

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
43-101-004-00	157 N MAPLE ST	04/25/23	\$215,000	WD	24-PARTIAL ASSESSMENT	\$215,000	\$96,300	44.79	\$192,656	\$36,300	\$178,700	\$155,269	1.151
43-102-008-00	193 OAK ST	06/01/23	\$213,500	WD	24-PARTIAL ASSESSMENT	\$213,500	\$100,000	46.84	\$199,977	\$36,300	\$177,200	\$162,539	1.090
43-104-002-00	130 OAK ST	04/29/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,300	50.25	\$120,607	\$36,300	\$83,700	\$83,721	1.000
43-201-004-00	350 DIVISION ST	04/03/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$75,700	42.06	\$151,466	\$38,191	\$141,809	\$112,488	1.261
43-201-005-00	355 CHERRY ST	11/21/22	\$205,000	WD	08-ESTATE	\$205,000	\$90,900	44.34	\$181,870	\$47,860	\$157,140	\$133,078	1.181
43-205-001-00	328 CHERRY ST	08/04/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$64,700	46.55	\$129,400	\$37,663	\$101,337	\$91,099	1.112
43-209-001-00	238 BEECH ST	03/09/23	\$239,900	WD	24-PARTIAL ASSESSMENT	\$239,900	\$114,200	47.60	\$228,497	\$47,883	\$192,017	\$179,358	1.071
43-209-009-00	223 S MAPLE ST	07/13/22	\$190,000	WD	24-PARTIAL ASSESSMENT	\$190,000	\$93,000	48.95	\$185,980	\$37,300	\$152,700	\$147,646	1.034
43-210-004-00	242 S MAPLE ST	05/25/23	\$216,000	WD	24-PARTIAL ASSESSMENT	\$216,000	\$97,000	44.91	\$193,950	\$59,146	\$156,854	\$133,867	1.172
43-213-001-20	170 ST JOHNS ST	12/27/23	\$210,000	WD	24-PARTIAL ASSESSMENT	\$210,000	\$109,500	52.14	\$219,069	\$47,401	\$162,599	\$170,475	0.954
43-350-040-00	125 RACE ST	05/05/22	\$150,000	WD	24-PARTIAL ASSESSMENT	\$150,000	\$57,800	38.53	\$115,697	\$32,990	\$117,010	\$82,132	1.425
43-350-050-23	340 S STATE ST	01/24/24	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$142,300	46.96	\$284,546	\$105,200	\$197,800	\$178,099	1.111
Totals:			\$2,381,400			\$2,381,400	\$1,101,700		\$2,203,715		\$1,818,866	\$1,629,773	
Sale. Ratio =>								46.26				E.C.F. =>	1.116
												TO EQUALIZE- USED:	1.120
Std. Dev. =>								3.64				Ave. E.C.F. =>	1.130