

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
52-004-007-10	616 LEEWARD CT	01/06/25	\$479,000	WD	03-ARM'S LENGTH	\$479,000	\$219,200
52-004-010-20	514 WESTWIND LANE	08/25/23	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$107,400
52-010-029-00	221 E EMERSON ST	08/24/23	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$97,800
52-010-060-00	120 E EMERSON ST	01/12/24	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$4,800
52-010-092-00	125 N JEFFERY AVE	01/17/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$46,300
52-010-117-00	125 S ITHACA ST	06/02/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$55,100
52-010-194-00	212 S ITHACA ST	05/01/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$66,200
52-010-201-00	229 S JEFFERY AVE	03/06/25	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$91,500
52-010-219-00	211 S ITHACA ST	01/14/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,700
52-010-226-00	307 S ITHACA ST	08/17/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$52,500
52-010-242-00	323 S MAIN ST	08/09/23	\$178,225	WD	03-ARM'S LENGTH	\$178,225	\$65,400
52-060-031-00	807 N UNION ST	02/21/25	\$142,461	CD	03-ARM'S LENGTH	\$142,461	\$76,700
52-060-041-00	605 BARBER ST	07/21/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$80,200
52-060-053-20	503 BARBER ST	06/30/23	\$235,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$235,000	\$68,900
52-070-039-00	719 S PINE RIVER ST	10/04/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$43,500
52-102-001-00	520 E NORTH ST	12/04/23	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$62,100
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
52-158-004-10	610 E ARCADA ST	11/27/24	\$182,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$182,000	\$94,900
52-161-001-00	327 N ITHACA ST	08/28/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,800
52-164-002-00	402 N ST JOHNS ST	09/29/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$68,500
52-165-014-00	514 BARBER ST	01/13/25	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$48,900
52-166-007-00	533 N ITHACA ST	09/18/23	\$164,265	WD	03-ARM'S LENGTH	\$164,265	\$51,800
52-201-002-50	111 S GWINNER ST	12/08/23	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$64,900
52-201-008-00	602 E CENTER ST	12/15/23	\$123,100	WD	03-ARM'S LENGTH	\$123,100	\$43,900
52-203-003-00	608 E SOUTH ST	12/27/24	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$61,100
52-257-007-00	119 E NORTH ST	05/11/23	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$60,700
52-259-011-00	230 E SEAVER ST	06/07/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$52,000
52-404-003-00	220 N ST JOHNS ST	11/08/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$42,800
52-405-004-00	207 N ST JOHNS ST	05/28/24	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$48,000
52-407-001-00	325 E NORTH ST	12/19/24	\$180,250	WD	03-ARM'S LENGTH	\$180,250	\$79,500
52-408-006-00	324 N ITHACA ST	06/11/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$90,100

52-409-001-00	511 E NORTH ST	04/28/23	\$110,000	MLC	03-ARM'S LENGTH	\$110,000	\$36,700
52-451-013-00	426 N MAPLE ST	08/14/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,200
52-556-022-00	217 S BROWN ST	11/30/23	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$64,000
52-556-025-00	221 S BROWN ST	07/08/24	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$67,200
52-651-009-02	538 N MAIN ST	02/08/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$62,800
52-651-010-60	112 BARBER ST	10/04/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$127,700
52-651-011-75	531 N MAIN ST	08/30/24	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$43,800
52-652-020-80	326 N JEFFERY AVE	07/31/24	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$98,900
52-654-031-60	805 E EMERSON ST	06/13/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$66,300
52-654-032-00	721 E EMERSON ST	08/26/24	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$53,200
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
52-659-140-50	420 S JEFFERY AVE	12/13/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$80,000
52-659-147-00	501 S JEFFERY AVE	12/12/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$47,700
52-659-157-00	502 S ITHACA ST	06/07/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$74,500
52-659-167-00	445 S ITHACA ST	11/07/24	\$220,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$220,000	\$116,600
52-659-180-01	618 S ST JOHNS ST	08/02/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$71,100
52-702-010-00	320 N ELM ST	10/11/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$57,000
52-702-012-00	223 W ARCADA ST	01/02/25	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$58,300
52-705-005-50	211 N MAPLE ST	10/11/24	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$56,800
52-708-012-00	128 N ELM ST	06/21/24	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,600
52-709-010-00	323 W EMERSON ST	12/13/24	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$32,600
Totals:			\$8,906,451			\$8,906,451	\$3,671,800
							Sale. Ratio =>
							Std. Dev. =>

BECKER, CHURCHES ADDITION, CLARKES GWINNERS, JEFFREYS, NORTHEAST, ORIGINAL, PHILLIPS, SUPERVISORS, TS BARNES, UNPLATTED, UNPLA

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
45.76	\$462,344	\$75,011	\$58,355	194.5	162.5	0.88	0.88	\$386	\$85,240
39.63	\$275,415	\$29,664	\$34,079	113.6	350.2	0.97	0.97	\$261	\$30,645
37.91	\$242,853	\$36,543	\$21,396	71.3	247.5	0.38	0.38	\$512	\$97,448
53.33	\$22,008	\$9,000	\$21,396	71.3	82.5	0.13	0.13	\$126	\$72,000
37.04	\$116,940	\$26,390	\$18,330	61.1	99.0	0.12	0.12	\$432	\$216,311
33.39	\$136,081	\$52,776	\$23,857	79.5	165.0	0.29	0.29	\$664	\$182,616
50.92	\$136,523	\$18,771	\$25,294	84.3	76.3	0.15	0.15	\$223	\$129,455
48.41	\$189,859	\$24,435	\$25,294	84.3	152.5	0.29	0.29	\$290	\$84,550
46.47	\$145,750	\$29,544	\$25,294	84.3	152.6	0.29	0.29	\$350	\$102,228
33.87	\$121,514	\$67,614	\$34,128	113.8	127.2	0.36	0.36	\$594	\$188,340
36.70	\$163,806	\$35,815	\$21,396	71.3	198.0	0.30	0.30	\$502	\$119,383
53.84	\$155,174	\$29,379	\$42,092	140.3	170.0	0.75	0.75	\$209	\$39,016
34.13	\$199,272	\$73,800	\$38,072	126.9	223.0	0.93	0.93	\$582	\$79,440
29.32	\$137,828	\$132,702	\$35,530	128.0	330.0	0.48	0.35	\$1,037	\$274,178
29.00	\$87,280	\$79,455	\$16,735	55.8	572.6	1.03	1.03	\$1,424	\$77,517
36.53	\$145,543	\$70,535	\$46,078	153.6	272.0	0.45	0.28	\$459	\$155,363
43.21	\$147,332	\$36,925	\$19,257	64.2	129.3	0.18	0.18	\$575	\$211,000
52.14	\$198,332	\$32,561	\$48,893	163.0	238.0	0.45	0.26	\$200	\$73,007
52.14	\$198,332	\$32,561	\$48,893	163.0	238.0	0.45	0.19	\$200	\$73,007
47.84	\$141,606	\$22,994	\$39,600	132.0	171.0	0.52	0.52	\$174	\$44,390
34.25	\$168,331	\$57,619	\$25,950	86.5	132.0	0.26	0.26	\$666	\$219,920
41.44	\$102,319	\$35,481	\$19,800	66.0	165.0	0.25	0.25	\$538	\$141,924
31.53	\$126,382	\$60,683	\$22,800	76.0	132.0	0.23	0.23	\$798	\$263,839
41.90	\$161,399	\$14,501	\$21,000	70.0	82.5	0.13	0.13	\$207	\$109,030
35.66	\$105,524	\$42,326	\$24,750	192.5	165.0	0.31	0.31	\$220	\$135,227
39.93	\$127,955	\$49,795	\$24,750	82.5	288.7	0.55	0.55	\$604	\$91,033
29.32	\$121,382	\$104,338	\$18,720	203.0	247.5	0.47	0.35	\$514	\$222,469
52.00	\$107,165	\$12,635	\$19,800	66.0	132.0	0.20	0.20	\$191	\$63,175
45.05	\$103,171	\$21,649	\$29,820	99.4	165.0	0.36	0.36	\$218	\$60,812
53.33	\$98,890	\$6,151	\$15,041	50.1	165.0	0.15	0.15	\$123	\$40,467
44.11	\$166,662	\$35,572	\$21,984	73.3	148.5	0.23	0.23	\$485	\$158,098
51.49	\$186,228	\$15,952	\$27,180	90.6	120.0	0.25	0.25	\$176	\$63,808

33.36	\$89,388	\$47,637	\$27,025	90.1	170.8	0.32	0.32	\$529	\$147,483
37.85	\$101,525	\$49,871	\$21,396	71.3	165.0	0.24	0.25	\$699	\$210,426
43.54	\$154,198	\$16,569	\$23,767	79.2	156.8	0.32	0.32	\$209	\$52,600
48.00	\$138,799	\$24,968	\$23,767	79.2	156.8	0.32	0.32	\$315	\$79,263
39.25	\$169,047	\$21,181	\$30,228	100.8	214.5	0.58	0.58	\$210	\$36,519
50.08	\$265,233	\$14,613	\$24,846	82.8	82.5	0.13	0.13	\$176	\$116,904
39.82	\$89,859	\$40,062	\$19,921	66.4	214.5	0.33	0.33	\$603	\$120,306
38.05	\$203,942	\$87,841	\$31,883	106.3	203.0	0.58	0.58	\$827	\$151,712
40.18	\$136,467	\$59,872	\$31,339	104.5	222.8	0.64	0.64	\$573	\$93,550
31.48	\$109,365	\$80,808	\$21,173	70.6	222.8	0.38	0.38	\$1,145	\$212,653
44.66	\$140,193	\$29,796	\$20,639	68.8	173.3	0.26	0.26	\$433	\$113,293
24.67	\$123,795	\$58,661	\$17,456	58.2	221.0	0.29	0.29	\$1,008	\$202,279
37.21	\$166,950	\$87,657	\$39,607	132.0	212.5	0.82	0.82	\$664	\$106,639
36.69	\$116,955	\$35,323	\$22,278	74.3	154.8	0.25	0.25	\$476	\$141,292
38.60	\$201,900	\$28,492	\$37,392	124.6	154.8	0.50	0.50	\$229	\$57,098
53.00	\$243,164	\$33,919	\$57,083	190.3	337.5	0.78	0.37	\$178	\$43,486
56.88	\$140,673	\$35,586	\$51,259	170.9	362.0	0.78	0.65	\$208	\$45,858
43.85	\$117,360	\$32,440	\$19,800	66.0	157.0	0.24	0.24	\$492	\$136,303
38.87	\$121,483	\$48,317	\$19,800	66.0	165.0	0.25	0.25	\$732	\$193,268
50.71	\$117,057	\$17,443	\$22,500	75.0	82.5	0.14	0.14	\$233	\$122,838
45.85	\$122,722	\$27,078	\$19,800	66.0	99.0	0.15	0.15	\$410	\$180,520
38.35	\$68,857	\$30,243	\$14,100	113.0	185.2	0.48	0.48	\$268	\$63,006
	\$8,138,132	\$2,281,554	\$1,512,623	5,368.3		21.53	20.12		
41.23			Average			Average		Average	
7.74			per FF=>	\$425		per Net Acre=>	105,995.54	per SqFt=>	

ATTED AG, UPPER & WESTWINDS LAND \$425 CALCULATED, \$325 PER FRONT FOOT APPLIED

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved
\$1.96	235.85	4020	2025R-00202		WESTWINDS SUBDIVISION	0	1
\$0.70	120.41	4020	2023R-2073		WESTWINDS SUBDIVISION	0	0
\$2.24	66.00	4020	2023R-2069		ORIGINAL PLAT	0	1
\$1.65	66.00	4020	2024R-00260		ORIGINAL PLAT	0	1
\$4.97	53.70	4020	2024R-00761		ORIGINAL PLAT	0	1
\$4.19	76.31	4020	2023R-0734		ORIGINAL PLAT	0	1
\$2.97	82.50	4020	2024R-02448		ORIGINAL PLAT	0	1
\$1.94	82.50	4020	2025R-01510		ORIGINAL PLAT	0	1
\$2.35	82.50	4020	2025R-00345		ORIGINAL PLAT	0	1
\$4.32	123.00	4020	2023R-1862		ORIGINAL PLAT	0	1
\$2.74	66.00	4020	2023R-2071		ORIGINAL PLAT	0	1
\$0.90	193.00	4001	2025R-00871		UNPLATTED	0	1
\$1.82	181.49	4001	2023R-1429		UNPLATTED	0	1
\$6.29	128.00	4020	2023R-1284	52-060-053-00	UNPLATTED	0	1
\$1.78	78.00	4001	2024R-04663		UNPLATTED	0	1
\$3.57	146.25	4020	2023R-03615	52-404-006-00	T.S. BARNES	0	1
\$4.84	58.99	4020	2024R-05863		T.S. BARNES	0	1
\$1.68	162.00	4020	2024R-05456	52-158-004-10	CHURCH'S ADDITION	0	1
\$1.68	162.00	4020	2024R-05456	52-106-001-20	CHURCH'S ADDITION	0	1
\$1.02	132.00	4020	2023R-2016		CHURCH'S ADDITION	0	1
\$5.05	86.50	4020	2023R-2616		CHURCH'S ADDITION	0	1
\$3.26	66.00	4020	2025R-00244		CHURCH'S ADDITION	0	1
\$6.06	76.00	4020	2023R-2738		CHURCH'S ADDITION	0	1
\$2.50	70.00	4020	2023R-03598		GWINNER'S ADDITION	0	1
\$3.10	165.00	4020	2023R-03729		GWINNER'S ADDITION	0	1
\$2.09	82.50	4020	2025R-00057		GWINNER'S ADDITION	0	1
\$5.11	203.00	4020	2023R-0336	52-257-005-50, 52-653-024-40	JEFFERY'S ADDITION	0	1
\$1.45	66.00	4020	2024R-03217		JEFFERY'S ADDITION	0	1
\$1.40	94.10	4020	2023R-03248		NORTHEAST ITHACA PLAT	0	1
\$0.93	40.00	4020	2024R-03162		NORTHEAST ITHACA PLAT	0	1
\$3.63	66.00	4020	2024R-05807		NORTHEAST ITHACA PLAT	0	1
\$1.46	90.75	4020	2024R-03143		NORTHEAST ITHACA PLAT	0	1

\$3.39	82.50	4020	2023R-0157		NORTHEAST ITHACA PLAT	0	1
\$4.83	66.00	4020	2024R-03931		PHILLIP'S ADDITION	0	1
\$1.21	87.50	4020	2023R-03563		CLARKE'S REPLAT	0	1
\$1.82	87.50	4020	2024R-03422		CLARKE'S REPLAT	0	1
\$0.84	117.88	4020	2024R-00549		SUPERVISOR'S PLAT	0	0
\$2.68	66.00	4020	2024R-04687		SUPERVISOR'S PLAT	0	1
\$2.76	67.60	4020	2024R-04142		SUPERVISOR'S PLAT	0	1
\$3.48	124.25	4020	2024R-03734		SUPERVISOR'S PLAT	0	1
\$2.15	125.25	4020	2024R-02995		SUPERVISOR'S PLAT	0	1
\$4.88	74.25	4020	2024R-04111		SUPERVISOR'S PLAT	0	1
\$2.60	66.00	4020	2025R-00066		SUPERVISOR'S PLAT	0	1
\$4.64	57.25	4020	2025R-00069		SUPERVISOR'S PLAT	0	1
\$2.45	168.48	4020	2024R-05683		SUPERVISOR'S PLAT	0	1
\$3.24	70.38	4020	2023R-03661		SUPERVISOR'S PLAT	0	1
\$1.31	140.38	4020	2023R-0781		SUPERVISOR'S PLAT	0	1
\$1.00	201.50	4020	2024R-05198	52-659-166-10	SUPERVISOR'S PLAT	0	1
\$1.05	190.50	4020	2024R-03813	52-659-180-30	SUPERVISOR'S PLAT	0	0
\$3.13	66.00	4020	2024R-04907		UPPER ITHACA	0	1
\$4.44	66.00	4020	2025R-00063		UPPER ITHACA	0	1
\$2.82	75.00	4020	2024R-04739		UPPER ITHACA	0	1
\$4.14	66.00	4020	2024R-03140		UPPER ITHACA	0	1
\$1.45	113.00	4020	2024R-05674		UPPER ITHACA	0	1

\$2.43

Inspected Date	Use Code	Class	Rate Group 1
9/18/2018		401	TYPICAL FF
12/28/2021		401	TYPICAL FF
7/6/2021		401	TYPICAL FF
12/28/2021		402	TYPICAL FF
7/11/1990		401	TYPICAL FF
7/11/1990		401	TYPICAL FF
11/24/2025		401	TYPICAL FF
7/11/1990		401	TYPICAL FF
11/10/2021		401	TYPICAL FF
11/24/2025		401	TYPICAL FF
7/11/1990		401	TYPICAL FF
12/28/2021		401	UNPLATTED FF RA
10/6/2021		401	UNPLATTED FF RA
7/11/1991		401	UNPLATTED FF RA
12/8/2021		401	UNPLATTED FF RA
7/11/1991		401	TYPICAL FF
1/3/2019		401	TYPICAL FF
7/11/1991		402	TYPICAL FF
11/26/2025		401	TYPICAL FF
7/11/1991		401	TYPICAL FF
9/22/2021		401	TYPICAL FF
7/11/1991		401	TYPICAL FF
7/11/1991		401	TYPICAL FF
7/11/1990		401	TYPICAL FF
7/11/1990	RENTAL	401	TYPICAL FF
11/24/2025		401	TYPICAL FF
11/10/2004		401	TYPICAL FF
7/11/1990		401	TYPICAL FF
7/11/1991		401	TYPICAL FF
9/22/2021		401	TYPICAL FF
1/15/2020		401	TYPICAL FF
7/11/1991		401	TYPICAL FF

10/9/2013		401	TYPICAL FF
9/22/2021		401	TYPICAL FF
7/11/1991		401	TYPICAL FF
7/11/1991		401	TYPICAL FF
NOT INSPECTED		401	SUPERVISORS FF
11/26/2025		401	SUPERVISORS FF
7/11/1990		401	SUPERVISORS FF
7/11/1990		401	SUPERVISORS FF
1/18/2022		401	SUPERVISORS FF
1/18/2022		401	SUPERVISORS FF
9/22/2021		401	SUPERVISORS FF
10/27/2021		401	SUPERVISORS FF
12/19/2011		401	SUPERVISORS FF
7/11/1991		401	SUPERVISORS FF
NOT INSPECTED		401	SUPERVISORS FF
11/26/2025		401	SUPERVISORS FF
11/23/2021		401	SUPERVISORS FF
7/11/1990		401	TYPICAL FF
12/8/2011		401	TYPICAL FF
12/1/2021		401	TYPICAL FF
7/11/1990		401	TYPICAL FF
9/20/2016	RENTAL	401	TYPICAL FF
