

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	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
700-000-603-010-00	306 N CHURCH	05/26/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$80,800	39.41	\$207,708	\$38,330	\$166,670	\$161,620	1.031	1,394	\$119.56	4010	7.5508	2 STORY FARM		\$33,184	No	//		OLD TOWN & OUTLYING	401	74
700-000-606-010-00	203 E VERMONTVILLE	05/15/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$63,800	45.57	\$153,336	\$37,334	\$102,666	\$110,689	0.928	1,752	\$58.60	4010	17.9235	2 STORY FARM		\$33,184	No	//		OLD TOWN & OUTLYING	401	50
700-000-608-040-00	226 N DUNBAR	06/14/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$74,900	36.54	\$192,887	\$63,026	\$141,974	\$123,913	1.146	1,152	\$123.24	4010	3.9001	CAPE COD		\$48,500	No	//		OLD TOWN & OUTLYING	401	64
700-000-611-095-00	109 S NELSON	06/05/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$69,900	34.10	\$197,060	\$54,125	\$150,875	\$136,388	1.106	1,120	\$134.71	4010	0.0537	RANCH		\$48,500	No	//		OLD TOWN & OUTLYING	401	72
700-000-618-076-00	421 N CHURCH	09/15/23	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$57,900	40.49	\$145,454	\$19,289	\$123,711	\$120,386	1.028	792	\$156.20	4010	7.9137	RANCH		\$17,103	No	//		OLD TOWN & OUTLYING	401	65
700-000-618-090-00	104 W MAIN	03/21/25	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$71,000	38.38	\$163,107	\$45,114	\$139,886	\$112,589	1.242	1,232	\$113.54	4010	13.5698	2 STORY FARM		\$37,906	No	//		OLD TOWN & OUTLYING	401	62
700-000-624-050-00	410 E MAIN	03/26/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$67,300	32.05	\$179,085	\$32,318	\$177,682	\$140,045	1.269	1,488	\$119.41	4010	16.1998	1.75 STORY FARM		\$31,908	No	//		OLD TOWN & OUTLYING	401	74
700-023-400-300-00	408 W VERMONTVILLE	04/12/23	\$169,000	LC	03-ARM'S LENGTH	\$169,000	\$61,300	36.27	\$169,691	\$64,233	\$104,767	\$113,031	0.927	2,620	\$39.99	4010	17.9866	2 STORY FARM		\$63,707	No	//		OLD TOWN & OUTLYING	401	45
700-057-600-070-00	222 DAWN	02/29/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$91,300	43.48	\$224,673	\$52,481	\$157,519	\$164,305	0.959	936	\$168.29	4010	14.8056	RANCH		\$38,289	No	//		OLD TOWN & OUTLYING	401	76
700-067-600-110-00	325 W CHERRY	09/13/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$82,800	41.40	\$184,455	\$31,191	\$168,809	\$146,244	1.154	1,236	\$136.58	4010	4.7542	1.25 STORY		\$26,802	No	//		OLD TOWN & OUTLYING	401	80
700-075-600-030-00	105 FOLK	09/12/24	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$48,600	35.74	\$118,100	\$22,490	\$113,510	\$91,231	1.244	1,224	\$92.74	4010	13.7452	RANCH		\$21,096	No	//		OLD TOWN & OUTLYING	401	58
700-075-600-400-00	104 S NELSON	07/11/23	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$37,900	36.80	\$97,963	\$21,933	\$81,067	\$72,548	1.117	864	\$93.83	4010	1.0677	RANCH		\$21,697	No	//		OLD TOWN & OUTLYING	401	58
700-075-600-450-00	114 S NELSON	06/29/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$51,200	35.31	\$132,519	\$23,130	\$121,870	\$104,379	1.168	1,188	\$102.58	4010	6.0821	RANCH		\$21,697	No	//		OLD TOWN & OUTLYING	401	58
700-075-600-460-00	116 S NELSON	12/22/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$66,000	33.00	\$181,752	\$32,236	\$167,764	\$142,668	1.176	1,470	\$114.13	4010	6.9152	RANCH		\$21,697	No	//		OLD TOWN & OUTLYING	401	70

Totals: \$2,456,000 \$924,700 \$2,456,000 \$924,700 \$2,347,790 \$1,918,770 \$1,740,037 \$112.39 0.4035
Sale. Ratio => 37.65 E.C.F. => 1.103 Std. Deviation=> 0.115787985
Std. Dev. => 3.93 Ave. E.C.F. => 1.107 Ave. Variance=> 9.4620 Coefficient of Var=> 8.549340899

2026 1.103

Outliers