

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
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
053-210-008-00	334 N SECOND ST	12/17/2024	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$53,500
053-390-004-00	326 E BELLEVUE ST	7/19/2023	\$120,000	LC	03-ARM'S LENGTH	\$120,000	\$52,900
053-453-005-00	704 N CAMBURN ST	1/31/2025	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$25,400
053-465-003-50	512 N CAMBURN ST	2/6/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,800
053-500-052-00	602 N COURT ST	3/27/2024	\$120,300	CD	03-ARM'S LENGTH	\$120,300	\$57,400
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:			\$1,400,100			\$1,400,100	\$579,800

Sale. Ratio =>

Std. Dev. =>

\$569 CALCULATED PER FF \$560 APPLIED

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
47.92	\$128,600	\$27,732	\$36,332	72.7	132.0	0.24	0.24
45.22	\$178,901	\$56,049	\$35,050	73.8	132.0	0.25	0.25
33.44	\$144,112	\$56,305	\$40,417	80.8	198.0	0.30	0.30
44.08	\$119,806	\$40,619	\$40,425	85.1	135.0	0.33	0.33
72.57	\$55,296	\$12,704	\$33,000	66.0	132.0	0.20	0.20
43.58	\$188,971	\$36,079	\$35,050	73.8	132.0	0.25	0.25
47.71	\$128,573	\$30,123	\$38,396	80.8	198.0	0.30	0.30
30.25	\$241,260	\$118,838	\$70,198	147.8	209.0	1.00	1.00
43.76	\$143,138	\$86,578	\$64,716	136.2	297.0	0.85	0.85
	\$1,328,657	\$465,027	\$393,584	817.0		3.73	3.73
41.41			Average			Average	
11.89			per FF=>	\$569		per Net Acre=>	124,672.12

Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Gravel	Paved
\$382	\$114,595	\$2.63	80.00	'4000	2025R-03138	4000 RESIDENTIAL	0	1
\$760	\$224,196	\$5.15	82.50	'4000	2024R-09467	4000 RESIDENTIAL	0	1
\$697	\$187,683	\$4.31	66.00	'4000	2024R-11555	4000 RESIDENTIAL	0	1
\$477	\$121,979	\$2.80	107.30	'4000	2023R-07104	4000 RESIDENTIAL	0	1
\$192	\$63,520	\$1.46	66.00	'4000	2025R-00914	4000 RESIDENTIAL	1	0
\$489	\$144,316	\$3.31	82.50	'4000	2024R-00901	4000 RESIDENTIAL	0	1
\$373	\$100,410	\$2.31	66.00	'4000	2024R-02904	4000 RESIDENTIAL	0	1
\$804	\$118,483	\$2.72	209.00	'4000	2023R-09464	4000 RESIDENTIAL	0	1
\$635	\$101,617	\$2.33	125.00	'4000		4000 RESIDENTIAL	1	0

Average
per SqFt=> \$2.86

Inspected Date	Class	Rate Group 1
02/17/2017	401	RATE A
02/17/2017	401	RATE A
12/21/2023	401	RATE A
04/27/2017	401	RATE A
05/15/2017	401	RATE A
05/17/2017	401	RATE A
05/16/2017	401	RATE A
05/15/2017	401	RATE A
05/15/2017	401	RATE A
