

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale
78-0023-0038-00-4	376 E ST JOSEPH	03/17/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$70,000	51.85
78-0023-0046-00-7	338 LEWIS	09/21/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,200	44.52
78-0023-0049-01-4	337 LEWIS	12/07/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$54,600	35.23
78-0023-0050-00-4	327 LEWIS	12/16/22	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$57,400	52.66
78-0340-0056-00-1	360 FIRST	05/20/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$59,600	39.73
78-0340-0073-01-1	FIRST	01/26/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$70,800	56.64
78-0340-0075-00-6	321 FIRST	01/26/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$70,800	56.64
78-0340-0113-00-5	332 HIGHVIEW	04/18/22	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$55,400	31.12
78-0340-0116-01-2	226 W PLEASANT	12/28/23	\$123,610	WD	03-ARM'S LENGTH	\$123,610	\$59,900	48.46
78-0340-0124-00-7	337 HARPER	06/21/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$67,500	56.25
78-0340-0158-00-9	351 W PLEASANT	09/21/23	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$74,800	47.95
78-0340-0174-00-4	127 N PLEASANT	07/07/23	\$98,250	SD	10-FORECLOSURE	\$98,250	\$59,200	60.25
78-0340-0202-00-8	357 ELM	09/02/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$63,600	60.57
78-0340-0221-00-2	312 W ST JOSEPH	05/22/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$88,500	65.56
78-3500-0025-00-9	216 PARK	06/29/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$75,400	38.47
78-3500-0030-01-1	229 CONGRESS	01/06/23	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$46,000	42.99
78-3500-0035-00-4	331 W ST JOSEPH	03/29/24	\$139,900	OTH	03-ARM'S LENGTH	\$139,900	\$66,800	47.75
78-3500-0040-00-8	216 CONGRESS	04/05/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$53,300	45.17
78-3500-0047-00-2	223 S PLEASANT	08/30/23	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$63,000	62.38
78-3500-0047-00-2	223 S PLEASANT	02/23/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$63,000	36.00
78-3500-0048-00-9	217 S PLEASANT	08/18/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$69,500	53.46
78-3500-0054-00-9	517 W ST JOSEPH	03/16/23	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$74,900	37.08
78-3500-0069-00-6	322 CONGRESS	10/19/22	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$46,600	34.26
78-3500-0070-00-4	328 CONGRESS	01/16/24	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$33,500	35.45
78-3500-0099-00-2	317 PARK	11/08/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$34,400	86.00
78-3500-0104-00-6	316 S MAIN	09/05/23	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$44,400	37.31
78-3500-0105-00-2	324 S MAIN	07/05/23	\$120,000	OTH	03-ARM'S LENGTH	\$120,000	\$50,300	41.92
78-3500-0113-00-5	305 CRESCENT	03/16/23	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$49,300	34.72
78-4500-0010-00-7	441 WALNUT	06/10/22	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$73,400	57.57
78-4500-0018-00-8	426 BUTTERNUT	06/24/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$69,100	50.07
78-7300-0032-00-4	440 S MAIN	03/14/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$36,200	38.11

78-7300-0046-00-5	316 LUCINDA	05/12/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$57,800	45.16
78-7300-0058-00-3	448 S PLEASANT	09/19/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$141,900	59.13
78-7310-0016-00-6	341 SUMMIT	01/27/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$100,700	67.13
78-7350-0013-00-6	332 SUTHERLAND	04/15/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$61,500	45.56
78-7350-0017-01-0	249 S MAIN	09/21/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$82,600	36.79
78-7350-0023-00-1	123 SUTHERLAND	01/17/24	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$78,500	37.03
78-7350-0024-00-8	131 SUTHERLAND	07/25/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,400	41.55
Totals:			\$5,255,260			\$5,255,260	\$2,439,800	
Sale. Ratio =>								46.43
Std. Dev. =>								11.77

78-0023-0049-01-4	337 LEWIS	04/07/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$54,600	182.00
78-0023-0014-02-4	396 ST JOSEPH	12/19/22	\$125,000	OTH	03-ARM'S LENGTH	\$125,000	\$113,600	90.88
78-3500-0049-00-5	211 S PLEASANT	05/17/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$45,000	27.61
78-7350-0011-00-3	316 SUTHERLAND	06/28/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$50,900	27.51
78-7350-0011-00-3	316 SUTHERLAND	03/01/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$50,900	26.10
78-7350-0028-00-3	231 PEARL ST	07/15/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$68,700	27.48

2025 WS - 400 Watervliet South

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$139,856	\$54,659	\$80,341	\$97,479	0.824	1,092	\$73.57	WS	17.4713
\$102,859	\$26,056	\$88,944	\$87,875	1.012	1,158	\$76.81	WS	1.3264
\$110,146	\$36,456	\$118,544	\$84,314	1.406	994	\$119.26	WS	40.7094
\$114,612	\$38,457	\$70,543	\$87,134	0.810	835	\$84.48	WS	18.9304
\$117,609	\$27,974	\$122,026	\$102,557	1.190	1,145	\$106.57	WS	19.0936
\$141,466	\$52,006	\$72,994	\$102,357	0.713	920	\$79.34	WS	28.5766
\$141,466	\$52,006	\$72,994	\$102,357	0.713	920	\$79.34	WS	28.5766
\$111,505	\$28,648	\$149,352	\$94,802	1.575	1,295	\$115.33	WS	57.6512
\$120,927	\$39,266	\$84,344	\$93,434	0.903	1,137	\$74.18	WS	9.6182
\$141,099	\$60,259	\$59,741	\$92,494	0.646	990	\$60.34	WS	35.3009
\$147,874	\$30,826	\$125,174	\$133,922	0.935	1,268	\$98.72	WS	6.4220
\$118,486	\$25,722	\$72,528	\$106,137	0.683	1,790	\$40.52	WS	31.5556
\$125,679	\$22,441	\$82,559	\$118,121	0.699	1,686	\$48.97	WS	29.9963
\$175,087	\$31,394	\$103,606	\$164,408	0.630	1,577	\$65.70	WS	36.8723
\$148,672	\$25,254	\$170,746	\$141,211	1.209	1,829	\$93.35	WS	21.0262
\$91,546	\$28,060	\$78,940	\$72,638	1.087	978	\$80.72	WS	8.7855
\$134,750	\$25,093	\$114,807	\$125,466	0.915	1,532	\$74.94	WS	8.3850
\$106,396	\$37,413	\$80,587	\$78,928	1.021	759	\$106.18	WS	2.2123
\$124,653	\$20,413	\$80,587	\$119,268	0.676	1,204	\$66.93	WS	32.3216
\$124,653	\$20,413	\$154,587	\$119,268	1.296	1,204	\$128.39	WS	29.7237
\$137,104	\$19,135	\$110,865	\$134,976	0.821	1,353	\$81.94	WS	17.7529
\$148,224	\$19,298	\$182,702	\$147,513	1.239	1,054	\$173.34	WS	23.9655
\$92,271	\$22,097	\$113,903	\$80,291	1.419	814	\$139.93	WS	41.9737
\$66,724	\$19,455	\$75,045	\$54,084	1.388	550	\$136.45	WS	38.8679
\$67,600	\$11,362	\$28,638	\$64,346	0.445	1,034	\$27.70	WS	55.3831
\$89,097	\$19,133	\$99,867	\$80,050	1.248	1,178	\$84.78	WS	24.8655
\$99,339	\$21,569	\$98,431	\$88,982	1.106	1,372	\$71.74	WS	10.7297
\$97,276	\$22,480	\$119,520	\$85,579	1.397	1,040	\$114.92	WS	39.7708
\$145,107	\$27,347	\$100,153	\$134,737	0.743	1,152	\$86.94	WS	25.5574
\$136,588	\$25,907	\$112,093	\$126,637	0.885	1,338	\$83.78	WS	11.3747
\$71,877	\$19,757	\$75,243	\$59,634	1.262	768	\$97.97	WS	26.2852

\$114,735	\$30,904	\$97,096	\$95,916	1.012	988	\$98.28	WS	1.3400
\$280,715	\$81,199	\$158,801	\$228,279	0.696	2,108	\$75.33	WS	30.3253
\$199,798	\$58,370	\$91,630	\$161,817	0.566	1,612	\$56.84	WS	43.2640
\$121,572	\$34,773	\$100,227	\$99,312	1.009	1,170	\$85.66	WS	1.0313
\$163,725	\$40,172	\$184,328	\$141,365	1.304	1,452	\$126.95	WS	30.5018
\$154,524	\$49,432	\$162,568	\$120,243	1.352	1,764	\$92.16	WS	35.3103
\$129,190	\$38,972	\$116,028	\$103,224	1.124	1,488	\$77.98	WS	12.5141
\$4,854,807		\$4,011,082	\$4,131,154			\$89.11		2.7962
		E.C.F. =>		0.971		Std. Deviation=>	0.28921007	
		Ave. E.C.F. =>		0.999		Ave. Variance=>	24.6150	Coefficient of Var=>
			Orig ECF	1.018				
			Orig Std Dev	0.401				
			Max ECF	1.620				
			Min ECF	0.417				
\$110,146	\$36,456	(\$6,456)	\$84,314	(0.077)	994	(\$6.49)	WS	107.5469
\$222,227	\$78,933	\$46,067	\$163,952	0.281	2,480	\$18.58	WS	71.7919
\$89,015	\$19,320	\$143,680	\$79,743	1.802	966	\$148.74	WS	80.2901
\$101,011	\$31,157	\$153,843	\$79,924	1.925	1,040	\$147.93	WS	92.5957
\$101,011	\$31,157	\$163,843	\$79,924	2.050	1,040	\$157.54	WS	105.1075
\$135,896	\$34,958	\$215,042	\$115,490	1.862	1,544	\$139.28	WS	186.2001

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
1 3/4 STORY		\$51,307	No	//		CITY LOT	401	47
1 STORY		\$24,882	No	//		CITY LOT	401	45
1 STORY		\$34,651	No	//		CITY LOT	401	45
1 1/2 STORY		\$36,282	No	//		CITY LOT	401	59
1 STORY		\$23,921	No	//		CITY LOT	401	47
1 STORY		\$48,627	No	//	78-0340-0075-00-6	CITY LOT	401	56
MOBILE/MODULAR		\$48,627	No	//	78-0340-0073-01-1	CITY LOT	401	56
1 1/2 STORY		\$27,819	No	//		CITY LOT	401	45
1 1/2 STORY		\$38,643	No	//		CITY LOT	401	45
1 STORY		\$53,938	No	//		CITY LOT	401	50
2 STORY		\$24,116	No	//		CITY LOT	401	66
2 STORY		\$20,735	No	//		CITY LOT	401	45
1 3/4 STORY		\$21,788	No	//		CITY LOT	401	57
2 STORY		\$29,532	No	//		CITY LOT	401	65
1 3/4 STORY		\$18,707	No	//		CITY LOT	401	64
1 STORY		\$28,060	No	//		CITY LOT	401	47
1 1/2 STORY		\$23,196	No	//		CITY LOT	401	53
1 STORY		\$37,413	No	//		CITY LOT	401	50
1 1/2 STORY		\$19,829	No	//		CITY LOT	401	71
1 1/2 STORY		\$19,829	No	//		CITY LOT	401	71
1 STORY		\$18,707	No	//		CITY LOT	401	65
1 3/4 STORY		\$16,899	No	//		CITY LOT	401	89
1 STORY		\$19,455	No	//		CITY LOT	401	60
1 STORY		\$19,455	No	//		CITY LOT	401	62
1 STORY		\$10,102	No	//		CITY LOT	401	50
1 3/4 STORY		\$19,133	No	//		CITY LOT	401	45
2 STORY		\$19,890	No	//		CITY LOT	401	53
1 STORY		\$18,707	No	//		CITY LOT	401	47
1 STORY		\$24,882	No	//		CITY LOT	401	65
1 STORY		\$24,882	No	//		CITY LOT	401	60
1 STORY		\$18,850	No	//		CITY LOT	401	52

1 STORY	\$28,257	No	//	CITY LOT	401	57
1 STORY	\$55,746	No	//	CITY LOT	401	57
MOBILE/MODULAR	\$40,984	No	//	CITY LOT	401	69
1 1/4 STORY	\$24,882	No	//	CITY LOT	401	48
1 STORY	\$36,255	No	//	CITY LOT	401	58
1 1/2 STORY	\$27,432	No	//	CITY LOT	401	47
1 STORY	\$29,217	No	//	CITY LOT	401	45

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1 STORY	\$34,651	No	//	CITY LOT	401	45
1 STORY	\$63,200	No	//	CITY LOT	401	52
1 3/4 STORY	\$18,707	No	//	CITY LOT	401	50
1 1/4 STORY	\$27,903	No	//	CITY LOT	401	49
1 1/4 STORY	\$27,903	No	//	CITY LOT	401	49
2 STORY	\$33,644	No	//	CITY LOT	401	47

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