

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	
18-24-282-019	143 MAIN ST	10/28/24	\$104,900	CD	03-ARM'S LENGTH	\$104,900	\$56,600	53.96	\$123,390	\$17,820	\$87,080	\$93,840	0.928	1,200	\$72.57	
18-24-431-004	234 W JEFFERSON ST	10/11/24	\$284,500	WD	25-PARTIAL CONSTRUCTIC	\$284,500	\$4,000	1.41	\$273,412	\$8,000	\$276,500	\$235,922	1.172	1,191	\$232.16	
18-24-432-003	248 W JEFFERSON ST	09/05/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$76,800	37.46	\$180,186	\$12,646	\$192,354	\$148,924	1.292	1,144	\$168.14	
18-24-433-010	256 MILL ST	06/02/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$76,100	40.05	\$182,062	\$18,597	\$171,403	\$145,302	1.180	884	\$193.89	
18-24-451-022	515 W BROOKS ST	11/12/24	\$276,250	WD	03-ARM'S LENGTH	\$276,250	\$94,400	34.17	\$263,154	\$31,017	\$245,233	\$206,344	1.188	2,476	\$99.04	
18-24-463-003	498 W BARTON ST	10/22/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$49,500	33.00	\$136,478	\$9,905	\$140,095	\$112,509	1.245	840	\$166.78	
18-24-476-003	232 STATE ST	08/25/23	\$223,262	WD	03-ARM'S LENGTH	\$223,262	\$80,200	35.92	\$193,870	\$30,470	\$192,792	\$145,244	1.327	1,976	\$97.57	
18-24-482-007	382 W BARTON ST	11/04/24	\$200,000	WD	25-PARTIAL CONSTRUCTIC	\$200,000	\$51,700	25.85	\$189,245	\$24,699	\$175,301	\$146,263	1.199	1,028	\$170.53	
19-19-151-031	99 POST ST	03/03/25	\$215,000	WD	25-PARTIAL CONSTRUCTIC	\$215,000	\$4,000	1.86	\$180,441	\$8,000	\$207,000	\$153,281	1.350	1,080	\$191.67	
19-19-152-001	90 MAIN ST	07/16/24	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$101,700	44.41	\$216,281	\$28,428	\$200,572	\$166,980	1.201	1,410	\$142.25	
19-19-153-003	8 POST ST	03/11/25	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$101,600	53.47	\$223,037	\$16,074	\$173,926	\$183,967	0.945	2,645	\$65.76	
19-19-183-002	178 E WASHINGTON ST	03/03/25	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$77,000	44.77	\$164,382	\$14,487	\$157,513	\$133,240	1.182	1,296	\$121.54	
19-19-185-001	244 JOHN ST	12/31/24	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$85,200	38.55	\$182,385	\$12,610	\$208,390	\$150,911	1.381	1,720	\$121.16	
19-19-275-017	449 QUARTERLINE ST	05/31/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$140,200	41.24	\$298,038	\$53,921	\$286,079	\$216,993	1.318	1,344	\$212.86	
19-19-327-006	95 E BROOKS ST	04/17/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,600	44.87	\$126,043	\$12,781	\$102,219	\$100,677	1.015	1,080	\$94.65	
19-19-330-001	290 SCOTT ST	07/26/23	\$191,100	WD	03-ARM'S LENGTH	\$191,100	\$81,400	42.60	\$193,818	\$21,870	\$169,230	\$152,843	1.107	1,366	\$123.89	
19-19-330-005	308 EWING ST	10/10/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$67,700	32.24	\$160,976	\$17,820	\$192,180	\$127,250	1.510	988	\$194.51	
Totals:			\$3,517,012			\$3,517,012	\$1,199,700		\$3,287,198		\$3,177,867	\$2,620,492			\$145.23	
								Sale. Ratio =>	34.11			E.C.F. =>	1.213			
								Std. Dev. =>	14.66			Ave. E.C.F. =>	1.208			