$14,545	\$110,455	\$71,139	1.553	1,296
\$56,600	41.93	\$142,648	\$20,286	\$114,714	\$140,323	0.817	1,608
\$91,400	52.99	\$221,686	\$87,767	\$84,733	\$153,576	0.552	1,223
\$843,200		\$1,904,912		\$1,807,008	\$1,750,853		
Sale. Ratio =>	38.42				E.C.F. =>	1.032	
Std. Dev. =>	7.70				Ave. E.C.F. =>	1.052	

\$26,500	23.98	\$55,596	\$11,082	\$99,418	\$51,048	1.948	736
\$22,200	22.31	\$55,596	\$11,082	\$88,418	\$51,048	1.732	736
\$45,200	23.79	\$96,697	\$9,022	\$180,978	\$100,544	1.800	1,568

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table
\$78.12	'4200	2.2279	1 STORY	\$23,762		4200 MIDDLETON
\$94.04	'4200	19.4990	1 STORY	\$8,184		4200 MIDDLETON
\$74.71	'4200	5.2670	2 STORY	\$12,276		4200 MIDDLETON
\$69.01	'4200	11.5541	1.75 STORY	\$16,368		4200 MIDDLETON
\$70.56	'4200	23.5546	1.75 STORY	\$8,448		4200 MIDDLETON
\$107.13	'4200	11.2471	MANUFACTURED	\$75,266	05-007-076-00	4200 MIDDLETON
\$53.91	'4220	9.7227	1 STORY	\$10,890	05-220-049-10	4220 POMPEII
\$101.49	'4220	12.3723	1.75 STORY	\$10,890		4220 POMPEII
\$99.21	'4210	30.6450	1.5 STORY	\$8,712		4210 PERRINTON
\$116.13	'4210	30.8763	1.5 STORY	\$17,424		4210 PERRINTON
\$61.44	'4210	21.3999	1.5 STORY	\$8,712		4210 PERRINTON
\$36.14	'4210	48.3674	1 STORY	\$13,547		4210 PERRINTON
\$86.14	'4210	30.2065	1 STORY	\$13,547		4210 PERRINTON
\$85.23	'4210	50.1076	MANUFACTURED	\$13,068		4210 PERRINTON
\$71.34	'4210	23.4089	1 STORY	\$17,424		4210 PERRINTON
\$69.28	'4210	49.9855	1 STORY	\$34,848		4210 PERRINTON
\$79.62		1.9515				
Std. Deviation=>	0.29022858					
Ave. Variance=>	23.7776	Coefficient of Var=>	22.61114632			

\$135.08	'4200	194.7540	1 STORY	\$9,834		4200 MIDDLETON
\$120.13	'4200	173.2056	1 STORY	\$9,834		4200 MIDDLETON
\$115.42	'4200	179.9988	1.75 STORY	\$8,448		4200 MIDDLETON

Property Class	Building Depr.	Building Occupancy
401	45	Single Family
401	47	Single Family
401	49	Single Family
401	49	Single Family
401	54	Single Family
401	63	Mobile Home
401	45	Single Family
401	68	Single Family
401	45	Single Family
401	56	Single Family
401	53	Single Family
401	50	Single Family
401	50	Single Family
401	47	Mobile Home
401	59	Single Family
401	56	Single Family

401	49	Single Family
401	49	Single Family
401	45	Single Family