

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	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
700-000-601-050-00	120 E PEARL ST	11/17/20	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$51,300	33.75	\$121,591	\$35,619	\$116,381	\$109,518	1.063	1,260	\$92.37	4010	23.7180	RANCH	\$29,560		OLD TOWN & OUTLYING	401	64	
700-000-602-051-00	229 N COTTAGE ST	04/30/19	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$42,800	44.58	\$98,418	\$32,195	\$63,805	\$84,361	0.756	1,476	\$43.23	4010	6.9143	2 STORY FARM	\$28,423		OLD TOWN & OUTLYING	401	55	
700-000-604-010-02	310 N COTTAGE ST	05/31/19	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$42,500	42.54	\$98,303	\$32,976	\$66,924	\$83,219	0.804	1,248	\$53.63	4010	2.1290	1.75 STORY FARM	\$29,560		OLD TOWN & OUTLYING	401	66	
700-000-604-090-00	315 N HARTEL RD	06/14/19	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,100	43.44	\$89,783	\$30,945	\$59,055	\$74,953	0.788	1,336	\$44.20	4010	3.7586	1.5 STORY	\$29,560		OLD TOWN & OUTLYING	401	55	
700-000-605-080-00	205 N HARTEL RD	06/06/19	\$144,600	WD	03-ARM'S LENGTH	\$144,600	\$48,600	33.61	\$122,317	\$33,250	\$111,350	\$113,461	0.981	1,664	\$66.92	4010	15.5913	1.5 STORY	\$29,560		OLD TOWN & OUTLYING	401	60	
700-000-608-040-00	226 N DUNBAR ST	07/23/19	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$58,700	38.37	\$133,440	\$55,493	\$97,507	\$99,296	0.982	1,152	\$84.64	4010	15.6507	CAPE COD	\$43,203		OLD TOWN & OUTLYING	401	60	
700-000-608-070-00	209 N CHURCH ST	08/26/20	\$211,500	WD	03-ARM'S LENGTH	\$211,500	\$95,800	45.30	\$201,115	\$61,362	\$150,138	\$178,029	0.843	2,520	\$59.58	4010	1.7852	2 STORY FARM	\$40,402		OLD TOWN & OUTLYING	401	64	
700-000-609-090-00	313 N CHURCH ST	10/18/19	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$51,000	40.80	\$123,707	\$31,779	\$93,221	\$117,106	0.796	1,216	\$76.66	4010	2.9439	1.75 STORY FARM	\$29,560		OLD TOWN & OUTLYING	401	77	
700-000-610-090-00	309 N DUNBAR ST	04/08/19	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$42,100	35.98	\$98,544	\$24,153	\$92,847	\$94,766	0.980	960	\$96.72	4010	15.4274	RANCH	\$20,010		OLD TOWN & OUTLYING	401	62	
700-000-616-090-00	212 S COTTAGE ST	05/20/19	\$106,000	WD	03-ARM'S LENGTH	\$106,000	\$43,500	41.04	\$107,942	\$29,560	\$76,440	\$99,850	0.766	1,424	\$53.68	4010	5.9930	1.75 STORY FARM	\$29,560		OLD TOWN & OUTLYING	401	60	
700-000-617-105-00	214 S CHURCH ST	09/25/19	\$49,000	WD	03-ARM'S LENGTH	\$49,000	\$21,300	43.47	\$50,275	\$14,929	\$34,071	\$45,027	0.757	516	\$66.03	4010	6.8797	RANCH	\$14,780		OLD TOWN & OUTLYING	401	62	
700-000-620-030-00	318 E WALNUT	09/02/20	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$107,400	71.65	\$217,375	\$83,724	\$66,176	\$170,256	0.389	1,448	\$45.70	4010	43.6795	2-STORY MODERN	\$75,036	700-000-620-040-00, 700-000-620-010-00	OLD TOWN & OUTLYING	401	83	
700-000-622-040-00	230 N HARTEL RD	10/11/19	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$51,600	40.00	\$123,604	\$37,029	\$91,971	\$110,287	0.834	2,080	\$44.22	4010	0.8446	BI/TRI-LEVEL	\$35,244		OLD TOWN & OUTLYING	401	57	
700-000-624-021-00	316 HIGH ST	11/18/19	\$87,022	WD	03-ARM'S LENGTH	\$87,022	\$40,400	46.43	\$90,358	\$31,774	\$55,248	\$74,629	0.740	1,226	\$45.06	4010	8.5182	2-STORY MODERN	\$28,423		OLD TOWN & OUTLYING	401	56	
700-000-624-050-00	410 E MAIN ST	03/31/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$48,100	32.72	\$111,534	\$29,355	\$117,645	\$104,687	1.124	1,488	\$79.06	4010	29.8302	1.75 STORY FARM	\$28,423		OLD TOWN & OUTLYING	401	69	
700-024-300-231-00	327 E MAIN ST	05/17/19	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,000	45.00	\$150,350	\$61,459	\$78,541	\$113,237	0.694	1,120	\$70.13	4010	13.1882	RANCH	\$53,435		OLD TOWN & OUTLYING	401	62	
700-024-300-231-00	327 E MAIN ST	03/02/21	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,100	41.88	\$150,350	\$61,459	\$103,541	\$113,237	0.914	1,120	\$92.45	4010	8.8894	RANCH	\$53,435		OLD TOWN & OUTLYING	401	62	
700-024-300-451-00	500 E PEARL ST	05/14/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$78,200	55.86	\$161,147	\$54,622	\$85,378	\$135,701	0.629	1,344	\$63.53	4010	19.6316	1.5 STORY	\$54,123		OLD TOWN & OUTLYING	401	60	
700-057-600-070-00	222 DAWN CT	01/27/20	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$69,700	45.56	\$150,773	\$45,317	\$107,683	\$134,339	0.802	936	\$115.05	4010	2.3903	RANCH	\$34,107		OLD TOWN & OUTLYING	401	76	
700-065-600-010-00	111 N NELSON ST	02/07/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$47,900	36.85	\$106,681	\$33,876	\$96,124	\$92,745	1.036	1,824	\$52.70	4010	21.0950	RANCH	\$29,560		OLD TOWN & OUTLYING	401	45	
700-065-600-040-00	123 N NELSON ST	04/01/19	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$24,600	68.33	\$55,679	\$27,322	\$8,678	\$36,124	0.240	572	\$15.17	4010	58.5250	BUNGALOW	\$27,286		OLD TOWN & OUTLYING	401	55	
700-065-600-090-00	229 N NELSON ST	03/02/20	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$41,300	41.72	\$92,552	\$29,957	\$69,043	\$79,739	0.866	912	\$75.71	4010	4.0383	BUNGALOW	\$27,286		OLD TOWN & OUTLYING	401	58	
700-065-600-120-00	305 N NELSON ST	04/17/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,800	42.30	\$147,326	\$47,260	\$117,740	\$127,473	0.924	2,446	\$48.14	4010	9.8169	1.75 STORY FARM	\$40,929		OLD TOWN & OUTLYING	401	45	
700-065-600-205-00	321 W PEARL ST	08/12/19	\$83,000	WD	03-ARM'S LENGTH	\$83,000	\$39,300	47.35	\$94,334	\$41,004	\$41,996	\$67,936	0.618	1,120	\$37.50	4010	20.7313	RANCH	\$38,655		OLD TOWN & OUTLYING	401	55	
700-067-600-110-00	325 W CHERRY ST	09/18/20	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$55,400	35.86	\$125,482	\$27,589	\$126,911	\$124,704	1.018	1,236	\$102.68	4010	19.2213	1.25 STORY	\$23,875		OLD TOWN & OUTLYING	401	80	
700-067-600-441-02	658 W VERMONTVILLE HWY	12/04/19	\$109,900	WD	03-ARM'S LENGTH	\$109,900	\$67,300	61.24	\$143,790	\$47,705	\$62,195	\$122,401	0.508	1,560	\$39.87	4010	31.7357	DOUBLEWIDE	\$46,501		OLD TOWN & OUTLYING	401	75	
700-070-000-010-10	103 THORNWAY ST	07/24/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$70,500	38.11	\$153,606	\$56,625	\$128,375	\$123,543	1.039	924	\$138.93	4010	21.3634	RANCH	\$47,450		OLD TOWN & OUTLYING	401	82	
700-075-600-360-00	106 FOLK ST	10/23/20	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$27,200	28.04	\$73,393	\$19,931	\$77,069	\$68,104	1.132	864	\$89.20	4010	30.6149	RANCH	\$18,792		OLD TOWN & OUTLYING	401	75	
700-075-600-400-00	104 S NELSON ST	04/04/19	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$29,100	39.32	\$66,169	\$19,527	\$54,473	\$59,417	0.917	864	\$63.05	4010	9.1318	RANCH	\$19,328		OLD TOWN & OUTLYING	401	55	
Totals:			\$3,588,322			\$3,588,322	\$1,536,600		\$3,459,938		\$2,450,526	\$2,958,143			\$67.44		0.2920							
									Sale. Ratio =>	42.82				E.C.F. =>	0.828			Std. Deviation=>	0.2090073					
									Std. Dev. =>	9.86				Ave. E.C.F. =>	0.825			Ave. Variance=>	15.6564	Coefficient of Var=>		18.96645525		