

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
05-112-003-00	216 NALDRETT ST	3/29/2024	\$99,500	PTA	03-ARM'S LENGTH	\$99,500
05-112-003-00	216 NALDRETT ST	3/31/2025	\$110,500	PTA	03-ARM'S LENGTH	\$110,500
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
05-161-001-50	121 W ELM ST	9/25/2024	\$190,000	PTA	03-ARM'S LENGTH	\$190,000
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	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
Totals:			\$2,359,200			\$2,359,200

MIDDLETON, POMPEI & PERRINTON LAND \$1.000 PER SQ FOOT APPLIED

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth
\$62,600	40.39	\$131,378	\$43,819	\$20,197	0.0	0.0
\$22,200	22.31	\$54,121	\$53,738	\$8,359	66.0	0.0
\$26,500	23.98	\$54,121	\$64,738	\$8,359	66.0	0.0
\$44,700	34.38	\$92,235	\$44,721	\$6,956	66.0	0.0
\$50,000	38.46	\$103,519	\$36,916	\$10,435	0.0	0.0
\$49,900	36.96	\$124,792	\$24,121	\$13,913	124.0	0.0
\$42,600	42.18	\$105,835	\$2,346	\$7,181	64.0	0.0
\$45,200	23.79	\$95,430	\$101,751	\$7,181	0.0	0.0
\$116,900	41.02	\$233,801	\$126,465	\$75,266	256.0	0.0
\$25,400	39.08	\$53,931	\$21,959	\$10,890	0.0	0.0
\$60,200	36.89	\$122,515	\$49,942	\$9,257	0.0	0.0
\$35,200	26.07	\$88,529	\$53,876	\$7,405	0.0	0.0
\$58,500	32.50	\$120,354	\$74,456	\$14,810	0.0	0.0
\$36,900	41.00	\$92,033	\$5,372	\$7,405	0.0	0.0
\$41,800	32.15	\$86,898	\$54,617	\$11,515	0.0	0.0
\$35,600	28.48	\$74,619	\$61,489	\$11,108	0.0	0.0
\$56,600	41.93	\$140,034	\$9,776	\$14,810	0.0	0.0
\$810,800		\$1,774,145	\$830,102	\$245,047	642.0	
Sale. Ratio =>	34.37			Average		
Std. Dev. =>	6.94			per FF=>	\$1,293	

Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
0.55	0.55	#DIV/0!	\$80,402	\$1.85	0.00	'4200
0.11	0.23	\$814	\$479,804	\$11.01	66.00	'4200
0.11	0.23	\$981	\$578,018	\$13.27	66.00	'4200
0.19	0.19	\$678	\$237,878	\$5.46	66.00	'4200
0.28	0.28	#DIV/0!	\$130,908	\$3.01	0.00	'4200
0.38	0.38	\$195	\$64,152	\$1.47	124.00	'4200
0.19	0.19	\$37	\$12,093	\$0.28	64.00	'4200
0.19	0.19	#DIV/0!	\$524,490	\$12.04	0.00	'4200
5.36	1.36	\$494	\$23,603	\$0.54	256.00	'4200
0.33	0.17	#DIV/0!	\$65,746	\$1.51	0.00	'4220
0.25	0.25	#DIV/0!	\$199,768	\$4.59	0.00	'4220
0.20	0.20	#DIV/0!	\$269,380	\$6.18	0.00	'4210
0.40	0.40	#DIV/0!	\$186,140	\$4.27	0.00	'4210
0.20	0.20	#DIV/0!	\$26,860	\$0.62	0.00	'4210
0.31	0.31	#DIV/0!	\$175,617	\$4.03	0.00	'4210
0.30	0.30	#DIV/0!	\$204,963	\$4.71	0.00	'4210
0.40	0.40	#DIV/0!	\$24,440	\$0.56	0.00	'4210
9.76	5.82					
Average per Net Acre=>	85,086.31		Average per SqFt=>	\$1.95		

Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Class
2025R-0104		4200 MIDDLETON	0	1	01/01/1753	401
		4200 MIDDLETON	0	1	06/24/2013	401
		4200 MIDDLETON	0	1	06/24/2013	401
		4200 MIDDLETON	0	1	06/18/2013	401
UNRECORDED		4200 MIDDLETON	0	1	06/27/2013	401
2023R-01392		4200 MIDDLETON	0	1	01/01/1753	401
2023R-01219		4200 MIDDLETON	0	1	07/01/2013	401
		4200 MIDDLETON	0	1	07/01/2013	401
2024R-02850	05-007-076-00	4200 MIDDLETON	0	1	07/01/2013	401
2023R-00933	05-220-049-10	4220 POMPEII	0	1	08/08/2013	401
		4220 POMPEII	0	1	08/08/2013	401
2023R-02121		4210 PERRINTON	0	0	07/03/2013	401
2024R-04523		4210 PERRINTON	1	0	07/09/2013	401
2023R-01198		4210 PERRINTON	0	1	07/11/2013	401
2024R-02898		4210 PERRINTON	0	1	12/13/2019	401
2025R-01700		4210 PERRINTON	0	1	07/29/2013	401
2023R-00643		4210 PERRINTON	0	1	07/18/2013	401