









53 040 252 00	635 E MAIN ST	12/13/2022	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$115,900	47.31	\$273,284	\$136,600	\$130,500	\$46,400	401	'MA #5	Conventional	ENNERS DONNA M	PITTS, KENNETH C JR-SAMANTHA	PROPERTY TRANSFER AFFIDAVIT	
53 035 055 00	849 BOBWHITE LN	01/10/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$147,100	45.26	\$350,546	\$175,300	\$165,700	\$63,500	401	'ES	Conventional	FIELDS, MICHAEL-KARA	OGDEN, CODY	PROPERTY TRANSFER AFFIDAVIT	
53 037 022 00	615 SARAH LN	01/31/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$101,500	39.80	\$249,513	\$124,800	\$114,600	\$59,600	401	'GF	Conventional	HOPKINS THEODORE & ELIZABETH	ANDERSON, AISLINN-MORALES, JESUS C	PROPERTY TRANSFER AFFIDAVIT	
53 035 053 00	861 BOBWHITE LN	02/16/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$128,900	52.61	\$307,530	\$153,800	\$144,600	\$63,500	401	'ES	Conventional	SANDERS JAMES & SHAYLA	NADEAU, TYRUS F	PROPERTY TRANSFER AFFIDAVIT	
53 040 018 00	221 E MAIN ST	02/28/2023	\$218,000	PTA	03-ARM'S LENGTH	\$218,000	\$85,200	39.08	\$217,266	\$100,400	\$95,700	\$46,400	401	'MA #5	Conventional	MCCRAE-HOKENSON CAROL	PEREZ, GONZALO-BROOKS, CHRISTOPHER	PROPERTY TRANSFER AFFIDAVIT	
53 037 013 00	542 ASHER PASS	03/17/2023	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$102,900	38.13	\$252,961	\$126,500	\$116,200	\$59,600	401	'GF	Conventional	SMITH JR, WILLIAM	ROY, ETHAN RONALD	PROPERTY TRANSFER AFFIDAVIT	
53 037 003 00	512 ASHER PASS	03/30/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$124,200	46.00	\$303,715	\$151,900	\$140,400	\$59,600	401	'GF	Conventional	TAFINI, JAY-RACHEL	MEDINA, ANA LOPEZ-BARRETO, WILLIAM	PROPERTY TRANSFER AFFIDAVIT	
53 035 087 00	826 KING FISHER ST	03/31/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$133,300	44.43	\$318,219	\$159,100	\$149,700	\$63,500	401	'ES	Conventional	JOHNSON CORY W & KIMBERLY H	GRIFFOR, BEVERLY M-JODI L	PROPERTY TRANSFER AFFIDAVIT	
<b>Totals:</b>			<b>\$15,840,555</b>			<b>\$15,840,555</b>	<b>\$6,390,700</b>		<b>\$15,851,215</b>	<b>\$7,917,200</b>	<b>\$7,452,200</b>	<b>\$3,408,200</b>							
								<b>Sale. Ratio =&gt;</b>	<b>40.34</b>	<b>\$106,989</b>	<b>\$100,705</b>	<b>\$46,057</b>							
								<b>Std. Dev. =&gt;</b>	<b>6.59</b>										

Wabash #4

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.							
53 040 177 00	334 WABASH ST	11/30/2021	\$174,995	OTH	03-ARM'S LENGTH	\$174,995	\$68,900	39.37	\$156,569	\$41,000	\$133,995	23%	\$103,745	1.292	1,353	\$99.04	'WA #4	10.8258	MULTI-STORY	\$30,000		WABASH #4	401	46							
53 040 182 00	242 WABASH ST	09/21/2022	\$210,000	PTA	03-ARM'S LENGTH	\$210,000	\$98,300	46.81	\$221,785	\$41,000	\$169,000	20%	\$157,200	1.075	2,180	\$77.52	'WA #4	10.8258	2 STORY	\$30,000		WABASH #4	401	45							
<b>2 Totals:</b>			<b>\$384,995</b>			<b>\$384,995</b>	<b>\$167,200</b>		<b>\$378,354</b>		<b>\$302,995</b>	<b>21%</b>	<b>\$260,945</b>			<b>\$88.28</b>		<b>2.2177</b>													
								<b>Sale. Ratio =&gt;</b>	<b>43.43</b>									<b>E.C.F. =&gt;</b>	<b>1.161</b>									<b>Std. Deviation=&gt;</b>	<b>0.15310043</b>		
								<b>Std. Dev. =&gt;</b>	<b>5.26</b>									<b>Ave. E.C.F. =&gt;</b>	<b>1.183</b>									<b>Ave. Variance=&gt;</b>	<b>10.8258</b>	<b>Coefficient of Var=&gt;</b>	<b>9.148681013</b>

Stonehaven

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
53 075 009 00	466 STONEHAVEN CT	06/21/2021	\$145,900	PTA	03-ARM'S LENGTH	\$145,900	\$59,200	40.58	\$138,938	\$38,000	\$107,900	26%	\$109,523	0.985	880	\$122.61	'STONE	9.2898	RANCH	\$32,700		STONEHAVEN	401	67	
53 075 017 00	453 STONEHAVEN CT	06/18/2021	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$72,400	42.59	\$168,336	\$38,000	\$132,000	22%	\$139,830	0.944	1,096	\$120.44	'STONE	5.1720	RANCH	\$32,700		STONEHAVEN	401	68	
53 075 030 00	495 O'BRIAN DR	02/24/2022	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$85,100	47.30	\$197,796	\$38,000	\$141,900	21%	\$170,202	0.834	1,096	\$129.47	'STONE	5.8568	RANCH	\$32,700		STONEHAVEN	401	83	
53 075 036 00	435 O'BRIAN DR	11/17/2021	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$69,600	43.50	\$163,123	\$38,000	\$122,000	24%	\$134,456	0.907	904	\$134.96	'STONE	1.5077	RANCH	\$32,700		STONEHAVEN	401	83	
53 075 037 00	419 O'BRIAN DR	08/02/2022	\$211,000	PTA	03-ARM'S LENGTH	\$211,000	\$94,000	44.55	\$206,587	\$38,000	\$173,000	18%	\$179,264	0.965	1,116	\$155.02	'STONE	7.2774	RANCH	\$32,700		STONEHAVEN	401	83	
53 075 044 00	355 O'BRIAN DR	03/04/2022	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$88,000	53.33	\$204,183	\$38,000	\$127,000	23%	\$176,786	0.718	1,116	\$113.80	'STONE	17.3901	RANCH	\$32,700		STONEHAVEN	401	83	
<b>6 Totals:</b>			<b>\$1,031,800</b>			<b>\$1,031,800</b>	<b>\$468,300</b>		<b>\$1,078,963</b>		<b>\$803,800</b>	<b>22%</b>	<b>\$910,061</b>			<b>\$129.38</b>		<b>0.9046</b>							
								<b>Sale. Ratio =&gt;</b>	<b>45.39</b>					<b>E.C.F. =&gt;</b>	<b>0.883</b>	<b>Std. Deviation=&gt;</b>		<b>0.100498729</b>							
								<b>Std. Dev. =&gt;</b>	<b>4.52</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.892</b>	<b>Ave. Variance=&gt;</b>		<b>7.7490</b>	<b>Coefficient of Var=&gt;</b>		<b>8.684411397</b>				

Scottsdale

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
53 067 025 00	248 O'BRIAN DR	08/09/2022	\$324,000	PTA	03-ARM'S LENGTH	\$324,000	\$142,400	43.95	\$323,254	\$64,000	\$260,000	20%	\$335,317	0.775	2,340	\$111.11	'SCOTT	1.7603	2 STORY	\$55,000		SCOTTSDALE	401	75
53 067 037 00	273 O'BRIAN DR	08/12/2022	\$323,000	PTA	03-ARM'S LENGTH	\$323,000	\$137,400	42.54	\$312,142	\$64,000	\$259,000	20%	\$321,427	0.806	1,710	\$151.46	'SCOTT	4.7999	RANCH	\$55,000		SCOTTSDALE	401	81
53 067 042 00	293 O'BRIAN DR	10/07/2021	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$149,300	46.66	\$350,877	\$64,000	\$256,000	20%	\$369,846	0.692	2,976	\$86.02	'SCOTT	6.5602	1.75 STORY	\$55,000		SCOTTSDALE	401	75
<b>3 Totals:</b>			<b>\$967,000</b>			<b>\$967,000</b>	<b>\$429,100</b>		<b>\$986,273</b>		<b>\$775,000</b>	<b>20%</b>	<b>\$1,026,590</b>			<b>\$116.20</b>		<b>0.2856</b>						
							<b>Sale. Ratio =&gt;</b>	<b>44.37</b>			<b>E.C.F. =&gt;</b>	<b>0.755</b>	<b>Std. Deviation=&gt;</b>		<b>0.05881108</b>									
							<b>Std. Dev. =&gt;</b>	<b>2.09</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.758</b>	<b>Ave. Variance=&gt;</b>		<b>4.3735</b>	<b>Coefficient of Var=&gt;</b>		<b>5.771442921</b>						



Platt Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
53 030 005 00	296 S PLATT RD	05/25/2021	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$88,500	50.57	\$180,063	\$53,606	\$121,394	31%	\$141,309	0.859	1,200	\$101.16	'PLATT	3.1261	TRI-LEVEL	\$40,000		PLATT AREA	401	51
53 040 141 00	127 REDMAN RD	10/14/2022	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$142,800	42.63	\$346,602	\$49,200	\$285,800	15%	\$319,377	0.895	2,409	\$118.64	'PLATT	0.4539	RANCH	\$40,000		PLATT AREA	401	73
53 040 141 50	165 REDMAN RD	03/08/2021	\$206,000	PTA	03-ARM'S LENGTH	\$206,000	\$103,400	50.19	\$246,790	\$57,178	\$148,822	28%	\$207,095	0.719	1,400	\$106.30	'PLATT	17.1711	RANCH	\$40,000		PLATT AREA	401	75
53 040 220 60	453 S PLATT RD	01/29/2021	\$231,000	PTA	03-ARM'S LENGTH	\$231,000	\$101,300	43.85	\$246,917	\$49,200	\$181,800	21%	\$193,380	0.940	2,000	\$90.90	'PLATT	4.9789	RANCH	\$40,000		PLATT AREA	401	66
53 063 014 00	220 CANFIELD ST	10/12/2023	\$385,000	PTA	03-ARM'S LENGTH	\$385,000	\$166,500	43.25	\$350,276	\$49,200	\$335,800	13%	\$323,204	1.039	2,320	\$144.74	'PLATT	14.8644	1.75 STORY	\$40,000		PLATT AREA	401	82
<b>5 Totals:</b>			<b>\$1,332,000</b>			<b>\$1,332,000</b>	<b>\$602,500</b>		<b>\$1,370,648</b>		<b>\$1,073,616</b>	<b>21%</b>	<b>\$1,184,365</b>			<b>\$112.35</b>								
								Sale. Ratio =>	45.23			E.C.F. =>	0.906	Std. Deviation=>		0.117320731								
								Std. Dev. =>	3.94			Ave. E.C.F. =>	0.890	Ave. Variance=>		8.1189	Coefficient of Var=>		9.118975937					

Milan Commons Condos

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
53 065 003 00	393 S. PLATT RD.	11/12/2021	\$113,000	PTA	03-ARM'S LENGTH	\$113,000	\$37,400	33.10	\$104,923	\$28,500	\$84,500	25%	\$64,358	1.313	888	\$95.16	*MILCO	10.1169	CONDO	\$22,000		MILAN COMMONS CONDOS	401	49
53 065 008 00	381 S PLATT RD	10/12/2021	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$44,200	46.53	\$123,275	\$28,500	\$66,500	30%	\$79,040	0.841	1,104	\$60.24	*MILCO	37.0453	CONDO	\$22,000		MILAN COMMONS CONDOS	401	49
53 065 012 00	472 RIVERBEND DR.	03/24/2022	\$134,900	PTA	03-ARM'S LENGTH	\$134,900	\$43,400	32.17	\$121,233	\$28,500	\$106,400	21%	\$77,406	1.375	1,080	\$98.52	*MILCO	16.2772	CONDO	\$22,000		MILAN COMMONS CONDOS	401	49
53 065 013 00	468 RIVERBEND DRIVE	10/18/2022	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$43,100	33.15	\$104,923	\$28,500	\$101,500	22%	\$64,358	1.577	888	\$114.30	*MILCO	36.5317	CONDO	\$22,000		MILAN COMMONS CONDOS	401	49
53 065 015 00	464 RIVERBEND DR.	09/13/2021	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$43,400	32.88	\$121,233	\$28,500	\$103,500	22%	\$77,406	1.337	1,080	\$95.83	*MILCO	12.5307	CONDO	\$22,000		MILAN COMMONS CONDOS	401	49
53 065 023 00	438 RIVERBEND DR.	10/08/2021	\$95,000	PTA	03-ARM'S LENGTH	\$95,000	\$37,400	39.37	\$104,923	\$28,500	\$66,500	30%	\$64,358	1.033	888	\$74.89	*MILCO	17.8516	CONDO	\$22,000		MILAN COMMONS CONDOS	401	49
53 065 025 00	434 RIVERBEND DR	01/31/2022	\$105,600	WD	03-ARM'S LENGTH	\$105,600	\$37,400	35.42	\$104,923	\$28,500	\$77,100	27%	\$64,358	1.198	888	\$86.82	*MILCO	1.3812	CONDO	\$22,000		MILAN COMMONS CONDOS	401	49
53 065 026 00	432 RIVERBEND DR.	06/29/2021	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$37,600	34.18	\$105,426	\$28,500	\$81,500	26%	\$64,760	1.258	888	\$91.78	*MILCO	4.6694	CONDO	\$22,000		MILAN COMMONS CONDOS	401	49
53 065 029 00	426 RIVERBEND DR	02/28/2022	\$87,000	PTA	03-ARM'S LENGTH	\$87,000	\$37,400	42.99	\$104,923	\$28,500	\$58,500	33%	\$64,358	0.909	888	\$65.88	*MILCO	30.2821	CONDO	\$22,000		MILAN COMMONS CONDOS	401	49
53 065 030 00	418 RIVERBEND DR	06/11/2021	\$136,000	PTA	03-ARM'S LENGTH	\$136,000	\$50,700	37.28	\$140,965	\$28,500	\$107,500	21%	\$93,192	1.154	1,200	\$89.58	*MILCO	5.8266	CONDO	\$22,000		MILAN COMMONS CONDOS	401	49
53 065 034 00	410 RIVERBEND DR.	04/08/2021	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$48,800	40.67	\$135,766	\$28,500	\$91,500	24%	\$89,032	1.028	1,200	\$76.25	*MILCO	18.4078	CONDO	\$22,000		MILAN COMMONS CONDOS	401	48
53 065 036 00	386 RIVERBEND DR.	05/27/2021	\$136,000	PTA	03-ARM'S LENGTH	\$136,000	\$49,200	36.18	\$136,731	\$28,500	\$107,500	21%	\$89,804	1.197	1,200	\$89.58	*MILCO	1.4747	CONDO	\$22,000		MILAN COMMONS CONDOS	401	48
53 065 039 00	378 RIVERBEND DR.	05/13/2022	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$55,700	38.41	\$136,731	\$28,500	\$116,500	20%	\$89,804	1.297	1,200	\$97.08	*MILCO	8.5471	CONDO	\$22,000		MILAN COMMONS CONDOS	401	48
53 065 040 00	376 RIVERBEND DR	05/17/2021	\$110,760	PTA	03-ARM'S LENGTH	\$110,760	\$50,800	45.86	\$141,061	\$28,500	\$82,260	26%	\$93,268	0.882	1,200	\$68.55	*MILCO	32.9824	CONDO	\$22,000		MILAN COMMONS CONDOS	401	48
53 065 041 00	374 RIVERBEND DR.	09/21/2021	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$42,900	33.00	\$119,831	\$28,500	\$101,500	22%	\$76,284	1.331	960	\$105.73	*MILCO	11.8756	CONDO	\$22,000		MILAN COMMONS CONDOS	401	48
53 065 042 00	372 RIVERBEND DR	05/28/2021	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$41,800	32.15	\$116,890	\$28,500	\$101,500	22%	\$73,932	1.373	960	\$105.73	*MILCO	16.1084	CONDO	\$22,000		MILAN COMMONS CONDOS	401	48
53 065 043 00	370 RIVERBEND DR	06/09/2022	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$57,700	44.38	\$141,659	\$28,500	\$101,500	22%	\$93,747	1.083	1,200	\$84.58	*MILCO	12.9097	CONDO	\$22,000		MILAN COMMONS CONDOS	401	48
53 065 045 00	356 RIVERBEND DR	09/13/2021	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$52,300	37.36	\$145,043	\$28,500	\$111,500	20%	\$96,454	1.156	1,200	\$92.92	*MILCO	5.5807	CONDO	\$22,000		MILAN COMMONS CONDOS	401	48
53 065 046 00	354 RIVERBEND DR	05/08/2022	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$50,700	39.00	\$124,130	\$28,500	\$101,500	22%	\$79,724	1.273	960	\$105.73	*MILCO	6.1344	CONDO	\$22,000		MILAN COMMONS CONDOS	401	48
53 065 047 00	352 RIVERBEND DR	04/15/2022	\$131,000	PTA	03-ARM'S LENGTH	\$131,000	\$47,200	36.03	\$115,301	\$28,500	\$102,500	22%	\$72,660	1.411	960	\$106.77	*MILCO	19.8881	CONDO	\$22,000		MILAN COMMONS CONDOS	401	48
53 065 054 00	238 RIVERBEND DR.	03/09/2022	\$146,000	PTA	03-ARM'S LENGTH	\$146,000	\$49,300	33.77	\$137,123	\$28,500	\$117,500	20%	\$90,118	1.304	1,152	\$102.00	*MILCO	9.2047	CONDO	\$22,000		MILAN COMMONS CONDOS	401	48
53 065 063 00	214 RIVERBEND DR	06/14/2021	\$127,000	PTA	03-ARM'S LENGTH	\$127,000	\$41,900	32.99	\$117,024	\$28,500	\$98,500	22%	\$74,039	1.330	960	\$102.60	*MILCO	11.8581	CONDO	\$22,000		MILAN COMMONS CONDOS	401	48
<b>22 Totals:</b>			<b>\$2,714,260</b>			<b>\$2,714,260</b>	<b>\$1,000,300</b>		<b>\$2,704,037</b>		<b>\$2,087,260</b>	<b>24%</b>	<b>\$1,732,460</b>			<b>\$91.39</b>		<b>0.7003</b>						
								<b>Sale. Ratio =&gt;</b>	<b>36.85</b>			<b>E.C.F. =&gt;</b>	<b>1.205</b>	<b>Std. Deviation=&gt;</b>		<b>0.186232311</b>								
								<b>Std. Dev. =&gt;</b>	<b>4.54</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.212</b>	<b>Ave. Variance=&gt;</b>		<b>14.8857</b>	<b>Coefficient of Var=&gt;</b>		<b>12.28394039</b>					

Main #5

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
53 040 007 00	165 E. MAIN STREET	11/15/2021	\$178,900	PTA	03-ARM'S LENGTH	\$178,900	\$65,700	36.72	\$165,124	\$46,500	\$132,400	26%	\$92,684	1.429	1,467	\$90.25	'MA #5	9.8375	1.5 STORY		\$40,000		MAIN #5	401	45
53 040 010 00	214 COUNTY ST	11/19/2021	\$214,000	PTA	03-ARM'S LENGTH	\$214,000	\$81,600	38.13	\$197,374	\$46,500	\$167,500	22%	\$116,573	1.437	963	\$173.94	'MA #5	10.6733	RANCH		\$40,000		MAIN #5	401	76
53 040 018 00	221 E MAIN ST	02/28/2023	\$218,000	PTA	03-ARM'S LENGTH	\$218,000	\$85,200	39.08	\$216,083	\$46,500	\$171,500	21%	\$130,431	1.315	1,820	\$94.23	'MA #5	1.5263	2 STORY		\$40,000		MAIN #5	401	46
53 040 023 00	408 COUNTY ST	08/18/2021	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$89,900	44.29	\$228,043	\$46,500	\$156,500	23%	\$139,291	1.124	2,750	\$56.91	'MA #5	20.6588	MULTI-STORY		\$40,000		MAIN #5	401	45
53 040 037 00	250 E MAIN ST	05/06/2022	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$86,300	36.72	\$206,088	\$46,500	\$188,500	20%	\$123,028	1.532	1,604	\$117.52	'MA #5	20.2037	1.75 STORY		\$40,000		MAIN #5	401	45
53 040 252 00	635 E MAIN ST	12/13/2022	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$115,900	47.31	\$273,758	\$48,258	\$196,742	20%	\$171,851	1.145	1,232	\$159.69	'MA #5	18.5294	RANCH		\$40,000		MAIN #5	401	75
<b>6 Totals:</b>			<b>\$1,293,900</b>			<b>\$1,293,900</b>	<b>\$524,600</b>		<b>\$1,286,470</b>		<b>\$1,013,142</b>	<b>22%</b>	<b>\$773,858</b>			<b>\$115.42</b>		<b>2.0926</b>							
								Sale. Ratio =>	40.54			E.C.F. =>	1.309	Std. Deviation=>		0.166813561									
								Std. Dev. =>	4.40			Ave. E.C.F. =>	1.330	Ave. Variance=>		13.5715	Coefficient of Var=>		10.20310227						

Ann Marie Homesteads

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
53 055 001 00	302 ANN MARIE DR	09/08/2023	\$288,000	PTA	03-ARM'S LENGTH	\$288,000	\$117,200	40.69	\$245,466	\$65,468	\$222,532	23%	\$213,276	1.043	1,232	\$180.63	'AMH	4.5103	RANCH	\$42,500		ANN MARIE HOMESTEADS	401	73
53 055 010 00	338 ANN MARIE DR	10/03/2023	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$138,200	43.19	\$289,999	\$63,000	\$257,000	20%	\$235,713	1.090	1,860	\$138.17	'AMH	9.2013	2 STORY	\$42,500		ANN MARIE HOMESTEADS	401	74
53 056 001 00	341 ANN MARIE DR	03/31/2021	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$117,000	42.55	\$287,570	\$63,000	\$212,000	23%	\$233,400	0.908	1,816	\$116.74	'AMH	8.9985	2 STORY	\$42,500		ANN MARIE HOMESTEADS	401	76
53 056 010 00	374 ANN MARIE DR	01/27/2021	\$224,000	PTA	03-ARM'S LENGTH	\$224,000	\$89,300	39.87	\$220,230	\$63,000	\$161,000	28%	\$169,266	0.951	1,200	\$134.17	'AMH	4.7131	2 STORY	\$42,500		ANN MARIE HOMESTEADS	401	76
<b>4 Totals:</b>			<b>\$1,107,000</b>			<b>\$1,107,000</b>	<b>\$461,700</b>		<b>\$1,043,265</b>		<b>\$852,532</b>	<b>23%</b>	<b>\$851,655</b>			<b>\$142.43</b>								
							Sale. Ratio =>	41.71			E.C.F. =>	1.001	Std. Deviation=>	0.083304846										
							Std. Dev. =>	1.55			Ave. E.C.F. =>	0.998	Ave. Variance=>	6.8558	Coefficient of Var=>	6.867464515								

Glendale Farms

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
53 037 003 00	512 ASHER PASS	03/30/2023	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$124,200	46.00	\$294,581	\$60,000	\$210,000	22%	\$246,581	0.852	1,757	\$119.52	'GF	14.8148	2 STORY	\$48,000		GLENDALE FARMS	401	85
53 037 004 00	519 ASHER PASS	08/29/2022	\$307,500	PTA	03-ARM'S LENGTH	\$307,500	\$98,600	32.07	\$233,571	\$60,000	\$247,500	20%	\$185,571	1.334	846	\$292.55	'GF	33.3927	2 STORY	\$48,000		GLENDALE FARMS	401	95
53 037 013 00	542 ASHER PASS	03/17/2023	\$269,900	PTA	03-ARM'S LENGTH	\$269,900	\$102,900	38.13	\$243,314	\$60,000	\$209,900	22%	\$195,314	1.075	1,320	\$159.02	'GF	7.4885	2 STORY	\$48,000		GLENDALE FARMS	401	80
53 037 014 00	536 ASHER PASS	10/15/2021	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$107,400	41.31	\$269,677	\$61,360	\$198,640	24%	\$220,317	0.902	1,472	\$134.95	'GF	9.8185	RANCH	\$48,000		GLENDALE FARMS	401	80
53 037 022 00	615 SARAH LN	01/31/2023	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$101,500	39.80	\$239,808	\$62,344	\$192,656	24%	\$189,464	1.017	1,320	\$145.95	'GF	1.7053	2 STORY	\$48,000		GLENDALE FARMS	401	79
53 037 023 00	601 SARAH LN	06/11/2021	\$265,000	PTA	03-ARM'S LENGTH	\$265,000	\$104,100	39.28	\$261,574	\$60,000	\$205,000	23%	\$213,574	0.960	1,200	\$170.83	'GF	3.9940	RANCH	\$48,000		GLENDALE FARMS	401	79
53 037 024 00	562 ASHER PASS	06/24/2021	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$115,100	41.85	\$288,404	\$62,438	\$212,562	23%	\$237,966	0.893	1,428	\$148.85	'GF	10.6550	RANCH	\$48,000		GLENDALE FARMS	401	79
53 037 030 00	571 ASHER PASS	09/13/2021	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$107,700	39.16	\$270,394	\$60,000	\$215,000	22%	\$222,394	0.967	1,412	\$152.27	'GF	3.3042	RANCH	\$48,000		GLENDALE FARMS	401	79
<b>8 Totals:</b>			<b>\$2,177,400</b>			<b>\$2,177,400</b>	<b>\$861,500</b>		<b>\$2,101,323</b>		<b>\$1,691,258</b>	<b>22%</b>	<b>\$1,711,181</b>			<b>\$165.49</b>		<b>1.1438</b>						
								<b>Sale. Ratio =&gt;</b>	<b>39.57</b>			<b>E.C.F. =&gt;</b>	<b>0.988</b>	<b>Std. Deviation=&gt;</b>		<b>0.152612148</b>								
								<b>Std. Dev. =&gt;</b>	<b>3.93</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.000</b>	<b>Ave. Variance=&gt;</b>		<b>10.6466</b>	<b>Coefficient of Var=&gt;</b>		<b>10.64879123</b>					

Eagle Springs

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
53 035 012 00	802 BARN SWALLOW LN	11/16/2022	\$333,000	PTA	03-ARM'S LENGTH	\$333,000	\$130,200	39.10	\$316,151	\$67,018	\$265,982	20%	\$263,539	1.009	1,461	\$182.05	'ES	7.7845	RANCH	\$57,500		EAGLE SPRINGS	401	79	
53 035 019 00	844 BARN SWALLOW LN	11/30/2022	\$322,000	PTA	03-ARM'S LENGTH	\$322,000	\$125,300	38.91	\$304,328	\$66,841	\$255,159	21%	\$251,532	1.014	1,881	\$135.65	'ES	8.2995	1.5 STORY	\$57,500		EAGLE SPRINGS	401	78	
53 035 032 00	810 FAITH CT	09/08/2021	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$116,100	42.22	\$299,301	\$64,000	\$211,000	23%	\$249,279	0.846	1,786	\$118.14	'ES	8.4984	2 STORY	\$57,500		EAGLE SPRINGS	401	79	
53 035 033 00	816 FAITH CT	04/16/2021	\$278,000	PTA	03-ARM'S LENGTH	\$278,000	\$117,000	42.09	\$301,720	\$64,000	\$214,000	23%	\$251,773	0.850	1,926	\$111.11	'ES	8.1453	2 STORY	\$57,500		EAGLE SPRINGS	401	79	
53 035 041 00	859 FAITH CT	04/22/2022	\$341,000	PTA	03-ARM'S LENGTH	\$341,000	\$137,200	40.23	\$333,422	\$67,492	\$273,508	20%	\$280,855	0.974	1,596	\$171.37	'ES	4.2416	RANCH	\$57,500		EAGLE SPRINGS	401	80	
53 035 052 00	786 BLUE BIRD LN	05/11/2022	\$328,000	PTA	03-ARM'S LENGTH	\$328,000	\$119,600	36.46	\$290,510	\$64,000	\$264,000	20%	\$240,216	1.099	1,505	\$175.42	'ES	16.7586	RANCH	\$57,500		EAGLE SPRINGS	401	79	
53 035 053 00	861 BOBWHITE LN	02/16/2023	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$128,900	52.61	\$313,402	\$64,000	\$181,000	26%	\$263,816	0.686	1,696	\$106.72	'ES	24.5341	RANCH	\$57,500		EAGLE SPRINGS	401	81	
53 035 054 00	855 BOBWHITE LN	09/10/2021	\$276,000	PTA	03-ARM'S LENGTH	\$276,000	\$102,300	37.07	\$265,488	\$64,000	\$212,000	23%	\$214,420	0.989	1,378	\$153.85	'ES	5.7289	RANCH	\$57,500		EAGLE SPRINGS	401	81	
53 035 055 00	849 BOBWHITE LN	01/10/2023	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$147,100	45.26	\$358,510	\$64,000	\$261,000	20%	\$310,319	0.841	1,722	\$151.57	'ES	9.0355	RANCH	\$57,500		EAGLE SPRINGS	401	90	
53 035 070 00	733 BLUE BIRD LN	04/25/2022	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$110,600	34.56	\$268,663	\$66,185	\$253,815	21%	\$215,441	1.178	1,538	\$165.03	'ES	24.6694	2 STORY	\$57,500		EAGLE SPRINGS	401	79	
53 035 071 00	727 BLUE BIRD LN	12/15/2021	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$133,700	45.32	\$342,666	\$66,628	\$228,372	23%	\$291,276	0.784	2,220	\$102.87	'ES	14.7385	2 STORY	\$57,500		EAGLE SPRINGS	401	79	
53 035 081 00	750 BLUE BIRD LN	01/27/2022	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$100,500	35.26	\$261,065	\$64,000	\$221,000	22%	\$209,860	1.053	1,335	\$165.54	'ES	12.1658	RANCH	\$57,500		EAGLE SPRINGS	401	79	
53 035 087 00	826 KING FISHER ST	03/31/2023	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$133,300	44.43	\$324,611	\$64,000	\$236,000	21%	\$275,372	0.857	1,841	\$128.19	'ES	7.4402	2 STORY	\$57,500		EAGLE SPRINGS	401	89	
53 035 090 00	856 KING FISHER ST	10/24/2022	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$141,500	44.92	\$344,694	\$64,000	\$251,000	20%	\$296,076	0.848	2,093	\$119.92	'ES	8.3669	2 STORY	\$57,500		EAGLE SPRINGS	401	90	
53 035 133 00	641 SARAH LN	07/12/2021	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$116,700	38.90	\$301,739	\$73,286	\$226,714	24%	\$242,219	0.936	1,433	\$158.21	'ES	0.4563	RANCH	\$57,500		EAGLE SPRINGS	401	91	
53 035 142 00	752 SARAH LN	06/01/2022	\$315,000	PTA	03-ARM'S LENGTH	\$315,000	\$130,100	41.30	\$317,072	\$64,000	\$251,000	20%	\$267,600	0.938	1,394	\$180.06	'ES	0.6542	RANCH	\$57,500		EAGLE SPRINGS	401	93	
<b>16 Totals:</b>			<b>\$4,853,000</b>			<b>\$4,853,000</b>	<b>\$1,990,100</b>		<b>\$4,943,342</b>		<b>\$3,805,550</b>	<b>22%</b>	<b>\$4,123,593</b>			<b>\$145.36</b>		<b>0.8552</b>							
										Sale. Ratio =>		41.01		E.C.F. =>		0.923		Std. Deviation=>		0.126044346					
										Std. Dev. =>		4.65		Ave. E.C.F. =>		0.931		Ave. Variance=>		10.0949		Coefficient of Var=>		10.83807654	

Anderson St #1

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
53 040 154 00	385 ANDERSON ST	07/22/2022	\$105,000	PTA	03-ARM'S LENGTH	\$105,000	\$67,200	64.00	\$147,973	\$44,000	\$61,000	42%	\$87,149	0.700	1,088	\$56.07	'ANDER	56.3642	MULTI-STORY	\$32,500		ANDERSON ST. #1-MONROE	401	46		
53 040 203 30	266 ANDERSON ST	07/02/2021	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$108,700	48.96	\$248,381	\$44,000	\$178,000	20%	\$162,929	1.093	1,464	\$121.58	'ANDER	17.1092	RANCH	\$32,500		ANDERSON ST. #1-MONROE	401	58		
53 040 237 10	425 ANDERSON ST	11/16/2021	\$182,500	PTA	03-ARM'S LENGTH	\$182,500	\$103,700	56.82	\$235,123	\$44,000	\$138,500	24%	\$152,923	0.906	1,332	\$103.98	'ANDER	35.7908	RANCH	\$32,500		ANDERSON ST. #1-MONROE	401	66		
53 060 007 00	344 ANDERSON ST	09/07/2021	\$214,900	PTA	03-ARM'S LENGTH	\$214,900	\$58,300	27.13	\$142,770	\$44,000	\$170,900	20%	\$83,222	2.054	928	\$184.16	'ANDER	78.9951	MULTI-STORY	\$32,500		ANDERSON ST. #1-MONROE	401	45		
53 060 021 00	156 REDMAN RD	02/28/2022	\$357,000	PTA	03-ARM'S LENGTH	\$357,000	\$78,700	22.04	\$297,283	\$44,000	\$313,000	12%	\$199,836	1.566	1,464	\$213.80	'ANDER	30.2692	MULTI-STORY	\$32,500		ANDERSON ST. #1-MONROE	401	78		
<b>5 Totals:</b>						<b>\$1,081,400</b>	<b>\$416,600</b>		<b>\$1,071,530</b>		<b>\$861,400</b>	<b>24%</b>	<b>\$686,059</b>			<b>\$135.92</b>		<b>0.8016</b>								
						Sale. Ratio =>		<b>38.52</b>							E.C.F. =>	<b>1.256</b>	Std. Deviation=>	<b>0.545597772</b>								
						Std. Dev. =>		<b>18.41</b>							Ave. E.C.F. =>	<b>1.264</b>	Ave. Variance=>	<b>43.7057</b>	Coefficient of Var=>	<b>34.58843899</b>						

Allen Rd #3

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
53 040 109 00	665 ALLEN RD	10/01/2021	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$99,900	39.96	\$281,087	\$48,594	\$201,406	19%	\$178,840	1.126	1,804	\$111.64	'AL #3	38.2224	RANCH	\$47,500		ALLEN RD	401	53		
53 040 113 00	624 ALLEN RD	09/03/2021	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$80,700	33.35	\$182,177	\$48,573	\$193,427	20%	\$102,772	1.882	820	\$235.89	'AL #3	37.3695	MULTI-STORY	\$47,500		ALLEN RD	401	56		
53 040 114 00	612 ALLEN RD	12/20/2021	\$169,900	PTA	03-ARM'S LENGTH	\$169,900	\$64,300	37.85	\$169,724	\$51,061	\$118,839	30%	\$91,279	1.302	934	\$127.24	'AL #3	20.6472	RANCH	\$47,500		ALLEN RD	401	45		
53 040 116 00	596 ALLEN RD	05/06/2022	\$164,900	PTA	03-ARM'S LENGTH	\$164,900	\$56,800	34.45	\$136,058	\$47,500	\$117,400	29%	\$68,121	1.723	756	\$155.29	'AL #3	21.5001	RANCH	\$47,500		ALLEN RD	401	46		
<b>4 Totals:</b>			<b>\$826,800</b>			<b>\$826,800</b>	<b>\$301,700</b>		<b>\$769,046</b>		<b>\$631,072</b>	<b>25%</b>	<b>\$441,012</b>			<b>\$157.51</b>		<b>7.7440</b>								
								<b>Sale. Ratio =&gt;</b>	<b>36.49</b>					<b>E.C.F. =&gt;</b>	<b>1.431</b>	<b>Std. Deviation=&gt;</b>		<b>0.353364116</b>								
								<b>Std. Dev. =&gt;</b>	<b>3.05</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.508</b>	<b>Ave. Variance=&gt;</b>		<b>29.4348</b>	<b>Coefficient of Var=&gt;</b>	<b>19.51386054</b>						



**Uptown Village**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
19-19-26-405-021	782 JEFFERSON LN	08/06/2021	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$130,400	47.42	\$280,885	\$61,200	\$213,800	22%	\$255,551	0.837	1,973	\$108.36	'UP	2.1862	2 STORY		UPTOWN	401	79	
19-19-26-405-022	790 JEFFERSON LN	03/16/2022	\$299,000	PTA	03-ARM'S LENGTH	\$299,000	\$126,500	42.31	\$275,413	\$61,200	\$237,800	20%	\$249,332	0.954	1,792	\$132.70	'UP	9.5263	2 STORY		UPTOWN	401	80	
19-19-26-405-024	781 JEFFERSON LN	10/03/2022	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$125,400	44.79	\$280,860	\$61,200	\$218,800	22%	\$255,522	0.856	1,854	\$118.02	'UP	0.2199	2 STORY		UPTOWN	401	79	
19-19-26-405-028	749 JEFFERSON LN	08/29/2022	\$255,500	PTA	03-ARM'S LENGTH	\$255,500	\$102,800	40.23	\$230,352	\$61,200	\$194,300	24%	\$198,127	0.981	1,372	\$141.62	'UP	12.2199	2 STORY		UPTOWN	401	81	
19-19-26-405-050	1324 EISENHOWER LN	08/02/2021	\$251,000	PTA	03-ARM'S LENGTH	\$251,000	\$109,800	43.75	\$246,081	\$61,200	\$189,800	24%	\$207,001	0.917	1,470	\$129.12	'UP	5.8418	1.75 STORY		UPTOWN	401	79	
19-19-26-405-057	697 REAGAN LN	11/19/2021	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$128,400	40.13	\$320,928	\$61,200	\$258,800	19%	\$301,054	0.860	2,272	\$113.91	'UP	0.1161	2 STORY		UPTOWN	401	80	
19-19-26-405-100	1412 TRUMAN LOOP	12/07/2021	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$120,700	43.11	\$302,476	\$61,200	\$218,800	22%	\$280,086	0.781	1,928	\$113.49	'UP	7.7297	2 STORY		UPTOWN	401	81	
19-19-26-405-105	1443 E ROOSEVELT LN	08/27/2021	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$127,600	44.00	\$319,280	\$61,200	\$228,800	21%	\$299,181	0.765	2,100	\$108.95	'UP	9.3731	2 STORY		UPTOWN	401	81	
19-19-26-405-110	1407 E ROOSEVELT LN	06/18/2021	\$305,000	PTA	03-ARM'S LENGTH	\$305,000	\$133,000	43.61	\$332,284	\$61,200	\$243,800	20%	\$313,959	0.777	2,080	\$117.21	'UP	8.1951	2 STORY		UPTOWN	401	81	
<b>9 Totals:</b>			<b>\$2,555,500</b>			<b>\$2,555,500</b>	<b>\$1,104,600</b>		<b>\$2,588,559</b>		<b>\$2,004,700</b>	<b>22%</b>	<b>\$2,359,813</b>			<b>\$120.37</b>		<b>0.8969</b>						
								<b>Sale. Ratio =&gt;</b>	<b>43.22</b>					<b>E.C.F. =&gt;</b>	<b>0.850</b>	<b>Std. Deviation=&gt;</b>		<b>0.078565756</b>						
								<b>Std. Dev. =&gt;</b>	<b>2.25</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.858</b>	<b>Ave. Variance=&gt;</b>		<b>6.1565</b>	<b>Coefficient of Var=&gt;</b>	<b>7.171294692</b>				

Meadowbrook

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
19-19-35-185-022	1263 NORTH ST	05/12/2022	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$136,200	41.27	\$310,891	\$65,000	\$265,000	20%	\$294,480	0.900	2,216	\$119.58	'MB	9.1967	2 STORY		MEADOWBROOK	401	79
19-19-35-185-038	1259 DAISY LN	10/26/2021	\$287,000	PTA	03-ARM'S LENGTH	\$287,000	\$123,800	43.14	\$296,004	\$65,000	\$222,000	23%	\$276,651	0.802	1,985	\$111.84	'MB	0.5469	2 STORY		MEADOWBROOK	401	80
19-19-35-185-057	1248 MEADOWBROOK BLVD	11/24/2021	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$137,700	44.42	\$326,345	\$65,000	\$245,000	21%	\$312,988	0.783	2,482	\$98.71	'MB	2.5147	2 STORY		MEADOWBROOK	401	80
19-19-35-185-102	1175 MEADOWBROOK BLVD	06/17/2021	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$135,700	42.41	\$322,290	\$68,640	\$251,360	21%	\$303,772	0.827	2,482	\$101.27	'MB	1.9539	2 STORY		MEADOWBROOK	401	80
19-19-35-185-105	1199 MEADOWBROOK BLVD	06/04/2021	\$277,000	PTA	03-ARM'S LENGTH	\$277,000	\$134,200	48.45	\$318,949	\$65,000	\$212,000	23%	\$304,130	0.697	2,134	\$99.34	'MB	11.0854	2 STORY		MEADOWBROOK	401	81
19-19-35-185-112	1249 MEADOWBROOK BLVD	09/22/2021	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$138,200	44.58	\$331,226	\$66,285	\$243,715	21%	\$317,294	0.768	2,503	\$97.37	'MB	3.9820	2 STORY		MEADOWBROOK	401	80
19-19-35-185-117	1289 MEADOWBROOK BLVD	10/28/2021	\$295,100	PTA	03-ARM'S LENGTH	\$295,100	\$142,400	48.25	\$341,172	\$65,000	\$230,100	22%	\$330,744	0.696	2,606	\$88.30	'MB	11.2220	2 STORY		MEADOWBROOK	401	82
19-19-35-185-120	621 MORNING GLORY LN	12/17/2021	\$309,000	PTA	03-ARM'S LENGTH	\$309,000	\$139,000	44.98	\$329,450	\$67,207	\$241,793	22%	\$314,063	0.770	2,503	\$96.60	'MB	3.8037	2 STORY		MEADOWBROOK	401	80
19-19-35-185-126	671 MORNING GLORY LN	06/29/2022	\$335,000	PTA	03-ARM'S LENGTH	\$335,000	\$132,700	39.61	\$303,190	\$65,377	\$269,623	20%	\$284,805	0.947	2,216	\$121.67	'MB	13.8769	2 STORY		MEADOWBROOK	401	80
19-19-35-185-127	677 MORNING GLORY LN	11/12/2021	\$279,000	PTA	03-ARM'S LENGTH	\$279,000	\$110,200	39.50	\$265,957	\$65,000	\$214,000	23%	\$240,667	0.889	1,804	\$118.63	'MB	8.1271	2 STORY		MEADOWBROOK	401	79
<b>10 Totals:</b>			<b>\$3,052,100</b>			<b>\$3,052,100</b>	<b>\$1,330,100</b>		<b>\$3,145,474</b>		<b>\$2,394,591</b>	<b>22%</b>	<b>\$2,979,594</b>			<b>\$105.33</b>							
								Sale. Ratio =>	43.58			E.C.F. =>	0.804	Std. Deviation=>		0.083850523							
								Std. Dev. =>	3.14			Ave. E.C.F. =>	0.808	Ave. Variance=>		6.6309	Coefficient of Var=>		8.207358382				

Main Street North

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
19-19-35-305-016	250 FIRST ST	08/01/2022	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$92,300	51.31	\$206,918	\$40,000	\$139,900	22%	\$108,388	1.291	1,763	\$79.35	'MSN2	21.7396	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-380-008	241 FIRST ST	09/24/2021	\$110,000	PTA	03-ARM'S LENGTH	\$110,000	\$71,600	65.09	\$179,335	\$42,162	\$67,838	38%	\$89,073	0.762	1,352	\$50.18	'MSN2	74.6529	2 STORY		MAIN STREET NORTH	401	45
19-19-35-382-002	115 FIRST ST.	05/12/2022	\$239,000	PTA	03-ARM'S LENGTH	\$239,000	\$83,100	34.77	\$186,333	\$40,000	\$199,000	17%	\$95,021	2.094	1,636	\$121.64	'MSN2	58.6145	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-408-003	104 E MICHIGAN AVE	06/24/2021	\$192,500	PTA	03-ARM'S LENGTH	\$192,500	\$66,700	34.65	\$169,027	\$40,000	\$152,500	21%	\$83,783	1.820	1,092	\$139.65	'MSN2	31.2049	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-408-005	519 MARVIN ST	04/28/2021	\$214,000	PTA	03-ARM'S LENGTH	\$214,000	\$87,400	40.84	\$217,840	\$41,431	\$172,569	19%	\$114,551	1.506	1,440	\$119.84	'MSN2	0.1647	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-408-012	334 FERMAN ST	12/17/2021	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$78,000	38.05	\$186,722	\$43,305	\$161,695	21%	\$93,127	1.736	864	\$187.15	'MSN2	22.8156	RANCH		MAIN STREET NORTH	401	49
19-19-35-408-014	328 FERMAN ST	07/06/2021	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$97,900	52.21	\$233,339	\$43,443	\$144,057	23%	\$123,309	1.168	1,113	\$129.43	'MSN2	33.9869	1.75 STORY		MAIN STREET NORTH	401	61
19-19-35-433-009	210 CHURCH ST	05/11/2021	\$187,500	PTA	03-ARM'S LENGTH	\$187,500	\$77,500	41.33	\$183,667	\$40,000	\$147,500	21%	\$93,290	1.581	1,280	\$115.23	'MSN2	7.2962	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-433-013	38 W SECOND ST	04/26/2022	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$73,100	50.41	\$158,908	\$40,000	\$105,000	28%	\$77,212	1.360	840	\$125.00	'MSN2	14.8237	RANCH		MAIN STREET NORTH	401	46
19-19-35-433-017	243 NORTH ST	11/30/2021	\$195,000	LC	03-ARM'S LENGTH	\$195,000	\$87,800	45.03	\$217,410	\$40,000	\$155,000	21%	\$115,201	1.345	2,108	\$73.53	'MSN2	16.2655	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-433-018	305 NORTH ST	01/21/2022	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$84,000	34.29	\$208,554	\$40,000	\$205,000	16%	\$109,450	1.873	1,552	\$132.09	'MSN2	36.4872	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-453-002	15 FIRST ST	08/12/2021	\$246,600	PTA	03-ARM'S LENGTH	\$246,600	\$99,100	40.19	\$244,270	\$40,000	\$206,600	16%	\$132,642	1.558	1,834	\$112.65	'MSN2	4.9447	2 STORY		MAIN STREET NORTH	401	45
19-19-35-453-005	39 FIRST ST	09/21/2021	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$76,900	37.15	\$191,827	\$40,000	\$167,000	19%	\$98,588	1.694	1,376	\$121.37	'MSN2	18.5789	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-453-010	77 FIRST ST	08/24/2022	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$91,100	46.72	\$204,296	\$41,898	\$153,102	21%	\$105,453	1.452	1,457	\$105.08	'MSN2	5.6278	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-459-005	8 ANN ST	07/01/2021	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$83,000	36.09	\$208,420	\$40,000	\$190,000	17%	\$109,363	1.737	1,584	\$119.95	'MSN2	22.9204	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-459-006	328 NORTH ST	07/08/2022	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$74,300	59.44	\$166,577	\$40,000	\$85,000	32%	\$82,192	1.034	1,546	\$54.98	'MSN2	47.3965	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-480-003	252 FERMAN ST	07/29/2021	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$101,600	40.64	\$251,267	\$40,000	\$210,000	16%	\$137,186	1.531	2,219	\$94.64	'MSN2	2.2639	1.75 STORY		MAIN STREET NORTH	401	45
19-19-35-480-008	301 MARVIN ST	05/07/2021	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$75,600	36.88	\$190,018	\$40,000	\$165,000	20%	\$97,414	1.694	1,260	\$130.95	'MSN2	18.5673	1.75 STORY		MAIN STREET NORTH	401	45
19-19-35-480-012	204 FERMAN ST	09/10/2021	\$230,000	PTA	03-ARM'S LENGTH	\$230,000	\$101,200	44.00	\$262,752	\$40,000	\$190,000	17%	\$144,644	1.314	2,317	\$82.00	'MSN2	19.4559	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-481-004	121 MARVIN ST	08/05/2021	\$206,500	PTA	03-ARM'S LENGTH	\$206,500	\$88,500	42.86	\$221,634	\$40,000	\$166,500	19%	\$117,944	1.412	1,500	\$111.00	'MSN2	9.6442	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-481-005	32 GAY ST	05/03/2021	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$89,700	36.61	\$224,497	\$40,000	\$205,000	16%	\$119,803	1.711	1,542	\$132.94	'MSN2	20.3013	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-482-003	300 HURD ST	03/30/2023	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$77,300	41.78	\$173,439	\$40,000	\$145,000	22%	\$86,648	1.673	920	\$157.61	'MSN2	16.5308	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-482-012	236 HURD ST	05/26/2022	\$172,000	PTA	03-ARM'S LENGTH	\$172,000	\$109,600	63.72	\$252,017	\$40,000	\$132,000	23%	\$137,673	0.959	2,688	\$49.11	'MSN2	54.9335	2 STORY		MAIN STREET NORTH	401	45
19-19-35-482-023	211 COUNTY ST	12/22/2021	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$82,400	45.78	\$207,256	\$40,000	\$140,000	22%	\$108,607	1.289	1,238	\$113.09	'MSN2	21.9078	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-482-030	251 COUNTY ST	02/18/2022	\$204,900	PTA	03-ARM'S LENGTH	\$204,900	\$78,700	38.41	\$189,127	\$43,053	\$161,847	21%	\$94,853	1.706	1,279	\$126.54	'MSN2	19.8164	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-482-033	267 COUNTY ST	03/17/2023	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$82,000	51.25	\$183,955	\$40,000	\$120,000	25%	\$93,477	1.284	1,116	\$107.53	'MSN2	22.4391	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-482-042	115 DEXTER ST	11/12/2021	\$234,900	PTA	03-ARM'S LENGTH	\$234,900	\$74,700	31.80	\$188,689	\$40,000	\$194,900	17%	\$96,551	2.019	1,102	\$176.86	'MSN2	51.0493	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-483-019	203 HURD ST	11/30/2022	\$192,500	PTA	03-ARM'S LENGTH	\$192,500	\$91,000	47.27	\$200,315	\$40,000	\$152,500	21%	\$104,100	1.465	1,488	\$102.49	'MSN2	4.3191	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-483-033	313 HURD ST	09/01/2021	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$81,600	40.80	\$205,418	\$40,000	\$160,000	20%	\$107,414	1.490	1,388	\$115.27	'MSN2	1.8565	MULTI-STORY		MAIN STREET NORTH	401	45
19-19-35-484-014	279 IDEAL ST	09/03/2021	\$213,500	PTA	03-ARM'S LENGTH	\$213,500	\$86,300	40.42	\$198,444	\$40,000	\$173,500	19%	\$102,885	1.686	1,194	\$145.31	'MSN2	17.8220	1.75 STORY		MAIN STREET NORTH	401	45
<b>30 Totals:</b>			<b>\$5,983,300</b>			<b>\$5,983,300</b>	<b>\$2,544,000</b>		<b>\$6,112,271</b>		<b>\$4,768,008</b>	<b>21%</b>	<b>\$3,179,842</b>			<b>\$114.42</b>		<b>0.8681</b>					
								<b>Sale. Ratio =&gt;</b>	<b>42.52</b>				<b>E.C.F. =&gt;</b>	<b>1.499</b>			<b>Std. Deviation=&gt;</b>	<b>0.299534808</b>					
								<b>Std. Dev. =&gt;</b>	<b>8.46</b>				<b>Ave. E.C.F. =&gt;</b>	<b>1.508</b>			<b>Ave. Variance=&gt;</b>	<b>23.2809</b>	<b>Coefficient of Var=&gt;</b>	<b>15.43694984</b>			

Ideal Area

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
19-19-36-356-003	522 IDEAL ST	04/30/2021	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$64,400	34.81	\$166,822	\$61,875	\$123,125	33%	\$84,548	1.456	984	\$125.13	'IA	2.9701	MULTI-STORY		IDEAL AREA	401	45
19-19-36-356-005	510 IDEAL ST	02/08/2023	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$89,700	37.39	\$205,467	\$30,938	\$208,962	13%	\$110,311	1.894	1,328	\$157.35	'IA	46.7726	MULTI-STORY		IDEAL AREA	401	45
19-19-36-356-012	523 HURD ST	10/31/2022	\$224,900	PTA	03-ARM'S LENGTH	\$224,900	\$80,100	35.62	\$178,443	\$52,081	\$172,819	23%	\$138,443	1.248	1,080	\$160.02	'IA	17.8268	RANCH		IDEAL AREA	401	66
19-19-36-357-005	311 HACK ST	07/18/2022	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$84,900	42.03	\$194,067	\$31,875	\$170,125	16%	\$102,711	1.656	1,361	\$125.00	'IA	22.9774	1.75 STORY		IDEAL AREA	401	45
19-19-36-359-006	419 COUNTY STREET	04/12/2021	\$161,000	PTA	03-ARM'S LENGTH	\$161,000	\$84,400	52.42	\$222,058	\$41,250	\$119,750	26%	\$121,372	0.987	1,771	\$67.62	'IA	43.9936	MULTI-STORY		IDEAL AREA	401	45
19-19-36-360-004	200 HACK ST	05/12/2022	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$91,400	42.51	\$209,616	\$41,250	\$173,750	19%	\$113,077	1.537	1,555	\$111.74	'IA	10.9991	MULTI-STORY		IDEAL AREA	401	45
19-19-36-360-010	530 HURD ST	10/21/2021	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$93,800	42.64	\$238,482	\$79,151	\$140,849	36%	\$116,637	1.208	1,526	\$92.30	'IA	21.8988	1.25 STORY		IDEAL AREA	401	45
<b>7 Totals:</b>			<b>\$1,447,800</b>			<b>\$1,447,800</b>	<b>\$588,700</b>		<b>\$1,414,955</b>		<b>\$1,109,380</b>	<b>24%</b>	<b>\$787,099</b>			<b>\$119.88</b>		<b>1.7118</b>					
								Sale. Ratio =>	<b>40.66</b>				E.C.F. =>	<b>1.409</b>		Std. Deviation=>		<b>0.304910805</b>					
								Std. Dev. =>	<b>6.01</b>				Ave. E.C.F. =>	<b>1.427</b>		Ave. Variance=>		<b>23.9198 Coefficient of Var=&gt; 16.76731379</b>					

Green Tree Sub

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.					
19-19-35-327-008	448 GREENTREE LN	03/14/2022	\$266,000	PTA	03-ARM'S LENGTH	\$266,000	\$78,100	29.36	\$208,185	\$65,200	\$200,800	25%	\$126,548	1.587	1,218	\$164.86	'GTS	21.8684	2 STORY		GREEN TREE SUBDIVISION	401	50					
19-19-35-328-008	413 GREENTREE LN	06/02/2021	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$93,600	38.20	\$245,540	\$65,200	\$179,800	27%	\$156,432	1.149	1,816	\$99.01	'GTS	21.8684	TRI LEVEL		GREEN TREE SUBDIVISION	401	51					
<b>2 Totals:</b>			<b>\$511,000</b>			<b>\$511,000</b>	<b>\$171,700</b>		<b>\$453,725</b>		<b>\$380,600</b>	<b>26%</b>	<b>\$282,980</b>			<b>\$131.93</b>		<b>2.3094</b>										
													Sale. Ratio =>		<b>33.60</b>		E.C.F. =>		<b>1.345</b>		Std. Deviation=>		<b>0.309266226</b>					
													Std. Dev. =>		<b>6.25</b>		Ave. E.C.F. =>		<b>1.368</b>		Ave. Variance=>		<b>21.8684</b>		Coefficient of Var=>		<b>15.98492573</b>	

Cherry Lane

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
19-19-35-385-003	103 CHERRY LANE DR	11/30/2022	\$179,000	PTA	03-ARM'S LENGTH	\$179,000	\$72,000	40.22	\$194,485	\$45,000	\$134,000	\$185,696	0.722	1,051	\$127.50	'CHYLN	2.4233	CONDO		\$45,000	No	/ /		CHERRY LANE CONDOS	401	78
19-19-35-385-006	113 CHERRY LANE DR	01/06/2023	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$72,000	42.35	\$194,485	\$45,000	\$125,000	\$185,696	0.673	1,051	\$118.93	'CHYLN	2.4233	CONDO		\$45,000	No	/ /		CHERRY LANE CONDOS	401	78
<b>2 Totals:</b>			<b>\$349,000</b>			<b>\$349,000</b>	<b>\$144,000</b>		<b>\$388,970</b>		<b>\$259,000</b>	<b>\$371,392</b>			<b>\$123.22</b>		<b>0.0000</b>									
							<b>Sale. Ratio =&gt;</b>	<b>41.26</b>				<b>E.C.F. =&gt;</b>	<b>0.697</b>			<b>Std. Deviation=&gt;</b>	<b>0.034270857</b>									
							<b>Std. Dev. =&gt;</b>	<b>1.51</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.697</b>			<b>Ave. Variance=&gt;</b>	<b>2.4233</b>	<b>Coefficient of Var=&gt;</b>	<b>3.474903475</b>							

Milan Crossing

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
19-19-35-160-007	1170 GRAY CT	09/02/2021	\$219,700	PTA	03-ARM'S LENGTH	\$219,700	\$90,500	41.19	\$228,675	\$50,900	\$168,800	23%	\$240,098	0.703	1,646	\$102.55	'MICR	5.5373	2 STORY		MILAN CROSSING	401	80
19-19-35-160-011	975 KAY ST	06/25/2021	\$224,900	PTA	03-ARM'S LENGTH	\$224,900	\$91,900	40.86	\$220,435	\$50,900	\$174,000	23%	\$229,326	0.759	1,360	\$127.94	'MICR	0.0326	RANCH		MILAN CROSSING	401	80
19-19-35-160-047	908 WRIGHT LN	04/25/2022	\$222,200	PTA	03-ARM'S LENGTH	\$222,200	\$94,700	42.62	\$221,583	\$50,900	\$171,300	23%	\$230,827	0.742	1,360	\$125.96	'MICR	1.6305	RANCH		MILAN CROSSING	401	82
19-19-35-160-060	1182 WRIGHT LN	06/14/2021	\$184,900	PTA	03-ARM'S LENGTH	\$184,900	\$81,500	44.08	\$207,177	\$50,900	\$134,000	28%	\$211,996	0.632	1,336	\$100.30	'MICR	12.6332	2 STORY		MILAN CROSSING	401	84
19-19-35-161-027	915 KAY ST	06/24/2022	\$270,000	PTA	03-ARM'S LENGTH	\$270,000	\$105,300	39.00	\$246,493	\$51,919	\$218,081	19%	\$262,057	0.832	1,360	\$160.35	'MICR	7.3770	RANCH		MILAN CROSSING	401	95
19-19-35-161-036	855 MARVIN CT	03/21/2022	\$239,900	PTA	03-ARM'S LENGTH	\$239,900	\$98,300	40.98	\$235,526	\$50,900	\$189,000	21%	\$249,053	0.759	1,360	\$138.97	'MICR	0.0455	RANCH		MILAN CROSSING	401	88
19-19-35-161-038	850 MARVIN CT	02/15/2023	\$301,500	PTA	03-ARM'S LENGTH	\$301,500	\$103,800	34.43	\$242,882	\$50,900	\$250,600	17%	\$258,669	0.969	1,369	\$183.05	'MICR	21.0387	RANCH		MILAN CROSSING	401	93
19-19-35-161-072	1194 MARVIN ST	04/07/2021	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$81,500	44.05	\$197,775	\$50,900	\$134,100	28%	\$199,705	0.671	1,131	\$118.57	'MICR	8.6929	RANCH		MILAN CROSSING	401	92
<b>8 Totals:</b>			<b>\$1,848,100</b>			<b>\$1,848,100</b>	<b>\$747,500</b>		<b>\$1,800,546</b>		<b>\$1,439,881</b>	<b>23%</b>	<b>\$1,881,731</b>			<b>\$132.21</b>		<b>0.6770</b>					
								Sale. Ratio =>	40.45			E.C.F. =>	0.765	Std. Deviation=>		0.104576116							
								Std. Dev. =>	3.13			Ave. E.C.F. =>	0.758	Ave. Variance=>		7.1235	Coefficient of Var=>	9.392503717					

Yorkshire Square

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
19-19-34-415-011	575 YORKSHIRE SQ	12/09/2021	\$162,000	PTA	03-ARM'S LENGTH	\$162,000	\$63,600	39.26	\$154,649	\$26,000	\$136,000	16%	\$99,727	1.364	880	\$154.55	'YKS	7.2114	CONDO		YORKSHIRE SQUARE	401	66
19-19-34-415-023	596 YORKSHIRE SQ	12/15/2021	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$68,500	44.19	\$166,308	\$26,000	\$129,000	17%	\$108,765	1.186	880	\$146.59	'YKS	10.5566	CONDO		YORKSHIRE SQUARE	401	65
19-19-34-415-029	560 YORKSHIRE SQ	07/02/2021	\$152,000	PTA	03-ARM'S LENGTH	\$152,000	\$61,100	40.20	\$148,667	\$26,000	\$126,000	17%	\$95,090	1.325	844	\$149.29	'YKS	3.3452	CONDO		YORKSHIRE SQUARE	401	65
<b>3 Totals:</b>			<b>\$469,000</b>			<b>\$469,000</b>	<b>\$193,200</b>		<b>\$469,624</b>		<b>\$391,000</b>	<b>17%</b>	<b>\$303,582</b>			<b>\$150.14</b>		<b>0.3654</b>					
								<b>Sale. Ratio =&gt;</b>	<b>41.19</b>			<b>E.C.F. =&gt;</b>	<b>1.288</b>	<b>Std. Deviation=&gt;</b>		<b>0.093443942</b>							
								<b>Std. Dev. =&gt;</b>	<b>2.62</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.292</b>	<b>Ave. Variance=&gt;</b>		<b>7.0377</b>	<b>Coefficient of Var=&gt;</b>	<b>5.448791141</b>					



Wanty

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
19-19-35-153-009	861 WILLANA ST	01/28/2022	\$219,900	PTA	03-ARM'S LENGTH	\$219,900	\$81,100	36.88	\$216,836	\$41,600	\$178,300	19%	\$113,908	1.565	925	\$192.76	'WAN	0.2753	RANCH		WANTY	401	49
19-19-35-155-017	52 W PHILLIPS AVE	09/02/2022	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$96,500	43.86	\$230,580	\$44,014	\$175,986	20%	\$121,124	1.453	1,205	\$146.05	'WAN	11.5111	RANCH		WANTY	401	45
19-19-35-156-002	23 W PHILLIPS AVE	07/28/2022	\$257,500	PTA	03-ARM'S LENGTH	\$257,500	\$102,800	39.92	\$239,057	\$41,600	\$215,900	16%	\$128,061	1.686	960	\$224.90	'WAN	11.7864	RANCH		WANTY	401	56
<b>3 Totals:</b>			<b>\$697,400</b>			<b>\$697,400</b>	<b>\$280,400</b>		<b>\$686,473</b>		<b>\$570,186</b>	<b>18%</b>	<b>\$363,093</b>			<b>\$187.90</b>		<b>0.2307</b>					
								<b>Sale. Ratio =&gt;</b>	<b>40.21</b>			<b>E.C.F. =&gt;</b>	<b>1.570</b>	<b>Std. Deviation=&gt;</b>		<b>0.116511658</b>							
								<b>Std. Dev. =&gt;</b>	<b>3.50</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.568</b>	<b>Ave. Variance=&gt;</b>		<b>7.8576</b>	<b>Coefficient of Var=&gt;</b>		<b>5.011053106</b>				

Supervisor's Plat Eastside

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
19-19-35-178-008	236 E LEWIS AVE	01/13/2023	\$214,900	PTA	03-ARM'S LENGTH	\$214,900	\$95,400	44.39	\$216,981	\$45,000	\$169,900	21%	\$107,488	1.581	1,072	\$158.49	'SPE	0.8914	RANCH		SUPERVISOR'S PLAT EASTSIDE	401	45
19-19-35-181-002	364 E BRAMAN AVE	06/29/2021	\$188,000	PTA	03-ARM'S LENGTH	\$188,000	\$76,600	40.74	\$221,261	\$45,000	\$143,000	24%	\$110,163	1.298	992	\$144.15	'SPE	27.3652	RANCH		SUPERVISOR'S PLAT EASTSIDE	401	66
19-19-35-182-004	336 E MILLER AVE	03/03/2023	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$98,900	46.00	\$219,710	\$45,000	\$170,000	21%	\$109,193	1.557	872	\$194.95	'SPE	1.4852	RANCH		SUPERVISOR'S PLAT EASTSIDE	401	61
19-19-35-182-009	349 E BRAMAN AVE	11/14/2022	\$222,000	PTA	03-ARM'S LENGTH	\$222,000	\$115,800	52.16	\$265,099	\$45,000	\$177,000	20%	\$137,561	1.287	1,892	\$93.55	'SPE	28.5026	RANCH		SUPERVISOR'S PLAT EASTSIDE	401	45
19-19-35-401-007	370 E PHILLIPS AVE	08/08/2022	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$106,200	42.48	\$242,524	\$46,559	\$203,441	19%	\$122,478	1.661	1,373	\$148.17	'SPE	8.9313	RANCH		SUPERVISOR'S PLAT EASTSIDE	401	45
19-19-35-401-010	318 E PHILLIPS AVE	04/19/2021	\$239,400	PTA	03-ARM'S LENGTH	\$239,400	\$122,100	51.00	\$302,237	\$45,000	\$194,400	19%	\$160,773	1.209	1,660	\$117.11	'SPE	36.2570	TRI LEVEL		SUPERVISOR'S PLAT EASTSIDE	401	59
19-19-35-401-011	734 LEE ST	01/24/2022	\$127,000	PTA	03-ARM'S LENGTH	\$127,000	\$55,000	43.31	\$147,941	\$45,000	\$82,000	35%	\$64,338	1.275	720	\$113.89	'SPE	29.7209	RANCH		SUPERVISOR'S PLAT EASTSIDE	401	45
19-19-35-401-018	329 SMITH AVE	07/29/2022	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$83,000	37.73	\$187,749	\$45,000	\$175,000	20%	\$89,218	1.961	1,247	\$140.34	'SPE	38.9760	RANCH		SUPERVISOR'S PLAT EASTSIDE	401	45
19-19-35-405-010	212 WELCH ST	12/02/2022	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$93,600	42.55	\$224,563	\$45,000	\$175,000	20%	\$112,226	1.559	1,088	\$160.85	'SPE	1.2375	RANCH		SUPERVISOR'S PLAT EASTSIDE	401	49
19-19-35-406-008	625 LEE STREET	09/27/2021	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$60,900	33.83	\$157,187	\$45,000	\$135,000	25%	\$70,116	1.925	909	\$148.51	'SPE	35.3653	RANCH		SUPERVISOR'S PLAT EASTSIDE	401	45
19-19-35-409-006	239 SPINK AVE	06/11/2021	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$106,300	40.88	\$276,032	\$45,000	\$215,000	17%	\$144,395	1.489	1,722	\$124.85	'SPE	8.2757	1.25 STORY		SUPERVISOR'S PLAT EASTSIDE	401	45
19-19-35-409-013	220 E MICHIGAN AVE	05/20/2022	\$326,000	PTA	03-ARM'S LENGTH	\$326,000	\$122,600	37.61	\$281,061	\$45,000	\$281,000	14%	\$147,538	1.905	2,126	\$132.17	'SPE	33.2866	MULTI-STORY		SUPERVISOR'S PLAT EASTSIDE	401	45
19-19-35-410-014	226 SPINK AVE	06/21/2022	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$91,500	38.13	\$207,904	\$45,000	\$195,000	19%	\$101,815	1.915	1,110	\$175.68	'SPE	34.3510	RANCH		SUPERVISOR'S PLAT EASTSIDE	401	45
19-19-35-412-002	524 LEE ST	03/28/2022	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$65,500	30.47	\$173,998	\$46,150	\$168,850	21%	\$79,905	2.113	919	\$183.73	'SPE	54.1406	RANCH		SUPERVISOR'S PLAT EASTSIDE	401	45
19-19-35-412-013	332 E MICHIGAN AVE	06/18/2021	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$77,700	40.89	\$204,393	\$46,691	\$143,309	25%	\$98,563	1.454	1,080	\$132.69	'SPE	11.7744	RANCH		SUPERVISOR'S PLAT EASTSIDE	401	45
19-19-35-484-001	206 LAFAYETTE AVE	10/12/2022	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$84,900	60.64	\$192,309	\$45,000	\$95,000	32%	\$92,068	1.032	1,050	\$90.48	'SPE	53.9882	RANCH		SUPERVISOR'S PLAT EASTSIDE	401	45
19-19-35-484-031	254 LAFAYETTE AVE	09/22/2021	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$80,100	40.05	\$210,430	\$46,243	\$153,757	23%	\$102,616	1.498	1,209	\$127.18	'SPE	7.3355	1.5 STORY		SUPERVISOR'S PLAT EASTSIDE	401	45
<b>17 Totals:</b>			<b>\$3,647,300</b>			<b>\$3,647,300</b>	<b>\$1,536,100</b>		<b>\$3,731,379</b>		<b>\$2,876,657</b>	<b>22%</b>	<b>\$1,850,454</b>			<b>\$140.40</b>					<b>1.7160</b>		
									<b>Sale. Ratio =&gt;</b>	<b>42.12</b>			<b>E.C.F. =&gt;</b>	<b>1.555</b>	<b>Std. Deviation=&gt;</b>		<b>0.306269278</b>						
									<b>Std. Dev. =&gt;</b>	<b>7.12</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.572</b>	<b>Ave. Variance=&gt;</b>		<b>24.2285</b>	<b>Coefficient of Var=&gt;</b>		<b>15.41519164</b>			

Riverside Sub

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.		
19-19-35-329-014	35 S PLATT RD	05/06/2022	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$75,600	37.80	\$174,850	\$45,800	\$154,200	23%	\$84,378	1.827	1,152	\$133.85	'RVS	25.9191	1.5 STORY		RIVERSIDE SUBDIVISION	401	45		
19-19-35-330-007	419 W MAIN ST	11/04/2022	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$87,200	42.96	\$201,582	\$47,034	\$155,966	23%	\$100,216	1.556	988	\$157.86	'RVS	1.2001	RANCH		RIVERSIDE SUBDIVISION	401	45		
19-19-35-330-008	420 EVERETT ST	02/01/2022	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$73,800	37.85	\$175,269	\$45,800	\$149,200	23%	\$84,639	1.763	1,116	\$133.69	'RVS	19.4482	1.5 STORY		RIVERSIDE SUBDIVISION	401	45		
19-19-35-330-011	390 EVERETT ST	07/29/2022	\$239,000	PTA	03-ARM'S LENGTH	\$239,000	\$94,300	39.46	\$218,014	\$47,820	\$191,180	20%	\$109,934	1.739	1,452	\$131.67	'RVS	17.0744	1.75 STORY		RIVERSIDE SUBDIVISION	401	45		
19-19-35-330-013	370 EVERETT ST	09/27/2022	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$76,400	38.20	\$176,707	\$45,800	\$154,200	23%	\$85,532	1.803	1,152	\$133.85	'RVS	23.4535	1.5 STORY		RIVERSIDE SUBDIVISION	401	45		
19-19-35-351-007	153 S PLATT RD	08/26/2022	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$79,400	46.71	\$183,694	\$45,800	\$124,200	27%	\$89,872	1.382	1,169	\$106.24	'RVS	18.6334	RANCH		RIVERSIDE SUBDIVISION	401	45		
19-19-35-351-010	171 S PLATT RD	07/08/2022	\$215,000	PTA	03-ARM'S LENGTH	\$215,000	\$95,100	44.23	\$219,959	\$47,007	\$167,993	22%	\$111,647	1.505	1,457	\$115.30	'RVS	6.3619	RANCH		RIVERSIDE SUBDIVISION	401	45		
19-19-35-352-002	401 EVERETT ST	09/10/2021	\$179,900	PTA	03-ARM'S LENGTH	\$179,900	\$83,000	46.14	\$195,677	\$45,800	\$134,100	25%	\$97,314	1.378	1,344	\$99.78	'RVS	19.0286	1.75 STORY		RIVERSIDE SUBDIVISION	401	45		
19-19-35-352-019	466 BODLEY CRES	04/29/2022	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$77,100	40.58	\$178,329	\$45,800	\$144,200	24%	\$86,539	1.666	1,086	\$132.78	'RVS	9.8002	RANCH		RIVERSIDE SUBDIVISION	401	45		
19-19-35-353-006	447 BODLEY CRES	11/19/2021	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$75,100	39.53	\$184,460	\$45,800	\$144,200	24%	\$90,347	1.596	1,086	\$132.78	'RVS	2.7769	RANCH		RIVERSIDE SUBDIVISION	401	45		
19-19-35-374-012	469 ARGYLE CRES	10/19/2022	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$94,200	49.58	\$217,831	\$45,800	\$144,200	24%	\$111,075	1.298	1,305	\$110.50	'RVS	27.0077	RANCH		RIVERSIDE SUBDIVISION	401	45		
19-19-35-374-013	473 ARGYLE CRES	01/21/2022	\$188,100	PTA	03-ARM'S LENGTH	\$188,100	\$72,600	38.60	\$178,601	\$45,800	\$142,300	24%	\$86,708	1.641	1,086	\$131.03	'RVS	7.2841	RANCH		RIVERSIDE SUBDIVISION	401	45		
19-19-35-374-015	481 ARGYLE CRES	09/01/2021	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$82,600	42.36	\$201,728	\$45,800	\$149,200	23%	\$101,073	1.476	1,025	\$145.56	'RVS	9.2138	RANCH		RIVERSIDE SUBDIVISION	401	45		
19-19-35-374-021	245 ST LOUIS ST	04/30/2021	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$76,300	41.24	\$187,212	\$49,424	\$135,576	27%	\$89,806	1.510	1,086	\$124.84	'RVS	5.8645	RANCH		RIVERSIDE SUBDIVISION	401	45		
19-19-35-375-007	369 ARGYLE CRES	05/10/2021	\$204,000	PTA	03-ARM'S LENGTH	\$204,000	\$91,600	44.90	\$222,627	\$48,428	\$155,572	24%	\$112,421	1.384	1,448	\$107.44	'RVS	18.4465	RANCH		RIVERSIDE SUBDIVISION	401	45		
<b>15 Totals:</b>			<b>\$2,944,000</b>			<b>\$2,944,000</b>	<b>\$1,234,300</b>		<b>\$2,916,540</b>	<b>\$2,246,287</b>	<b>24%</b>	<b>\$1,441,501</b>			<b>\$126.48</b>			<b>1.0002</b>							
										Sale. Ratio =>		41.93		E.C.F. =>		1.558		Std. Deviation=>		0.168790432					
										Std. Dev. =>		3.66		Ave. E.C.F. =>		1.568		Ave. Variance=>		14.1009		Coefficient of Var=>		8.991182138	

River Point Condo

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
19-19-34-410-004	535 RIVER POINTE CT	08/09/2023	\$226,000	PTA	03-ARM'S LENGTH	\$226,000	\$102,400	45.31	\$214,267	\$44,100	\$181,900	20%	\$180,267	1.009	1,180	\$154.15	'RPC	0.9628	RANCH		RIVER POINT CONDOS	401	70
19-19-34-410-023	532 RIVER POINTE CT	12/17/2021	\$188,000	PTA	03-ARM'S LENGTH	\$188,000	\$77,000	40.96	\$183,235	\$44,100	\$143,900	23%	\$145,235	0.991	1,450	\$99.24	'RPC	0.8623	BI LEVEL		RIVER POINT CONDOS	401	65
19-19-34-410-025	516 RIVER POINTE CT	12/06/2022	\$190,000	PTA	03-ARM'S LENGTH	\$190,000	\$80,400	42.32	\$184,130	\$44,100	\$145,900	23%	\$146,130	0.998	1,450	\$100.62	'RPC	0.1005	BI LEVEL		RIVER POINT CONDOS	401	65
<b>3 Totals:</b>			<b>\$604,000</b>			<b>\$604,000</b>	<b>\$259,800</b>		<b>\$581,632</b>		<b>\$471,700</b>	<b>22%</b>	<b>\$471,632</b>			<b>\$118.00</b>		<b>0.0713</b>					
							<b>Sale. Ratio =&gt;</b>	<b>43.01</b>			<b>E.C.F. =&gt;</b>	<b>1.000</b>	<b>Std. Deviation=&gt;</b>		<b>0.009166795</b>								
							<b>Std. Dev. =&gt;</b>	<b>2.23</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.999</b>	<b>Ave. Variance=&gt;</b>		<b>0.6419</b>	<b>Coefficient of Var=&gt;</b>		<b>0.64222124</b>					

**Northside Addition**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
19-19-35-303-002	205 ELM ST	04/30/2021	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$82,800	37.64	\$223,018	\$40,000	\$180,000	18%	\$124,080	1.451	1,248	\$144.23	'NSA	6.8476	RANCH		NORTHSIDE ADDITION	401	56
19-19-35-427-003	800 CHURCH ST	06/03/2022	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$72,500	55.77	\$182,703	\$40,000	\$90,000	31%	\$96,747	0.930	960	\$93.75	'NSA	58.8891	RANCH		NORTHSIDE ADDITION	401	45
19-19-35-428-002	801 CHURCH ST	08/10/2022	\$132,300	PTA	03-ARM'S LENGTH	\$132,300	\$61,000	46.11	\$152,998	\$40,000	\$92,300	30%	\$76,608	1.205	777	\$118.79	'NSA	31.4318	RANCH		NORTHSIDE ADDITION	401	45
19-19-35-429-002	721 CHURCH ST	09/01/2022	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$83,300	32.67	\$203,524	\$40,000	\$215,000	16%	\$110,863	1.939	1,159	\$185.50	'NSA	42.0178	RANCH		NORTHSIDE ADDITION	401	46
19-19-35-429-005	722 YORK ST	09/26/2022	\$202,000	PTA	03-ARM'S LENGTH	\$202,000	\$66,900	33.12	\$167,747	\$43,860	\$158,140	22%	\$83,991	1.883	925	\$170.96	'NSA	36.3668	RANCH		NORTHSIDE ADDITION	401	45
19-19-35-429-008	132 ELM STREET	08/25/2022	\$121,500	PTA	03-ARM'S LENGTH	\$121,500	\$57,900	47.65	\$146,085	\$41,207	\$80,293	34%	\$71,103	1.129	736	\$109.09	'NSA	38.9904	RANCH		NORTHSIDE ADDITION	401	45
19-19-35-430-004	121 ELM ST	06/28/2021	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$51,300	30.72	\$146,192	\$41,319	\$125,681	25%	\$71,100	1.768	768	\$163.65	'NSA	24.8512	RANCH		NORTHSIDE ADDITION	401	45
19-19-35-430-008	612 YORK ST	04/19/2022	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$71,600	35.27	\$180,447	\$40,000	\$163,000	20%	\$95,218	1.712	1,447	\$112.65	'NSA	19.2708	RANCH		NORTHSIDE ADDITION	401	45
19-19-35-430-012	124 W MICHIGAN AVE	08/20/2021	\$159,800	PTA	03-ARM'S LENGTH	\$159,800	\$57,500	35.98	\$156,592	\$40,000	\$119,800	25%	\$79,045	1.516	810	\$147.90	'NSA	0.3560	RANCH		NORTHSIDE ADDITION	401	51
19-19-35-431-002	117 W MICHIGAN AVE	05/14/2021	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$55,400	39.57	\$150,964	\$40,000	\$100,000	29%	\$75,229	1.329	700	\$142.86	'NSA	18.9878	RANCH		NORTHSIDE ADDITION	401	50
19-19-35-431-003	121 W MICHIGAN AVE	05/17/2021	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$51,800	35.72	\$141,389	\$40,000	\$105,000	28%	\$68,738	1.528	816	\$128.68	'NSA	0.8386	RANCH		NORTHSIDE ADDITION	401	48
19-19-35-431-005	135 W MICHIGAN AVE	09/30/2022	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$73,800	37.09	\$180,993	\$41,956	\$157,044	21%	\$94,262	1.666	1,024	\$153.36	'NSA	14.6884	RANCH		NORTHSIDE ADDITION	401	57
19-19-35-431-007	228 YORK ST	09/20/2021	\$220,000	PTA	03-ARM'S LENGTH	\$220,000	\$76,200	34.64	\$204,359	\$40,000	\$180,000	18%	\$111,429	1.615	1,328	\$135.54	'NSA	9.6226	RANCH		NORTHSIDE ADDITION	401	48
19-19-35-431-008	218 YORK ST	05/21/2021	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$56,200	37.47	\$159,758	\$40,000	\$110,000	27%	\$81,191	1.355	725	\$151.72	'NSA	16.4323	RANCH		NORTHSIDE ADDITION	401	45
19-19-35-432-012	138 W 2ND ST	05/17/2022	\$281,000	PTA	03-ARM'S LENGTH	\$281,000	\$86,100	30.64	\$218,016	\$40,000	\$241,000	14%	\$120,688	1.997	1,456	\$165.52	'NSA	47.7732	2 STORY		NORTHSIDE ADDITION	401	45
19-19-35-452-009	130 CHURCH ST	05/24/2021	\$199,000	PTA	03-ARM'S LENGTH	\$199,000	\$67,800	34.07	\$185,250	\$40,000	\$159,000	20%	\$98,474	1.615	1,440	\$110.42	'NSA	9.5487	2 STORY		NORTHSIDE ADDITION	401	45
19-19-35-453-016	82 W MAIN ST	09/08/2021	\$203,000	PTA	03-ARM'S LENGTH	\$203,000	\$102,600	50.54	\$242,256	\$40,000	\$163,000	20%	\$137,122	1.189	2,022	\$80.61	'NSA	33.0430	MULTI-STORY		NORTHSIDE ADDITION	401	48
<b>17 Totals:</b>			<b>\$3,127,600</b>			<b>\$3,127,600</b>	<b>\$1,174,700</b>		<b>\$3,042,291</b>		<b>\$2,439,258</b>	<b>23%</b>	<b>\$1,595,888</b>			<b>\$136.19</b>		<b>0.9312</b>					
								<b>Sale. Ratio =&gt;</b>	<b>37.56</b>			<b>E.C.F. =&gt;</b>	<b>1.528</b>	<b>Std. Deviation=&gt;</b>		<b>0.301092168</b>							
								<b>Std. Dev. =&gt;</b>	<b>7.22</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.519</b>	<b>Ave. Variance=&gt;</b>		<b>24.1151</b>	<b>Coefficient of Var=&gt;</b>		<b>15.87402462</b>				

Main Street South

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
19-19-35-328-017	464 W MAIN ST	10/04/2022	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$105,100	42.04	\$241,095	\$41,170	\$208,830	16%	\$139,807	1.494	1,296	\$161.13	'MSS	2.9297	1.5 STORY		MAIN STREET SOUTH	401	58
19-19-35-328-026	368 W MAIN ST	05/11/2022	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$77,500	38.75	\$182,489	\$40,000	\$160,000	20%	\$99,642	1.606	1,315	\$121.67	'MSS	14.1344	MULTI-STORY		MAIN STREET SOUTH	401	45
19-19-35-381-002	109 W MAIN ST	06/15/2021	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$101,000	42.98	\$255,534	\$40,000	\$195,000	17%	\$150,723	1.294	1,691	\$115.32	'MSS	17.0641	RANCH		MAIN STREET SOUTH	401	45
<b>3 Totals:</b>			<b>\$685,000</b>			<b>\$685,000</b>	<b>\$283,600</b>		<b>\$679,118</b>		<b>\$563,830</b>	<b>18%</b>	<b>\$390,172</b>			<b>\$132.71</b>		<b>1.9324</b>					
								<b>Sale. Ratio =&gt;</b>	<b>41.40</b>			<b>E.C.F. =&gt;</b>	<b>1.445</b>	<b>Std. Deviation=&gt;</b>		<b>0.15804217</b>							
								<b>Std. Dev. =&gt;</b>	<b>2.22</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.464</b>	<b>Ave. Variance=&gt;</b>		<b>11.3761</b>	<b>Coefficient of Var=&gt;</b>		<b>7.768381258</b>				

Hannum's & Phillips

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	% Land	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
19-19-35-152-001	1049 NORTH ST	03/08/2022	\$295,000	PTA	03-ARM'S LENGTH	\$295,000	\$126,800	42.98	\$293,461	\$58,000	20%	\$237,000	\$170,007	1.394	1,930	\$122.80	'HPS	1.5763	RANCH		HANNUM'S & PHILLIPS SUBS	401	45
19-19-35-152-007	76 W MILLER AVE	03/01/2022	\$268,000	PTA	03-ARM'S LENGTH	\$268,000	\$135,700	50.63	\$298,444	\$58,000	22%	\$210,000	\$173,605	1.210	1,647	\$127.50	'HPS	20.0181	RANCH		HANNUM'S & PHILLIPS SUBS	401	52
19-19-35-154-012	52 W BRAMAN AVE	10/13/2021	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$107,600	45.79	\$242,500	\$60,494	26%	\$174,506	\$131,412	1.328	1,064	\$164.01	'HPS	8.1893	RANCH		HANNUM'S & PHILLIPS SUBS	401	51
19-19-35-154-015	34 W BRAMAN AVE	04/20/2022	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$109,300	54.65	\$270,149	\$58,000	29%	\$142,000	\$153,176	0.927	1,056	\$134.47	'HPS	48.2785	RANCH		HANNUM'S & PHILLIPS SUBS	401	45
19-19-35-154-016	22 W BRAMAN AVE	06/24/2022	\$281,000	PTA	03-ARM'S LENGTH	\$281,000	\$90,800	32.31	\$226,808	\$58,000	21%	\$223,000	\$121,883	1.830	1,167	\$191.09	'HPS	41.9800	RANCH		HANNUM'S & PHILLIPS SUBS	401	45
19-19-35-156-001	805 NORTH ST	06/30/2022	\$229,900	PTA	03-ARM'S LENGTH	\$229,900	\$88,200	38.36	\$220,607	\$58,000	25%	\$171,900	\$117,405	1.464	1,440	\$119.38	'HPS	5.4339	2 STORY		HANNUM'S & PHILLIPS SUBS	401	45
19-19-35-177-003	90 E LEWIS AVE	07/27/2022	\$219,900	PTA	03-ARM'S LENGTH	\$219,900	\$80,400	36.56	\$202,198	\$58,000	26%	\$161,900	\$104,114	1.555	1,120	\$144.55	'HPS	14.5203	RANCH		HANNUM'S & PHILLIPS SUBS	401	45
19-19-35-177-010	131 E MILLER AVE	12/28/2021	\$252,000	PTA	03-ARM'S LENGTH	\$252,000	\$96,300	38.21	\$229,021	\$58,000	23%	\$194,000	\$123,480	1.571	1,204	\$161.13	'HPS	16.1281	RANCH		HANNUM'S & PHILLIPS SUBS	401	45
<b>8 Totals:</b>			<b>\$1,980,800</b>			<b>\$1,980,800</b>	<b>\$835,100</b>		<b>\$1,983,188</b>		<b>24%</b>	<b>\$1,514,306</b>	<b>\$1,095,082</b>			<b>\$145.62</b>		<b>2.6999</b>					
								Sale. Ratio =>	42.16			E.C.F. =>	1.383	Std. Deviation=>		0.26896341							
								Std. Dev. =>	7.55			Ave. E.C.F. =>	1.410	Ave. Variance=>		19.5156	Coefficient of Var=>		13.84256018				

Enclave

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	% Land	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Other Parcels in Sale	Land Table	Property Class	Building Depr.
19-19-35-280-154	883 PRIMROSE LN	06/06/2022	\$340,000	PTA	03-ARM'S LENGTH	\$340,000	\$148,700	43.74	\$339,869	\$66,500	\$273,500	20%	\$327,123	0.836	2,774	\$98.59	'ENC	4.0327	2 STORY		ENCLAVE	401	82
19-19-35-280-156	867 PRIMROSE LN	10/29/2021	\$300,000	PTA	03-ARM'S LENGTH	\$300,000	\$130,600	43.53	\$303,819	\$66,500	\$233,500	22%	\$286,157	0.816	2,340	\$99.79	'ENC	6.0418	2 STORY		ENCLAVE	401	82
19-19-35-280-162	801 PRIMROSE LN	09/08/2021	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$149,900	48.35	\$346,712	\$66,500	\$243,500	21%	\$334,900	0.727	2,774	\$87.78	'ENC	14.9321	2 STORY		ENCLAVE	401	82
19-19-35-280-175	1044 PRIMROSE LN	08/20/2021	\$266,000	PTA	03-ARM'S LENGTH	\$266,000	\$112,300	42.22	\$256,378	\$66,500	\$199,500	25%	\$215,134	0.927	1,380	\$144.57	'ENC	5.0925	RANCH		ENCLAVE	401	82
19-19-35-280-180	1017 PRAIRIE LN	07/19/2022	\$310,000	PTA	03-ARM'S LENGTH	\$310,000	\$118,900	38.35	\$259,886	\$66,500	\$243,500	21%	\$218,827	1.113	1,380	\$176.45	'ENC	23.6347	2 STORY		ENCLAVE	401	82
19-19-35-280-174	1022 PRIMROSE LN	12/06/2022	\$320,000	PTA	03-ARM'S LENGTH	\$320,000	\$140,700	43.97	\$321,391	\$66,500	\$253,500	21%	\$306,126	0.828	2,612	\$97.05	'ENC	4.8313	2 STORY		ENCLAVE	401	82
19-19-35-280-177	1088 PRIMROSE LN	01/04/2022	\$314,900	PTA	03-ARM'S LENGTH	\$314,900	\$141,000	44.78	\$326,867	\$66,500	\$248,400	21%	\$312,348	0.795	2,664	\$93.24	'ENC	8.1137	2 STORY		ENCLAVE	401	82
19-19-35-280-184	937 PRAIRIE LN	11/16/2022	\$290,000	PTA	03-ARM'S LENGTH	\$290,000	\$112,100	38.66	\$255,046	\$66,500	\$223,500	23%	\$230,734	0.969	1,812	\$123.34	'ENC	9.2244	2 STORY		ENCLAVE	401	82
<b>8 Totals:</b>			<b>\$2,450,900</b>			<b>\$2,450,900</b>	<b>\$1,054,200</b>			<b>\$2,409,968</b>	<b>\$1,918,900</b>	<b>22%</b>	<b>\$2,231,349</b>			<b>\$115.10</b>							<b>1.6431</b>
								<b>Sale. Ratio =&gt;</b>	<b>43.01</b>			<b>E.C.F. =&gt;</b>	<b>0.860</b>	<b>Std. Deviation=&gt;</b>		<b>0.121569039</b>							
								<b>Std. Dev. =&gt;</b>	<b>3.27</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.876</b>	<b>Ave. Variance=&gt;</b>		<b>9.4879</b>	<b>Coefficient of Var=&gt;</b>		<b>10.82596263</b>				