

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Assmt.	Asst/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libor/Page	Other Parcels in Sale										Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
78-0023-0038-00-4	376 E ST JOSEPH	03/17/23	\$135,000	WD	03 ARMS LENGTH	\$135,000	\$35,500	41.11	\$133,622	\$31,318	\$29,940	136.1	150.0	0.43	0.43	\$230	\$73,002	\$1.68	134.00	WS	3403/0818											CITY LOT	0	1	8/14/2013		401	CITY LOT														
78-0023-0039-00-4	371 E LINDS	12/16/22	\$109,000	WD	03 ARMS LENGTH	\$109,000	\$46,100	42.29	\$113,633	\$17,540	\$21,173	86.2	200.0	0.39	0.39	\$182	\$44,745	\$1.63	68.00	WS	3398/0113											CITY LOT	0	1	7/29/2013		401	CITY LOT														
78-0026-0042-07-3	233 ALLEN	12/01/21	\$89,900	WD	03 ARMS LENGTH	\$89,900	\$28,700	31.92	\$70,567	\$30,918	\$11,685	62.7	180.0	0.18	0.18	\$587	\$169,879	\$3.90	47.05	WS	3358/1852											CITY LOT	0	1	7/27/2013		401	CITY LOT														
78-0346-0056-00-3	360 FIRST	05/25/22	\$150,000	WD	03 ARMS LENGTH	\$150,000	\$40,800	30.20	\$123,985	\$40,384	\$13,999	63.8	122.0	0.19	0.19	\$857	\$216,346	\$5.01	68.00	WS	3372/2556											CITY LOT	0	1	3/7/2013		401	CITY LOT														
78-0346-0124-00-7	337 MAPLE	06/21/22	\$120,000	WD	03 ARMS LENGTH	\$120,000	\$53,000	41.17	\$127,669	\$22,867	\$39,376	130.0	145.0	0.44	0.44	\$165	\$22,556	\$1.21	134.00	WS	3378/0682											CITY LOT	0	1	1/25/2017		401	CITY LOT														
78-0346-0174-00-4	127N PLEASANT	11/03/21	\$132,000	PTA	03 ARMS LENGTH	\$132,000	\$46,100	37.06	\$124,119	\$26,481	\$12,100	55.0	132.0	0.17	0.17	\$372	\$122,841	\$2.82	55.00	WS	3263/0666											CITY LOT	0	1	8/16/2013		401	CITY LOT														
78-0346-0181-00-4	426 ELM	07/21/21	\$113,000	WD	03 ARMS LENGTH	\$113,000	\$51,000	36.36	\$125,107	\$16,690	\$11,997	54.5	107.0	0.18	0.18	\$310	\$93,833	\$2.15	50.00	WS	3383/0666											CITY LOT	0	1	8/14/2013		401	CITY LOT														
78-0346-0203-00-4	405 ELM	06/09/21	\$166,000	WD	03 ARMS LENGTH	\$166,000	\$50,000	41.00	\$143,265	\$25,730	\$9,496	38.8	100.0	0.10	0.10	\$665	\$26,256	\$6.09	49.00	WS	3311/0138											CITY LOT	0	1	8/14/2013		401	CITY LOT														
78-0346-0222-00-9	244 W ST JOSEPH	08/03/21	\$133,000	WD	03 ARMS LENGTH	\$133,000	\$7,200	53.33	\$131,149	\$13,500	\$10,149	87.0	100.0	0.23	0.23	\$155	\$56,696	\$1.35	100.00	WS	3330/0461											CITY LOT	0	1	7/21/2007		402	CITY LOT														
78-3600-0000-00-4	222 CONGRESS	01/06/22	\$107,000	WD	03 ARMS LENGTH	\$107,000	\$37,200	34.77	\$93,084	\$22,283	\$16,376	78.4	130.0	0.22	0.22	\$434	\$144,123	\$3.31	70.00	WS	3386/0436											CITY LOT	0	1	6/22/2007		401	CITY LOT														
78-3600-0040-00-4	218 CONGRESS	04/05/22	\$118,000	WD	03 ARMS LENGTH	\$118,000	\$42,300	35.66	\$102,015	\$36,018	\$21,633	89.2	130.0	0.30	0.30	\$377	\$123,889	\$2.84	100.00	WS	3379/1291											CITY LOT	0	1	6/22/2007		401	CITY LOT														
78-3600-0070-00-4	218 CONGRESS	05/10/21	\$72,000	WD	03 ARMS LENGTH	\$72,000	\$27,000	37.50	\$66,702	\$16,651	\$11,353	51.6	130.0	0.16	0.16	\$303	\$107,426	\$2.47	52.00	WS	3327/1104											CITY LOT	0	1	6/22/2007		401	CITY LOT														
78-3600-0100-00-7	311 PARK	05/11/21	\$69,900	WD	03 ARMS LENGTH	\$69,900	\$30,300	41.36	\$74,430	\$6,060	\$12,570	57.1	102.0	0.15	0.15	\$141	\$50,026	\$1.22	68.00	WS	3327/1377											CITY LOT	0	1	7/6/2007		401	CITY LOT														
78-4600-0000-00-2	407 WALNUT	08/27/21	\$152,000	LC	03 ARMS LENGTH	\$152,000	\$60,700	41.55	\$116,304	\$5,754	\$12,586	87.2	132.0	0.19	0.19	\$120	\$32,966	\$6.60	68.00	WS	3342/2287											CITY LOT	0	1	8/21/2013		401	CITY LOT														
78-4600-0018-00-8	426 BUTTERNUT	06/24/22	\$138,000	WD	03 ARMS LENGTH	\$138,000	\$57,800	41.88	\$146,239	\$7,281	\$14,520	66.0	132.0	0.20	0.20	\$110	\$36,405	\$9.84	66.00	WS	3370/1144											CITY LOT	0	1	8/21/2013		401	CITY LOT														
78-4650-0020-00-9	323 RICHARD	01/19/22	\$170,000	WD	19 MULTI PARCEL ARMS LENGTH	\$170,000	\$69,900	41.12	\$171,131	\$41,119	\$30,538	138.8	275.0	0.43	0.22	\$290	\$95,426	\$2.59	138.00	WNW	3301/0752	78-4650-0080-00-1										CITY LOT	0	1	6/29/2016		401	CITY LOT														
78-4650-0028-00-0	325 RICHARD	07/08/22	\$180,000	WD	19 MULTI PARCEL ARMS LENGTH	\$180,000	\$54,800	36.44	\$109,629	\$180,000	\$109,629	488.3	860.0	1.58	0.23	\$361	\$114,286	\$2.82	478.00	WNW	3379/0524	78-4660-0079-00-3, 78-4660-0102-01-1, 78-4660-0061-00-4, 78-4660-0080-01-7, 78-4660-0103-01-7											CITY LOT	0	1	9/2/2015		401	CITY LOT													
78-4660-0074-00-8	363 COURTYARD	06/09/22	\$300,000	WD	19 MULTI PARCEL ARMS LENGTH	\$300,000	\$122,600	46.87	\$302,450	\$52,888	\$36,892	167.7	290.0	0.53	0.27	\$315	\$99,414	\$2.38	169.00	WNW	3376/0700	78-4660-0075-00-5										CITY LOT	0	1	3/3/2021		401	CITY LOT														
78-4660-0088-01-8	8 COURTYARD	09/17/21	\$131,500	WD	03 ARMS LENGTH	\$131,500	\$6,000	21.89	\$150,500	\$18,445	\$38,138	0.0	0.0	0.26	0.26	\$376	\$121,154	\$2.78	82.00	WNW	3346/1054											CITY LOT	0	1	8/31/2007		402	CITY LOT														
78-4660-0123-01-0	628 PARSONS	07/12/22	\$301,011	WD	03 ARMS LENGTH	\$301,011	\$102,000	33.89	\$231,375	\$119,410	\$49,774	226.2	134.7	0.69	0.69	\$528	\$172,558	\$3.96	224.00	WNW	3379/3484											CITY LOT	0	0	NOT INSPECTED		401	CITY LOT														
78-4660-0132-00-9	629 PARSONS	10/10/21	\$214,500	WD	03 ARMS LENGTH	\$214,500	\$87,000	40.56	\$206,967	\$25,520	\$12,287	83.1	142.5	0.26	0.26	\$321	\$96,556	\$2.36	69.00	WNW	3348/0340											CITY LOT	0	1	8/31/2007		401	CITY LOT														
78-4660-0146-01-1	727 WESTERN	10/31/22	\$217,525	WD	03 ARMS LENGTH	\$217,525	\$77,800	35.77	\$186,777	\$54,194	\$17,446	79.3	140.0	0.25	0.25	\$683	\$219,409	\$5.04	77.00	WNW	3331/0746											CITY LOT	0	1	11/8/2011		401	CITY LOT														
78-4660-0155-01-0	628 RIVERSIDE	06/03/22	\$217,100	WD	31 SPLIT IMPROVED	\$217,100	\$83,500	43.07	\$215,010	\$35,498	\$33,408	151.9	135.3	0.47	0.47	\$234	\$76,176	\$1.75	150.00	WNW	3371/0915											CITY LOT	0	0	NOT INSPECTED		401	CITY LOT														
78-4660-0160-00-3	649 RIVERSIDE	08/17/22	\$275,000	WD	03 ARMS LENGTH	\$275,000	\$104,200	37.89	\$241,609	\$64,211	\$30,200	140.5	232.0	0.43	0.43	\$458	\$150,259	\$3.45	140.00	WNW	3364/1101											CITY LOT	0	1	10/29/2011		401	CITY LOT														
78-4700-0019-00-7	362 RIVERSIDE	09/27/21	\$199,900	WD	03 ARMS LENGTH	\$199,900	\$70,400	35.22	\$105,335	\$28,564	\$21,999	100.0	303.0	0.46	0.46	\$286	\$62,231	\$1.43	66.00	WN	3361/1245											CITY LOT	0	1	10/18/2023		401	CITY LOT														
78-4700-0039-00-8	417 W PARSONS	10/29/21	\$120,000	PTA	03 ARMS LENGTH	\$120,000	\$38,800	30.67	\$96,523	\$44,923	\$21,446	97.5	256.0	0.41	0.41	\$461	\$109,392	\$2.51	70.00	WN	3330/0482											CITY LOT	0	1	7/30/2007		401	CITY LOT														
78-4700-0050-00-1	623 PROSPECT	07/08/21	\$140,000	WD	03 ARMS LENGTH	\$140,000	\$41,500	29.64	\$114,026	\$37,762	\$12,688	57.7	140.0	0.19	0.18	\$655	\$20,789	\$1.82	58.00	WN	3349/1398											CITY LOT	0	1	7/29/2007		401	CITY LOT														
78-4700-0050-00-6	423 W PARSONS	08/26/22	\$185,000	WD	03 ARMS LENGTH	\$185,000	\$57,200	39.02	\$100,774	\$57,013	\$22,787	103.6	289.0	0.46	0.46	\$550	\$122,873	\$2.82	70.00	WN	3841/1645											CITY LOT	0	1	7/23/2007		401	CITY LOT														
78-4700-0178-00-8	263 W PARSONS	08/11/21	\$160,000	WD	03 ARMS LENGTH	\$160,000	\$44,400	31.00	\$114,425	\$46,921	\$17,975	97.5	256.0	0.41	0.41	\$440	\$130,000	\$2.82	70.00	WNW	3364/1296											CITY LOT	0	1	7/29/2007		401	CITY LOT														
78-4700-0223-00-3	311 PARSONS	11/21/22	\$180,000	WD	03 ARMS LENGTH	\$180,000	\$66,500	36.34	\$181,881	\$20,806	\$22,787	103.6	289.0	0.46	0.46	\$501	\$44,641	\$1.03	70.00	WN	3390/0736											CITY LOT	0	1	7/16/2007		401	CITY LOT														
78-4700-0300-00-8	409 W PARSONS	04/12/22	\$120,000	WD	03 ARMS LENGTH	\$120,000	\$40,000	37.50	\$114,240	\$19,000	\$12,240	103.6	289.0	0.46	0.46	\$501	\$44,641	\$1.03	70.00	WN	3390/0736											CITY LOT	0	1	7/16/2007		401	CITY LOT														
78-7300-0032-00-4	403 MAIN	03/14/26	\$96,000	WD	03 ARMS LENGTH	\$96,000	\$36,000	31.36	\$77,146	\$22,854	\$11,000	50.0	122.0	0.15	0.15	\$607	\$124,415	\$4.96	50.00	WS	3340/3211											CITY LOT	0	1	10/7/2016		401	CITY LOT														
78-7300-0332-00-4	322 SUPERLAND	04/19/22	\$136,000	WD	03 ARMS LENGTH	\$136,000	\$16,800	38.22	\$128,712	\$22,838	\$8,600	66.0	132.0	0.20	0.20	\$434	\$114,040	\$2.62	66.00	WS	3334/0226											CITY LOT	0	1	8/29/2013		401	CITY LOT														
78-7310-0017-01-0	395 MAIN	02/14/21	\$18,000	WD	03 ARMS LENGTH	\$18,000	\$6,500	16.00	\$18,000	\$4,000	\$4,000	0.0	0.0	0.41	0.41	\$111	\$120,946	\$2.78	70.00	WS	3334/0226											CITY LOT	0	1	8/11/2007		401	CITY LOT														
Totals:						\$5,154,836			\$5,154,836	\$1,314,328	\$840,615	3,637.3			12.28	10.46																																				
Sale Rate -> Div. Date ->						35.66																																														