

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 Degr.
700-000-602-070-00	215 N COTTAGE	12/09/22	\$117,500	WD	03-ARM'S LENGTH	\$117,500	\$48,800	41.53	\$113,584	\$29,123	\$88,377	\$96,307	0.918	1,132	\$78.07	4010	2.6563	2-STORY MODERN	\$26,389		OLD TOWN & OUTLYING	401	60
700-000-603-100-00	307 N COTTAGE	06/01/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$63,900	35.50	\$154,674	\$36,077	\$143,923	\$135,230	1.064	960	\$149.92	4010	12.0056	RANCH	\$29,433		OLD TOWN & OUTLYING	401	78
700-000-604-090-00	315 N HARTEL	10/26/21	\$129,900	WD	03-ARM'S LENGTH	\$129,900	\$43,900	33.80	\$107,161	\$28,056	\$101,844	\$90,200	1.129	1,336	\$76.23	4010	18.4872	1.5 STORY	\$26,389		OLD TOWN & OUTLYING	401	55
700-000-608-061-00	221 N CHURCH	04/18/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$83,600	64.31	\$196,912	\$50,880	\$79,120	\$166,513	0.475	1,552	\$50.98	4010	46.9067	1.75 STORY FARM	\$38,568		OLD TOWN & OUTLYING	401	60
700-000-608-070-00	209 N CHURCH	09/17/21	\$236,900	WD	03-ARM'S LENGTH	\$236,900	\$96,900	40.90	\$255,125	\$67,239	\$169,661	\$214,237	0.792	2,520	\$67.33	4010	15.2294	2 STORY FARM	\$42,018		OLD TOWN & OUTLYING	401	64
700-000-609-090-00	313 N CHURCH	07/12/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,900	41.27	\$161,121	\$29,220	\$120,780	\$150,400	0.803	1,216	\$99.33	4010	14.1168	1.75 STORY FARM	\$26,389		OLD TOWN & OUTLYING	401	78
700-000-609-100-00	307 N CHURCH	08/26/22	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$54,000	30.34	\$131,285	\$29,406	\$148,594	\$116,168	1.279	1,288	\$115.37	4010	33.4909	1.75 STORY FARM	\$26,389		OLD TOWN & OUTLYING	401	64
700-000-610-046-01	204 N NELSON	07/26/22	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$52,700	62.74	\$122,204	\$35,420	\$48,580	\$98,956	0.491	1,080	\$44.98	4010	45.3297	RANCH	\$32,581		OLD TOWN & OUTLYING	401	65
700-000-610-075-00	231 N DUNBAR	08/13/21	\$179,800	WD	03-ARM'S LENGTH	\$179,800	\$83,100	46.22	\$220,939	\$34,631	\$145,169	\$212,438	0.683	2,650	\$54.78	4010	26.0877	BI/TRI-LEVEL	\$21,314		OLD TOWN & OUTLYING	401	65
700-000-611-050-00	212 S DUNBAR	12/16/21	\$144,097	WD	03-ARM'S LENGTH	\$144,097	\$72,200	50.11	\$173,411	\$38,230	\$105,867	\$154,140	0.687	1,600	\$66.17	4010	25.7402	RANCH	\$36,538		OLD TOWN & OUTLYING	401	60
700-000-611-055-00	203 S NELSON	07/27/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$57,500	38.33	\$135,412	\$39,458	\$110,542	\$109,412	1.010	960	\$115.15	4010	6.6106	RANCH	\$36,538		OLD TOWN & OUTLYING	401	70
700-000-611-085-00	126 S DUNBAR	01/21/22	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$42,000	25.47	\$129,427	\$38,728	\$126,172	\$103,420	1.220	1,152	\$109.52	4010	27.5776	2 STORY FARM	\$36,538		OLD TOWN & OUTLYING	401	75
700-000-613-040-00	103 S CHURCH	07/05/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$77,900	36.23	\$191,363	\$37,939	\$177,061	\$174,942	1.012	1,792	\$98.81	4010	6.7889	2-STORY MODERN	\$26,389		OLD TOWN & OUTLYING	401	62
700-000-616-090-00	212 S COTTAGE	05/06/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$48,900	32.60	\$131,789	\$26,389	\$123,611	\$120,182	1.029	1,424	\$86.81	4010	8.4303	1.75 STORY FARM	\$26,389		OLD TOWN & OUTLYING	401	60
700-000-617-105-00	214 S CHURCH	04/28/22	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$25,700	41.45	\$60,891	\$13,373	\$48,627	\$54,182	0.897	516	\$94.24	4010	4.6757	RANCH	\$13,194		OLD TOWN & OUTLYING	401	62
700-000-617-141-00	238 S CHURCH	10/27/21	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$60,400	43.17	\$151,090	\$62,076	\$77,824	\$101,498	0.767	1,102	\$70.62	4010	17.7473	RANCH	\$41,225		OLD TOWN & OUTLYING	401	56
700-000-622-040-00	230 N HARTEL	08/12/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$61,800	26.87	\$169,464	\$33,369	\$196,631	\$155,182	1.267	2,080	\$94.53	4010	32.2871	BI/TRI-LEVEL	\$31,463		OLD TOWN & OUTLYING	401	65
700-023-200-101-10	4960 E GRESHAM	04/15/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$158,300	51.90	\$333,986	\$113,086	\$191,914	\$251,881	0.762	2,068	\$92.80	4010	18.2303	CAPE COD	\$94,743		OLD TOWN & OUTLYING	401	80
700-023-400-300-00	408 W VERMONTVILLE	06/18/21	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$51,100	53.23	\$128,011	\$52,069	\$43,931	\$86,593	0.507	2,620	\$16.77	4010	43.6897	2 STORY FARM	\$51,531		OLD TOWN & OUTLYING	401	34
700-023-400-715-00	119 E MAIN	02/17/23	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$51,100	36.53	\$120,411	\$47,068	\$92,832	\$83,629	1.110	800	\$116.04	4010	16.5815	RANCH	\$42,628		OLD TOWN & OUTLYING	401	55
700-024-300-026-00	400 VIKING VIEW	09/07/22	\$258,500	PTA	03-ARM'S LENGTH	\$258,500	\$100,400	38.84	\$271,219	\$105,320	\$153,180	\$189,166	0.810	3,132	\$48.91	4010	13.4462	BI/TRI-LEVEL	\$98,010		OLD TOWN & OUTLYING	401	52
700-024-300-220-00	406 N HARTEL	05/10/22	\$135,100	WD	03-ARM'S LENGTH	\$135,100	\$68,400	50.63	\$150,077	\$50,954	\$84,146	\$113,025	0.744	1,716	\$49.04	4010	19.9735	BUNGALOW	\$49,732		OLD TOWN & OUTLYING	401	50
700-024-300-265-00	430 E CHERRY	07/30/21	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$60,500	37.58	\$150,935	\$43,254	\$117,746	\$122,783	0.959	1,736	\$67.83	4010	1.4749	BI/TRI-LEVEL	\$32,478		OLD TOWN & OUTLYING	401	57
700-024-300-505-00	485 E VERMONTVILLE	03/09/23	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$71,900	39.72	\$171,306	\$52,793	\$128,207	\$135,135	0.949	1,040	\$123.28	4010	0.4511	RANCH	\$44,658		OLD TOWN & OUTLYING	401	64
700-024-300-540-00	503 E PEARL	03/20/23	\$228,000	WD	03-ARM'S LENGTH	\$228,000	\$77,600	34.04	\$194,963	\$38,154	\$189,846	\$178,802	1.062	2,328	\$81.55	4010	11.7544	BI/TRI-LEVEL	\$35,523		OLD TOWN & OUTLYING	401	65
700-065-600-210-00	306 W VERMONTVILLE	10/15/21	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$68,200	40.36	\$193,175	\$50,965	\$118,035	\$142,210	0.830	2,102	\$56.15	4010	11.4220	2-STORY MODERN	\$50,747		OLD TOWN & OUTLYING	401	55
700-067-600-060-00	326 W PEARL	08/05/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$45,900	27.82	\$124,815	\$34,395	\$130,605	\$103,101	1.267	984	\$132.73	4010	32.2537	CAPE COD	\$26,389		OLD TOWN & OUTLYING	401	68
700-067-600-310-00	407 W CHERRY	04/29/22	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$76,800	37.83	\$184,568	\$58,539	\$144,461	\$143,705	1.005	1,532	\$94.30	4010	6.1038	CAPE COD	\$37,553		OLD TOWN & OUTLYING	401	60
700-067-600-430-00	610 W VERMONTVILLE	06/09/21	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$48,100	35.11	\$128,191	\$28,893	\$108,107	\$113,225	0.955	960	\$112.61	4010	1.0576	RANCH	\$26,389		OLD TOWN & OUTLYING	401	70
700-075-600-320-00	114 FOLK	05/14/21	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$41,400	27.62	\$115,573	\$19,915	\$129,985	\$109,074	1.192	964	\$134.84	4010	24.7488	RANCH	\$16,776		OLD TOWN & OUTLYING	401	70
700-075-600-370-00	104 FOLK	08/02/21	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$36,000	23.84	\$113,031	\$22,937	\$128,063	\$102,730	1.247	1,184	\$108.16	4010	30.2376	RANCH	\$16,776		OLD TOWN & OUTLYING	401	70
700-075-600-380-00	401 W VERMONTVILLE	10/08/21	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$34,600	27.68	\$100,210	\$26,313	\$98,687	\$84,261	1.171	864	\$114.22	4010	22.6980	RANCH	\$19,572		OLD TOWN & OUTLYING	401	75
700-075-600-520-00	210 S NELSON	01/06/23	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$47,600	31.75	\$126,559	\$18,451	\$131,449	\$123,270	1.066	1,188	\$110.65	4010	12.2123	RANCH	\$17,254		OLD TOWN & OUTLYING	401	76

Totals:	\$5,396,297					\$5,396,297	\$2,073,100		\$5,212,882		\$4,003,577	\$4,335,998			\$88.87		2.0890						
							Sale. Ratio =>		38.42			E.C.F. =>	0.923			Std. Deviation=	0.2276325						
							Std. Dev. =>		9.89			Ave. E.C.F. =>	0.944			Ave. Variance=	18.5001		Coefficient of Var=>	19.59289647			

Used **0.933**
Removed outliers
Last year **0.877**