

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	\$108,000	50.23	\$216,047	\$39,600	\$175,400	\$157,542	1.113		
43-102-008-00	193 OAK ST	06/01/23	\$213,500	WD	24-PARTIAL ASSESSMENT	\$213,500	\$112,500	52.69	\$224,938	\$39,600	\$173,900	\$165,480	1.051		
43-103-005-00	129 OAK ST	10/07/24	\$185,000	WD	24-PARTIAL ASSESSMENT	\$185,000	\$81,600	44.11	\$163,208	\$39,600	\$145,400	\$110,364	1.317		
43-104-001-00	144 OAK ST	05/21/24	\$205,000	WD	24-PARTIAL ASSESSMENT	\$205,000	\$79,800	38.93	\$159,535	\$39,600	\$165,400	\$107,085	1.545		
43-104-003-50	123 N STATE ST	06/28/24	\$173,500	WD	03-ARM'S LENGTH	\$173,500	\$82,300	47.44	\$164,538	\$39,600	\$133,900	\$111,552	1.200		
43-201-004-00	350 DIVISION ST	04/03/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$86,600	48.11	\$173,211	\$41,558	\$138,442	\$117,547	1.178		
43-205-001-00	328 CHERRY ST	08/04/23	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$73,100	52.59	\$146,124	\$41,104	\$97,896	\$93,768	1.044		
43-210-004-00	242 S MAPLE ST	05/25/23	\$216,000	WD	24-PARTIAL ASSESSMENT	\$216,000	\$110,200	51.02	\$220,348	\$64,398	\$151,602	\$139,241	1.089		
43-213-001-20	170 ST JOHNS ST	12/27/23	\$210,000	WD	24-PARTIAL ASSESSMENT	\$210,000	\$125,100	59.57	\$250,223	\$51,711	\$158,289	\$177,243	0.893		
43-302-001-00	317 DIVISION ST	08/07/24	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$103,700	48.23	\$207,484	\$77,329	\$137,671	\$116,210	1.185		
43-350-050-23	340 S STATE ST	01/24/24	\$303,000	WD	03-ARM'S LENGTH	\$303,000	\$162,600	53.66	\$325,130	\$115,720	\$187,280	\$186,973	1.002		
Totals:			\$2,255,000			\$2,255,000	\$1,125,500		\$2,250,786		\$1,665,180	\$1,483,005			
								Sale. Ratio =>	49.91					E.C.F. =>	1.123
								Std. Dev. =>	5.38					Ave. E.C.F. =>	1.147