

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.
78-0023-0014-02-4	396 ST JOSEPH	12/19/22	\$125,000	OTH	03-ARM'S LENGTH	\$125,000	\$113,600
78-0023-0038-00-4	376 E ST JOSEPH	03/17/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$70,000
78-0023-0046-00-7	338 LEWIS	09/21/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,200
78-0023-0049-01-4	337 LEWIS	12/07/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$54,600
78-0023-0050-00-4	327 LEWIS	12/16/22	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$57,400
78-0340-0056-00-1	360 FIRST	05/20/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$59,600
78-0340-0073-01-1	FIRST	01/26/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$70,800
78-0340-0075-00-6	321 FIRST	01/26/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$70,800
78-0340-0113-00-5	332 HIGHVIEW	04/18/22	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$55,400
78-0340-0116-01-2	226 W PLEASANT	12/28/23	\$123,610	WD	03-ARM'S LENGTH	\$123,610	\$59,900
78-0340-0124-00-7	337 HARPER	06/21/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$67,500
78-0340-0158-00-9	351 W PLEASANT	09/21/23	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$74,800
78-0340-0174-00-4	127 N PLEASANT	07/07/23	\$98,250	SD	10-FORECLOSURE	\$98,250	\$59,200
78-0340-0202-00-8	357 ELM	09/02/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$63,600
78-0340-0221-00-2	312 W ST JOSEPH	05/22/23	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$88,500
78-3500-0025-00-9	216 PARK	06/29/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$75,400
78-3500-0030-01-1	229 CONGRESS	01/06/23	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$46,000
78-3500-0035-00-4	331 W ST JOSEPH	03/29/24	\$139,900	OTH	03-ARM'S LENGTH	\$139,900	\$66,800
78-3500-0040-00-8	216 CONGRESS	04/05/22	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$53,300
78-3500-0047-00-2	223 S PLEASANT	08/30/23	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$63,000
78-3500-0047-00-2	223 S PLEASANT	02/23/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$63,000
78-3500-0048-00-9	217 S PLEASANT	08/18/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$69,500
78-3500-0049-00-5	211 S PLEASANT	05/17/22	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$45,000
78-3500-0054-00-9	517 W ST JOSEPH	03/16/23	\$202,000	WD	03-ARM'S LENGTH	\$202,000	\$74,900
78-3500-0069-00-6	322 CONGRESS	10/19/22	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$46,600
78-3500-0070-00-4	328 CONGRESS	01/16/24	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$33,500
78-3500-0099-00-2	317 PARK	11/08/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$34,400
78-3500-0104-00-6	316 S MAIN	09/05/23	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$44,400
78-3500-0105-00-2	324 S MAIN	07/05/23	\$120,000	OTH	03-ARM'S LENGTH	\$120,000	\$50,300
78-3500-0113-00-5	305 CRESCENT	03/16/23	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$49,300
78-4500-0010-00-7	441 WALNUT	06/10/22	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$73,400
78-4500-0018-00-8	426 BUTTERNUT	06/24/22	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$69,100

78-5500-0011-00-9	519 DOGWOOD	07/25/23	\$262,690	WD	03-ARM'S LENGTH	\$262,690	\$135,000
78-5500-0014-00-8	501 DOGWOOD	01/11/24	\$284,990	WD	03-ARM'S LENGTH	\$284,990	\$114,400
78-5500-0018-00-3	518 DOGWOOD	07/27/23	\$327,500	WD	03-ARM'S LENGTH	\$327,500	\$159,500
78-5500-0035-00-5	596 WATERS WAY	12/15/23	\$278,990	WD	03-ARM'S LENGTH	\$278,990	\$143,800
78-5500-0037-00-8	584 WATERS WAY	12/12/23	\$264,990	WD	03-ARM'S LENGTH	\$264,990	\$138,200
78-5500-0038-00-4	578 WATERS WAY	10/26/23	\$275,990	WD	03-ARM'S LENGTH	\$275,990	\$145,000
78-5500-0039-00-1	572 WATERS WAY	06/05/23	\$257,990	WD	25-PARTIAL CONSTRUCTION	\$257,990	\$139,600
78-7300-0032-00-4	440 S MAIN	03/14/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$36,200
78-7300-0046-00-5	316 LUCINDA	05/12/23	\$128,000	WD	03-ARM'S LENGTH	\$128,000	\$57,800
78-7300-0058-00-3	448 S PLEASANT	09/19/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$141,900
78-7310-0016-00-6	341 SUMMIT	01/27/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$100,700
78-7350-0011-00-3	316 SUTHERLAND	06/28/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$50,900
78-7350-0013-00-6	332 SUTHERLAND	04/15/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$61,500
78-5500-0033-00-2	608 WATERS WAY	03/14/24	\$292,490	WD	03-ARM'S LENGTH	\$292,490	\$74,000
78-5500-0009-00-4	518 LOST OAK	03/14/24	\$281,990	WD	03-ARM'S LENGTH	\$281,990	\$66,900
78-7350-0017-01-0	249 S MAIN	09/21/23	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$82,600
78-7350-0011-00-3	316 SUTHERLAND	03/01/24	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$50,900
78-7350-0023-00-1	123 SUTHERLAND	01/17/24	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$78,500
78-7350-0024-00-8	131 SUTHERLAND	07/25/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$64,400
78-7350-0028-00-3	231 PEARL ST	07/15/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$68,700
Totals:			\$8,700,880			\$8,700,880	\$3,885,300
							Sale. Ratio =>
							Std. Dev. =>

78-0023-0049-01-4	337 LEWIS	04/07/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$54,600
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78-5500-0033-00-2	608 WATERS WAY	07/14/22	\$480,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$480,000	\$74,000
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Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
90.88	\$222,227	\$78,933	\$46,067	\$163,952	0.281	2,480	\$18.58	WS
51.85	\$139,856	\$54,659	\$80,341	\$97,479	0.824	1,092	\$73.57	WS
44.52	\$102,859	\$26,056	\$88,944	\$87,875	1.012	1,158	\$76.81	WS
35.23	\$110,146	\$36,456	\$118,544	\$84,314	1.406	994	\$119.26	WS
52.66	\$114,612	\$38,457	\$70,543	\$87,134	0.810	835	\$84.48	WS
39.73	\$117,609	\$27,974	\$122,026	\$102,557	1.190	1,145	\$106.57	WS
56.64	\$141,466	\$52,006	\$72,994	\$102,357	0.713	920	\$79.34	WS
56.64	\$141,466	\$52,006	\$72,994	\$102,357	0.713	920	\$79.34	WS
31.12	\$111,505	\$28,648	\$149,352	\$94,802	1.575	1,295	\$115.33	WS
48.46	\$120,927	\$39,266	\$84,344	\$93,434	0.903	1,137	\$74.18	WS
56.25	\$141,099	\$60,259	\$59,741	\$92,494	0.646	990	\$60.34	WS
47.95	\$147,874	\$30,826	\$125,174	\$133,922	0.935	1,268	\$98.72	WS
60.25	\$118,486	\$25,722	\$72,528	\$106,137	0.683	1,790	\$40.52	WS
60.57	\$125,679	\$22,441	\$82,559	\$118,121	0.699	1,686	\$48.97	WS
65.56	\$175,087	\$31,394	\$103,606	\$164,408	0.630	1,577	\$65.70	WS
38.47	\$148,672	\$25,254	\$170,746	\$141,211	1.209	1,829	\$93.35	WS
42.99	\$91,546	\$28,060	\$78,940	\$72,638	1.087	978	\$80.72	WS
47.75	\$134,750	\$25,093	\$114,807	\$125,466	0.915	1,532	\$74.94	WS
45.17	\$106,396	\$37,413	\$80,587	\$78,928	1.021	759	\$106.18	WS
62.38	\$124,653	\$20,413	\$80,587	\$119,268	0.676	1,204	\$66.93	WS
36.00	\$124,653	\$20,413	\$154,587	\$119,268	1.296	1,204	\$128.39	WS
53.46	\$137,104	\$19,135	\$110,865	\$134,976	0.821	1,353	\$81.94	WS
27.61	\$89,015	\$19,320	\$143,680	\$79,743	1.802	966	\$148.74	WS
37.08	\$148,224	\$19,298	\$182,702	\$147,513	1.239	1,054	\$173.34	WS
34.26	\$92,271	\$22,097	\$113,903	\$80,291	1.419	814	\$139.93	WS
35.45	\$66,724	\$19,455	\$75,045	\$54,084	1.388	550	\$136.45	WS
86.00	\$67,600	\$11,362	\$28,638	\$64,346	0.445	1,034	\$27.70	WS
37.31	\$89,097	\$19,133	\$99,867	\$80,050	1.248	1,178	\$84.78	WS
41.92	\$99,339	\$21,569	\$98,431	\$88,982	1.106	1,372	\$71.74	WS
34.72	\$97,276	\$22,480	\$119,520	\$85,579	1.397	1,040	\$114.92	WS
57.57	\$145,107	\$27,347	\$100,153	\$134,737	0.743	1,152	\$86.94	WS
50.07	\$136,588	\$25,907	\$112,093	\$126,637	0.885	1,338	\$83.78	WS

51.39	\$263,907	\$24,764	\$237,926	\$244,523	0.973	1,815	\$131.09	5500
40.14	\$223,474	\$24,795	\$260,195	\$203,148	1.281	1,678	\$155.06	5500
48.70	\$311,699	\$23,740	\$303,760	\$294,437	1.032	2,074	\$146.46	5500
51.54	\$281,370	\$26,150	\$252,840	\$260,961	0.969	1,930	\$131.01	5500
52.15	\$270,341	\$26,098	\$238,892	\$249,737	0.957	1,815	\$131.62	5500
52.54	\$283,633	\$26,239	\$249,751	\$263,184	0.949	2,018	\$123.76	5500
54.11	\$272,981	\$26,233	\$231,757	\$252,299	0.919	1,816	\$127.62	5500
38.11	\$71,877	\$19,757	\$75,243	\$59,634	1.262	768	\$97.97	WS
45.16	\$114,735	\$30,904	\$97,096	\$95,916	1.012	988	\$98.28	WS
59.13	\$280,715	\$81,199	\$158,801	\$228,279	0.696	2,108	\$75.33	WS
67.13	\$199,798	\$58,370	\$91,630	\$161,817	0.566	1,612	\$56.84	WS
27.51	\$101,011	\$31,157	\$153,843	\$79,924	1.925	1,040	\$147.93	WS
45.56	\$121,572	\$34,773	\$100,227	\$99,312	1.009	1,170	\$85.66	WS
25.30	\$144,096	\$25,552	\$266,938	\$121,211	2.202	1,678	\$159.08	5500
23.72	\$130,018	\$24,852	\$257,138	\$107,532	2.391	1,679	\$153.15	5500
36.79	\$163,725	\$40,172	\$184,328	\$141,365	1.304	1,452	\$126.95	WS
26.10	\$101,011	\$31,157	\$163,843	\$79,924	2.050	1,040	\$157.54	WS
37.03	\$154,524	\$49,432	\$162,568	\$120,243	1.352	1,764	\$92.16	WS
41.55	\$129,190	\$38,972	\$116,028	\$103,224	1.124	1,488	\$77.98	WS
27.48	\$135,896	\$34,958	\$215,042	\$115,490	1.862	1,544	\$139.28	WS
\$7,685,486			\$7,032,754	\$6,647,218		\$101.10		
44.65				E.C.F. =>	1.058	Std. Deviation=>		0.43918377
13.90				Ave. E.C.F. =>	1.107	Ave. Variance=>		33.3804
					Orig ECF	1.106		
					Orig Std Dev	0.567		
					Max ECF	1.957		
					Min ECF	0.256		
182.00	\$110,146	\$36,456	(\$6,456)	\$84,314	(0.077)	994	(\$6.49)	WS

15.42	\$144,096	\$25,552	\$454,448	\$121,211	3.749	1,678	\$270.83	5500
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Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
82.5747	1 STORY		\$63,200	No	//		CITY LOT
28.2541	1 3/4 STORY		\$51,307	No	//		CITY LOT
9.4564	1 STORY		\$24,882	No	//		CITY LOT
29.9265	1 STORY		\$34,651	No	//		CITY LOT
29.7132	1 1/2 STORY		\$36,282	No	//		CITY LOT
8.3108	1 STORY		\$23,921	No	//		CITY LOT
39.3594	1 STORY		\$48,627	No	//	78-0340-0075-00-6	CITY LOT
39.3594	MOBILE/MODULAR		\$48,627	No	//	78-0340-0073-01-1	CITY LOT
46.8683	1 1/2 STORY		\$27,819	No	//		CITY LOT
20.4010	1 1/2 STORY		\$38,643	No	//		CITY LOT
46.0837	1 STORY		\$53,938	No	//		CITY LOT
17.2049	2 STORY		\$24,116	No	//		CITY LOT
42.3384	2 STORY		\$20,735	No	//		CITY LOT
40.7792	1 3/4 STORY		\$21,788	No	//		CITY LOT
47.6551	2 STORY		\$29,532	No	//		CITY LOT
10.2433	1 3/4 STORY		\$18,707	No	//		CITY LOT
1.9973	1 STORY		\$28,060	No	//		CITY LOT
19.1679	1 1/2 STORY		\$23,196	No	//		CITY LOT
8.5705	1 STORY		\$37,413	No	//		CITY LOT
43.1044	1 1/2 STORY		\$19,829	No	//		CITY LOT
18.9409	1 1/2 STORY		\$19,829	No	//		CITY LOT
28.5357	1 STORY		\$18,707	No	//		CITY LOT
69.5072	1 3/4 STORY		\$18,707	No	//		CITY LOT
13.1826	1 3/4 STORY		\$16,899	No	//		CITY LOT
31.1908	1 STORY		\$19,455	No	//		CITY LOT
28.0850	1 STORY		\$19,455	No	//		CITY LOT
66.1660	1 STORY		\$10,102	No	//		CITY LOT
14.0827	1 3/4 STORY		\$19,133	No	//		CITY LOT
0.0532	2 STORY		\$19,890	No	//		CITY LOT
28.9879	1 STORY		\$18,707	No	//		CITY LOT
36.3403	1 STORY		\$24,882	No	//		CITY LOT
22.1576	1 STORY		\$24,882	No	//		CITY LOT

13.3703	2 STORY	\$20,900	No	/ /	RIVER OAKS
17.4088	1 STORY	\$20,900	No	/ /	RIVER OAKS
7.5060	2 STORY	\$20,900	No	/ /	RIVER OAKS
13.7846	2 STORY	\$20,900	No	/ /	RIVER OAKS
15.0152	2 STORY	\$20,900	No	/ /	RIVER OAKS
15.7766	2 STORY	\$20,900	No	/ /	RIVER OAKS
18.8143	2 STORY	\$20,900	No	/ /	RIVER OAKS
15.5024	1 STORY	\$18,850	No	/ /	CITY LOT
9.4428	1 STORY	\$28,257	No	/ /	CITY LOT
41.1082	1 STORY	\$55,746	No	/ /	CITY LOT
54.0469	MOBILE/MODULAR	\$40,984	No	/ /	CITY LOT
81.8129	1 1/4 STORY	\$27,903	No	/ /	CITY LOT
9.7516	1 1/4 STORY	\$24,882	No	/ /	CITY LOT
109.5540	1 STORY	\$20,900	No	/ /	RIVER OAKS
128.4551	1 STORY	\$20,900	No	/ /	RIVER OAKS
19.7190	1 STORY	\$36,255	No	/ /	CITY LOT
94.3247	1 1/4 STORY	\$27,903	No	/ /	CITY LOT
24.5275	1 1/2 STORY	\$27,432	No	/ /	CITY LOT
1.7312	1 STORY	\$29,217	No	/ /	CITY LOT
75.5276	2 STORY	\$33,644	No	/ /	CITY LOT

4.8726

Coefficient of Var=> 30.16135845

118.3297 1 STORY \$34,651 No / / CITY LOT

264.2516 1 STORY

\$20,900 No

/ /

RIVER OAKS

Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes
401	52						
401	47						
401	45						
401	45						
401	59						
401	47						
401	56						
401	56						
401	45						
401	45						
401	50						
401	66						
401	45						
401	57						
401	65						
401	64						
401	47						
401	53						
401	50						
401	71						
401	71						
401	65						
401	50						
401	89						
401	60						
401	62						
401	50						
401	45						
401	53						
401	47						
401	65						
401	60						

401	97
401	98
401	83
401	98
401	98
401	97
401	97
401	52
401	57
401	57
401	69
401	49
401	48
401	98
401	98
401	58
401	49
401	47
401	45
401	47

[illegible]

