

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
46-26-151-034	2106 JANICE DR	09/26/22	WD	\$3,600	\$20,000	\$13,500	67.50	57.0	100.0	0.13	0.13	\$63	57.00	100
46-26-178-024	1605 BARBARA DR	06/17/23	WD	\$3,870	\$21,500	\$14,100	65.58	51.3	105.2	0.12	0.12	\$75	50.00	100
46-26-151-011	6513 ALISON DR	02/20/23	WD	\$5,040	\$28,000	\$12,100	43.21	52.4	110.0	0.13	0.13	\$96	50.00	100
46-26-152-027	6313 VALORIE LN	02/10/23	WD	\$5,040	\$28,000	\$13,000	46.43	50.0	100.0	0.12	0.12	\$101	50.00	100
46-26-153-008	6414 VALORIE LN	10/07/22	WD	\$5,580	\$31,000	\$11,600	37.42	50.0	100.0	0.12	0.12	\$112	50.00	100
46-26-178-024	1605 BARBARA DR	06/23/23	WD	\$6,570	\$36,500	\$14,100	38.63	51.3	105.2	0.12	0.12	\$128	50.00	100
46-26-176-068	1610 BARBARA DR	08/24/22	WD	\$7,200	\$40,000	\$15,100	37.75	66.1	105.0	0.16	0.16	\$109	64.50	100
46-26-153-008	6414 VALORIE LN	10/14/22	WD	\$8,100	\$45,000	\$11,600	25.78	50.0	100.0	0.12	0.12	\$162	50.00	100
46-26-153-004	6506 VALORIE LN	01/03/24	LC	\$8,640	\$48,000	\$16,200	33.75	59.0	100.0	0.14	0.14	\$146	59.00	100
46-26-177-013	6210 BELLTREE LN	09/25/23	WD	\$9,090	\$50,500	\$15,900	31.49	53.4	105.5	0.13	0.13	\$170	52.00	100
46-26-153-008	6414 VALORIE LN	11/01/23	MLC	\$9,450	\$52,500	\$11,600	22.10	50.0	100.0	0.12	0.12	\$189	50.00	100

Avg **\$7,837**
Med **\$7,200**

Avg **\$123**
Med **\$112**

Ouliers

46-26-177-019	6501 FLEMING RD	10/17/22	WD	\$14,400	\$80,000	\$21,300	26.63	63.5	107.7	0.16	0.16	\$227	58.09	100
46-26-127-013	1810 RUSSET PL	06/27/23	WD	\$15,300	\$85,000	\$15,700	18.47	68.7	118.0	0.15	0.15	\$223	76.10	100

Rate Group 'A'

Frontage

Description: STANDARD

Front Foot Rate: 115

Standard Depth: 100

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 3.00

Sites

Description:

Site Value: 0

Close

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table	Use Code
46-26-203-046	6601 ORANGE LN	11/07/22	QC	\$5,400.0	\$30,000	\$15,500	51.67	0.15	0.15	\$58	92.95	R-105	BROWNELL HOLMES
46-26-203-040	6627 ORANGE LN	04/17/24	WD	\$4,140.0	\$23,000	\$13,800	60.00	0.15	0.15	\$65	64.00	R-105	BROWNELL HOLMES
46-26-202-034	6801 PARKBELT DR	04/25/22	WD	\$3,600.0	\$20,000	\$13,800	69.00	0.13	0.13	\$65	55.00	R-105	BROWNELL HOLMES
46-26-251-024	1318 CHATHAM DR	06/29/22	WD	\$3,600.0	\$20,000	\$13,400	67.00	0.12	0.12	\$69	52.00	R-105	BROWNELL HOLMES
46-26-254-012	1321 BARBARA DR	05/06/24	QC	\$5,040.0	\$28,000	\$12,600	45.00	0.12	0.12	\$97	52.00	R-105	BROWNELL HOLMES
46-26-206-009	1302 BANBURY PL	04/28/22	WD	\$11,700.0	\$65,000	\$22,700	34.92	0.47	0.47	\$106	109.97	R-105	BROWNELL HOLMES
46-26-206-015	6902 SALLY CT	12/12/22	WD	\$6,480.0	\$36,000	\$16,300	45.28	0.23	0.23	\$108	60.00	R-105	BROWNELL HOLMES
46-26-254-022	6107 SALLY CT	11/02/22	WD	\$11,700.0	\$65,000	\$16,300	25.08	0.17	0.17	\$117	100.16	R-105	BROWNELL HOLMES
46-26-205-007	6806 COLONIAL DR	06/06/22	WD	\$7,200.0	\$40,000	\$19,600	49.00	0.14	0.14	\$121	59.33	R-105	BROWNELL HOLMES
46-26-252-053	1214 LILLIAN DR	01/17/23	WD	\$6,660.0	\$37,000	\$16,500	44.59	0.12	0.12	\$128	52.00	R-105	BROWNELL HOLMES
46-26-203-037	6713 ORANGE LN	05/01/23	WD	\$11,160.0	\$62,000	\$12,200	19.68	0.14	0.14	\$180	62.00	R-105	BROWNELL HOLMES
46-26-202-023	6913 PARKBELT DR	03/30/23	WD	\$11,160.0	\$62,000	\$19,000	30.65	0.14	0.14	\$186	60.00	R-105	BROWNELL HOLMES
46-26-253-024	1216 BARBARA DR	03/31/23	WD	\$9,900.0	\$55,000	\$14,300	26.00	0.12	0.12	\$190	52.00	R-105	BROWNELL HOLMES
Avg				\$8,471.3					Avg	\$115			
Med				\$8,550.0					Med	\$108			

Outlier													
46-26-201-011	1410 BANBURY PL	07/05/23	WD	\$13,500.0	\$75,000	\$14,800	19.73	0.15	0.15	\$208	65.00	R-105	BROWNELL HOLMES
46-26-253-022	1302 BARBARA DR	12/15/22	WD	\$11,700.0	\$65,000	\$16,500	25.38	0.12	0.12	\$225	52.00	R-105	BROWNELL HOLMES
46-26-206-071	6622 SALLY CT	04/29/22	WD	\$12,600.0	\$70,000	\$21,100	30.14	0.20	0.20	\$229	55.00	R-105	BROWNELL HOLMES

Rate Group 'A'

Frontage

Description: STANDARD

Front Foot Rate: 100

Standard Depth: 100

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 3.00

Sites

Description:

Site Value: 0

Close

Parcel Number	Street Address	Sale Date	Instr.	18% Allcation	Adj. Sale \$	Cur. Asmnt.	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
46-25-156-004	505 W RUTH AVE	02/14/23	WD	\$2,160	\$12,000	\$7,600	60.0	109.0	0.15	0.15	\$36	60.00	115
46-25-156-023	422 W AUSTIN AVE	11/30/23	WD	\$1,656	\$9,200	\$6,400	40.0	109.0	0.10	0.10	\$41	40.00	115
46-25-154-019	518 W RUTH AVE	01/09/24	WD	\$2,016	\$11,200	\$6,500	40.0	104.0	0.10	0.10	\$50	40.00	115
46-25-104-025	426 W YORK AVE	11/03/22	WD	\$2,106	\$11,700	\$6,400	40.0	130.0	0.12	0.12	\$53	40.00	115
46-25-104-026	422 W YORK AVE	10/14/22	WD	\$2,106	\$11,700	\$7,100	40.0	130.0	0.12	0.12	\$53	40.00	115
46-25-108-015	409 W ALMA AVE	03/09/24	QC	\$2,160	\$12,000	\$0	40.0	104.0	0.10	0.10	\$54	40.00	115
46-25-132-030	110 W FOSS AVE	09/13/22	CD	\$2,700	\$15,000	\$7,500	40.0	111.0	0.10	0.10	\$68	40.00	115
46-25-176-004	313 W FOSS AVE	11/08/23	WD	\$2,700	\$15,000	\$10,300	40.0	104.0	0.10	0.10	\$68	40.00	115
46-25-105-008	617 W YORK AVE	06/18/24	WD	\$4,428	\$24,600	\$10,800	50.0	104.0	0.12	0.12	\$89	50.00	115
46-25-102-011	7002 COLLEGE ST	04/29/24	WD	\$4,860	\$27,000	\$8,900	54.3	150.0	0.19	0.19	\$90	55.50	115
46-25-180-006	301 W RUTH AVE	04/12/23	WD	\$3,600	\$20,000	\$8,300	40.0	109.0	0.10	0.10	\$90	40.00	115
46-25-301-013	628 W HOME AVE	09/01/23	WD	\$5,220	\$29,000	\$6,100	50.0	105.0	0.12	0.12	\$104	50.00	115
46-25-109-016	638 W FOSS AVE	05/15/24	LC	\$5,580	\$31,000	\$10,900	50.0	111.0	0.13	0.13	\$112	50.00	115
46-25-106-020	430 W ALMA AVE	02/05/24	LC	\$5,040	\$28,000	\$11,000	40.0	104.0	0.10	0.10	\$126	40.00	115
46-25-104-004	513 W BUNDY AVE	11/02/22	WD	\$6,480	\$36,000	\$6,800	50.0	130.0	0.15	0.15	\$130	50.00	115
46-25-132-030	110 W FOSS AVE	12/22/23	WD	\$5,472	\$30,399	\$7,500	40.0	111.0	0.10	0.10	\$137	40.00	115
46-25-153-023	610 W RUTH AVE	04/14/23	WD	\$7,200	\$40,000	\$9,200	50.0	104.0	0.12	0.12	\$144	50.00	115
46-25-104-025	426 W YORK AVE	03/17/23	WD	\$6,120	\$34,000	\$6,400	40.0	130.0	0.12	0.12	\$153	40.00	115
46-25-154-019	518 W RUTH AVE	04/19/24	WD	\$6,300	\$35,000	\$6,500	40.0	104.0	0.10	0.10	\$158	40.00	115
46-25-103-005	633 W BUNDY AVE	12/01/23	WD	\$9,000	\$50,000	\$11,600	50.0	130.0	0.15	0.15	\$180	50.00	115

Avg \$4,345

\$97

\$90

Rate Group 'A'

Frntage

Description: STANDARD

Front Foot Rate: 90

Standard Depth: 0

Depth Factor Curve...

Standard Frntage (Opt.): 0

Front Factor Curve...

Maximum Frntage Factor: 3.00

Sites

Description:

Site Value: 0

Close

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
46-26-330-032	5625 LESLIE CT	09/28/22	WD	4,800	\$24,000	\$17,100	71.25	69.9	114.5	0.17	0.17	\$69	65.33	R-120
46-26-302-014	5905 CLOVERLAWN DR	11/04/22	WD	4,860	\$27,000	\$13,600	50.37	51.0	100.0	0.12	0.12	\$95	51.00	R-120
46-26-329-014	5702 MARLOWE DR	08/30/22	WD	5,580	\$31,000	\$13,400	43.23	54.5	100.0	0.13	0.13	\$102	54.50	R-120
46-26-380-027	5409 FLEMING RD	04/28/23	WD	5,796	\$32,200	\$15,000	46.58	54.5	110.0	0.13	0.13	\$106	52.00	R-120
46-26-303-031	5914 CLOVERLAWN DR	08/17/23	WD	5,400	\$30,000	\$12,900	43.00	50.0	100.0	0.12	0.12	\$108	50.00	R-120
46-26-331-037	5805 FLEMING RD	02/24/23	WD	6,300	\$35,000	\$16,100	46.00	53.0	101.6	0.12	0.12	\$119	52.60	R-120
46-26-451-006	5418 FLEMING RD	02/10/23	WD	8,100	\$45,000	\$18,600	41.33	59.5	130.9	0.16	0.16	\$136	52.00	R-120
46-26-327-012	1709 W HOME AVE	01/05/24	MLC	9,270	\$51,500	\$20,000	38.83	62.9	110.0	0.15	0.15	\$147	60.00	R-120
46-26-302-014	5905 CLOVERLAWN DR	11/30/22	WD	7,650	\$42,500	\$13,600	32.00	51.0	100.0	0.12	0.12	\$150	51.00	R-120
46-26-377-032	1808 OXLEY DR	03/29/24	WD	9,720	\$54,000	\$17,900	33.15	61.6	115.5	0.15	0.15	\$158	57.31	R-120
46-26-331-033	5907 FLEMING RD	12/05/23	WD	8,460	\$47,000	\$15,800	33.62	51.4	101.1	0.12	0.12	\$165	51.10	R-120
46-26-328-021	5813 MARLOWE DR	12/22/23	WD	9,000	\$50,000	\$16,000	32.00	53.0	100.0	0.12	0.12	\$170	53.00	R-120
46-26-331-037	5805 FLEMING RD	03/01/24	WD	9,540	\$53,000	\$16,100	30.38	53.0	101.6	0.12	0.12	\$180	52.60	R-120
avg				8,575								\$131		

\$120/FF

Outliers

46-26-303-014	5713 OXLEY DR	06/26/23	WD	26,000	\$130,000	\$32,000	24.62	61.0	100.0	0.14	0.14	\$426	61.00	R-120
46-26-327-025	1724 W HOBSON AVE	10/13/23	WD	11,970	\$66,500	\$18,400	27.67	53.9	100.0	0.12	0.12	\$222	53.85	R-120
46-26-329-004	5906 MARLOWE DR	05/13/22	WD	12,402	\$68,900	\$28,400	41.22	54.0	100.0	0.12	0.12	\$230	54.00	R-120
46-26-378-018	1814 MARLOWE DR	03/22/24	WD	14,580	\$81,000	\$19,000	23.46	59.7	112.5	0.15	0.15	\$244	56.33	R-120

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46-25-131-033	140 E ALMA AVE	10/14/22	WD	\$2,106	\$11,700	\$6,100	52.14	81.6	104.0	0.19	0.19	\$26	80.00	130
46-25-129-016	113 E ALMA AVE	12/30/22	WD	\$1,440	\$8,000	\$4,600	57.50	40.8	104.0	0.10	0.10	\$35	40.00	130
46-25-252-024	329 E LORADO AVE	04/02/24	QC	\$1,692	\$9,400	\$5,600	59.57	40.8	104.0	0.10	0.10	\$41	40.00	130
46-25-201-036	202 E CARPENTER RD	04/02/24	LC	\$4,860	\$27,000	\$11,400	42.22	114.6	162.0	0.34	0.34	\$42	90.00	130
46-25-331-019	121 E GRACELAWN AVE	09/10/22	QC	\$1,800	\$10,000	\$5,600	56.00	41.0	105.0	0.10	0.10	\$44	40.00	130
46-25-251-028	241 E LORADO AVE	01/10/24	QC	\$1,800	\$10,000	\$5,200	52.00	40.8	104.0	0.10	0.10	\$44	40.00	130
46-25-255-031	253 E AUSTIN AVE	10/20/22	WD	\$2,106	\$11,700	\$4,900	41.88	41.8	109.0	0.10	0.10	\$50	40.00	130
46-25-228-007	620 E YORK AVE	09/11/23	WD	\$4,500	\$25,000	\$14,000	56.00	81.6	208.0	0.19	0.10	\$55	80.00	130
46-25-480-010	510 E PARKWAY AVE	03/28/23	QC	\$3,240	\$18,000	\$5,900	32.78	44.9	120.0	0.11	0.11	\$72	41.00	130
46-25-278-016	526 E LORADO AVE	04/27/22	WD	\$3,240	\$18,000	\$9,300	51.67	40.8	104.0	0.10	0.10	\$79	40.00	130
46-25-252-031	349 E LORADO AVE	09/08/23	WD	\$3,600	\$20,000	\$11,900	59.50	40.8	104.0	0.10	0.10	\$88	40.00	130
46-25-429-012	601 E HOME AVE	04/12/24	WD	\$4,140	\$23,000	\$6,300	27.39	41.0	105.0	0.10	0.10	\$101	40.00	130
46-25-332-008	126 E GRACELAWN AVE	04/01/24	WD	\$4,500	\$25,000	\$5,800	23.20	41.0	105.0	0.10	0.10	\$110	40.00	130
46-25-228-007	620 E YORK AVE	12/20/23	WD	\$4,500	\$25,000	\$11,100	44.40	40.8	104.0	0.10	0.10	\$110	40.00	130
46-25-202-019	335 ROBBIE LN	07/07/23	WD	\$7,200	\$40,000	\$10,500	26.25	65.1	75.6	0.13	0.13	\$111	75.00	130
47-30-354-010	726 E PARKWAY AVE	08/22/22	WD	\$4,860	\$27,000	\$5,700	21.11	43.8	120.0	0.11	0.11	\$111	40.00	130
46-25-202-019	335 ROBBIE LN	10/18/22	WD	\$7,560	\$42,000	\$10,500	25.00	65.1	75.6	0.13	0.13	\$116	75.00	130
46-25-208-026	341 E FOSS AVE	01/17/24	LC	\$5,040	\$28,000	\$9,600	34.29	42.1	111.0	0.10	0.10	\$120	40.00	130
46-25-203-018	223 E ALMA AVE	05/19/22	WD	\$7,560	\$42,000	\$8,700	20.71	51.0	104.0	0.12	0.12	\$148	50.00	130
46-25-129-026	145 E ALMA AVE	07/07/23	WD	\$13,680	\$76,000	\$27,500	36.18	89.8	204.0	0.21	0.10	\$152	89.00	130
46-25-204-010	336 E YORK AVE	05/06/22	WD	\$12,600	\$70,000	\$12,700	18.14	81.6	104.0	0.19	0.19	\$154	80.00	130
46-25-251-029	245 E LORADO AVE	11/30/23	WD	\$6,300	\$35,000	\$9,900	28.29	40.8	104.0	0.10	0.10	\$154	40.00	130
avg				\$5,271								\$89		
				\$4,500								\$101		

65/FF

46-25-204-015	354 E YORK AVE	02/29/24	WD	\$10,800	\$60,000	\$6,500	10.83	40.8	104.0	0.10	0.10	\$265	40.00	130
46-25-276-035	426 E FOSS AVE	08/11/23	MLC	\$7,380	\$41,000	\$12,300	30.00	40.8	104.0	0.10	0.10	\$181	40.00	130

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
47-30-406-039	1164 E HOME AVE	01/05/23	WD	3,600	\$20,000	\$12,000	60.00	90.9	84.9	0.19	0.19	\$40	99.00	R-135
47-30-229-010	1238 E ALMA AVE	04/05/22	WD	5,400	\$30,000	\$11,100	37.00	122.4	312.0	0.29	0.10	\$44	120.00	R-135
47-30-134-009	902 E HOLBROOK AVE	02/28/24	QC	1,872	\$10,400	\$7,600	73.08	41.9	109.5	0.10	0.10	\$45	40.00	R-135
47-30-101-035	745 E BUNDY AVE	03/08/24	WD	2,880	\$16,000	\$7,400	46.25	49.8	155.0	0.14	0.14	\$58	40.00	R-135
47-30-103-007	726 E YORK AVE	03/24/23	WD	2,430	\$13,500	\$8,800	65.19	40.8	104.0	0.10	0.10	\$60	40.00	R-135
47-30-126-024	801 E BUNDY AVE	10/21/22	WD	6,300	\$35,000	\$13,400	38.29	99.6	155.0	0.29	0.29	\$63	80.00	R-135
47-30-134-036	933 E FOSS AVE	12/08/22	WD	4,140	\$23,000	\$10,700	46.52	64.1	114.1	0.16	0.16	\$65	60.00	R-135
47-30-102-007	734 E BUNDY AVE	11/21/22	WD	3,582	\$19,900	\$12,100	60.80	47.9	130.0	0.13	0.13	\$75	42.00	R-135
47-30-101-040	761 E BUNDY AVE	04/12/24	WD	4,500	\$25,000	\$11,900	47.60	49.8	155.0	0.14	0.14	\$90	40.00	R-135
47-30-133-025	1009 E HOLBROOK AVE	10/25/22	WD	7,722	\$42,900	\$12,600	29.37	81.6	208.0	0.19	0.10	\$95	80.00	R-135
47-30-102-009	742 E BUNDY AVE	06/10/24	WD	4,680	\$26,000	\$10,000	38.46	45.6	130.0	0.12	0.12	\$103	40.00	R-135
47-30-452-016	1133 OSCEOLA AVE	03/08/24	LC	4,392	\$24,400	\$8,500	34.84	40.3	100.0	0.09	0.09	\$109	40.25	R-135
47-30-462-004	1114 FAIRFAX ST	01/26/23	WD	4,500	\$25,000	\$10,600	42.40	40.0	100.0	0.09	0.09	\$113	40.00	R-135
47-30-177-031	1041 E LORADO AVE	07/21/23	WD	6,300	\$35,000	\$9,700	27.71	40.8	104.0	0.10	0.10	\$154	40.00	R-135
avg				4,450								\$79		
				4,446								\$70		

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
47-29-201-029	6901 ROSEANNA DR	10/24/23	WD	2,880	\$16,000	\$10,300	64.38	81.8	185.9	0.26	0.26	\$35	60.00	R-145
47-29-127-040	6809 DANIEL DR	09/08/23	WD	2,700	\$15,000	\$6,800	45.33	50.0	100.0	0.12	0.12	\$54	50.00	R-145
47-29-201-033	6807 ROSEANNA DR	05/03/24	LC	5,040	\$28,000	\$11,200	40.00	81.8	185.9	0.26	0.26	\$62	60.00	R-145
47-29-179-008	6301 HATHAWAY DR	02/05/24	WD	5,220	\$29,000	\$8,200	28.28	61.7	129.7	0.16	0.16	\$85	54.17	R-145
47-29-126-013	6913 CECIL DR	04/26/23	WD	6,030	\$33,500	\$8,000	23.88	69.4	103.4	0.16	0.16	\$87	68.33	R-145
47-29-203-005	1926 JOSEPH ST	05/07/24	WD	8,100	\$45,000	\$12,400	27.56	82.6	189.4	0.26	0.26	\$98	60.00	R-145
avg				4,995								\$70		
												\$73		

70/FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Land Table
47-28-351-078	2813 WILTON PL	11/07/22	CD	\$14,850.00	\$82,500	\$62,000	75.15	\$123,910	\$15,755	70.0	100.1	0.16	0.16	\$212	70.00	153	R-153
47-28-351-078	2813 WILTON PL	03/23/23	WD	\$31,500.00	\$175,000	\$62,000	35.43	\$123,910	\$15,755	70.0	100.1	0.16	0.16	\$450	70.00	153	R-153
Totals:					\$257,500	\$124,000		\$247,820	\$31,510	140.0		0.32	0.32	\$331			
							Sale. Ratio =>	48.16									
							Std. Dev. =>	28.09									

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Land Table
47-28-358-043	2732 TIPTREE PATH	09/12/22	WD	\$10,530	\$58,500	\$29,700	50.77	100.1	200.0	0.23	0.12	\$105	R-155
47-29-478-016	2714 EATON PL	04/18/22	WD	\$5,400	\$30,000	\$18,500	61.67	51.0	100.0	0.12	0.12	\$106	R-155
47-32-230-023	5011 WESTERN RD	08/22/22	WD	\$7,920	\$44,000	\$25,900	58.86	69.7	85.3	0.15	0.15	\$114	R-155
47-28-357-018	2914 E PIERSON RD	07/05/23	WD	\$6,300	\$35,000	\$19,400	55.43	53.7	97.8	0.12	0.12	\$117	R-155
47-32-229-021	2501 PLAINFIELD AVE	12/09/22	WD	\$8,100	\$45,000	\$19,800	44.00	63.0	100.0	0.15	0.15	\$129	R-155
47-33-103-037	2909 EPSILON TR	08/18/23	WD	\$7,200	\$40,000	\$20,600	51.50	53.6	115.0	0.13	0.13	\$134	R-155
47-33-104-028	4912 DELTA DR	07/20/22	WD	\$6,840	\$38,000	\$24,700	65.00	50.4	101.7	0.12	0.12	\$136	R-155
47-33-104-023	2930 EPSILON TR	11/13/23	WD	\$9,900	\$55,000	\$25,400	46.18	71.6	131.3	0.19	0.19	\$138	R-155
47-32-229-026	2420 BETA LN	05/18/23	WD	\$13,860	\$77,000	\$26,900	34.94	100.0	100.0	0.23	0.23	\$139	R-155
47-29-477-013	2712 TIPTREE PATH	08/23/23	WD	\$9,540	\$53,000	\$19,100	36.04	61.2	155.6	0.18	0.18	\$156	R-155
47-33-103-043	4907 DELTA DR	09/27/23	WD	\$7,920	\$44,000	\$17,300	39.32	50.0	100.0	0.12	0.12	\$158	R-155
47-32-235-006	2718 PLAINFIELD AVE	11/29/23	WD	\$9,810	\$54,500	\$20,400	37.43	61.1	142.1	0.17	0.17	\$160	R-155
47-33-102-030	2809 GAMMA LN	01/12/24	WD	\$9,066	\$50,367	\$23,600	46.86	55.9	120.0	0.14	0.14	\$162	R-155
47-32-227-007	2721 ALPHA WAY	05/24/22	WD	\$9,000	\$50,000	\$19,900	39.80	53.6	114.9	0.13	0.13	\$168	R-155
47-33-103-024	2731 EPSILON TR	02/01/24	WD	\$9,630	\$53,500	\$23,500	43.93	56.9	113.7	0.14	0.14	\$169	R-155
47-33-104-056	2921 PLAINFIELD AVE	05/04/22	WD	\$9,000	\$50,000	\$21,300	42.60	53.0	112.2	0.13	0.13	\$170	R-155
47-28-351-020	2811 TIPTREE PATH	11/04/22	WD	\$8,730	\$48,500	\$21,500	44.33	50.0	100.0	0.12	0.12	\$175	R-155
47-28-356-016	5213 BRANCH RD	04/10/23	MLC	\$10,170	\$56,500	\$18,500	32.74	54.8	120.0	0.14	0.14	\$186	R-155
47-32-226-006	4923 ALPHA WAY	01/09/23	MLC	\$11,160	\$62,000	\$24,600	39.68	60.0	100.0	0.14	0.14	\$186	R-155
47-32-234-016	2432 PLAINFIELD AVE	01/06/24	WD	\$11,340	\$63,000	\$22,700	36.03	60.0	100.0	0.14	0.14	\$189	R-155
47-33-102-023	2717 GAMMA LN	02/05/24	WD	\$12,582	\$69,900	\$29,700	42.49	61.4	114.6	0.15	0.15	\$205	R-155
47-33-103-041	2928 GAMMA LN	02/02/24	WD	\$13,500	\$75,000	\$23,300	31.07	65.0	100.0	0.15	0.15	\$208	R-155
47-28-303-028	5802 WESTERN RD	12/04/23	WD	\$12,600	\$70,000	\$19,200	27.43	60.0	100.0	0.14	0.14	\$210	R-155
47-28-351-014	2717 TIPTREE PATH	10/21/22	WD	\$12,600	\$70,000	\$25,500	36.43	55.9	103.3	0.13	0.13	\$225	R-155
47-28-351-015	2723 TIPTREE PATH	01/13/23	WD	\$12,600	\$70,000	\$25,200	36.00	55.6	102.0	0.13	0.13	\$227	R-155
47-33-103-020	2922 GAMMA LN	11/29/22	WD	\$12,960	\$72,000	\$24,100	33.47	53.6	115.0	0.13	0.13	\$242	R-155
47-33-105-005	2802 PLAINFIELD AVE	07/15/22	WD	\$14,040	\$78,000	\$25,900	33.21	55.9	125.0	0.14	0.14	\$251	R-155
47-28-303-001	2802 HAMPSTEAD DR	02/29/24	WD	\$18,180	\$101,000	\$27,800	27.52	71.1	135.0	0.19	0.19	\$256	R-155
47-28-301-017	2825 HAMPSTEAD DR	08/10/23	WD	\$13,500	\$75,000	\$26,600	35.47	50.0	100.0	0.12	0.12	\$270	R-155
47-33-102-019	2918 ALPHA WAY	02/02/24	WD	\$14,850	\$82,500	\$21,500	26.06	54.8	120.0	0.14	0.14	\$271	R-155
47-28-301-007	5919 WESTERN RD	11/09/23	WD	\$16,200	\$90,000	\$23,200	25.78	58.3	117.2	0.15	0.15	\$278	R-155
47-28-356-015	5217 BRANCH RD	05/02/22	WD	\$15,300	\$85,000	\$24,800	29.18	54.8	120.0	0.14	0.14	\$279	R-155
47-28-303-016	2825 MARGATE CIR	06/24/22	WD	\$16,200	\$90,000	\$32,300	35.89	57.4	108.9	0.14	0.14	\$282	R-155
47-33-102-027	2729 GAMMA LN	03/24/23	WD	\$16,200	\$89,999	\$23,800	26.44	55.9	120.0	0.14	0.14	\$290	R-155
47-28-357-012	2830 E PIERSON RD	12/05/22	WD	\$16,380	\$91,000	\$26,500	29.12	54.8	120.0	0.14	0.14	\$299	R-155
Avg				\$11,950								\$194	
Med				\$12,582								\$186	

150/FF

Outlier

47-28-301-025	2905 HAMPSTEAD DR	07/15/22	WD	\$16,200	\$90,000	\$25,300	28.11	53.4	114.1	0.13	0.13	\$303	R-155
47-28-301-015	2817 HAMPSTEAD DR	05/19/23	WD	\$16,560	\$92,000	\$22,400	24.35	52.5	102.7	0.12	0.12	\$315	R-155
47-28-301-020	2837 HAMPSTEAD DR	05/19/22	WD	\$16,200	\$90,000	\$24,200	26.89	50.0	100.0	0.12	0.12	\$324	R-155
47-29-478-015	2718 EATON PL	10/27/22	WD	\$17,982	\$99,900	\$25,400	25.43	51.0	100.0	0.12	0.12	\$353	R-155

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
46-35-126-034	5014 MIAMI LN	06/25/22	QC	\$3,510	\$19,500	\$11,700	60.00	66.0	119.2	0.17	0.17	\$53	60.44	R-160
46-35-104-032	4735 BIRCHCREST DR	04/03/23	WD	\$3,240	\$18,000	\$11,000	61.11	55.2	101.8	0.13	0.13	\$59	54.72	R-160
46-35-129-030	4901 MIAMI LN	11/25/22	WD	\$3,600	\$20,000	\$12,900	64.50	55.0	100.0	0.13	0.13	\$65	55.00	R-160
46-35-128-030	1906 CHERRYLAWN DR	10/18/23	WD	\$3,600	\$20,000	\$11,300	56.50	52.5	110.2	0.13	0.13	\$69	50.00	R-160
46-35-104-020	4915 BIRCHCREST DR	07/25/22	WD	\$4,410	\$24,500	\$13,200	53.88	60.1	89.0	0.13	0.13	\$73	63.68	R-160
46-35-103-006	4819 CANTERBURY LN	11/27/23	WD	\$4,500	\$25,000	\$11,100	44.40	57.9	124.0	0.15	0.15	\$78	52.00	R-160
46-35-155-008	2319 SANTA BARBARA DR	12/08/23	WD	\$4,860	\$27,000	\$11,800	43.70	58.1	114.3	0.14	0.14	\$84	54.34	R-160
46-35-128-028	1914 CHERRYLAWN DR	03/20/24	WD	\$4,500	\$25,000	\$12,600	50.40	52.9	112.1	0.13	0.13	\$85	50.00	R-160
46-35-127-020	1709 SHAMROCK LN	05/18/22	WD	\$4,500	\$25,000	\$15,400	61.60	50.0	100.0	0.12	0.12	\$90	50.00	R-160
46-35-177-033	4505 WARRINGTON DR	01/03/23	WD	\$7,200	\$40,000	\$18,200	45.50	72.2	111.0	0.18	0.18	\$100	68.49	R-160
46-35-129-035	1710 CANNIFF ST	03/28/23	WD	\$5,940	\$33,000	\$13,200	40.00	50.9	80.6	0.11	0.11	\$117	56.65	R-160
46-35-177-045	2010 CASTLE LN	11/21/22	WD	\$7,200	\$40,000	\$15,700	39.25	54.5	100.0	0.13	0.13	\$132	54.50	R-160
46-35-130-011	1905 CHERRYLAWN DR	06/29/23	WD	\$7,200	\$40,000	\$11,500	28.75	53.6	115.0	0.13	0.13	\$134	50.00	R-160
46-35-126-040	4914 MIAMI LN	11/27/23	WD	\$9,360	\$52,000	\$15,200	29.23	54.8	120.0	0.14	0.14	\$171	50.00	R-160
46-35-176-028	4607 WARRINGTON DR	02/12/24	WD	\$8,820	\$49,000	\$12,000	24.49	50.5	100.5	0.12	0.12	\$175	50.40	R-160
46-35-155-054	1926 W STEWART AVE	03/19/24	WD	\$11,340	\$63,000	\$12,600	20.00	54.8	120.0	0.14	0.14	\$207	50.00	R-160
46-35-127-006	1905 SHAMROCK LN	11/03/23	WD	\$10,800	\$60,000	\$15,100	25.17	50.0	100.0	0.12	0.12	\$216	50.00	R-160
46-35-177-031	4515 WARRINGTON DR	08/21/23	WD	\$16,200	\$90,000	\$16,900	18.78	72.1	83.6	0.15	0.15	\$225	78.88	R-160
												\$118		
46-35-126-021	1710 SHAMROCK LN	05/02/22	WD	\$3,780	\$21,000	\$13,000	61.90	57.0	130.0	0.15	0.15	\$66	50.00	R-160
46-35-178-067	4622 WARRINGTON DR	06/27/22	WD	\$4,860	\$27,000	\$16,900	62.59	94.0	203.9	0.31	0.31	\$52	65.83	R-160
46-35-126-001	5106 CLOVERLAWN DR	04/12/23	WD	\$5,760	\$32,000	\$11,900	37.19	69.7	130.0	0.18	0.18	\$83	61.15	R-160
46-35-126-021	1710 SHAMROCK LN	06/13/22	QC	\$7,020	\$39,000	\$13,000	33.33	57.0	130.0	0.15	0.15	\$123	50.00	R-160
				Avg	\$6,464								\$81	
				Med	\$5,310									

100 Depth 90/FF
125 Depth 70/ FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
46-35-278-030	4511 EDWARDS AVE	06/13/22	QC	3,510	\$19,500	\$8,600	44.10	43.0	100.0	0.10	0.10	\$82	43.00	R-165	100 FT DEPTH
46-35-279-012	4520 EDWARDS AVE	10/25/23	WD	4,680	\$26,000	\$8,300	31.92	43.0	100.0	0.10	0.10	\$109	43.00	R-165	100 FT DEPTH
46-36-178-031	422 W ELDRIDGE AVE	07/18/23	WD	2,952	\$16,400	\$8,100	49.39	40.0	125.0	0.12	0.12	\$74	40.00	R-165	125 FT DEPTH
Totals:												\$88			

100 Depth 85/FF
125 Depth 100/FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
46-25-302-060	412 W GRACELAWN AVE	06/21/23	WD	\$2,160	\$12,000	\$8,600	71.67	51.2	105.0	0.12	0.12	\$42	50.00	R-170
46-25-376-039	218 WESTMORELAND DR	03/06/24	QC	\$2,340	\$13,000	\$8,600	66.15	54.8	120.0	0.14	0.14	\$43	50.00	R-170
46-25-351-015	5506 GRANVILLE AVE	07/21/23	WD	\$3,096	\$17,200	\$12,600	73.26	50.0	100.0	0.12	0.12	\$62	50.00	R-170
46-25-302-043	606 W GRACELAWN AVE	08/02/22	WD	\$9,900	\$55,000	\$29,100	52.91	153.3	235.0	0.54	0.54	\$65	100.00	R-170
46-26-481-029	702 W PIERSON RD	01/22/24	LC	\$5,490	\$30,500	\$13,600	44.59	82.7	139.5	0.22	0.22	\$66	70.00	R-170
46-26-480-032	5309 DUPONT ST	03/14/24	QC	\$3,240	\$18,000	\$14,000	77.78	47.2	110.0	0.11	0.11	\$69	45.00	R-170
46-36-103-035	614 W PHILADELPHIA BLVD	05/11/22	QC	\$3,040	\$16,890	\$10,600	62.76	40.0	100.0	0.09	0.09	\$76	40.00	R-170
46-26-428-022	5610 BALDWIN BLVD	06/05/23	WD	\$3,960	\$22,000	\$13,800	62.73	50.3	110.0	0.12	0.12	\$79	48.00	R-170
46-25-303-004	5704 DUPONT ST	12/14/23	WD	\$4,680	\$26,000	\$19,300	74.23	55.8	78.4	0.11	0.11	\$84	63.00	R-170
46-36-202-005	120 E PULASKI ST	03/01/24	WD	\$3,510	\$19,500	\$16,700	85.64	40.0	100.0	0.09	0.09	\$88	40.00	R-170
46-36-103-031	626 W PHILADELPHIA BLVD	11/09/23	WD	\$4,140	\$23,000	\$14,400	62.61	44.0	100.0	0.10	0.10	\$94	44.00	R-170
46-26-427-035	5801 BALDWIN BLVD	10/17/23	PTA	\$4,950	\$27,500	\$13,600	49.45	52.4	110.0	0.13	0.13	\$94	50.00	R-170
46-26-480-011	5402 EDWARDS AVE	01/22/24	MLC	\$5,022	\$27,900	\$17,300	62.01	50.0	100.0	0.12	0.12	\$100	50.00	R-170
46-25-376-040	128 WESTMORELAND DR	05/13/22	WD	\$6,840	\$38,000	\$17,700	46.58	67.6	127.0	0.18	0.18	\$101	60.00	R-170
46-36-127-006	329 W PULASKI ST	12/02/22	WD	\$4,950	\$27,500	\$12,900	46.91	45.0	100.0	0.10	0.10	\$110	45.00	R-170
46-36-102-005	633 W PULASKI ST	06/23/23	WD	\$4,482	\$24,900	\$14,100	56.63	40.0	100.0	0.09	0.09	\$112	40.00	R-170
46-25-352-010	624 W LYNDON AVE	06/29/23	WD	\$6,336	\$35,200	\$15,700	44.60	52.4	110.0	0.13	0.13	\$121	50.00	R-170
46-36-202-029	340 E PULASKI ST	07/08/22	WD	\$10,980	\$61,000	\$19,600	32.13	80.0	100.0	0.18	0.18	\$137	80.00	R-170
46-36-126-029	402 W PULASKI ST	01/06/23	WD	\$6,210	\$34,500	\$15,400	44.64	45.0	100.0	0.10	0.10	\$138	45.00	R-170
46-25-303-023	601 W GRACELAWN AVE	03/13/23	WD	\$8,100	\$45,000	\$17,300	38.44	52.5	91.0	0.12	0.12	\$154	55.00	R-170
46-25-354-012	620 W RIDGEWAY AVE	06/24/22	WD	\$9,000	\$50,000	\$13,400	26.80	52.4	110.0	0.13	0.13	\$172	50.00	R-170
46-26-481-016	701 W RIDGEWAY AVE	05/22/23	MLC	\$12,082	\$67,120	\$18,300	27.26	70.0	100.0	0.16	0.16	\$173	70.00	R-170
46-25-378-014	406 W RIDGEWAY AVE	03/15/24	WD	\$10,062	\$55,900	\$14,400	25.76	50.0	100.0	0.12	0.12	\$201	50.00	R-170
Avg				\$5,851								\$104		
Med				\$4,950								\$94		

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
46-36-280-040	368 E ELDRIDGE AVE	06/05/23	WD	\$5,400.0	\$30,000	\$11,600	38.67	100.6	125.0	0.26	0.26	\$54	90.00	R-175
46-36-227-049	521 E MARENGO AVE	03/28/23	WD	\$7,200.0	\$40,000	\$23,300	58.25	120.0	200.0	0.28	0.09	\$60	120.00	R-175
46-36-227-007	406 E PULASKI ST	08/22/23	WD	\$5,400.0	\$30,000	\$8,200	27.33	40.0	100.0	0.09	0.09	\$135	40.00	R-175
46-36-230-011	414 E BALTIMORE BLVD	08/04/23	WD	\$7,200.0	\$40,000	\$14,200	35.50	45.9	131.8	0.12	0.12	\$157	40.00	R-175
46-36-230-011	414 E BALTIMORE BLVD	01/12/23	WD	\$8,100.0	\$45,000	\$14,200	31.56	45.9	131.8	0.12	0.12	\$176	40.00	R-175
				avg								\$116		
60/FF				med								\$135		
46-36-205-003	114 E BALTIMORE BLVD	03/07/24	WD	\$6,930.0	\$38,500	\$7,700	20.00	36.2	82.0	0.08	0.08	\$191	40.00	R-175
46-36-230-008	406 E BALTIMORE BLVD	01/05/24	WD	\$10,440.0	\$58,000	\$17,500	30.17	46.3	133.8	0.12	0.12	\$226	40.00	R-175

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
47-31-104-009	716 E PHILADELPHIA BLVD	06/14/22	QC	\$1,000	\$1,000	\$1,000	100.00	40.0	100.0	0.09	0.09	\$25	40.00	R-180
47-31-102-035	E MARENGO AVE	10/04/23	WD	\$1,500	\$1,500	\$1,000	66.67	40.0	100.0	0.09	0.09	\$38	40.00	R-180
47-31-153-008	4520 CRISSMAN ST	06/22/23	LC	\$2,700.0	\$15,000	\$8,500	56.67	58.5	113.0	0.14	0.14	\$46	55.00	R-180
47-31-152-021	729 BLACK AVE	09/26/22	WD	\$2,520.0	\$14,000	\$5,800	41.43	46.1	105.1	0.11	0.11	\$55	45.00	R-180
47-31-156-018	4403 NORTH ST	06/02/23	WD	\$3,600.0	\$20,000	\$6,000	30.00	53.2	113.0	0.13	0.13	\$68	50.00	R-180
47-31-181-009	4318 NORTH ST	02/23/24	WD	\$4,320.0	\$24,000	\$10,400	43.33	52.0	108.0	0.12	0.12	\$83	50.00	R-180
47-31-181-019	4317 CARLTON ST	05/01/23	WD	\$4,500.0	\$25,000	\$7,300	29.20	52.0	108.0	0.12	0.12	\$87	50.00	R-180

55/FF		avg	\$3,904										\$57	
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47-31-126-041	945 LOMITA AVE	10/04/23	WD	\$9,900.0	\$55,000	\$14,200	25.82	77.1	87.0	0.17	0.17	\$128	82.70	R-180
47-31-130-004	810 E MARENGO AVE	09/15/22	WD	\$4,500.0	\$25,000	\$3,200	12.80	40.0	100.0	0.09	0.09	\$113	40.00	R-180
47-31-204-014	1218 LOMITA AVE	02/14/24	WD	\$4,500.0	\$25,000	\$6,100	24.40	40.0	100.0	0.09	0.09	\$113	40.00	R-180

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
46-35-328-017	4122 BROWNELL BLVD	06/28/23	WD	\$4,770.0	\$26,500	\$19,600	73.96	96.1	127.9	0.25	0.25	\$50	85.00	R-183
46-35-379-039	3822 LE ERDA AVE	09/23/22	WD	\$4,140.0	\$23,000	\$12,900	56.09	80.0	100.0	0.18	0.18	\$52	80.00	R-183
46-35-327-022	4105 BROWNELL BLVD	05/25/23	CD	\$5,490.0	\$30,500	\$21,500	70.49	64.6	116.0	0.16	0.16	\$85	60.00	R-183
46-35-384-023	3513 TRUMBULL AVE	06/29/23	WD	\$3,420.0	\$19,000	\$10,000	52.63	40.0	100.0	0.09	0.09	\$86	40.00	R-183
46-35-359-031	2218 W PASADENA AVE	09/14/22	WD	\$7,200.0	\$40,000	\$14,100	35.25	80.0	100.0	0.18	0.18	\$90	80.00	R-183
46-35-329-026	4133 LE ERDA AVE	06/09/23	WD	\$4,770.0	\$26,500	\$16,100	60.75	51.1	95.0	0.11	0.11	\$93	52.40	R-183
46-35-353-008	3818 WISNER ST	12/09/22	WD	\$4,680.0	\$26,000	\$14,200	54.62	50.0	100.0	0.12	0.12	\$94	50.00	R-183
46-35-353-028	3713 SENECA ST	08/21/23	WD	\$4,860.0	\$27,000	\$12,500	46.30	50.0	100.0	0.12	0.12	\$97	50.00	R-183
46-35-378-019	3901 LE ERDA AVE	06/23/23	WD	\$5,400.0	\$30,000	\$11,500	38.33	52.0	108.0	0.12	0.12	\$104	50.00	R-183
46-35-182-008	4229 LE ERDA AVE	06/17/22	WD	\$5,400.0	\$30,000	\$15,800	52.67	48.7	95.0	0.11	0.11	\$111	50.00	R-183
46-35-353-008	3818 WISNER ST	04/06/23	WD	\$5,580.0	\$31,000	\$14,200	45.81	50.0	100.0	0.12	0.12	\$112	50.00	R-183
46-35-355-009	3810 KELLAR AVE	05/17/22	WD	\$5,760.0	\$32,000	\$14,100	44.06	50.0	100.0	0.12	0.12	\$115	50.00	R-183
46-35-353-028	3713 SENECA ST	03/11/24	WD	\$6,300.0	\$35,000	\$12,500	35.71	50.0	100.0	0.12	0.12	\$126	50.00	R-183
46-35-379-014	3706 LE ERDA AVE	09/19/22	WD	\$5,400.0	\$30,000	\$13,700	45.67	42.5	100.0	0.10	0.10	\$127	42.50	R-183
46-35-354-004	3910 SENECA ST	07/05/23	WD	\$7,380.0	\$41,000	\$12,800	31.22	50.0	100.0	0.12	0.12	\$148	50.00	R-183
46-35-329-017	4014 COMSTOCK AVE	06/07/22	WD	\$12,960.0	\$72,000	\$27,200	37.78	85.2	105.3	0.20	0.20	\$152	83.00	R-183
46-35-355-018	3909 WINONA ST	06/13/23	WD	\$9,882.0	\$54,900	\$15,100	27.50	58.0	100.0	0.13	0.13	\$170	58.00	R-183
46-35-328-049	4105 COMSTOCK AVE	04/04/23	WD	\$10,260.0	\$57,000	\$23,800	41.75	59.9	130.3	0.16	0.16	\$171	52.50	R-183
46-35-378-023	3809 LE ERDA AVE	10/03/22	MLC	\$7,920.0	\$44,000	\$14,500	32.95	41.7	108.7	0.10	0.10	\$190	40.00	R-183
46-35-333-020	4113 FLEMING RD	06/01/22	WD	\$8,910.0	\$49,500	\$14,900	30.10	39.0	95.0	0.09	0.09	\$229	40.00	R-183

avg

\$6,524.1

\$120

120/FF

Parcel Number	Street Address	Sale Date	Instr.	18% allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
46-35-408-005	4122 LAWNGDALE AVE	02/05/24	WD	\$2,160.0	\$12,000	\$11,300	94.17	53.5	107.8	0.13	0.13	\$40	51.50	R-185
46-35-430-029	4109 KEYES ST	10/20/22	WD	\$2,106.0	\$11,700	\$8,800	75.21	50.0	100.0	0.12	0.12	\$42	50.00	R-185
46-35-404-021	1504 W MYRTLE AVE	10/12/23	WD	\$3,960.0	\$22,000	\$11,300	51.36	58.8	96.0	0.13	0.13	\$67	60.00	R-185
46-35-426-014	810 W MOORE ST	06/28/22	WD	\$4,140.0	\$23,000	\$11,300	49.13	50.2	100.7	0.12	0.12	\$83	50.00	R-185
46-35-428-036	4005 MILBOURNE AVE	11/18/22	WD	\$4,676.9	\$25,983	\$12,100	46.57	53.0	112.2	0.13	0.13	\$88	50.00	R-185
46-35-426-014	810 W MOORE ST	06/30/23	QC	\$4,500.0	\$25,000	\$11,300	45.20	50.2	100.7	0.12	0.12	\$90	50.00	R-185
46-35-429-011	4102 MILBOURNE AVE	09/22/23	QC	\$4,500.0	\$25,000	\$14,900	59.60	50.0	100.0	0.12	0.12	\$90	50.00	R-185
46-35-482-005	3518 MILBOURNE AVE	08/25/23	WD	\$4,500.0	\$25,000	\$8,000	32.00	50.0	100.0	0.12	0.12	\$90	50.00	R-185
46-35-476-018	3909 MILBOURNE AVE	03/16/23	WD	\$5,220.0	\$29,000	\$11,800	40.69	52.6	110.7	0.13	0.13	\$99	50.00	R-185
46-35-477-024	3809 DONNELLY ST	05/18/23	WD	\$5,580.0	\$31,000	\$12,400	40.00	50.0	100.0	0.12	0.12	\$112	50.00	R-185
				\$4,134.3										\$80

90/FF

Resold														
46-35-429-011	4102 MILBOURNE AVE	03/21/23	QC	\$5,000.0	\$25,000	\$14,900	59.60	50.0	100.0	0.12	0.12	\$100	50.00	R-185
Outlier														
46-35-432-002	4132 RACE ST	02/20/23	WD	\$1,620.0	\$9,000	\$6,100	67.78	50.0	100.0	0.12	0.12	\$32	50.00	R-185

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
47-31-327-029	909 DAMON ST	03/25/24	WD	\$4,000.0	\$20,000	\$8,900	44.50	45.0	110.0	0.11	0.11	\$89	45.00	R-195
47-31-303-023	723 E MYRTLE AVE	11/29/23	WD	\$7,000.0	\$35,000	\$13,600	38.86	45.0	110.0	0.11	0.11	\$156	45.00	R-195
41-06-102-020	760 E DEWEY ST	03/25/24	WD	\$7,000	\$7,000	\$0	0.00	39.5	107.5	0.10	0.10	\$177	40.00	R-195
47-31-303-014	746 DAMON ST	01/18/23	WD	\$8,800.0	\$44,000	\$11,300	25.68	45.0	110.0	0.11	0.11	\$196	45.00	R-195
avg				\$8,000.0								\$154		

80/FF

47-31-326-012	832 E STEWART AVE	07/29/22	WD	\$13,200.0	\$66,000	\$8,600	13.03	46.4	117.0	0.12	0.12	\$284	45.00	R-195
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Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
47-33-357-024	2915 AGREE AVE	11/02/23	WD	\$4,680	\$26,000	95.0	200.0	0.22	\$49	95.00	R-205	STANDARD
47-33-351-015	3822 WESTERN RD	11/01/22	WD	\$5,940	\$33,000	90.0	200.0	0.21	\$66	90.00	R-205	STANDARD
47-33-376-128	3806 BRANCH RD	10/31/23	WD	\$9,000	\$50,000	124.0	153.8	0.35	\$73	100.00	R-205	STANDARD
47-33-352-020	2927 NATHAN AVE	02/27/23	MLC	\$7,200	\$40,000	90.0	200.0	0.21	\$80	90.00	R-205	STANDARD
47-33-305-022	4123 NEEBISH AVE	05/25/23	WD	\$11,340	\$63,000	128.5	330.0	0.38	\$88	100.00	R-205	STANDARD
47-33-305-023	NEEBISH AVE	05/25/23	WD	\$11,340	\$63,000	128.5	330.0	0.38	\$88	100.00	R-205	STANDARD
47-33-303-006	4225 BRANCH RD	08/17/22	WD	\$28,440	\$158,000	265.1	218.1	0.63	\$107	255.95	R-205	STANDARD
47-33-356-028	3642 WESTERN RD	06/01/23	WD	\$7,200	\$40,000	66.0	215.0	0.22	\$109	45.00	R-205	STANDARD
47-33-354-029	3015 MEISNER ST	12/20/23	WD	\$11,700	\$65,000	104.3	90.0	0.23	\$112	109.98	R-205	STANDARD
47-33-376-123	3710 BRANCH RD	03/07/23	WD	\$14,040	\$78,000	124.2	154.1	0.35	\$113	100.00	R-205	STANDARD
47-32-452-016	2018 WEAVER ST	10/13/23	WD	\$4,644	\$25,800	40.8	104.0	0.10	\$114	40.00	R-205	STANDARD
47-33-306-025	2955 RICHFIELD RD	01/06/23	WD	\$7,380	\$41,000	64.3	132.0	0.17	\$115	56.00	R-205	STANDARD
47-33-376-025	3706 BRANCH RD	12/15/22	WD	\$8,100	\$45,001	62.4	155.6	0.18	\$130	50.00	R-205	STANDARD
47-33-355-020	2980 MEISNER ST	03/05/24	LC	\$6,120	\$34,000	45.0	100.0	0.10	\$136	45.00	R-205	STANDARD
47-33-376-025	3706 BRANCH RD	12/16/22	MLC	\$9,000	\$50,000	62.4	155.6	0.18	\$144	50.00	R-205	STANDARD
47-33-304-020	4119 DOUGLAS AVE	09/08/23	WD	\$11,700	\$65,000	79.5	112.5	0.19	\$147	75.00	R-205	STANDARD
47-33-304-012	4120 WESTERN RD	04/07/23	WD	\$9,450	\$52,500	53.0	112.5	0.13	\$178	50.00	R-205	STANDARD
47-33-306-015	4143 COGGINS AVE	03/26/24	WD	\$11,340	\$63,000	59.2	140.0	0.16	\$192	50.00	R-205	STANDARD
47-33-307-019	4127 BRANCH RD	05/20/22	WD	\$11,700	\$65,000	52.0	108.3	0.12	\$225	50.00	R-205	STANDARD
47-33-306-001	2952 CARR ST	06/30/23	WD	\$13,950	\$77,500	57.7	106.0	0.14	\$242	56.00	R-205	STANDARD
AVG				\$11,427					\$125			
MED				\$10,500					\$113			

47-33-355-012	2930 MEISNER ST	02/14/23	WD	\$13,000	\$65,000	45.0	100.0	0.10	\$289	45.00	R-205	STANDARD
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125/FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
40-02-154-003	2720 SENECA ST	02/05/24	LC	\$6,120	\$34,000	100.0	100.0	0.23	\$61	100.00	R-210	STANDARD
40-02-105-001	2017 W PASADENA AVE	02/05/24	QC	\$3,600	\$20,000	52.1	108.6	0.13	\$69	50.00	R-210	STANDARD
40-02-127-002	1811 PARKFRONT DR	01/04/24	MLC	\$4,680	\$26,000	61.3	104.3	0.14	\$76	60.00	R-210	STANDARD
40-02-276-036	2614 PROCTOR AVE	06/27/22	WD	\$12,600	\$70,000	151.7	230.0	0.53	\$83	100.00	R-210	STANDARD
40-02-127-022	3101 BRYN MAWR PL	04/08/22	CD	\$4,361	\$24,225	50.0	100.0	0.12	\$87	50.00	R-210	STANDARD
40-02-126-043	3115 KIRKWOOD LN	01/31/23	WD	\$5,490	\$30,500	55.8	135.0	0.15	\$98	48.00	R-210	STANDARD
40-02-126-026	3218 BROWNELL BLVD	03/04/24	WD	\$5,220	\$29,000	52.5	125.0	0.14	\$99	47.00	R-210	STANDARD
40-02-127-016	3102 KIRKWOOD LN	06/03/22	WD	\$6,300	\$35,000	50.0	100.0	0.12	\$126	50.00	R-210	STANDARD
40-02-126-083	3115 FLEMING RD	08/21/23	LC	\$6,480	\$36,000	50.0	100.0	0.12	\$130	50.00	R-210	STANDARD
40-02-127-015	3111 BRYN MAWR PL	09/08/22	WD	\$7,740	\$43,000	54.0	100.0	0.12	\$143	54.04	R-210	STANDARD
40-02-126-009	1813 W PASADENA AVE	02/20/24	WD	\$7,560	\$42,000	48.2	93.0	0.11	\$157	50.00	R-210	STANDARD
				AVG	\$7,329				\$103			
				MED	\$6,900				\$98			
Outlier												
40-02-130-024	3009 FOREST HILL AVE	04/15/22	WD	\$10,000	\$50,000	40.0	100.0	0.09	\$250	40.00	R-210	STANDARD

100/FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table
40-01-101-016	610 W DEWEY ST	08/24/22	WD	\$2,970	\$16,500	60.0	110.0	0.15	\$50	60.00	R-215
40-02-232-006	711 W JAMIESON ST	08/19/22	WD	\$2,700	\$15,000	47.3	110.0	0.12	\$57	47.34	R-215
40-02-234-026	712 W GENESEE ST	09/23/22	WD	\$2,700	\$15,000	40.4	110.0	0.10	\$67	40.37	R-215
40-01-151-009	2710 DUPONT ST	01/24/24	WD	\$3,510	\$19,500	50.0	110.0	0.13	\$70	50.00	R-215
46-36-380-029	3605 M L KING AVE	07/03/23	WD	\$3,420	\$19,000	48.0	125.0	0.13	\$71	45.00	R-215
40-01-177-014	117 W DARTMOUTH ST	08/19/22	WD	\$3,600	\$20,000	50.0	110.0	0.13	\$72	50.00	R-215
40-01-106-026	314 W MC CLELLAN ST	09/19/23	WD	\$3,420	\$19,000	40.0	110.0	0.10	\$86	40.00	R-215
40-01-101-023	3319 IROQUOIS AVE	10/31/22	WD	\$5,940	\$33,000	65.8	120.0	0.17	\$90	63.00	R-215
40-01-152-004	432 W DARTMOUTH ST	07/28/22	WD	\$6,300	\$35,000	62.7	120.0	0.17	\$101	60.00	R-215
40-02-279-004	2722 N CHEVROLET AVE	06/16/23	WD	\$5,400	\$30,000	48.8	156.0	0.15	\$111	41.00	R-215
40-01-128-023	200 W MC CLELLAN ST	10/14/22	WD	\$6,300	\$35,000	50.0	110.0	0.13	\$126	50.00	R-215
40-01-128-030	112 W MC CLELLAN ST	09/27/22	WD	\$7,200	\$40,000	50.0	110.0	0.13	\$144	50.00	R-215
40-01-108-004	434 W GENESEE ST	12/28/23	WD	\$10,260	\$57,000	62.7	120.0	0.17	\$164	60.00	R-215
40-01-108-007	417 W MC CLELLAN ST	08/28/23	LC	\$8,532	\$47,400	50.0	110.0	0.13	\$171	50.00	R-215
40-02-231-023	918 W MC CLELLAN ST	11/17/23	WD	\$19,800	\$110,000	112.5	96.4	0.27	\$176	120.47	R-215
40-01-128-023	200 W MC CLELLAN ST	10/17/22	WD	\$8,820	\$49,000	50.0	110.0	0.13	\$176	50.00	R-215
46-36-383-004	3510 ROBIN ST	04/19/23	WD	\$9,000	\$50,000	48.0	125.0	0.13	\$188	45.00	R-215
40-01-128-023	200 W MC CLELLAN ST	11/01/23	MLC	\$9,900	\$55,000	50.0	110.0	0.13	\$198	50.00	R-215
40-01-127-012	129 W DEWEY ST	12/20/23	WD	\$10,080	\$56,000	50.0	110.0	0.13	\$202	50.00	R-215
40-02-277-004	805 W GENESEE ST	03/22/23	WD	\$10,080	\$56,000	40.6	113.4	0.10	\$248	40.00	R-215
				AVG	\$7,975				\$128		
				MED	\$7,000				\$118		

40-02-280-002	719 W JACKSON AVE	09/07/23	WD	\$12,000	\$60,000	38.1	100.0	0.09	\$315	40.00	R-215
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Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
40-01-255-016	218 E JACKSON AVE	06/09/23	WD	\$1,350	\$7,500	41.5	107.5	0.10	\$33	40.00	R-220	STANDARD
40-01-403-007	422 E BAKER ST	04/07/23	WD	\$1,530	\$8,500	43.8	120.0	0.11	\$35	40.00	R-220	STANDARD
40-01-255-016	218 E JACKSON AVE	10/04/23	WD	\$2,700	\$15,000	41.5	107.5	0.10	\$65	40.00	R-220	STANDARD
40-01-434-012	2222 CHIPPEWA ST	01/11/23	WD	\$5,040	\$28,000	63.9	135.0	0.17	\$79	55.00	R-220	STANDARD
40-01-411-016	2217 FRANCIS AVE	08/24/22	WD	\$3,780	\$21,000	42.0	110.0	0.10	\$90	40.00	R-220	STANDARD

				AVG	\$4,263				\$60			
				MED	\$3,800				\$65			

40-01-231-038	609 E MC CLELLAN ST	05/19/23	WD	\$9,000	\$45,000	41.5	107.5	0.10	\$217	40.00	R-220	STANDARD
46-36-486-001	500 E PASADENA AVE	10/13/23	WD	\$3,400	\$17,000	135.5	89.3	0.29	\$25	143.35	R-220	STANDARD
40-01-452-002	2026 ADAMS AVE	07/18/23	WD	\$5,700	\$28,500	33.5	70.0	0.06	\$170	40.00	R-220	STANDARD

60/FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table
41-07-107-018	1501 COLUMBIA DR	08/15/23	WD	\$28,980	\$161,000	81.1	164.9	0.28	\$357	72.54	R-233
41-07-116-011	1533 VANDERBILT DR	10/27/23	WD	\$39,150	\$217,500	90.6	151.6	0.29	\$432	84.59	R-233
41-07-107-046	714 SPELLMAN DR	08/03/22	WD	\$28,980	\$161,000	64.5	130.0	0.19	\$449	65.00	R-233
41-07-109-017	710 LOYOLA DR	04/13/23	WD	\$29,700	\$165,000	65.0	132.1	0.20	\$457	65.01	R-233
41-07-107-040	734 SPELLMAN DR	09/22/22	WD	\$30,240	\$168,000	64.5	130.0	0.19	\$469	65.00	R-233
41-07-107-043	722 SPELLMAN DR	11/10/23	WD	\$31,860	\$177,000	64.5	130.0	0.19	\$494	65.00	R-233
41-07-107-012	1401 COLUMBIA DR	02/05/24	WD	\$37,620	\$209,000	73.9	165.0	0.25	\$509	66.08	R-233
41-07-117-037	1301 COLUMBIA CIR	08/31/23	WD	\$42,300	\$235,000	80.0	127.1	0.28	\$529	69.98	R-233
				AVG	\$33,604				\$462		
				MED	\$31,050				\$463		

41-07-112-016	1706 WILBERFORCE LN	08/09/22	WD	\$33,000	\$165,000	99.9	146.7	0.35	\$330	85.47	R-233
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450/FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table
41-05-182-021	1615 DELAWARE AVE	04/07/22	WD	\$4,320	\$24,000	97.8	298.6	0.27	\$44	80.01	R-235
41-05-382-018	1629 DAVISON RD	06/05/23	MLC	\$2,700	\$15,000	49.0	150.2	0.14	\$55	40.00	R-235
41-05-332-017	1601 MABEL AVE	11/21/23	WD	\$2,880	\$16,000	42.8	114.5	0.11	\$67	40.00	R-235
41-05-377-007	1722 MABEL AVE	07/18/22	WD	\$2,880	\$16,000	42.8	114.5	0.11	\$67	40.00	R-235
41-05-103-028	1511 WYOMING AVE	04/20/22	WD	\$9,000	\$50,000	93.7	88.0	0.28	\$96	100.00	R-235
41-05-378-054	1635 E HAMILTON AVE	03/29/23	WD	\$4,500	\$25,000	42.8	114.5	0.11	\$105	40.00	R-235
41-05-134-027	1655 LEITH ST	05/03/22	WD	\$4,950	\$27,500	42.0	110.0	0.10	\$118	40.00	R-235
41-05-356-028	1537 BROADWAY BLVD	02/22/24	WD	\$5,040	\$28,000	41.4	107.0	0.10	\$122	40.00	R-235
41-05-134-027	1655 LEITH ST	12/19/23	WD	\$6,300	\$35,000	42.0	110.0	0.10	\$150	40.00	R-235

				AVG	\$7,118						
90/FF				MED	\$5,500	\$92					

Outlier											
41-05-183-047	1729 DELAWARE AVE	03/06/23	WD	\$22,000	\$110,000	48.1	119.5	0.12	\$457	44.00	R-235
41-05-134-013	1656 MONTANA AVE	01/16/24	WD	\$9,000	\$45,000	42.0	110.0	0.10	\$215	40.00	R-235

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
41-05-276-032	2518 THOM ST	03/06/23	MLC	\$4,590	\$25,500	84.0	105.0	0.20	\$55	82.00	R-240	STANDARD
41-05-260-002	2206 MARYLAND AVE	08/02/22	WD	\$2,520	\$14,000	41.0	105.0	0.10	\$61	40.00	R-240	STANDARD
41-05-226-004	2403 THOM ST	10/28/22	LC	\$5,400	\$30,000	85.6	200.0	0.28	\$63	60.50	R-240	STANDARD
41-05-226-018	2431 THOM ST	02/13/24	WD	\$4,500	\$25,000	65.1	200.0	0.21	\$69	46.00	R-240	STANDARD
41-05-283-019	2409 MARYLAND AVE	04/06/22	OTH	\$4,014	\$22,300	48.2	110.0	0.12	\$83	46.00	R-240	STANDARD
41-05-281-007	2422 OKLAHOMA AVE	01/05/23	QC	\$4,770	\$26,500	47.1	105.0	0.11	\$101	46.00	R-240	STANDARD
41-05-282-002	2606 OKLAHOMA AVE	10/12/22	WD	\$5,400	\$30,000	46.1	105.0	0.11	\$117	45.00	R-240	STANDARD
				AVG	\$4,456				\$79			
				MED	\$4,590				\$69			

80/FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table
41-04-101-037	3014 MC CLURE AVE	04/18/22	WD	\$5,580	\$31,000	76.9	101.3	0.18	\$73	76.36	R-245
41-04-106-023	2917 THOM ST	07/14/22	WD	\$3,780	\$21,000	45.0	100.0	0.10	\$84	45.00	R-245
41-04-104-011	2906 COLORADO AVE	01/16/24	QC	\$4,500	\$25,000	45.0	100.0	0.10	\$100	45.00	R-245
41-04-128-041	3155 COLORADO AVE	02/16/23	WD	\$9,900	\$55,000	85.4	113.8	0.21	\$116	80.00	R-245
41-04-130-024	3230 MONTANA AVE	02/01/23	WD	\$6,300	\$35,000	50.0	100.0	0.12	\$126	50.00	R-245
41-04-102-015	3010 ARIZONA AVE	01/25/24	WD	\$6,750	\$37,500	50.0	100.0	0.12	\$135	50.00	R-245
47-33-376-054	3117 MC CLURE AVE	04/20/22	QC	\$8,100	\$45,000	60.0	100.0	0.14	\$135	60.00	R-245
41-04-104-010	2902 COLORADO AVE	10/16/23	WD	\$6,660	\$37,000	45.0	100.0	0.10	\$148	45.00	R-245
47-33-376-086	3221 MC CLURE AVE	09/26/23	WD	\$9,000	\$50,000	58.1	120.0	0.15	\$155	53.00	R-245
41-04-101-038	3018 MC CLURE AVE	07/11/22	WD	\$9,720	\$54,000	61.1	101.4	0.14	\$159	60.67	R-245
41-04-130-043	3149 THOM ST	07/01/22	WD	\$7,200	\$40,000	45.0	100.0	0.10	\$160	45.00	R-245
41-04-103-015	3006 WYOMING AVE	10/06/22	WD	\$8,460	\$47,000	50.7	103.0	0.12	\$167	50.00	R-245
41-04-101-016	2901 ARIZONA AVE	01/19/24	WD	\$13,320	\$74,000	71.8	100.0	0.17	\$185	71.82	R-245
41-04-128-021	3222 WYOMING AVE	09/22/23	WD	\$11,070	\$61,500	50.7	103.0	0.12	\$218	50.00	R-245
41-04-129-021	3218 COLORADO AVE	06/28/22	WD	\$9,882	\$54,900	45.0	100.0	0.10	\$220	45.00	R-245
41-04-104-031	2921 MONTANA AVE	01/02/24	WD	\$10,260	\$57,000	45.0	100.0	0.10	\$228	45.00	R-245
41-04-126-040	3145 ARIZONA AVE	03/21/24	WD	\$11,700	\$65,000	50.0	100.0	0.12	\$234	50.00	R-245
47-33-376-064	3716 TWILIGHT DR	11/17/22	WD	\$13,410	\$74,500	54.8	120.0	0.14	\$245	50.00	R-245
47-33-376-070	3616 TWILIGHT DR	11/23/22	WD	\$13,410	\$74,500	54.8	120.0	0.14	\$245	50.00	R-245
47-33-376-054	3117 MC CLURE AVE	12/07/22	WD	\$15,480	\$86,000	60.0	100.0	0.14	\$258	60.00	R-245
41-04-126-031	3113 ARIZONA AVE	07/21/22	WD	\$13,140	\$73,000	50.0	100.0	0.12	\$263	50.00	R-245
41-04-101-001	2902 MC CLURE AVE	09/14/23	WD	\$12,420	\$69,000	44.7	80.0	0.09	\$278	50.00	R-245
41-04-101-035	3029 ARIZONA AVE	12/20/23	WD	\$17,100	\$95,000	60.7	100.0	0.14	\$282	60.70	R-245
47-33-376-107	3705 SUNRIDGE DR	11/04/22	WD	\$15,282	\$84,900	50.0	100.0	0.12	\$306	50.00	R-245
41-04-102-009	2930 ARIZONA AVE	04/25/23	WD	\$15,480	\$86,000	50.0	100.0	0.12	\$310	50.00	R-245
41-04-126-021	3214 MC CLURE AVE	04/14/22	WD	\$20,700	\$115,000	66.3	100.8	0.15	\$312	66.00	R-245
				AVG	\$12,339				\$228		
				MED	\$11,400				\$202		
47-33-377-012	3813 TWILIGHT DR	02/12/24	WD	\$23,600	\$118,000	54.0	100.0	0.12	\$437	54.00	R-245

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table
41-04-277-068	2905 N CENTER RD	01/19/24	WD	\$12,600	\$70,000	100.0	200.0	0.63	\$126	100.00	R-250
41-04-252-007	3402 DAKOTA AVE	09/23/22	WD	\$8,505	\$47,250	63.2	195.0	0.29	\$135	64.00	R-250
41-04-279-031	2803 N CENTER RD	08/24/22	WD	\$14,400	\$80,000	100.0	200.0	0.64	\$144	100.00	R-250
41-04-277-096	3821 MARYLAND AVE	03/14/23	WD	\$14,400	\$80,000	96.2	153.1	0.39	\$150	110.00	R-250
41-04-277-096	3821 MARYLAND AVE	04/05/23	WD	\$14,400	\$80,000	96.2	153.1	0.39	\$150	110.00	R-250
47-33-452-053	3726 TERM ST	10/05/22	WD	\$15,840	\$88,000	100.0	200.0	0.94	\$158	100.00	R-250
47-33-453-011	3820 HUGGINS ST	09/15/22	WD	\$11,700	\$65,000	73.5	300.0	0.41	\$159	60.00	R-250
41-04-251-031	3419 DAKOTA AVE	11/13/23	WD	\$10,800	\$60,000	64.9	190.0	0.29	\$166	66.61	R-250
41-04-206-033	3525 LEITH ST	01/31/23	WD	\$12,582	\$69,900	67.3	228.0	0.33	\$187	63.00	R-250
41-04-279-037	2801 N CENTER RD	06/16/23	WD	\$16,200	\$90,000	75.8	114.9	0.26	\$214	100.00	R-250
41-04-204-010	3214 N AVERILL AVE	10/18/22	WD	\$23,760	\$132,000	100.0	200.0	0.71	\$238	100.00	R-250
41-04-277-002	3704 LEITH ST	04/27/23	WD	\$11,340	\$63,000	35.4	100.0	0.12	\$321	50.00	R-250
47-33-451-032	3902 N AVERILL AVE	09/15/22	WD	\$21,600	\$120,000	65.3	110.0	0.22	\$331	88.00	R-250
47-33-451-027	3610 N AVERILL AVE	12/29/23	WD	\$25,182	\$139,900	68.2	120.0	0.24	\$369	88.00	R-250

			AVG	\$15,236					\$203		
200/FF			MED	\$14,400					\$163		

47-33-451-019	3601 TERM ST	05/09/22	WD	\$30,100	\$150,500	69.3	124.0	0.25	\$434	88.00	R-250
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Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table
41-04-205-020	3611 CRAIG DR	04/06/23	WD	\$10,260	\$57,000	60.0	100.0	0.14	\$171	60.00	R-255
41-04-205-014	3614 WYOMING AVE	06/16/23	WD	\$10,350	\$57,500	60.0	100.0	0.14	\$173	60.00	R-255
41-04-203-008	3408 HUGGINS ST	06/06/23	WD	\$17,730	\$98,500	100.0	277.6	0.38	\$177	60.00	R-255
47-33-478-016	3705 DARCEY LN	09/07/22	WD	\$13,140	\$73,000	52.4	110.0	0.13	\$251	50.00	R-255
47-33-476-050	3702 DARCEY LN	06/21/22	WD	\$13,500	\$75,000	51.0	100.0	0.12	\$265	51.00	R-255
41-04-227-003	3622 CRAIG DR	08/31/23	WD	\$22,500	\$125,000	75.5	115.5	0.19	\$298	70.28	R-255
41-04-227-012	3722 CRAIG DR	02/20/23	WD	\$16,200	\$90,000	51.4	105.6	0.12	\$315	50.00	R-255
41-04-226-049	3813 CRAIG DR	01/10/23	WD	\$18,000	\$100,000	53.3	105.0	0.13	\$338	52.00	R-255
41-04-227-010	3718 CRAIG DR	05/16/22	WD	\$18,360	\$102,000	53.4	105.6	0.13	\$344	52.00	R-255
41-04-205-020	3611 CRAIG DR	08/29/23	WD	\$22,140	\$123,000	60.0	100.0	0.14	\$369	60.00	R-255
47-33-478-012	3606 SHERRY DR	07/11/23	WD	\$20,160	\$112,000	52.4	110.0	0.13	\$384	50.00	R-255
				AVG	\$16,576				\$280		
				MED	\$17,730				\$298		

275/FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
40-02-307-001	2418 WELCH BLVD	08/10/22	WD	\$5,400.0	\$30,000	\$20,200	67.33	119.7	78.9	0.24	0.24	\$45	135.00	R-260
40-02-454-001	1624 WELCH BLVD	06/27/22	WD	\$7,200.0	\$40,000	\$22,200	55.50	116.8	166.0	0.42	0.42	\$62	50.00	R-260
40-02-327-040	2219 BROWNELL BLVD	10/27/22	QC	\$5,310.0	\$29,500	\$15,200	51.53	69.7	134.9	0.19	0.19	\$76	60.00	R-260
40-02-179-013	2530 WALTER ST	11/18/22	WD	\$3,960.0	\$22,000	\$14,500	65.91	50.0	100.0	0.12	0.12	\$79	50.00	R-260
40-02-176-005	1901 W DARTMOUTH ST	04/21/23	WD	\$4,500.0	\$25,000	\$14,900	59.60	50.0	100.0	0.12	0.12	\$90	50.00	R-260
40-02-179-025	2613 LONDON ST	12/20/23	WD	\$4,500.0	\$25,000	\$14,700	58.80	50.0	100.0	0.12	0.12	\$90	50.00	R-260
40-02-178-041	2517 WALTER ST	08/18/22	WD	\$4,860.0	\$27,000	\$17,000	62.96	49.9	99.5	0.11	0.11	\$97	50.00	R-260
40-02-309-030	2313 WINONA ST	11/07/23	WD	\$5,220.0	\$29,000	\$14,800	51.03	51.8	107.5	0.12	0.12	\$101	50.00	R-260
40-02-306-018	2352 COPEMAN BLVD	06/30/23	WD	\$6,300.0	\$35,000	\$15,300	43.71	61.7	102.2	0.14	0.14	\$102	61.00	R-260
40-02-379-006	2007 COPEMAN BLVD	07/01/23	WD	\$5,400.0	\$30,000	\$21,800	72.67	49.3	109.9	0.12	0.12	\$110	47.00	R-260
40-02-179-014	2524 WALTER ST	10/16/23	WD	\$5,706.0	\$31,700	\$14,700	46.37	50.0	100.0	0.12	0.12	\$114	50.00	R-260
40-02-179-014	2524 WALTER ST	07/28/23	WD	\$5,760.0	\$32,000	\$14,700	45.94	50.0	100.0	0.12	0.12	\$115	50.00	R-260
40-02-311-011	2125 COPEMAN BLVD	06/07/22	MLC	\$5,940.0	\$33,000	\$16,200	49.09	51.0	112.8	0.12	0.12	\$117	48.00	R-260
40-02-131-023	1814 W DARTMOUTH ST	07/21/23	MLC	\$6,282.0	\$34,900	\$12,100	34.67	52.6	110.5	0.13	0.13	\$120	50.00	R-260
40-02-377-014	1526 W PATERSON ST	07/19/23	WD	\$8,190.0	\$45,500	\$15,500	34.07	62.6	137.8	0.17	0.17	\$131	53.33	R-260
40-02-178-018	2510 BROWNELL BLVD	06/10/22	WD	\$7,902.0	\$43,900	\$15,200	34.62	57.5	104.2	0.13	0.13	\$137	60.00	R-260
40-02-176-023	1808 W JACKSON AVE	10/01/22	LC	\$7,200.0	\$40,000	\$14,500	36.25	50.0	100.0	0.12	0.12	\$144	50.00	R-260
40-02-310-021	2208 COPEMAN BLVD	07/07/23	WD	\$13,680.0	\$76,000	\$27,500	36.18	89.8	204.0	0.21	0.11	\$152	89.00	R-260
40-02-458-027	1316 COPEMAN BLVD	03/01/23	WD	\$9,000.0	\$50,000	\$14,800	29.60	55.0	100.0	0.13	0.13	\$164	55.00	R-260
40-02-306-038	2307 COPEMAN BLVD	12/22/23	WD	\$9,540.0	\$53,000	\$14,500	27.36	52.7	111.3	0.13	0.13	\$181	50.00	R-260
40-02-327-048	1902 WELCH BLVD	03/29/24	WD	\$23,760.0	\$132,000	\$49,300	37.35	119.8	142.6	0.33	0.33	\$198	100.34	R-260
40-02-309-036	2102 WELCH BLVD	09/29/23	WD	\$25,020.0	\$139,000	\$51,500	37.05	102.5	134.7	0.27	0.27	\$244	88.32	R-260
Totals:				Avg Med	\$8,210.5 \$6,111.0						3.75	\$121 114.66	Avg Med	
120/FF														
Outlier														
40-02-376-024	2001 N BALLENGER HWY	09/18/23	WD	\$28,600.0	\$143,000	\$20,200	14.13	119.0	97.9	0.27	0.27	\$240	120.22	R-260
40-02-311-014	2101 COPEMAN BLVD	12/12/22	WD	\$24,980.0	\$124,900	\$24,800	19.86	77.2	111.7	0.19	0.19	\$324	73.00	R-260

Possibly Commerical

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table
40-02-404-017	2306 FOREST HILL AVE	12/13/22	CD	\$4,320	\$24,000	62.0	154.0	0.18	\$70	50.00	R-265
40-02-283-018	2533 MT ELLIOTT AVE	07/29/22	WD	\$4,500	\$25,000	62.4	156.0	0.18	\$72	50.00	R-265
40-02-479-009	2118 MT ELLIOTT AVE	01/18/24	WD	\$5,400	\$30,000	62.4	156.0	0.18	\$86	50.00	R-265
40-02-182-008	1601 W RANKIN ST	11/21/23	WD	\$5,040	\$28,000	57.0	130.0	0.15	\$88	50.00	R-265
40-02-427-014	2218 MILBOURNE AVE	12/21/22	WD	\$6,840	\$38,000	50.0	100.0	0.12	\$137	50.00	R-265
40-02-283-014	2514 N CHEVROLET AVE	12/05/23	WD	\$9,180	\$51,000	62.4	156.0	0.18	\$147	50.00	R-265
				AVG	\$5,880				\$100		
				MED	\$5,220				\$87		

Outlier											
40-02-283-018	2533 MT ELLIOTT AVE	06/30/22	WD	\$3,800	\$19,000	62.4	156.0	0.18	\$61	50.00	R-265

100/FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table
40-01-156-026	316 W RANKIN ST	10/27/23	WD	\$2,340	\$13,000	40.0	100.0	0.09	\$59	40.00	R-270
40-12-126-015	113 STOCKDALE ST	12/27/22	PTA	\$9,000	\$50,000	131.1	238.9	0.33	\$69	120.00	R-270
40-01-380-047	118 STOCKDALE ST	04/06/22	WD	\$5,760	\$32,000	77.1	105.7	0.18	\$75	75.00	R-270
40-01-358-018	422 GRACE ST	11/15/23	CD	\$5,400	\$30,000	50.0	100.0	0.12	\$108	50.00	R-270
40-01-307-013	511 W NEWALL ST	03/25/24	LC	\$5,436	\$30,200	46.1	85.0	0.10	\$118	50.00	R-270
40-01-360-024	318 STOCKDALE ST	10/19/23	WD	\$5,850	\$32,500	42.1	111.0	0.10	\$139	40.00	R-270
40-01-354-007	405 ODETTE ST	09/14/22	WD	\$8,004	\$44,467	50.0	100.0	0.12	\$160	50.00	R-270
				AVG	\$5,970				\$104		
				MED	\$5,760				\$108		

100/FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
41-05-481-037	2118 LEVERN ST	06/16/23	WD	\$5,400	\$30,000	122.4	91.5	0.30	\$44	140.80	R-280	STANDARD
41-05-477-031	2225 HOFF ST	02/06/24	WD	\$5,382	\$29,900	80.0	120.0	0.22	\$67	80.00	R-280	STANDARD
41-05-478-018	2301 TORRANCE ST	11/22/23	MLC	\$5,400	\$30,000	80.0	120.0	0.22	\$68	80.00	R-280	STANDARD
41-05-482-033	2621 CHURCHILL AVE	12/14/23	MLC	\$2,700	\$15,000	38.5	111.3	0.10	\$70	40.00	R-280	STANDARD
41-05-408-032	2405 N VERNON AVE	03/29/24	WD	\$2,700	\$15,000	38.3	110.0	0.10	\$71	40.00	R-280	STANDARD
41-05-428-006	2600 COOK ST	05/26/23	WD	\$5,400	\$30,000	58.3	106.7	0.15	\$93	61.87	R-280	STANDARD
41-05-432-054	2701 WOODROW AVE	06/02/23	WD	\$4,140	\$23,000	38.6	112.0	0.10	\$107	40.00	R-280	STANDARD
41-05-482-033	2621 CHURCHILL AVE	06/06/23	LC	\$4,500	\$25,000	38.5	111.3	0.10	\$117	40.00	R-280	STANDARD
41-05-406-033	2313 MAPLEWOOD AVE	11/29/23	WD	\$6,300	\$35,000	46.8	105.0	0.12	\$135	50.00	R-280	STANDARD

\$86

MED \$5,990

\$71

Outlier

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
41-04-377-026	3225 BENNETT AVE	01/20/23	WD	\$4,500.0	\$25,000	\$21,800	87.20	\$43,595	90.0	100.0	0.21	0.21	\$50	90.00	R-285
41-04-332-018	3115 WOODROW AVE	04/04/22	QC	\$6,300.0	\$35,000	\$23,800	68.00	\$47,667	95.7	113.0	0.23	0.23	\$66	90.00	R-285
41-04-460-031	3622 CHURCHILL AVE	10/12/22	WD	\$24,120.0	\$134,000	\$106,500	79.48	\$212,956	279.1	504.2	0.64	0.13	\$86	277.90	R-285
41-04-332-015	3152 RISEDORPH AVE	03/21/23	WD	\$4,500.0	\$25,000	\$21,500	86.00	\$42,968	47.8	113.0	0.12	0.12	\$94	45.00	R-285
41-04-382-002	3208 HOLLY AVE	01/29/24	WD	\$4,500.0	\$25,000	\$14,800	59.20	\$29,511	45.0	100.0	0.10	0.10	\$100	45.00	R-285
41-04-177-040	3213 DAKOTA AVE	04/04/23	WD	\$8,820.0	\$49,000	\$22,200	45.31	\$44,368	82.7	190.0	0.26	0.26	\$107	60.00	R-285
41-04-331-001	3202 BEECHWOOD AVE	01/27/23	WD	\$6,480.0	\$36,000	\$30,800	85.56	\$61,503	58.5	113.0	0.14	0.14	\$111	55.00	R-285
41-04-380-023	2107 N AVERILL AVE	04/15/22	WD	\$5,400.0	\$30,000	\$19,300	64.33	\$45,500	47.8	112.7	0.12	0.12	\$113	45.00	R-285
41-04-176-037	3137 LEITH ST	11/29/23	WD	\$7,200.0	\$40,000	\$22,200	55.50	\$44,301	62.2	100.8	0.14	0.14	\$116	62.00	R-285
41-04-326-008	3127 DELAWARE AVE	06/10/22	WD	\$5,760.0	\$32,000	\$17,400	54.38	\$34,700	48.3	115.0	0.12	0.12	\$119	45.00	R-285
41-04-460-016	3509 DAVISON RD	02/21/24	WD	\$5,580.0	\$31,000	\$29,600	95.48	\$59,169	45.0	100.0	0.10	0.10	\$124	45.00	R-285
41-04-177-013	3144 LEITH ST	12/04/23	WD	\$10,440.0	\$58,000	\$20,600	35.52	\$41,196	82.7	190.0	0.26	0.26	\$126	60.00	R-285
41-04-331-015	3217 RISEDORPH AVE	11/03/22	WD	\$7,560.0	\$42,000	\$25,700	61.19	\$51,328	53.2	113.0	0.13	0.13	\$142	50.00	R-285
41-04-178-017	3232 DAKOTA AVE	08/18/23	MLC	\$12,600.0	\$70,000	\$25,900	37.00	\$51,713	83.8	195.0	0.27	0.27	\$150	60.00	R-285
41-04-179-003	3112 MARYLAND AVE	04/07/23	WD	\$7,740.0	\$43,000	\$18,700	43.49	\$37,332	51.4	130.6	0.14	0.14	\$151	45.00	R-285
41-04-380-014	3213 HOLLY AVE	05/16/22	WD	\$6,809.4	\$37,830	\$18,200	48.11	\$36,336	45.0	100.0	0.10	0.10	\$151	45.00	R-285
41-04-458-024	3609 CHURCHILL AVE	07/01/22	WD	\$7,020.0	\$39,000	\$20,800	53.33	\$41,520	45.0	100.0	0.10	0.10	\$156	45.00	R-285
41-04-180-001	3202 MARYLAND AVE	10/11/22	WD	\$9,900.0	\$55,000	\$27,700	50.36	\$55,481	62.0	127.1	0.16	0.16	\$160	55.00	R-285
41-04-177-037	3161 DAKOTA AVE	12/09/22	WD	\$14,400.0	\$80,000	\$34,300	42.88	\$68,639	89.6	190.0	0.28	0.28	\$161	65.00	R-285
41-04-380-011	3201 HOLLY AVE	05/31/22	WD	\$9,360.0	\$52,000	\$24,200	46.54	\$48,379	55.0	100.0	0.13	0.13	\$170	55.00	R-285
41-04-328-015	3152 DELAWARE AVE	04/14/23	WD	\$8,280.0	\$46,000	\$21,300	46.30	\$42,502	47.8	113.0	0.12	0.12	\$173	45.00	R-285
41-04-177-019	3208 LEITH ST	06/10/22	WD	\$14,580.0	\$81,000	\$37,900	46.79	\$75,773	82.7	190.0	0.26	0.26	\$176	60.00	R-285
41-04-179-012	3140 MARYLAND AVE	06/21/22	WD	\$9,360.0	\$52,000	\$23,200	44.62	\$46,354	51.1	128.7	0.13	0.13	\$183	45.00	R-285
41-04-331-013	3213 RISEDORPH AVE	02/27/23	WD	\$8,820.0	\$49,000	\$34,300	70.00	\$68,594	47.8	113.0	0.12	0.12	\$184	45.00	R-285
41-04-332-027	3147 WOODROW AVE	03/14/23	WD	\$9,000.0	\$50,000	\$24,600	49.20	\$49,280	47.8	113.0	0.12	0.12	\$188	45.00	R-285
41-04-455-028	2052 N AVERILL AVE	04/18/23	WD	\$11,700.0	\$65,000	\$35,700	54.92	\$71,484	59.4	101.4	0.14	0.14	\$197	59.00	R-285
41-04-157-017	2929 DAKOTA AVE	06/23/23	WD	\$10,440.0	\$58,000	\$22,400	38.62	\$44,722	51.2	105.0	0.12	0.12	\$204	50.00	R-285
41-04-332-027	3147 WOODROW AVE	01/05/24	WD	\$10,260.0	\$57,000	\$24,600	43.16	\$49,280	47.8	113.0	0.12	0.12	\$214	45.00	R-285
41-04-328-001	2620 BRANCH RD	07/14/23	WD	\$13,320.0	\$74,000	\$30,300	40.95	\$60,530	61.3	104.3	0.14	0.14	\$217	60.00	R-285
41-04-158-016	2909 BRANCH RD	01/19/24	WD	\$11,520.0	\$64,000	\$26,700	41.72	\$53,373	52.2	108.8	0.13	0.13	\$221	50.00	R-285
41-04-178-043	3213 MARYLAND AVE	08/16/23	WD	\$10,980.0	\$61,000	\$22,100	36.23	\$46,094	46.1	105.0	0.11	0.11	\$238	45.00	R-285
41-04-380-019	3229 HOLLY AVE	03/19/24	WD	\$22,500.0	\$125,000	\$31,600	25.28	\$63,146	90.0	100.0	0.21	0.21	\$250	90.00	R-285
Totals:					\$1,806,830	\$913,200		\$1,834,387	2,200.3		5.57	5.06	\$153		
						Sale. Ratio =>	50.54						\$154		
150/FF						Std. Dev. =>	17.21								

41-04-151-025	2921 LEITH ST	10/06/22	WD	\$17,200.0	\$86,000	\$32,500	37.79	\$65,093	45.3	101.3	0.11	0.11	\$380	45.00	R-285
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Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table
41-04-451-026	2301 STARKWEATHER ST	05/03/22	WD	\$8,460	\$47,000	50.0	100.0	0.12	\$169	50.00	R-290
41-04-476-001	3702 WHITTIER ST	03/15/24	WD	\$11,921	\$66,230	61.5	100.0	0.14	\$194	61.46	R-290
41-04-429-015	3701 RISEDORPH AVE	01/17/24	WD	\$12,726	\$70,700	57.9	100.0	0.13	\$220	57.92	R-290
41-04-476-058	3717 HOLLY AVE	01/31/24	WD	\$20,700	\$115,000	91.3	170.0	0.27	\$227	70.00	R-290
41-04-476-094	3746 BENNETT AVE	01/08/24	CD	\$24,480	\$136,000	104.9	203.1	0.34	\$233	73.63	R-290
41-04-457-009	3324 DALE AVE	09/27/23	WD	\$12,240	\$68,000	50.0	100.0	0.12	\$245	50.00	R-290
41-04-429-013	3742 BEECHWOOD AVE	11/30/22	WD	\$12,600	\$70,000	50.0	100.0	0.12	\$252	50.00	R-290
41-04-476-097	3727 HOLLY AVE	04/20/22	WD	\$18,180	\$101,000	69.5	170.0	0.21	\$261	53.34	R-290
41-04-476-008	3726 WHITTIER ST	04/29/22	WD	\$13,680	\$76,000	50.0	100.0	0.12	\$274	50.00	R-290
41-04-454-025	3605 HOLLY AVE	04/05/22	WD	\$12,600	\$70,000	45.0	100.0	0.10	\$280	45.00	R-290
41-04-434-006	3822 WOODROW AVE	06/17/22	WD	\$14,040	\$78,000	50.0	100.0	0.12	\$281	50.00	R-290
41-04-426-030	3829 DELAWARE AVE	06/14/22	WD	\$21,807	\$121,150	74.0	219.0	0.25	\$295	50.00	R-290
41-04-454-023	3525 HOLLY AVE	10/19/22	WD	\$13,500	\$75,000	45.0	100.0	0.10	\$300	45.00	R-290
41-04-476-045	3724 BENNETT AVE	04/27/22	WD	\$21,600	\$120,000	71.9	86.4	0.15	\$300	77.33	R-290
41-04-476-002	3706 WHITTIER ST	03/17/23	WD	\$15,300	\$85,000	50.0	100.0	0.12	\$306	50.00	R-290
41-04-426-016	3801 DELAWARE AVE	06/24/22	WD	\$18,900	\$105,000	61.4	120.1	0.15	\$308	56.00	R-290
41-04-431-010	3734 RISEDORPH AVE	04/13/23	WD	\$15,840	\$88,000	50.0	100.0	0.12	\$317	50.00	R-290
41-04-426-030	3829 DELAWARE AVE	06/14/23	WD	\$24,480	\$136,000	74.0	219.0	0.25	\$331	50.00	R-290
41-04-454-003	3510 BENNETT AVE	11/02/23	LC	\$15,300	\$85,000	45.0	100.0	0.10	\$340	45.00	R-290
41-04-454-009	3602 BENNETT AVE	05/25/22	WD	\$15,300	\$85,000	45.0	100.0	0.10	\$340	45.00	R-290
41-04-277-093	3719 DAKOTA AVE	11/28/22	WD	\$21,600	\$120,000	63.5	149.1	0.18	\$340	52.00	R-290
41-04-434-011	3842 WOODROW AVE	02/10/23	WD	\$21,600	\$120,000	62.6	100.0	0.14	\$345	62.59	R-290
41-04-428-001	3802 DELAWARE AVE	11/13/23	WD	\$19,332	\$107,400	56.0	100.0	0.13	\$345	56.00	R-290
41-04-451-026	2301 STARKWEATHER ST	04/20/23	WD	\$18,180	\$101,000	50.0	100.0	0.12	\$364	50.00	R-290
41-04-476-072	3749 HOLLY AVE	03/25/24	WD	\$23,400	\$130,000	62.6	109.0	0.15	\$374	60.00	R-290
41-04-453-011	3406 BENNETT AVE	09/21/23	WD	\$19,440	\$108,000	50.0	100.0	0.12	\$389	50.00	R-290
41-04-433-015	3701 WHITTIER ST	11/16/23	WD	\$24,300	\$135,000	61.1	100.0	0.14	\$398	61.09	R-290
41-04-428-024	3837 BEECHWOOD AVE	11/22/22	WD	\$20,340	\$113,000	50.0	100.0	0.12	\$407	50.00	R-290
41-04-430-012	3801 RISEDORPH AVE	08/25/23	WD	\$22,860	\$127,000	56.0	100.0	0.13	\$408	56.00	R-290
41-04-426-021	3821 DELAWARE AVE	07/15/22	WD	\$22,320	\$124,000	54.7	119.5	0.14	\$408	50.00	R-290
41-04-476-042	3708 BENNETT AVE	10/03/23	WD	\$24,480	\$136,000	59.7	89.7	0.13	\$410	63.00	R-290
41-04-427-025	3741 BEECHWOOD AVE	02/09/24	WD	\$21,060	\$117,000	50.0	100.0	0.12	\$421	50.00	R-290
41-04-277-074	3715 DAKOTA AVE	03/14/24	WD	\$26,982	\$149,900	63.5	149.2	0.18	\$425	52.00	R-290
41-04-456-021	3525 DALE AVE	06/10/22	WD	\$19,782	\$109,900	45.0	100.0	0.10	\$440	45.00	R-290
41-04-456-022	3601 DALE AVE	06/06/23	WD	\$19,800	\$110,000	45.0	100.0	0.10	\$440	45.00	R-290

41-04-427-020	3721 BEECHWOOD AVE	09/08/23	WD	\$23,202	\$128,900	50.0	100.0	0.12	\$464	50.00	R-290
41-04-430-004	3814 BEECHWOOD AVE	03/08/24	WD	\$23,400	\$130,000	50.0	100.0	0.12	\$468	50.00	R-290
41-04-433-010	3734 WOODROW AVE	05/11/23	WD	\$23,850	\$132,500	50.0	100.0	0.12	\$477	50.00	R-290
				AVG	\$18,936				\$337		
				MED	\$19,791				\$340		

300/FF

Parcel Number	Street Address	Sale Date	Instr.	18%Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
40-03-485-013	3306 MACKIN RD	11/27/23	WD	\$9,000.00	\$50,000	\$26,600	53.20	\$53,150	\$13,111	65.6	111.8	0.16	0.16	\$137	62.00	R-295
40-02-356-026	1701 N BALLENGER HWY	03/06/23	WD	\$11,700.00	\$65,000	\$29,100	44.77	\$58,139	\$16,361	81.8	110.0	0.20	0.20	\$143	78.00	R-295
40-02-356-017	2944 CONCORD ST	06/30/23	WD	\$10,800.00	\$60,000	\$28,200	47.00	\$56,387	\$15,074	75.4	115.9	0.19	0.19	\$143	70.00	R-295
40-11-104-028	1401 N BALLENGER HWY	03/06/23	WD	\$11,700.00	\$65,000	\$28,900	44.46	\$57,873	\$15,732	78.7	110.0	0.19	0.19	\$149	75.00	R-295
40-03-480-001	3433 CONCORD ST	05/24/22	WD	\$9,810.00	\$54,500	\$27,800	51.01	\$55,660	\$13,178	65.9	107.2	0.16	0.16	\$149	63.65	R-295
40-02-358-004	2943 CONCORD ST	11/16/22	WD	\$14,400.00	\$80,000	\$31,500	39.38	\$63,001	\$18,509	92.5	105.7	0.22	0.22	\$156	90.00	R-295
40-03-482-008	3440 BARTH ST	12/22/23	WD	\$7,560.00	\$42,000	\$25,100	59.76	\$50,108	\$9,255	46.3	105.7	0.11	0.11	\$163	45.00	R-295
40-02-356-011	2929 MALLERY ST	08/11/22	WD	\$17,100.00	\$95,000	\$43,100	45.37	\$86,158	\$19,381	96.9	115.9	0.24	0.24	\$176	90.00	R-295
40-11-102-002	2955 CLEMENT ST	10/16/23	WD	\$13,140.00	\$73,000	\$29,800	40.82	\$59,687	\$12,340	61.7	105.7	0.15	0.15	\$213	60.00	R-295
40-03-484-007	3419 BARTH ST	12/15/23	WD	\$11,520.00	\$64,000	\$22,900	35.78	\$45,738	\$10,283	51.4	105.7	0.12	0.12	\$224	50.00	R-295
40-02-359-021	3026 BARTH ST	12/21/23	MLC	\$11,700.00	\$65,000	\$25,900	39.85	\$51,756	\$10,283	51.4	105.7	0.12	0.12	\$228	50.00	R-295
40-02-357-018	3030 CLEMENT ST	01/16/24	WD	\$12,348.00	\$68,600	\$27,600	40.23	\$55,182	\$9,254	46.3	105.7	0.11	0.11	\$267	45.00	R-295
40-02-355-014	3110 CONCORD ST	10/20/23	WD	\$27,899.82	\$154,999	\$48,900	31.55	\$97,786	\$19,385	96.9	114.8	0.24	0.24	\$288	90.46	R-295
40-03-481-010	3310 CLEMENT ST	03/11/24	WD	\$21,330.00	\$118,500	\$27,200	22.95	\$54,304	\$12,334	61.7	105.6	0.15	0.15	\$346	60.00	R-295
Totals:					\$1,392,099	\$510,200		\$1,020,137	\$223,194	1,116.0			Avg	\$199		
						Sale. Ratio =>	36.65						Med	\$170		
200/FF						Std. Dev. =>	10.52									

Outliers																
40-03-483-003	1608 WABASH AVE	03/19/24	CD	\$24,300.00	\$121,500	\$29,100	23.95	\$58,127	\$10,000	50.0	100.0	0.12	0.12	\$486	50.00	R-295
40-03-479-014	3216 CONCORD ST	07/07/23	WD	\$24,000.00	\$120,000	\$32,400	27.00	\$64,891	\$10,714	53.6	114.8	0.13	0.13	\$448	50.00	R-295
40-03-427-015	2005 SENECA ST	09/22/22	WD	\$19,000.00	\$95,000	\$26,100	27.47	\$52,190	\$8,000	40.0	100.0	0.09	0.09	\$475	40.00	R-295

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table
40-10-202-026	3402 SANTA CRUZ DR	07/20/22	WD	\$30,600	\$170,000	182.2	191.5	0.41	\$168	185.00	R-300
40-10-201-024	1317 ELDORADO DR	09/06/22	QC	\$20,214	\$112,300	87.3	127.5	0.23	\$231	75.00	R-300
40-10-202-017	1315 SAN JUAN DR	01/20/23	WD	\$19,080	\$106,000	81.8	112.0	0.21	\$233	70.00	R-300
40-10-204-066	3409 SANTA CLARA CT	09/24/22	WD	\$31,500	\$175,000	127.3	147.4	0.36	\$247	105.00	R-300
40-10-227-003	3307 MACKIN RD	06/20/23	WD	\$16,290	\$90,500	65.0	100.0	0.15	\$251	65.00	R-300
40-10-227-008	3201 MACKIN RD	07/28/23	MLC	\$17,820	\$99,000	65.0	100.0	0.15	\$274	65.00	R-300
40-10-201-007	1433 ELDORADO DR	06/22/23	WD	\$29,700	\$165,000	100.1	81.9	0.19	\$297	130.00	R-300
40-10-227-019	1430 ELDORADO DR	07/25/23	WD	\$22,500	\$125,000	74.7	100.0	0.18	\$301	70.00	R-300
40-10-201-008	1425 ELDORADO DR	02/22/24	WD	\$28,800	\$160,000	85.6	90.4	0.19	\$337	90.00	R-300
40-10-204-011	3402 SANTA CLARA CT	06/15/22	WD	\$26,820	\$149,000	69.6	102.8	0.16	\$385	68.67	R-300
				AVG	\$24,332				\$272		
				MED	\$24,660				\$262		

270/FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
40-10-234-014	2955 N STEVENSON ST	12/19/22	MLC	\$4,950	\$27,500	41.0	105.0	0.10	\$121	40.00	R-305	STANDARD
40-10-279-003	1156 SUTTON AVE	03/21/23	WD	\$5,400	\$30,000	40.0	100.0	0.09	\$135	40.00	R-305	STANDARD
40-10-277-009	3019 BERKLEY ST	03/01/23	LC	\$7,020	\$39,000	41.0	105.0	0.10	\$171	40.00	R-305	STANDARD
40-10-277-016	3040 RASKOB ST	07/08/22	WD	\$7,200	\$40,000	41.0	105.0	0.10	\$176	40.00	R-305	STANDARD
40-11-108-022	2932 WOLCOTT ST	04/21/23	WD	\$14,400	\$80,000	80.5	100.6	0.19	\$179	80.23	R-305	STANDARD
40-10-276-024	3102 RASKOB ST	06/16/23	QC	\$9,072	\$50,400	45.0	100.0	0.10	\$202	45.00	R-305	STANDARD
40-10-280-032	3101 SLOAN ST	08/31/23	WD	\$10,440	\$58,000	45.0	100.0	0.10	\$232	45.00	R-305	STANDARD
40-10-277-016	3040 RASKOB ST	12/14/23	WD	\$9,720	\$54,000	41.0	105.0	0.10	\$237	40.00	R-305	STANDARD
40-10-277-020	3024 RASKOB ST	12/28/23	WD	\$10,800	\$60,000	41.0	105.0	0.10	\$263	40.00	R-305	STANDARD
40-10-232-009	3013 WOLCOTT ST	06/16/22	WD	\$10,800	\$60,000	40.0	100.0	0.09	\$270	40.00	R-305	STANDARD
				AVG	\$9,932				\$199			
				MED	\$10,440				\$190			
40-10-234-021	3014 BERKLEY ST	03/10/23	WD	\$16,000	\$80,000	41.0	105.0	0.10	\$390	40.00	R-305	STANDARD
40-10-232-003	1310 SUTTON AVE	12/01/23	LC	\$3,066	\$17,033	40.0	100.0	0.09	\$77	40.00	R-305	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
40-11-130-022	2630 CLEMENT ST	10/30/23	WD	\$3,960	\$22,000	51.4	105.7	0.12	\$77	50.00	R-310	STANDARD
40-11-251-012	2427 BARTH ST	04/27/23	WD	\$4,500	\$25,000	50.0	100.0	0.12	\$90	50.00	R-310	STANDARD
40-11-326-028	2616 SLOAN ST	05/26/23	WD	\$4,680	\$26,000	51.2	105.0	0.12	\$91	50.00	R-310	STANDARD
40-11-180-035	1257 FOREST HILL AVE	03/13/23	WD	\$5,220	\$29,000	52.5	100.0	0.12	\$99	52.50	R-310	STANDARD
40-02-380-023	2832 BEGOLE ST	07/24/23	WD	\$5,040	\$28,000	50.0	100.0	0.12	\$101	50.00	R-310	STANDARD
40-11-202-018	2522 MALLERY ST	09/25/23	WD	\$5,130	\$28,500	50.0	99.9	0.12	\$103	50.00	R-310	STANDARD
40-11-130-030	2602 CLEMENT ST	03/31/23	WD	\$8,640	\$48,000	82.8	111.4	0.20	\$104	78.47	R-310	STANDARD
40-11-254-027	2502 PROSPECT ST	11/02/23	WD	\$5,580	\$31,000	50.0	100.0	0.12	\$112	50.00	R-310	STANDARD
40-11-158-011	2821 RASKOB ST	09/02/22	WD	\$5,400	\$30,000	44.1	105.0	0.10	\$123	43.00	R-310	STANDARD
40-11-180-007	2751 N STEVENSON ST	01/31/23	WD	\$8,100	\$45,000	65.8	105.6	0.16	\$123	64.07	R-310	STANDARD
40-11-182-034	1207 FOREST HILL AVE	09/06/23	WD	\$6,480	\$36,000	52.5	100.0	0.12	\$123	52.50	R-310	STANDARD
40-11-255-016	2421 PROSPECT ST	10/27/23	WD	\$5,760	\$32,000	43.2	100.6	0.10	\$133	43.12	R-310	STANDARD
40-11-184-001	2765 RASKOB ST	09/20/22	WD	\$11,970	\$66,500	87.7	68.6	0.17	\$136	105.93	R-310	STANDARD
40-11-130-030	2602 CLEMENT ST	01/19/24	WD	\$12,420	\$69,000	82.8	111.4	0.20	\$150	78.47	R-310	STANDARD
40-11-179-012	2517 WOLCOTT ST	11/29/23	WD	\$7,560	\$42,000	50.0	100.0	0.12	\$151	50.00	R-310	STANDARD
40-11-183-033	2612 RASKOB ST	12/27/22	WD	\$8,082	\$44,900	51.2	105.0	0.12	\$158	50.00	R-310	STANDARD
40-02-381-028	2812 MALLERY ST	11/30/23	WD	\$8,460	\$47,000	51.5	106.1	0.12	\$164	50.00	R-310	STANDARD
40-11-182-005	2755 BERKLEY ST	10/21/22	WD	\$12,600	\$70,000	65.8	105.6	0.16	\$192	64.03	R-310	STANDARD
40-11-129-009	2831 CONCORD ST	06/26/23	WD	\$9,900	\$55,000	51.4	105.7	0.12	\$193	50.00	R-310	STANDARD
40-11-158-018	2820 SLOAN ST	09/14/22	WD	\$10,800	\$60,000	54.3	105.0	0.13	\$199	53.00	R-310	STANDARD
40-11-158-011	2821 RASKOB ST	11/20/23	MLC	\$9,000	\$50,000	44.1	105.0	0.10	\$204	43.00	R-310	STANDARD
40-11-177-006	2717 PROSPECT ST	08/16/23	WD	\$9,720	\$54,000	45.0	100.0	0.10	\$216	45.00	R-310	STANDARD
40-11-133-002	1410 N BALLENGER HWY	11/07/23	WD	\$13,482	\$74,900	60.9	122.6	0.16	\$221	55.00	R-310	STANDARD
40-11-156-023	1201 LAVENDER AVE	04/27/22	WD	\$10,800	\$60,000	46.7	105.6	0.11	\$231	45.46	R-310	STANDARD
40-11-183-024	2640 RASKOB ST	07/17/23	WD	\$12,960	\$72,000	51.2	105.0	0.12	\$253	50.00	R-310	STANDARD
40-11-153-008	2835 WOLCOTT ST	05/27/22	WD	\$10,620	\$59,000	40.0	100.0	0.09	\$266	40.00	R-310	STANDARD
40-11-201-021	2502 BEGOLE ST	07/08/22	WD	\$13,860	\$77,000	49.9	99.6	0.11	\$278	50.00	R-310	STANDARD
40-11-180-016	2715 N STEVENSON ST	03/25/24	WD	\$14,022	\$77,900	46.1	105.0	0.11	\$304	45.00	R-310	STANDARD
				AVG	\$9,919				\$164			
160/FF				MED	\$9,600				\$151			
40-11-154-011	2821 N STEVENSON ST	09/20/23	WD	\$15,700	\$78,500	41.0	105.0	0.10	\$383	40.00	R-310	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
40-11-404-009	2201 N STEVENSON ST	06/30/23	QC	\$2,880	\$16,000	50.0	100.0	0.12	\$58	50.00	R-315	STANDARD
40-11-404-009	2201 N STEVENSON ST	03/24/23	WD	\$2,970	\$16,500	50.0	100.0	0.12	\$59	50.00	R-315	STANDARD
40-11-402-003	2501 RASKOB ST	05/24/23	WD	\$3,600	\$20,000	55.0	100.0	0.13	\$65	55.00	R-315	STANDARD
40-11-429-034	1922 BERKLEY ST	05/13/22	WD	\$3,600	\$20,000	50.0	100.0	0.12	\$72	50.00	R-315	STANDARD
40-11-253-007	2301 BARTH ST	07/15/22	WD	\$3,960	\$22,000	50.0	100.0	0.12	\$79	50.00	R-315	STANDARD
40-11-428-014	1717 WOLCOTT ST	05/06/22	WD	\$3,960	\$22,000	50.0	100.0	0.12	\$79	50.00	R-315	STANDARD
40-11-429-011	1717 N STEVENSON ST	02/23/24	WD	\$3,960	\$22,000	50.0	100.0	0.12	\$79	50.00	R-315	STANDARD
40-11-231-005	2313 BEGOLE ST	03/25/24	CD	\$4,500	\$25,000	50.0	100.0	0.12	\$90	50.00	R-315	STANDARD
40-11-278-016	1921 CLEMENT ST	12/22/23	WD	\$4,500	\$25,000	50.0	100.0	0.12	\$90	50.00	R-315	STANDARD
40-11-401-006	2505 BERKLEY ST	11/11/22	WD	\$4,500	\$25,000	50.0	100.0	0.12	\$90	50.00	R-315	STANDARD
40-11-407-046	2130 FLUSHING RD	02/19/24	LC	\$6,120	\$34,000	55.5	123.4	0.14	\$110	50.00	R-315	STANDARD
40-11-402-007	2423 RASKOB ST	12/14/23	WD	\$5,760	\$32,000	50.0	100.0	0.12	\$115	50.00	R-315	STANDARD
40-11-429-037	1910 BERKLEY ST	12/21/22	WD	\$7,200	\$40,000	50.0	100.0	0.12	\$144	50.00	R-315	STANDARD
40-11-401-006	2505 BERKLEY ST	12/27/23	WD	\$7,290	\$40,500	50.0	100.0	0.12	\$146	50.00	R-315	STANDARD
40-11-405-003	1202 N CHEVROLET AVE	10/26/22	WD	\$15,102	\$83,900	80.6	102.5	0.19	\$187	79.67	R-315	STANDARD
				AVG	\$5,327				\$98			
100/FF				MED	\$4,500				\$90			
40-11-230-031	1601 DUPONT ST	07/07/23	WD	\$14,720	\$73,600	63.7	91.3	0.14	\$231	66.67	R-315	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
40-12-104-019	1629 SEMINOLE ST	05/31/22	WD	\$5,400	\$30,000	102.5	210.0	0.24	\$53	100.00	R-325	100 FT DEPTH
40-12-104-007	1634 PONTIAC ST	10/13/23	WD	\$5,850	\$32,500	51.2	105.0	0.12	\$114	50.00	R-325	100 FT DEPTH
40-12-402-028	308 SEVENTH AVE	08/18/23	WD	\$7,560	\$42,000	65.0	66.0	0.12	\$116	80.00	R-325	100 FT DEPTH
40-12-105-009	1632 SEMINOLE ST	01/17/24	LC	\$5,976	\$33,200	51.2	105.0	0.12	\$117	50.00	R-325	100 FT DEPTH
40-12-304-008	1505 PROSPECT ST	11/04/22	QC	\$4,860	\$27,000	40.0	100.0	0.09	\$122	40.00	R-325	100 FT DEPTH
40-12-105-017	546 COPEMAN BLVD	12/14/23	WD	\$6,300	\$35,000	50.0	100.0	0.12	\$126	50.00	R-325	100 FT DEPTH
40-12-303-028	1322 PROSPECT	09/20/22	LC	\$5,400	\$30,000	40.0	100.0	0.09	\$135	40.00	R-325	100 FT DEPTH
40-12-303-028	1322 PROSPECT	09/20/22	WD	\$5,400	\$30,000	40.0	100.0	0.09	\$135	40.00	R-325	100 FT DEPTH
40-12-177-005	1518 N GRAND TRAVERSE	03/20/24	WD	\$6,840	\$38,000	41.7	108.8	0.10	\$164	40.00	R-325	100 FT DEPTH
AVE				\$5,954					\$120			
MED				\$5,850					\$122			
40-12-104-004	607 WELCH BLVD	11/29/23	WD	\$6,300	\$35,000	49.0	120.0	0.14	\$129	50.00	R-325	125 FT DEPTH
40-12-107-010	1636 N GRAND TRAVERSE	11/21/22	WD	\$12,600	\$70,000	48.1	127.3	0.14	\$262	47.67	R-325	125 FT DEPTH
AVE				\$9,450					\$195			
MED				\$9,450					\$195			
40-12-163-016	1230 CALDWELL AVE	04/06/23	WD	\$14,400	\$80,000	127.9	150.0	0.41	\$113	120.00	R-325	132 DEPTH
40-12-426-037	821 M L KING AVE	11/08/22	WD	\$28,980	\$161,000	160.5	132.0	0.49	\$181	160.50	R-325	132 DEPTH
AVG				\$18,745					\$147			
MED				\$18,990					\$147			
AVG				\$10,368					\$166			
MED				\$7,000					\$140			
40-12-155-014	1412 KIRK AVE	01/24/24	WD	\$11,400	\$57,000	44.7	98.5	0.10	\$255	45.00	R-325	100 FT DEPTH
40-12-106-020	1659 N GRAND TRAVERSE	05/31/23	WD	\$21,980	\$109,900	52.6	146.0	0.17	\$418	50.00	R-325	132 DEPTH
40-12-128-023	1518 MASON ST	01/19/23	WD	\$4,320	\$24,000	42.1	132.5	0.13	\$103	42.00	R-325	132 DEPTH

100 depth 120/ff
125 depth 150/FF
132 depth 150/FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
40-12-278-044	1217 CHIPPEWA ST	08/03/22	WD	\$26,460	\$147,000	222.3	130.1	0.67	\$119	224.00	R-335	SMITHVILLAGE
40-12-231-038	1533 ROOT ST	01/24/24	WD	\$29,700	\$165,000	52.3	132.4	0.16	\$568	52.23	R-335	SMITHVILLAGE
				AVG	\$28,080				\$343			
				MED	\$28,080				\$343			
40-01-477-028	441 E PATERSON ST	06/08/22	WD	\$2,511	\$13,950	39.7	130.0	0.12	\$63	40.00	R-335	STANDARD
40-01-485-013	401 PAGE ST	10/27/23	WD	\$2,340	\$13,000	33.0	90.0	0.08	\$71	40.00	R-335	STANDARD
40-12-278-005	1314 ROOT ST	11/22/23	WD	\$7,560	\$42,000	66.0	132.0	0.20	\$115	66.00	R-335	STANDARD
40-12-278-005	1314 ROOT ST	01/08/24	QC	\$7,560	\$42,000	66.0	132.0	0.20	\$115	66.00	R-335	STANDARD
40-12-277-029	1303 ROOT ST	03/06/23	MLC	\$9,000	\$50,000	27.8	88.0	0.07	\$324	34.00	R-335	STANDARD
				AVG	\$5,794				\$137			
				MED	\$7,560				\$115			
				AVG	\$12,162				\$196			
Standard	115/FF		MED	\$7,560				\$115				
SmithVillage	350/FF											

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
41-07-276-026	1211 WILLOW ST	11/01/22	LC	\$8,316	\$46,200	137.6	89.4	0.33	\$60	160.00	R-345	STANDARD
41-07-231-035	1228 BENSON AVE	11/22/23	WD	\$3,600	\$20,000	56.1	120.0	0.16	\$64	56.11	R-345	STANDARD
41-07-282-039	1232 ROOSEVELT AVE	11/01/23	QC	\$2,700	\$15,000	41.5	120.0	0.11	\$65	41.50	R-345	STANDARD
41-07-282-052	1233 POPLAR ST	03/29/24	WD	\$9,900	\$55,000	86.3	106.8	0.23	\$115	91.66	R-345	STANDARD
41-08-152-014	1106 DECKER ST	01/05/24	WD	\$4,500	\$25,000	26.9	80.0	0.06	\$167	33.00	R-345	STANDARD
				AVG	\$8,107				\$94			
90/FF				MED	\$7,120				\$65			

41-08-153-017	1415 POPLAR ST	02/09/24	WD	\$16,400	\$82,000	50.0	120.0	0.14	\$328	50.00	R-345	STANDARD
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Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
41-08-128-008	1622 INDIANA AVE	08/30/22	WD	\$4,410	\$24,500	80.0	210.0	0.19	\$55	80.00	R-350	STANDARD
41-08-185-010	1738 KANSAS AVE	06/09/23	LC	\$2,700	\$15,000	45.0	144.6	0.13	\$60	38.32	R-350	STANDARD
41-08-131-004	1606 IOWA AVE	08/04/22	WD	\$3,204	\$17,800	43.6	80.0	0.09	\$73	50.00	R-350	STANDARD
41-08-102-030	1555 INDIANA AVE	01/05/24	WD	\$4,500	\$25,000	60.0	105.0	0.15	\$75	60.00	R-350	STANDARD
41-08-104-013	1542 INDIANA AVE	03/18/24	WD	\$3,060	\$17,000	40.0	105.0	0.10	\$77	40.00	R-350	STANDARD
41-08-104-021	1515 ILLINOIS AVE	11/09/22	WD	\$3,060	\$17,000	40.0	105.0	0.10	\$77	40.00	R-350	STANDARD
41-08-131-004	1606 IOWA AVE	12/28/22	WD	\$3,600	\$20,000	43.6	80.0	0.09	\$82	50.00	R-350	STANDARD
41-08-131-004	1606 IOWA AVE	03/15/24	WD	\$3,600	\$20,000	43.6	80.0	0.09	\$82	50.00	R-350	STANDARD
41-08-106-001	1502 ILLINOIS AVE	10/13/23	WD	\$2,862	\$15,900	34.2	51.0	0.06	\$84	49.12	R-350	STANDARD
41-08-134-003	1710 WISCONSIN AVE	07/21/23	WD	\$5,220	\$29,000	60.0	105.0	0.15	\$87	60.00	R-350	STANDARD
41-08-135-007	1606 CRONK AVE	06/24/22	WD	\$6,480	\$36,000	60.0	105.0	0.15	\$108	60.00	R-350	STANDARD
41-08-128-014	1646 INDIANA AVE	08/03/22	WD	\$4,680	\$26,000	40.0	105.0	0.10	\$117	40.00	R-350	STANDARD
41-08-134-011	1705 OHIO AVE	01/22/24	LC	\$4,680	\$26,000	40.0	105.0	0.10	\$117	40.00	R-350	STANDARD
41-08-128-016	1654 INDIANA AVE	12/01/23	WD	\$4,770	\$26,500	40.0	105.0	0.10	\$119	40.00	R-350	STANDARD
41-08-133-006	1620 WISCONSIN AVE	01/22/24	LC	\$5,040	\$28,000	40.0	105.0	0.10	\$126	40.00	R-350	STANDARD
41-08-179-001	1220 MINNESOTA AVE	02/22/23	WD	\$8,100	\$45,000	62.8	160.0	0.13	\$129	72.00	R-350	STANDARD
41-08-179-002	1216 MINNESOTA AVE	02/22/23	WD	\$8,100	\$45,000	62.8	160.0	0.13	\$129	72.00	R-350	STANDARD
41-08-104-025	1533 ILLINOIS AVE	07/07/23	WD	\$5,400	\$30,000	40.0	105.0	0.10	\$135	40.00	R-350	STANDARD
41-08-185-003	1710 KANSAS AVE	03/19/23	WD	\$6,840	\$38,000	45.8	137.5	0.13	\$149	40.00	R-350	STANDARD
41-08-134-003	1710 WISCONSIN AVE	02/26/24	WD	\$9,360	\$52,000	60.0	105.0	0.15	\$156	60.00	R-350	STANDARD
41-08-128-009	1626 INDIANA AVE	02/17/23	MLC	\$8,100	\$45,000	40.0	105.0	0.10	\$203	40.00	R-350	STANDARD
				AVG	\$5,132				\$107			
				MED	\$4,680				\$108			

41-08-105-018	1445 KEARSLEY PARK BLVD	04/11/23	WD	\$10,000	\$50,000	40.3	65.5	0.08	\$248	51.00	R-350	STANDARD
41-08-102-026	1537 INDIANA AVE	10/16/23	WD	\$10,400	\$52,000	40.0	105.0	0.10	\$260	40.00	R-350	STANDARD

100/FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
41-08-202-014	1702 MAPLEWOOD AVE	12/15/23	WD	\$2,250	\$12,500	40.0	105.0	0.10	\$56	40.00	R-355	STANDARD
41-08-281-003	2412 NEBRASKA AVE	04/19/23	SD	\$3,060	\$17,000	49.8	105.0	0.12	\$61	49.83	R-355	STANDARD
41-08-226-025	1721 LEVERN ST	10/13/23	WD	\$4,500	\$25,000	64.1	120.0	0.17	\$70	60.00	R-355	STANDARD
41-08-237-018	2433 MISSOURI AVE	06/24/22	WD	\$6,300	\$35,000	82.0	105.0	0.20	\$77	82.00	R-355	STANDARD
41-08-254-019	2305 NEBRASKA AVE	11/28/22	WD	\$3,780	\$21,000	45.0	105.0	0.11	\$84	45.00	R-355	STANDARD
41-08-203-005	1806 ARLINGTON AVE	11/04/22	WD	\$3,600	\$20,000	40.7	108.4	0.10	\$89	40.00	R-355	STANDARD
41-08-211-019	1405 MAPLEWOOD AVE	10/13/22	QC	\$3,600	\$20,000	40.0	105.0	0.10	\$90	40.00	R-355	STANDARD
41-08-211-024	1301 MAPLEWOOD AVE	06/23/22	QC	\$3,600	\$20,000	40.0	105.0	0.10	\$90	40.00	R-355	STANDARD
41-08-212-012	2001 MISSOURI AVE	01/19/24	WD	\$3,600	\$20,000	40.0	105.0	0.10	\$90	40.00	R-355	STANDARD
41-08-211-020	1401 MAPLEWOOD AVE	03/26/24	WD	\$4,500	\$25,000	49.0	105.1	0.12	\$92	49.00	R-355	STANDARD
41-08-203-010	1714 ARLINGTON AVE	06/17/22	WD	\$3,780	\$21,000	40.5	107.8	0.10	\$93	40.00	R-355	STANDARD
41-08-277-009	2618 MISSOURI AVE	04/26/22	WD	\$3,960	\$22,000	40.1	105.4	0.10	\$99	40.00	R-355	STANDARD
41-08-279-011	2501 NEBRASKA AVE	03/21/24	QC	\$5,040	\$28,000	50.0	105.0	0.12	\$101	50.00	R-355	STANDARD
41-08-209-019	2309 WISCONSIN AVE	01/04/23	WD	\$4,680	\$26,000	45.9	105.0	0.11	\$102	45.85	R-355	STANDARD
41-08-235-006	2401 PENNSYLVANIA AVE	09/20/22	QC	\$4,500	\$25,000	43.7	113.5	0.11	\$103	42.00	R-355	STANDARD
41-08-238-008	2610 PENNSYLVANIA AVE	02/02/24	WD	\$8,460	\$47,000	80.0	210.0	0.19	\$106	80.00	R-355	STANDARD
41-08-238-009	PENNSYLVANIA AVE	02/02/24	WD	\$8,460	\$47,000	80.0	210.0	0.19	\$106	80.00	R-355	STANDARD
41-08-226-020	1713 LEVERN ST	03/14/24	WD	\$6,840	\$38,000	60.4	116.4	0.15	\$113	57.40	R-355	STANDARD
41-08-238-002	2506 PENNSYLVANIA AVE	10/24/22	WD	\$5,850	\$32,500	39.6	103.1	0.10	\$148	40.00	R-355	STANDARD
41-08-238-014	2601 MISSOURI AVE	04/22/22	WD	\$6,300	\$35,000	40.0	105.0	0.10	\$158	40.00	R-355	STANDARD
41-08-211-011	1306 N FRANKLIN AVE	07/29/22	LC	\$6,840	\$38,000	40.0	105.0	0.10	\$171	40.00	R-355	STANDARD
41-08-237-004	2422 PENNSYLVANIA AVE	11/30/23	WD	\$7,182	\$39,900	41.0	105.0	0.10	\$175	41.00	R-355	STANDARD
41-08-238-001	2502 PENNSYLVANIA AVE	10/19/23	WD	\$9,900	\$55,000	40.0	105.0	0.10	\$248	40.00	R-355	STANDARD
41-08-233-004	2602 WISCONSIN AVE	09/08/23	WD	\$11,025	\$61,250	40.0	105.0	0.10	\$276	40.00	R-355	STANDARD
				AVG	\$5,484				\$117			
				MED	\$4,590				\$100			
41-08-279-015	2605 NEBRASKA AVE	10/13/23	WD	\$15,000	\$75,000	45.0	105.0	0.11	\$333	45.00	R-355	STANDARD
41-08-278-008	2430 KENTUCKY AVE	07/11/23	WD	\$14,000	\$70,000	41.0	105.0	0.10	\$341	41.00	R-355	STANDARD
41-08-277-005	2602 MISSOURI AVE	03/15/24	WD	\$13,750	\$68,750	40.1	105.4	0.10	\$343	40.00	R-355	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
41-09-206-006	1702 NEWCOMBE ST	12/23/23	MLC	\$6,300	\$35,000	100.0	100.0	0.23	\$63	100.00	R-360	STANDARD
41-09-211-012	3444 BRENT AVE	02/23/24	WD	\$3,240	\$18,000	49.5	112.4	0.12	\$65	46.67	R-360	STANDARD
41-09-231-046	1601 N CENTER RD	04/15/22	WD	\$9,882	\$54,900	145.0	100.0	0.33	\$68	145.00	R-360	STANDARD
41-09-226-015	3739 MARMION AVE	03/12/24	WD	\$3,240	\$18,000	45.0	100.0	0.10	\$72	45.00	R-360	STANDARD
41-09-209-016	3421 BRENT AVE	10/12/22	WD	\$24,120	\$134,000	279.1	504.2	0.64	\$86	277.90	R-360	STANDARD
41-09-211-001	3402 BRENT AVE	10/12/22	WD	\$24,120	\$134,000	279.1	504.2	0.64	\$86	277.90	R-360	STANDARD
41-09-211-011	3440 BRENT AVE	10/12/22	WD	\$24,120	\$134,000	279.1	504.2	0.64	\$86	277.90	R-360	STANDARD
41-09-230-015	3701 PITKIN AVE	10/12/22	WD	\$24,120	\$134,000	279.1	504.2	0.64	\$86	277.90	R-360	STANDARD
41-09-202-024	3601 MARMION AVE	05/30/23	QC	\$4,680	\$26,000	50.0	100.0	0.12	\$94	50.00	R-360	STANDARD
41-09-230-030	3712 IVANHOE AVE	08/31/22	WD	\$13,482	\$74,900	135.0	100.0	0.31	\$100	135.00	R-360	STANDARD
41-09-208-002	3406 PITKIN AVE	07/31/23	WD	\$4,500	\$25,000	45.0	100.0	0.10	\$100	45.00	R-360	STANDARD
41-09-206-007	1620 NEWCOMBE ST	08/08/23	QC	\$5,040	\$28,000	50.4	101.4	0.12	\$100	50.00	R-360	STANDARD
41-09-229-023	3837 IVANHOE AVE	03/15/24	WD	\$4,140	\$23,000	40.0	100.0	0.09	\$104	40.00	R-360	STANDARD
41-09-232-005	3714 PITKIN AVE	11/30/23	WD	\$4,680	\$26,000	45.0	100.0	0.10	\$104	45.00	R-360	STANDARD
41-09-209-008	1517 EARLMOOR BLVD	12/21/23	WD	\$7,560	\$42,000	71.3	99.9	0.16	\$106	71.33	R-360	STANDARD
41-09-233-008	3826 PITKIN AVE	08/11/23	WD	\$4,500	\$25,000	40.0	100.0	0.09	\$113	40.00	R-360	STANDARD
41-09-208-017	3410 PITKIN AVE	03/06/23	WD	\$7,740	\$43,000	67.5	100.0	0.16	\$115	67.50	R-360	STANDARD
41-09-227-014	3821 MARMION AVE	07/05/23	LC	\$6,300	\$35,000	40.0	100.0	0.09	\$158	40.00	R-360	STANDARD
41-09-204-006	1702 EARLMOOR BLVD	02/24/23	WD	\$10,980	\$61,000	56.4	111.9	0.14	\$195	53.33	R-360	STANDARD
41-09-208-015	3421 BREWSTER AVE	09/14/23	WD	\$9,450	\$52,500	45.3	94.3	0.10	\$209	46.67	R-360	STANDARD
41-09-230-006	3728 IVANHOE AVE	06/22/22	WD	\$9,540	\$53,000	45.0	100.0	0.10	\$212	45.00	R-360	STANDARD
41-09-230-004	3720 IVANHOE AVE	01/05/24	WD	\$11,700	\$65,000	45.0	100.0	0.10	\$260	45.00	R-360	STANDARD
AVG				\$10,156					\$117			
MED				\$7,650					\$100			

41-09-231-007	3826 IVANHOE AVE	04/01/22	WD	\$12,580	\$62,900	40.0	100.0	0.09	\$315	40.00	R-360	STANDARD
41-09-228-022	3741 IVANHOE AVE	07/15/22	WD	\$15,000	\$75,000	45.0	100.0	0.10	\$333	45.00	R-360	STANDARD

100/FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
40-11-376-001	2565 TIFFIN ST	11/17/22	WD	\$9,900	\$55,000	75.1	67.8	0.14	\$132	91.16	R-365	STANDARD
40-11-351-004	2818 GOLFSIDE LN	07/19/22	WD	\$9,180	\$51,000	66.3	98.5	0.15	\$139	66.76	R-365	STANDARD
40-11-351-057	2613 THOMAS ST	04/18/23	WD	\$15,660	\$87,000	108.6	276.3	0.41	\$144	65.34	R-365	STANDARD
40-11-302-020	2737 THOMAS ST	05/13/22	WD	\$9,360	\$52,000	56.0	100.0	0.13	\$167	56.00	R-365	STANDARD
40-11-303-016	2726 THOMAS ST	10/06/22	WD	\$10,782	\$59,900	56.0	100.0	0.13	\$193	56.00	R-365	STANDARD
40-11-304-037	707 FREMONT ST	04/26/23	WD	\$11,295	\$62,750	55.0	100.0	0.13	\$205	55.00	R-365	STANDARD
40-11-303-003	2810 THOMAS ST	03/04/24	WD	\$11,682	\$64,900	56.0	100.0	0.13	\$209	56.00	R-365	STANDARD
40-11-303-049	2617 NORBERT ST	04/05/22	WD	\$14,022	\$77,900	59.6	98.8	0.14	\$235	60.00	R-365	STANDARD
40-11-303-046	2705 NORBERT ST	10/21/22	WD	\$12,960	\$72,000	55.0	100.0	0.13	\$236	55.00	R-365	STANDARD
40-11-303-019	2714 THOMAS ST	06/21/23	WD	\$13,500	\$75,000	56.0	100.0	0.13	\$241	56.00	R-365	STANDARD
40-11-303-011	2750 THOMAS ST	12/22/23	WD	\$15,570	\$86,500	56.0	100.0	0.13	\$278	56.00	R-365	STANDARD
40-11-304-004	2806 NORBERT ST	01/17/23	WD	\$16,560	\$92,000	55.0	100.0	0.13	\$301	55.00	R-365	STANDARD
40-11-329-061	2530 ORCHARD LN	02/21/23	WD	\$17,190	\$95,500	54.7	125.0	0.14	\$314	48.93	R-365	STANDARD
40-11-329-049	1002 FREMONT ST	10/07/22	WD	\$16,002	\$88,900	47.6	90.0	0.10	\$336	50.17	R-365	STANDARD
				AVG	\$13,119				\$224			
				MED	\$13,230				\$222			
40-11-329-063	2534 ORCHARD LN	03/20/23	WD	\$18,000	\$90,000	27.6	125.0	0.07	\$653	24.67	R-365	STANDARD
40-11-329-066	2540 ORCHARD LN	04/26/23	WD	\$18,400	\$92,000	27.6	125.0	0.07	\$667	24.67	R-365	STANDARD

225/FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table
40-14-228-030	1926 MONTEITH ST	05/02/23	WD	\$5,310	\$29,500	51.8	110.5	0.13	\$102	49.30	R-370
40-11-329-024	2556 BAGLEY ST	04/15/22	WD	\$7,200	\$40,000	60.2	145.0	0.17	\$120	50.00	R-370
40-14-276-022	2019 CARTIER ST	08/08/23	WD	\$10,350	\$57,500	76.4	101.5	0.18	\$135	75.84	R-370
40-14-253-048	725 DICKINSON ST	11/17/22	WD	\$7,200	\$40,000	50.0	100.0	0.12	\$144	50.00	R-370
40-11-376-014	2525 TIFFIN ST	02/03/23	WD	\$7,560	\$42,000	50.0	100.0	0.12	\$151	50.00	R-370
40-14-229-023	1813 MONTEITH ST	03/23/23	WD	\$8,100	\$45,000	50.2	103.7	0.12	\$161	49.30	R-370
40-14-253-001	854 FRANK ST	08/29/22	WD	\$14,922	\$82,900	92.4	141.1	0.25	\$162	77.77	R-370
40-11-377-028	2536 TYRONE ST	09/02/22	WD	\$8,100	\$45,000	50.0	100.0	0.12	\$162	50.00	R-370
40-14-252-044	817 FRANK ST	02/16/24	WD	\$9,000	\$50,000	55.1	121.7	0.14	\$163	50.00	R-370
40-11-331-027	2534 TIFFIN ST	12/09/22	WD	\$8,100	\$45,000	49.0	100.0	0.11	\$165	49.00	R-370
40-11-377-015	2531 PADUCAH ST	05/31/23	WD	\$8,343	\$46,350	50.0	100.0	0.12	\$167	50.00	R-370
40-11-331-010	2539 BAGLEY ST	05/18/22	WD	\$8,100	\$45,000	48.0	100.0	0.11	\$169	48.00	R-370
40-14-201-018	501 PERRY ST	06/06/22	WD	\$9,900	\$55,000	57.5	91.9	0.13	\$172	60.00	R-370
40-11-329-006	2609 FLUSHING RD	03/27/24	WD	\$10,800	\$60,000	60.2	145.0	0.17	\$179	50.00	R-370
40-11-377-020	2564 TYRONE ST	10/11/22	WD	\$14,760	\$82,000	81.1	100.9	0.19	\$182	80.79	R-370
40-14-201-010	424 DOUGHERTY PL	10/26/23	WD	\$12,600	\$70,000	68.4	129.8	0.18	\$184	60.00	R-370
40-14-229-048	1908 CARTIER ST	11/16/23	MLC	\$9,900	\$55,000	53.5	123.1	0.14	\$185	48.20	R-370
40-14-228-042	701 DUPONT ST	04/29/22	WD	\$13,320	\$74,000	66.8	67.9	0.13	\$199	81.03	R-370
40-14-201-014	402 DOUGHERTY PL	08/03/22	WD	\$19,980	\$111,000	99.6	106.1	0.24	\$201	96.67	R-370
40-11-380-019	618 DOUGHERTY PL	08/29/22	WD	\$17,100	\$95,000	84.8	117.3	0.21	\$202	78.33	R-370
40-11-331-030	2522 TIFFIN ST	11/28/22	WD	\$9,882	\$54,900	49.0	100.0	0.11	\$202	49.00	R-370
40-14-228-024	2034 MONTEITH ST	07/18/23	WD	\$11,520	\$64,000	55.5	123.4	0.14	\$207	50.00	R-370
40-11-380-005	814 MARQUETTE ST	05/24/22	WD	\$12,582	\$69,900	58.9	117.3	0.15	\$214	54.33	R-370
40-14-229-024	1809 MONTEITH ST	02/16/24	WD	\$11,340	\$63,000	51.6	107.1	0.12	\$220	49.90	R-370
40-11-377-006	2559 PADUCAH ST	10/07/22	WD	\$11,160	\$62,000	50.0	100.0	0.12	\$223	50.00	R-370
40-11-380-008	802 MARQUETTE ST	02/22/23	WD	\$13,500	\$75,000	59.7	127.0	0.16	\$226	53.00	R-370
40-11-378-036	2502 ALTOONA ST	07/25/23	WD	\$19,980	\$111,000	88.1	95.3	0.20	\$227	90.20	R-370
40-14-229-015	1909 MONTEITH ST	10/18/23	MLC	\$11,520	\$64,000	50.7	107.0	0.12	\$227	49.00	R-370
40-14-253-011	814 FRANK ST	12/05/23	WD	\$12,600	\$70,000	50.7	108.8	0.12	\$249	48.60	R-370
40-14-201-024	2133 CARTIER ST	01/12/23	WD	\$14,580	\$81,000	58.5	120.4	0.15	\$249	53.30	R-370
40-14-252-054	713 FRANK ST	07/28/22	WD	\$13,320	\$74,000	52.4	110.0	0.13	\$254	50.00	R-370
40-14-126-003	2467 THOMAS ST	07/15/22	WD	\$12,960	\$72,000	50.0	100.0	0.12	\$259	50.00	R-370
40-14-276-031	701 ST CLAIR ST	12/22/23	WD	\$13,140	\$73,000	50.0	100.0	0.12	\$263	50.00	R-370
40-14-126-018	321 WELLER ST	06/29/22	WD	\$21,780	\$121,000	82.8	105.3	0.20	\$263	80.67	R-370
40-11-353-035	413 MARQUETTE ST	12/08/23	WD	\$19,800	\$110,000	71.3	124.7	0.18	\$278	63.87	R-370
40-11-380-019	618 DOUGHERTY PL	03/07/24	WD	\$23,580	\$131,000	84.8	117.3	0.21	\$278	78.33	R-370
40-14-253-056	627 DICKINSON ST	03/22/24	WD	\$14,400	\$80,000	50.0	100.0	0.12	\$288	50.00	R-370
40-11-353-030	2524 THOMAS ST	06/23/23	WD	\$14,400	\$80,000	49.0	100.0	0.11	\$294	49.00	R-370

40-14-276-041	2008 W UNIVERSITY AVE	10/13/22	WD	\$15,480	\$86,000	52.4	110.0	0.13	\$295	50.00	R-370
40-14-252-033	853 FRANK ST	07/22/22	WD	\$17,100	\$95,000	57.6	116.8	0.14	\$297	53.33	R-370
40-11-382-008	2453 NORBERT ST	06/02/23	WD	\$14,846	\$82,475	50.0	100.0	0.12	\$297	50.00	R-370
40-11-458-018	2308 MONTEITH ST	09/29/22	WD	\$16,650	\$92,500	53.5	110.0	0.13	\$311	51.00	R-370
40-11-353-014	2523 NORBERT ST	11/28/22	WD	\$14,760	\$82,000	47.0	100.0	0.11	\$314	47.00	R-370
40-14-252-035	845 FRANK ST	05/05/23	WD	\$17,262	\$95,900	54.8	120.1	0.14	\$315	50.00	R-370
40-14-252-034	849 FRANK ST	06/27/22	WD	\$18,180	\$101,000	54.7	119.6	0.14	\$333	50.00	R-370
40-11-352-026	2522 NORBERT ST	10/12/22	WD	\$16,740	\$93,000	50.0	100.0	0.12	\$335	50.00	R-370
40-11-379-003	624 MARQUETTE ST	10/31/22	WD	\$20,700	\$115,000	61.7	123.0	0.16	\$336	55.60	R-370
40-14-229-027	2066 CARTIER ST	07/20/23	WD	\$18,540	\$103,000	52.4	110.0	0.13	\$354	50.00	R-370
40-11-381-014	2432 NORBERT ST	03/27/23	WD	\$17,460	\$97,000	49.0	100.0	0.11	\$356	49.00	R-370
40-14-202-013	2110 CARTIER ST	02/29/24	WD	\$19,980	\$111,000	55.9	109.9	0.14	\$358	53.30	R-370
40-14-228-025	2026 MONTEITH ST	03/10/23	WD	\$19,800	\$110,000	53.9	116.1	0.13	\$368	50.00	R-370
40-11-351-081	309 MARQUETTE ST	01/19/24	WD	\$20,682	\$114,900	55.7	102.7	0.13	\$371	55.00	R-370
40-14-228-027	2014 MONTEITH ST	03/10/23	WD	\$19,800	\$110,000	52.4	110.0	0.13	\$378	50.00	R-370
40-14-252-038	833 FRANK ST	03/31/23	WD	\$21,600	\$120,000	56.1	126.0	0.15	\$385	50.00	R-370
				AVG	\$15,803				\$273		
				MED	\$16,000				\$253		
40-11-353-032	2516 THOMAS ST	07/25/23	WD	\$22,200	\$111,000	49.0	100.0	0.11	\$453	49.00	R-370

250/FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table
40-11-478-014	1011 DUPONT ST	08/15/22	WD	\$5,760	\$32,000	58.4	122.9	0.18	\$99	62.37	R-375
40-11-329-044	1055 MARQUETTE ST	02/03/23	WD	\$6,120	\$34,000	45.2	114.4	0.13	\$135	50.00	R-375
40-14-227-011	769 N CHEVROLET AVE	05/20/22	WD	\$7,182	\$39,900	50.4	142.0	0.16	\$143	50.00	R-375
40-14-227-022	2024 JOLIET ST	02/23/24	WD	\$6,300	\$35,000	40.3	142.0	0.13	\$156	40.00	R-375
40-14-203-001	2249 JOLIET ST	09/13/23	WD	\$8,730	\$48,500	55.4	142.0	0.18	\$158	55.00	R-375
40-11-329-044	1055 MARQUETTE ST	06/20/22	WD	\$7,200	\$40,000	45.2	114.4	0.13	\$159	50.00	R-375
40-14-227-022	2024 JOLIET ST	01/11/23	WD	\$6,930	\$38,500	40.3	142.0	0.13	\$172	40.00	R-375
40-11-451-017	2313 FLUSHING RD	03/06/24	WD	\$7,380	\$41,000	41.4	150.0	0.14	\$178	40.00	R-375
40-14-227-029	2000 JOLIET ST	02/16/24	WD	\$7,200	\$40,000	40.3	142.0	0.13	\$179	40.00	R-375
40-11-480-014	1909 BAGLEY ST	04/21/23	WD	\$6,840	\$38,000	37.7	133.5	0.12	\$181	38.60	R-375
40-14-226-022	800 N CHEVROLET AVE	03/22/24	WD	\$9,180	\$51,000	50.4	142.0	0.16	\$182	50.00	R-375
40-14-227-015	757 N CHEVROLET AVE	12/16/22	WD	\$8,982	\$49,900	48.7	132.8	0.15	\$184	50.00	R-375
40-11-477-034	1914 BAGLEY ST	06/23/23	WD	\$8,640	\$48,000	45.8	165.7	0.16	\$188	42.13	R-375
40-14-226-025	768 N CHEVROLET AVE	11/01/23	WD	\$9,810	\$54,500	50.4	142.0	0.16	\$195	50.00	R-375
40-11-458-007	2309 JOLIET ST	05/25/22	WD	\$7,956	\$44,200	40.3	142.0	0.13	\$197	40.00	R-375
40-11-479-030	1037 GLADWYN ST	01/11/24	WD	\$8,982	\$49,900	43.9	133.0	0.14	\$205	45.00	R-375
40-11-477-003	2005 FLUSHING RD	03/01/24	WD	\$9,540	\$53,000	40.3	142.0	0.13	\$237	40.00	R-375
40-14-205-016	861 N CHEVROLET AVE	11/21/22	WD	\$11,520	\$64,000	47.2	125.0	0.14	\$244	50.00	R-375
40-14-230-034	701 CADILLAC ST	05/26/22	LC	\$11,700	\$65,000	46.3	120.0	0.14	\$253	50.00	R-375
40-11-456-004	908 BLAIR ST	09/29/23	WD	\$10,800	\$60,000	42.6	110.3	0.12	\$253	48.00	R-375
40-14-230-019	632 N CHEVROLET AVE	07/31/23	WD	\$14,400	\$80,000	54.8	168.0	0.19	\$263	50.00	R-375
40-11-481-024	1812 CADILLAC ST	04/11/23	WD	\$10,260	\$57,000	37.6	124.0	0.11	\$273	40.00	R-375
40-11-479-032	1029 GLADWYN ST	12/05/23	WD	\$12,600	\$70,000	45.5	181.5	0.17	\$277	40.00	R-375
40-11-480-008	1925 BAGLEY ST	03/07/23	MLC	\$10,782	\$59,900	38.3	140.4	0.12	\$281	38.30	R-375
40-14-227-020	848 PERRY ST	12/28/23	WD	\$18,000	\$100,000	63.8	111.3	0.18	\$282	71.57	R-375
40-14-226-030	815 DUPONT ST	02/17/23	WD	\$10,755	\$59,750	38.1	115.3	0.11	\$282	42.00	R-375
40-14-227-009	777 N CHEVROLET AVE	11/08/22	WD	\$14,670	\$81,500	50.4	142.0	0.16	\$291	50.00	R-375
40-14-230-018	638 N CHEVROLET AVE	05/05/23	MLC	\$16,380	\$91,000	54.8	168.0	0.19	\$299	50.00	R-375
40-11-329-018	2511 FLUSHING RD	02/15/24	WD	\$12,060	\$67,000	40.2	141.7	0.13	\$300	40.00	R-375
40-14-230-002	814 DUPONT ST	11/10/23	WD	\$13,860	\$77,000	45.6	93.0	0.12	\$304	56.00	R-375
40-14-227-040	763 DUPONT ST	07/11/23	WD	\$13,500	\$75,000	43.6	151.1	0.15	\$309	42.00	R-375
40-14-203-012	2209 JOLIET ST	08/08/23	WD	\$12,582	\$69,900	40.3	142.0	0.13	\$312	40.00	R-375
40-14-227-039	1806 JOLIET ST	04/06/23	WD	\$13,500	\$75,000	42.6	94.4	0.11	\$317	51.87	R-375
40-14-230-012	714 N CHEVROLET AVE	08/10/22	WD	\$18,000	\$100,000	54.6	167.0	0.19	\$330	50.00	R-375
40-14-230-013	710 N CHEVROLET AVE	08/01/22	WD	\$18,000	\$100,000	54.6	167.0	0.19	\$330	50.00	R-375

40-14-230-013	710 N CHEVROLET AVE	01/05/24	WD	\$18,720	\$104,000	54.6	167.0	0.19	\$343	50.00	R-375
40-14-205-015	865 N CHEVROLET AVE	07/18/23	WD	\$18,000	\$100,000	47.2	125.0	0.14	\$381	50.00	R-375
40-14-230-018	638 N CHEVROLET AVE	11/28/23	WD	\$21,060	\$117,000	54.8	168.0	0.19	\$385	50.00	R-375
40-14-230-016	650 N CHEVROLET AVE	08/29/23	WD	\$21,420	\$119,000	54.6	167.0	0.19	\$392	50.00	R-375
				AVG	\$13,237				\$247		
				MED	\$11,990				\$253		

40-14-227-005	813 N CHEVROLET AVE	03/27/23	WD	\$23,600	\$118,000	50.4	142.0	0.16	\$469	50.00	R-375
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250/FF

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
40-12-384-039	719 PROSPECT ST	03/22/24	WD	\$11,880.0	\$66,000	\$73,400	111.21	\$146,860	\$51,507	141.1	127.0	0.41	0.41	\$84	140.00	R-380
40-13-127-008	522 COTTAGE GROVE AVE	02/21/23	WD	\$5,000.0	\$5,000	\$5,300	106.00	\$10,610	\$10,610	29.1	100.0	0.08	0.08	\$172	32.50	R-380
40-13-103-014	1216 W FOURTH AVE	02/16/24	WD	\$19,080.0	\$106,000	\$76,100	71.79	\$152,276	\$30,563	83.7	118.5	0.23	0.23	\$228	86.00	R-380
40-13-128-012	504 FROST ST	06/14/22	WD	\$11,160.0	\$62,000	\$51,600	83.23	\$103,234	\$17,217	47.2	111.3	0.13	0.13	\$237	50.00	R-380
40-12-383-006	718 N STEVENSON ST	10/01/22	WD	\$10,080.0	\$56,000	\$42,400	75.71	\$84,772	\$14,658	40.2	126.0	0.12	0.12	\$251	40.00	R-380
40-13-104-013	1312 W UNIVERSITY AVE	11/14/22	WD	\$7,740.0	\$43,000	\$50,200	116.74	\$100,306	\$11,150	30.5	90.0	0.07	0.07	\$253	36.00	R-380
40-13-128-001	1219 W UNIVERSITY AVE	02/16/23	WD	\$20,700.0	\$115,000	\$13,100	11.39	\$26,343	\$26,343	72.2	134.8	0.18	0.06	\$287	89.00	R-380
40-13-103-013	1208 W FOURTH AVE	01/29/24	WD	\$20,700.0	\$115,000	\$63,000	54.78	\$126,098	\$21,323	58.4	118.5	0.16	0.16	\$354	60.00	R-380
Totals:					\$568,000	\$375,100		\$750,499	\$183,371	502.4		1.37	1.26	\$233		
							Sale. Ratio =>			66.04						
200/FF							Std. Dev. =>			34.70						

nd is not commerical																
40-13-106-014	531 COTTAGE GROVE AVE	02/21/23	WD	\$14,000.0	\$70,000	\$3,400	4.86	\$6,861	\$6,861	50.0	91.3	0.11	0.11	\$280	50.00	NORTH RATES

Parcel Number	Street Address	Sale Date	Instr.	18% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
40-12-453-013	703 MASON ST	05/22/23	WD	\$27,000.00	\$150,000	\$84,600	56.40	\$169,198	85.5	132.0	0.26	0.26	\$316	85.50	385
40-12-430-016	702 MASON ST	09/16/24	WD	\$16,200.00	\$90,000	\$62,500	69.44	\$124,939	50.4	77.0	0.12	0.12	\$321	66.00	385
40-12-482-008	311 W SECOND AVE	06/06/24	WD	\$17,280.00	\$96,000	\$48,500	50.52	\$97,065	45.6	110.0	0.13	0.13	\$379	50.00	385
40-12-481-010	417 W SECOND AVE	04/09/24	QC	\$33,840.00	\$188,000	\$83,200	44.26	\$166,489	78.8	132.0	0.24	0.24	\$430	78.76	385
40-12-481-007	427 W SECOND AVE	04/30/24	QC	\$33,930.00	\$188,500	\$80,200	42.55	\$160,428	66.0	132.0	0.20	0.20	\$514	66.00	385
40-12-461-012	503 W SECOND AVE	04/30/24	WD	\$30,000.00	\$30,000	\$13,500	45.00	\$26,994	56.8	87.0	0.14	0.14	\$528	70.00	385
40-12-476-022	611 LYON PL	09/21/22	WD	\$20,700.00	\$115,000	\$57,500	50.00	\$114,997	35.7	86.9	0.09	0.09	\$580	44.00	385
40-12-477-005	518 MASON ST	04/19/24	WD	\$22,500.00	\$125,000	\$46,300	37.04	\$92,571	33.6	93.2	0.09	0.09	\$670	40.08	385
Totals:					\$1,132,500	\$551,800		\$1,103,758	483.2		1.33	1.33	\$467		
						Sale. Ratio =>	48.72						\$472		
						Std. Dev. =>	9.35								

Carriage Town condo

40-12-462-001	424 W SECOND AVE	06/28/24	QC	\$29,700.00	\$165,000	\$81,700	49.52	\$163,331							
40-12-462-002	420 W SECOND AVE	04/17/24	QC	\$29,700.00	\$165,000	\$81,700	49.52	\$163,331							
40-12-462-003	418 W SECOND AVE	07/15/24	QC	\$29,700.00	\$165,000	\$81,700	49.52	\$163,331							
40-12-462-004	416 W SECOND AVE	05/21/24	QC	\$28,800.00	\$160,000	\$81,700	51.06	\$163,331							
40-12-431-016	115 W FIFTH AVE	05/17/24	QC	\$27,000.00	\$150,000	\$75,500	50.33	\$151,077	30.7	82.0	0.07	0.07	\$878	39.00	385

Rate Group 'A'

Frontage:

Description: STANDARD

Front Foot Rate: 300

Standard Depth: 132

Depth Factor Curve...

Standard Frontage (Opt.): 0

Front Factor Curve...

Maximum Frontage Factor: 3.00

Sites:

Description: CARRIAGE TOWN

Site Value: 30000

Close

Sites

Description: THE GATE HOUSE

Site Value: 30000

Close

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
41-08-481-026	2309 MOUNTAIN AVE	12/20/22	WD	\$12,000	\$60,000	47.7	100.0	0.12	\$252	50.00	R-400	STANDARD
41-17-206-015	2027 BROOKSIDE DR	04/27/22	WD	\$18,000	\$90,000	63.3	176.4	0.20	\$284	50.00	R-400	STANDARD
41-17-227-007	2606 E COURT ST	10/07/22	WD	\$14,000	\$70,000	47.7	100.0	0.12	\$294	50.00	R-400	STANDARD
41-17-227-004	2516 E COURT ST	02/28/23	WD	\$14,200	\$71,000	47.7	100.0	0.12	\$298	50.00	R-400	STANDARD
41-08-476-011	613 CHANDLER AVE	04/27/23	WD	\$16,000	\$80,000	47.7	100.0	0.12	\$336	50.00	R-400	STANDARD
41-08-479-015	615 CHALMERS ST	11/01/22	WD	\$17,980	\$89,900	52.2	120.0	0.14	\$344	50.00	R-400	STANDARD
41-17-226-015	2414 E COURT ST	11/17/23	WD	\$19,980	\$99,900	57.2	100.0	0.14	\$349	60.00	R-400	STANDARD
41-08-432-022	2501 E SECOND ST	11/29/23	WD	\$22,000	\$110,000	62.7	120.0	0.17	\$351	60.00	R-400	STANDARD
41-08-432-012	421 GREENFIELD AVE	10/27/23	WD	\$17,900	\$89,500	50.0	110.0	0.13	\$358	50.00	R-400	STANDARD
41-08-481-012	2402 WINDEMERE AVE	08/11/23	WD	\$19,000	\$95,000	47.7	100.0	0.12	\$399	50.00	R-400	STANDARD
41-17-226-021	2219 PIERCE ST	12/07/23	WD	\$19,400	\$97,000	47.7	100.0	0.12	\$407	50.00	R-400	STANDARD
41-08-482-020	2611 MOUNTAIN AVE	04/27/22	WD	\$21,600	\$108,000	49.6	100.0	0.12	\$436	52.00	R-400	STANDARD
41-17-226-028	2317 PIERCE ST	09/14/22	WD	\$21,000	\$105,000	47.7	100.0	0.12	\$440	50.00	R-400	STANDARD
41-08-410-012	424 CHANDLER AVE	12/18/23	WD	\$21,800	\$109,000	45.0	110.0	0.11	\$484	45.00	R-400	STANDARD
41-17-228-023	2301 HILLS ST	03/15/24	WD	\$24,000	\$120,000	47.7	100.0	0.12	\$503	50.00	R-400	STANDARD
				AVG	\$18,591				\$369			
				MED	\$19,000				\$351			

360/FF

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area
40-14-179-015	408 SHEFFIELD AVE	10/19/22	WD	\$10,800	\$54,000	\$39,300	72.78	49.4	115.4	0.12	0.12	\$219	46.00	405
40-14-156-015	3611 NORWOOD DR	01/10/24	WD	\$11,700	\$58,500	\$31,100	53.16	54.8	100.0	0.13	0.13	\$214	54.80	405
40-14-327-002	3241 NORWOOD DR	03/10/23	WD	\$13,600	\$68,000	\$29,300	43.09	72.9	100.0	0.17	0.17	\$187	72.87	405
40-14-326-022	2708 CRESTWOOD DR	06/23/22	WD	\$15,000	\$75,000	\$30,900	41.20	59.6	69.8	0.11	0.11	\$252	71.33	405
40-14-332-013	2709 MANSFIELD AVE	03/31/23	WD	\$15,500	\$77,500	\$37,500	48.39	55.3	107.7	0.13	0.13	\$280	53.33	405
40-14-331-003	605 BRADLEY AVE	09/22/22	WD	\$15,800	\$79,000	\$30,300	38.35	53.5	110.0	0.13	0.13	\$295	51.00	405
40-14-159-012	3321 SHERWOOD DR	11/09/22	WD	\$16,000	\$80,000	\$45,700	57.13	62.5	102.7	0.15	0.15	\$256	61.67	405
40-14-331-004	609 BRADLEY AVE	12/19/23	WD	\$16,000	\$80,000	\$30,800	38.50	53.5	110.0	0.13	0.13	\$299	51.00	405
40-14-153-002	3511 SUNSET DR	05/01/23	WD	\$17,600	\$88,000	\$42,600	48.41	50.5	102.1	0.12	0.12	\$348	50.00	405
40-14-152-004	321 CLOVERDALE PL	02/27/24	WD	\$18,400	\$92,000	\$47,900	52.07	66.3	122.0	0.17	0.17	\$278	60.00	405
40-14-179-018	419 ALLENDALE PL	04/18/22	WD	\$18,800	\$94,000	\$50,300	53.51	154.8	146.7	0.43	0.43	\$121	127.81	405
40-14-154-023	412 WESTCOMBE AVE	07/20/22	WD	\$19,380	\$96,900	\$53,300	55.01	98.0	100.0	0.23	0.23	\$198	98.00	405
40-14-176-011	351 WESTCOMBE AVE	05/09/22	WD	\$19,400	\$97,000	\$42,200	43.51	102.1	100.1	0.23	0.23	\$190	102.07	405
40-14-159-012	3321 SHERWOOD DR	01/19/24	WD	\$19,550	\$97,750	\$45,700	46.75	62.5	102.7	0.15	0.15	\$313	61.67	405
40-14-176-019	410 ALLENDALE PL	04/10/23	WD	\$20,800	\$104,000	\$42,800	41.15	67.5	100.0	0.16	0.16	\$308	67.50	405
40-14-151-001	3715 SUNSET DR	09/26/22	WD	\$21,000	\$105,000	\$52,200	49.71	88.1	89.0	0.19	0.19	\$238	93.33	405
40-14-326-001	3213 SHERWOOD DR	10/20/23	WD	\$21,000	\$105,000	\$30,800	29.33	80.0	65.5	0.15	0.15	\$263	98.86	405
40-14-156-009	3707 NORWOOD DR	04/01/22	WD	\$21,800	\$109,000	\$66,900	61.38	64.5	85.0	0.14	0.14	\$338	70.00	405
40-14-159-015	3512 BRENTWOOD DR	09/22/23	WD	\$23,000	\$115,000	\$39,900	34.70	73.1	117.0	0.18	0.18	\$315	67.57	405
40-14-159-025	3318 BRENTWOOD DR	06/20/23	WD	\$23,000	\$115,000	\$50,900	44.26	72.5	111.4	0.18	0.18	\$317	68.66	405
40-14-176-005	311 WESTCOMBE AVE	08/19/22	WD	\$23,000	\$115,000	\$45,900	39.91	85.7	112.8	0.21	0.21	\$268	80.67	405
40-14-160-009	3321 BRENTWOOD DR	06/03/22	WD	\$26,200	\$131,000	\$43,400	33.13	45.0	100.0	0.10	0.10	\$582	45.00	405
40-14-252-024	2214 NOLEN DR	07/08/22	WD	\$27,000	\$135,000	\$51,100	37.85	71.0	140.0	0.19	0.19	\$380	60.00	405
				Avg	\$18,884							Avg	\$281	
				Med	\$19,380							Med	\$278	

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
40-14-177-036	308 SHEFFIELD AVE	01/19/24	WD	\$10,000	\$50,000	29.0	107.7	0.07	\$345	28.98	R-407	CONDO
40-14-177-013	3328 PENCOMBE PL	08/05/22	WD	\$17,800	\$89,000	45.1	109.8	0.11	\$395	45.10	R-407	CONDO
40-14-177-057	346 SHEFFIELD AVE	07/21/22	WD	\$8,000	\$40,000	16.5	113.6	0.04	\$485	16.50	R-407	CONDO
40-14-177-043	322 SHEFFIELD AVE	07/28/22	WD	\$12,000	\$60,000	23.9	121.2	0.07	\$501	23.94	R-407	CONDO
40-14-177-019	3306 PENCOMBE PL	10/12/22	WD	\$14,000	\$70,000	25.3	89.2	0.05	\$554	25.25	R-407	CONDO
40-14-177-010	339 ALLENDALE PL	09/18/23	WD	\$14,000	\$70,000	25.0	125.3	0.07	\$560	25.00	R-407	CONDO
40-14-177-016	3316 PENCOMBE PL	02/15/23	WD	\$15,000	\$75,000	25.8	99.2	0.06	\$582	25.79	R-407	CONDO
40-14-177-039	314 SHEFFIELD AVE	06/03/22	WD	\$10,000	\$50,000	16.5	113.5	0.04	\$606	16.50	R-407	CONDO
40-14-177-042	320 SHEFFIELD AVE	07/08/22	WD	\$10,500	\$52,500	16.5	119.0	0.05	\$636	16.50	R-407	CONDO
				AVG	\$12,367				\$518			
				MED	\$12,000				\$554			
40-14-177-051	336 SHEFFIELD AVE	12/14/23	WD	\$5,000	\$25,000	24.0	127.3	0.07	\$209	23.96	R-407	CONDO

12000

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table
40-14-157-026	3602 GRATIOT AVE	10/03/23	WD	\$4,100	\$20,500	50.0	100.0	0.12	\$82	50.00	R-410
40-14-156-028	3620 BEECHER RD	03/09/23	WD	\$7,600	\$38,000	92.0	200.0	0.21	\$83	92.00	R-410
40-14-307-006	3133 BEECHER RD	08/01/23	WD	\$11,000	\$55,000	132.7	304.1	0.53	\$83	76.10	R-410
40-14-305-019	806 BARNEY AVE	03/22/24	QC	\$7,000	\$35,000	59.5	83.8	0.13	\$118	65.00	R-410
40-14-306-012	716 MANN AVE	02/17/23	WD	\$7,200	\$36,000	50.0	100.0	0.12	\$144	50.00	R-410
40-14-303-019	3406 GRATIOT AVE	03/26/24	WD	\$8,600	\$43,000	50.0	100.0	0.12	\$172	50.00	R-410
40-14-158-009	3621 GRATIOT AVE	06/03/22	WD	\$10,200	\$51,000	45.0	100.0	0.10	\$227	45.00	R-410
40-14-303-009	3311 BEECHER RD	08/31/22	WD	\$15,600	\$78,000	65.0	100.0	0.15	\$240	65.00	R-410
40-14-156-020	3726 BEECHER RD	10/18/22	WD	\$22,000	\$110,000	90.0	100.0	0.21	\$244	90.00	R-410
40-14-327-030	3014 BEECHER RD	04/13/22	WD	\$14,000	\$70,000	55.0	100.0	0.13	\$255	55.00	R-410
40-14-302-009	3401 GRATIOT AVE	10/27/22	WD	\$17,200	\$86,000	65.0	100.0	0.15	\$265	65.00	R-410
40-14-303-022	3306 GRATIOT AVE	12/11/23	WD	\$17,980	\$89,900	60.0	100.0	0.14	\$300	60.00	R-410
40-14-156-019	3734 BEECHER RD	09/14/23	WD	\$20,500	\$102,500	60.0	100.0	0.14	\$342	60.00	R-410
40-14-307-014	701 MANN AVE	07/26/22	WD	\$15,464	\$77,320	45.0	100.0	0.10	\$344	45.00	R-410
40-14-304-020	3310 BEECHER RD	03/20/23	WD	\$21,000	\$105,000	50.0	100.0	0.12	\$420	50.00	R-410
				AVG	\$13,296				\$221		
				MED	\$14,000				\$240		

200/FF

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table
41-18-308-029	403 W SIXTH ST	11/28/22	WD	\$14,000	\$70,000	137.2	219.2	0.37	\$102	157.75	R-415
41-18-161-018	928 CHURCH ST	12/21/23	MLC	\$14,000	\$70,000	110.1	130.8	0.45	\$127	76.00	R-415
41-18-308-029	403 W SIXTH ST	06/09/23	WD	\$24,100	\$120,500	137.2	219.2	0.37	\$176	157.75	R-415
41-18-309-015	1106 CHURCH ST	08/24/22	WD	\$15,100	\$75,500	85.7	172.4	0.21	\$176	106.00	R-415
41-18-326-016	1003 CHURCH ST	09/06/23	QC	\$17,600	\$88,000	64.3	99.0	0.17	\$274	74.25	R-415
40-13-402-040	607 THAYER ST	09/29/23	WD	\$14,450	\$72,250	52.3	110.0	0.15	\$276	57.33	R-415
40-13-330-024	620 THAYER ST	08/11/23	WD	\$21,200	\$106,000	64.8	131.8	0.20	\$327	64.83	R-415
41-18-153-011	702 S GRAND TRAVERSE	10/17/22	WD	\$25,000	\$125,000	71.0	132.0	0.22	\$352	71.00	R-415
			AVG	\$17,047					\$226		
150/FF			MED	\$14,775					\$275		

41-18-308-014	1108 S GRAND TRAVERSE	05/31/23	WD	\$11,100	\$55,500	29.7	97.5	0.08	\$373	34.60	R-415
41-18-308-002	415 W SIXTH ST	11/21/23	WD	\$13,920	\$69,600	36.3	64.5	0.08	\$383	52.00	R-415

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1	Zscore
41-18-202-007	620 E SECOND ST	01/24/23	WD	\$15,000	\$75,000	55.7	99.0	0.13	\$269	56.00	R-420	100 FT DEPTH	-1.635592538
41-07-454-002	609 PIERSON ST	08/25/23	WD	\$13,000	\$65,000	39.2	68.2	0.07	\$332	47.50	R-420	100 FT DEPTH	-0.948059125
41-18-202-022	616 E SECOND ST	03/06/24	WD	\$29,000	\$145,000	71.0	81.2	0.15	\$408	79.50	R-420	100 FT DEPTH	-0.104207799
41-18-206-032	629 E COURT ST	01/03/24	WD	\$23,600	\$118,000	47.8	84.6	0.10	\$494	52.00	R-420	100 FT DEPTH	0.836946234
41-18-206-003	612 E THIRD ST	02/22/24	WD	\$30,000	\$150,000	60.1	84.5	0.13	\$499	66.00	R-420	100 FT DEPTH	0.895937196
41-07-453-047	913 E SECOND ST	04/13/23	WD	\$16,200	\$81,000	32.1	64.5	0.06	\$504	40.00	R-420	100 FT DEPTH	0.954976032
				AVG	\$21,133				\$418				
				MED	\$19,900				\$451				
41-07-453-020	424 CRAPO ST	04/28/23	WD	\$21,000	\$105,000	64.0	150.0	0.21	\$328	60.00	R-420	132 FT DEPTH	-0.877635995
41-18-208-005	816 E THIRD ST	01/06/23	WD	\$11,400	\$57,000	33.0	132.0	0.10	\$345	33.00	R-420	132 FT DEPTH	-0.715945856
41-07-477-014	915 EDDY ST	04/08/22	WD	\$17,800	\$89,000	48.7	125.0	0.14	\$366	50.00	R-420	132 FT DEPTH	-0.523549682
41-18-206-021	722 PIERSON ST	06/23/22	WD	\$13,450	\$67,250	33.2	134.0	0.10	\$405	33.00	R-420	132 FT DEPTH	-0.158252803
41-18-206-022	724 PIERSON ST	06/23/22	WD	\$13,450	\$67,250	33.2	134.0	0.10	\$405	33.00	R-420	132 FT DEPTH	-0.158252803
41-18-208-010	729 THOMSON ST	06/30/22	WD	\$19,000	\$95,000	44.0	132.0	0.13	\$432	44.00	R-420	132 FT DEPTH	0.099457786
41-18-208-009	725 THOMSON ST	06/30/22	WD	\$21,000	\$105,000	44.0	132.0	0.13	\$477	44.00	R-420	132 FT DEPTH	0.528617597
41-18-226-003	807 AVON ST	05/09/23	WD	\$18,000	\$90,000	37.3	115.0	0.11	\$482	40.00	R-420	132 FT DEPTH	0.574335077
41-07-451-053	504 THOMSON ST	05/31/22	WD	\$27,000	\$135,000	55.0	108.4	0.15	\$491	60.10	R-420	132 FT DEPTH	0.658191042
41-18-207-006	709 PIERSON ST	09/27/23	WD	\$22,800	\$114,000	40.0	132.0	0.12	\$570	40.00	R-420	132 FT DEPTH	1.404103613
41-07-455-006	808 E SECOND ST	10/17/22	WD	\$19,000	\$95,000	33.0	132.0	0.10	\$576	33.00	R-420	132 FT DEPTH	1.458463856
				AVG	\$18,536				\$443				
				MED	\$19,000				\$432				
				AVG	\$19,453				\$434				
				MED	\$19,000				\$432				
41-07-454-014	614 THOMSON ST	03/16/23	WD	\$11,800	\$59,000	66.0	132.0	0.20	\$179	66.00	R-420	132 FT DEPTH	-2.289531831

100 Ft Depth 300/FF
132 Ft Depth 325/FF

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
41-17-101-011	914 E NINTH ST	06/22/22	WD	\$10,000	\$50,000	47.3	118.3	0.12	\$212	43.47	R-430	STANDARD
41-18-285-021	833 E WELLINGTON AVE	04/05/22	WD	\$11,800	\$59,000	50.0	100.0	0.12	\$236	50.00	R-430	STANDARD
41-17-151-006	920 BELMONT AVE	11/13/23	WD	\$12,600	\$63,000	50.0	100.0	0.12	\$252	50.00	R-430	STANDARD
41-18-284-018	817 BELMONT AVE	03/17/23	WD	\$20,000	\$100,000	75.0	200.0	0.17	\$267	75.00	R-430	STANDARD
41-18-276-007	714 E SIXTH ST	02/03/23	WD	\$20,600	\$103,000	65.7	120.1	0.17	\$314	59.95	R-430	STANDARD
41-17-151-012	901 E WELLINGTON AVE	12/13/23	WD	\$16,000	\$80,000	50.0	100.0	0.12	\$320	50.00	R-430	STANDARD
				AVG	\$15,167				\$267			
				MED	\$14,300				\$259			
41-18-280-028	841 E NINTH ST	09/13/22	WD	\$29,000	\$145,000	52.4	110.0	0.13	\$553	50.00	R-430	STANDARD

225/FF

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
41-17-179-005	1776 BROOKSIDE DR	05/25/23	WD	\$45,000	\$225,000	165.4	197.0	0.58	\$272	129.08	R-435	STANDARD
41-17-180-027	1626 S FRANKLIN AVE	06/13/22	WD	\$28,180	\$140,900	103.0	139.0	0.31	\$274	96.30	R-435	STANDARD
41-17-183-003	1760 BROOKSIDE DR	11/03/22	MLC	\$30,000	\$150,000	97.9	116.6	0.27	\$307	99.33	R-435	STANDARD
41-17-180-015	1502 S FRANKLIN AVE	10/03/23	WD	\$17,800	\$89,000	55.4	147.1	0.17	\$322	50.00	R-435	STANDARD
41-08-384-029	1821 E COURT ST	05/19/23	WD	\$43,000	\$215,000	130.3	130.0	0.37	\$330	125.20	R-435	STANDARD
41-17-177-022	1514 BROOKWOOD AVE	02/24/23	WD	\$37,980	\$189,900	102.1	125.0	0.29	\$372	100.00	R-435	STANDARD
41-17-127-029	1002 BLANCHARD AVE	07/14/22	WD	\$34,000	\$170,000	85.9	135.0	0.25	\$396	81.00	R-435	STANDARD
41-08-377-002	602 MAXINE ST	12/14/23	WD	\$40,800	\$204,000	101.1	121.5	0.28	\$404	100.47	R-435	STANDARD
41-17-128-015	1013 BLANCHARD AVE	03/24/23	WD	\$21,000	\$105,000	50.0	120.0	0.14	\$420	50.00	R-435	STANDARD
41-17-176-008	1616 LINWOOD AVE	09/12/23	WD	\$34,700	\$173,500	81.6	125.0	0.23	\$425	80.00	R-435	STANDARD
41-17-155-001	1614 WOODLAWN PARK DR	09/23/22	WD	\$56,000	\$280,000	129.1	200.0	0.88	\$434	100.00	R-435	STANDARD
41-17-131-020	1218 MAXINE ST	09/13/23	WD	\$31,116	\$155,579	71.2	124.2	0.20	\$437	70.00	R-435	STANDARD
41-17-102-003	902 WOODSIDE DR	08/22/22	WD	\$35,000	\$175,000	76.9	130.9	0.22	\$455	73.60	R-435	STANDARD
41-17-133-010	1301 BLANCHARD AVE	09/19/23	WD	\$35,000	\$175,000	75.0	120.0	0.21	\$467	75.00	R-435	STANDARD
41-17-132-002	1105 MAXINE ST	08/08/22	WD	\$25,000	\$125,000	53.0	135.0	0.16	\$471	50.00	R-435	STANDARD
41-08-383-016	724 KENSINGTON AVE	10/12/23	WD	\$23,690	\$118,450	50.0	120.0	0.14	\$474	50.00	R-435	STANDARD
41-17-133-018	1707 LINWOOD AVE	01/19/24	WD	\$25,000	\$125,000	51.0	125.0	0.14	\$490	50.00	R-435	STANDARD
41-17-177-021	1771 BROOKSIDE DR	07/13/23	WD	\$46,500	\$232,500	87.2	113.2	0.23	\$533	90.00	R-435	STANDARD
41-08-382-003	801 MAXINE ST	09/28/22	WD	\$33,980	\$169,900	63.6	135.0	0.19	\$534	60.00	R-435	STANDARD
41-17-106-020	1150 WOODSIDE DR	04/29/22	WD	\$30,200	\$151,000	55.4	102.3	0.14	\$545	60.00	R-435	STANDARD
41-17-133-023	1118 KENSINGTON AVE	05/12/22	WD	\$27,400	\$137,000	50.0	120.0	0.14	\$548	50.00	R-435	STANDARD
41-17-132-033	1617 LINWOOD AVE	01/19/24	WD	\$34,000	\$170,000	60.9	123.8	0.17	\$558	60.00	R-435	STANDARD
41-17-129-017	1013 KENSINGTON AVE	01/25/24	WD	\$32,000	\$160,000	55.9	150.0	0.17	\$572	50.00	R-435	STANDARD
41-17-127-015	1021 MAXINE ST	03/22/24	WD	\$54,980	\$274,900	95.5	135.0	0.28	\$576	90.00	R-435	STANDARD
41-17-106-006	1301 WOODLAWN PARK DR	03/17/23	WD	\$99,000	\$495,000	169.7	139.4	0.50	\$583	157.48	R-435	STANDARD
41-17-104-015	926 BEARD ST	06/07/23	WD	\$40,000	\$200,000	68.5	100.0	0.17	\$584	75.00	R-435	STANDARD
41-17-177-018	1505 RIDGELAWN AVE	05/23/22	WD	\$30,000	\$150,000	51.0	125.0	0.14	\$588	50.00	R-435	STANDARD
41-08-378-024	1623 MONTCLAIR AVE	01/23/23	WD	\$45,000	\$225,000	76.3	169.0	0.25	\$589	64.33	R-435	STANDARD
41-17-129-004	1810 E COURT ST	09/30/22	WD	\$30,000	\$150,000	50.2	121.0	0.14	\$598	50.00	R-435	STANDARD
41-08-384-011	805 KENSINGTON AVE	03/09/23	WD	\$33,980	\$169,900	55.9	150.3	0.17	\$607	50.00	R-435	STANDARD
41-08-382-016	1615 E COURT ST	04/29/22	WD	\$38,600	\$193,000	62.4	130.0	0.18	\$618	60.00	R-435	STANDARD
41-17-178-029	1416 RIDGELAWN AVE	04/12/23	WD	\$45,000	\$225,000	72.4	117.9	0.20	\$622	75.00	R-435	STANDARD
41-17-127-018	918 BLANCHARD AVE	12/21/22	WD	\$33,000	\$165,000	53.0	135.0	0.16	\$622	49.99	R-435	STANDARD
41-17-104-019	1014 BEARD ST	05/24/22	WD	\$41,000	\$205,000	65.8	109.6	0.17	\$623	68.87	R-435	STANDARD
41-17-127-009	927 MAXINE ST	09/16/22	WD	\$33,500	\$167,500	53.0	135.0	0.16	\$632	50.00	R-435	STANDARD
41-08-384-006	711 KENSINGTON AVE	04/15/22	WD	\$35,600	\$178,000	55.9	150.3	0.17	\$636	50.00	R-435	STANDARD
41-08-382-015	1609 E COURT ST	03/27/23	WD	\$39,860	\$199,300	62.4	130.0	0.18	\$638	60.00	R-435	STANDARD
41-17-133-008	1209 BLANCHARD AVE	04/15/22	WD	\$32,000	\$160,000	50.0	120.0	0.14	\$640	50.00	R-435	STANDARD
41-08-383-015	720 KENSINGTON AVE	07/12/23	WD	\$32,200	\$161,000	50.0	120.0	0.14	\$644	50.00	R-435	STANDARD
41-17-129-018	1017 KENSINGTON AVE	08/16/22	WD	\$36,200	\$181,000	55.9	150.0	0.17	\$648	50.00	R-435	STANDARD
41-17-131-016	1110 MAXINE ST	07/17/23	WD	\$51,800	\$259,000	77.3	127.5	0.22	\$670	75.00	R-435	STANDARD
41-17-127-001	1604 E COURT ST	07/29/22	WD	\$47,000	\$235,000	68.2	117.3	0.19	\$689	69.00	R-435	STANDARD

41-17-132-019	1202 BLANCHARD AVE	06/02/22	WD	\$37,000	\$185,000	53.0	135.0	0.16	\$698	50.00	R-435	STANDARD
				AVG	\$37,281				\$524			
475/FF				MED	\$34,700				\$558			
41-17-179-006	1780 BROOKSIDE DR	01/05/24	WD	\$27,400	\$137,000	123.4	159.6	0.39	\$222	107.00	R-435	STANDARD
41-17-180-018	1514 S FRANKLIN AVE	06/10/22	WD	\$27,500	\$137,500	30.1	100.0	0.08	\$913	33.00	R-435	STANDARD
41-17-106-019	1144 WOODSIDE DR	08/19/22	WD	\$35,000	\$175,000	49.2	90.7	0.12	\$711	56.60	R-435	STANDARD
41-17-134-008	1125 KENSINGTON AVE	03/15/24	WD	\$40,000	\$200,000	55.9	150.0	0.17	\$716	50.00	R-435	STANDARD
41-17-127-012	1005 MAXINE ST	11/28/22	WD	\$38,800	\$194,000	53.0	135.0	0.16	\$732	50.00	R-435	STANDARD
41-17-132-004	1113 MAXINE ST	07/14/23	WD	\$40,000	\$200,000	53.0	135.0	0.16	\$754	50.00	R-435	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
41-16-228-033	1001 WHITINGHAM DR	01/31/24	WD	\$27,980	\$139,900	87.9	144.6	0.26	\$318	76.67	R-445	STANDARD
41-16-276-011	3508 EASTHAMPTON DR	07/05/22	WD	\$21,400	\$107,000	66.7	100.0	0.16	\$321	70.00	R-445	STANDARD
41-16-226-021	1018 BURLINGTON DR	12/21/22	WD	\$22,000	\$110,000	62.0	110.0	0.16	\$355	62.00	R-445	STANDARD
41-16-226-003	1013 BARRINGTON DR	04/28/23	WD	\$30,000	\$150,000	70.0	110.0	0.18	\$429	70.00	R-445	STANDARD
41-16-229-006	3626 EASTHAMPTON DR	02/03/23	WD	\$25,400	\$127,000	59.1	102.6	0.14	\$430	61.20	R-445	STANDARD
41-16-226-031	1126 BURLINGTON DR	05/23/22	WD	\$24,700	\$123,500	57.1	109.6	0.14	\$432	57.25	R-445	STANDARD
41-16-228-050	1113 WHITINGHAM DR	01/12/24	WD	\$24,600	\$123,000	54.4	130.0	0.15	\$453	50.00	R-445	STANDARD
41-16-227-028	1006 SOMERSET LN	05/25/23	WD	\$26,400	\$132,000	55.0	110.0	0.14	\$480	55.00	R-445	STANDARD
				AVG	\$25,787				\$402			
350/Ff				MED	\$25,400				.			
41-16-203-036	3424 BRIMFIELD DR	05/26/23	WD	\$21,000	\$105,000	139.4	108.5	0.35	\$151	140.32	R-445	STANDARD
41-16-226-032	1130 BURLINGTON DR	05/05/22	WD	\$29,600	\$148,000	57.1	111.3	0.15	\$518	56.79	R-445	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
40-15-432-043	3808 JOYNER ST	04/24/23	WD	\$8,000	\$40,000	98.9	100.4	0.23	\$81	98.65	R-450	STANDARD
40-15-457-019	4010 REYNOLDS ST	02/23/24	WD	\$4,000	\$20,000	47.8	113.0	0.12	\$84	45.00	R-450	STANDARD
40-15-488-007	1023 WELLMAN ST	05/03/23	LC	\$5,000	\$25,000	53.7	80.0	0.11	\$93	60.00	R-450	STANDARD
40-15-477-017	3934 MANNHALL AVE	10/18/22	WD	\$5,000	\$25,000	50.2	111.1	0.12	\$100	47.60	R-450	STANDARD
40-15-458-008	4009 REYNOLDS ST	05/13/22	WD	\$4,400	\$22,000	43.6	113.0	0.11	\$101	41.00	R-450	STANDARD
40-15-482-017	3906 BLACKINGTON AVE	05/13/22	WD	\$7,030	\$35,150	68.5	104.5	0.16	\$103	67.00	R-450	STANDARD
40-15-483-015	3918 REYNOLDS ST	09/18/23	LC	\$5,000	\$25,000	42.5	113.0	0.10	\$118	40.00	R-450	STANDARD
40-14-352-019	948 BARNEY AVE	12/21/23	MLC	\$7,000	\$35,000	58.6	100.0	0.13	\$120	58.55	R-450	STANDARD
40-15-477-001	931 TACKEN ST	11/02/22	WD	\$9,800	\$49,000	79.7	51.1	0.13	\$123	111.47	R-450	STANDARD
40-14-358-024	992 BARNEY AVE	07/22/22	WD	\$5,000	\$25,000	40.0	100.0	0.09	\$125	40.00	R-450	STANDARD
40-15-485-002	1005 DARLING ST	11/29/23	WD	\$9,700	\$48,500	73.5	136.3	0.20	\$132	62.98	R-450	STANDARD
40-15-477-028	3828 MANNHALL AVE	12/22/22	WD	\$6,500	\$32,500	47.2	110.0	0.11	\$138	45.00	R-450	STANDARD
40-15-432-041	3918 JOYNER ST	12/29/23	MLC	\$13,000	\$65,000	94.0	101.0	0.22	\$138	93.50	R-450	STANDARD
40-15-485-004	1015 DARLING ST	07/20/23	WD	\$9,500	\$47,500	68.3	202.6	0.22	\$139	48.00	R-450	STANDARD
40-15-481-003	3821 MANNHALL AVE	05/04/23	WD	\$7,000	\$35,000	50.0	100.0	0.12	\$140	50.00	R-450	STANDARD
40-15-487-019	996 S BALLENGER HWY	12/19/22	WD	\$7,600	\$38,000	53.7	80.0	0.11	\$142	60.00	R-450	STANDARD
40-15-483-007	3915 BLACKINGTON AVE	11/01/23	WD	\$7,000	\$35,000	47.8	113.0	0.12	\$146	45.00	R-450	STANDARD
40-15-477-031	3816 MANNHALL AVE	04/14/22	WD	\$7,000	\$35,000	47.2	110.0	0.11	\$148	45.00	R-450	STANDARD
40-15-487-018	988 S BALLENGER HWY	01/09/24	WD	\$7,980	\$39,900	53.7	80.0	0.11	\$149	60.00	R-450	STANDARD
40-15-486-008	979 SALISBURY AVE	03/19/24	WD	\$7,400	\$37,000	48.0	100.0	0.11	\$154	48.00	R-450	STANDARD
40-14-351-017	920 HUBBARD AVE	11/15/22	WD	\$42,000	\$210,000	268.6	647.6	0.64	\$156	260.00	R-450	STANDARD
40-14-357-004	959 S BALLENGER HWY	11/15/22	WD	\$42,000	\$210,000	268.6	647.6	0.64	\$156	260.00	R-450	STANDARD
40-14-357-011	987 S BALLENGER HWY	11/15/22	WD	\$42,000	\$210,000	268.6	647.6	0.64	\$156	260.00	R-450	STANDARD
40-15-481-005	963 DARLING ST	04/29/22	WD	\$9,520	\$47,600	57.6	108.2	0.14	\$165	55.40	R-450	STANDARD
40-14-351-014	902 HUBBARD AVE	11/02/22	WD	\$10,000	\$50,000	60.0	100.0	0.14	\$167	60.00	R-450	STANDARD
40-15-432-015	3815 W KEARSLEY ST	12/15/23	MLC	\$6,800	\$34,000	40.0	100.0	0.09	\$170	40.00	R-450	STANDARD
40-15-432-015	3815 W KEARSLEY ST	12/15/23	WD	\$6,800	\$34,000	40.0	100.0	0.09	\$170	40.00	R-450	STANDARD
40-15-477-025	3906 MANNHALL AVE	11/03/22	QC	\$8,400	\$42,000	47.2	110.0	0.11	\$178	45.00	R-450	STANDARD
40-15-486-017	972 JOHNSON AVE	02/01/23	WD	\$8,000	\$40,000	43.5	100.0	0.10	\$184	43.50	R-450	STANDARD
40-15-429-009	4014 W KEARSLEY ST	02/10/23	WD	\$7,600	\$38,000	40.0	100.0	0.09	\$190	40.00	R-450	STANDARD
40-15-434-008	3905 JOYNER ST	10/19/22	WD	\$8,800	\$44,000	40.0	100.0	0.09	\$220	40.00	R-450	STANDARD
40-14-357-015	956 HUBBARD AVE	03/08/23	WD	\$11,000	\$55,000	40.0	100.0	0.09	\$275	40.00	R-450	STANDARD
40-14-358-015	956 BARNEY AVE	08/19/22	WD	\$11,800	\$59,000	40.0	100.0	0.09	\$295	40.00	R-450	STANDARD
40-15-429-008	4018 W KEARSLEY ST	04/29/22	WD	\$11,980	\$59,900	40.0	100.0	0.09	\$300	40.00	R-450	STANDARD
40-15-455-007	1030 MEIDA ST	03/08/23	WD	\$12,000	\$60,000	38.7	72.6	0.08	\$310	45.40	R-450	STANDARD

			AVG	\$10,903					\$159			
150/FF			MED	\$7,980					\$148			

40-15-481-008	3820 ORR ST	11/22/23	WD	\$13,500	\$67,500	42.0	110.0	0.10	\$322	40.00	R-450	STANDARD
40-15-454-009	4027 MANNHALL AVE	06/22/23	WD	\$18,000	\$90,000	47.2	110.0	0.11	\$381	45.00	R-450	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
40-14-382-016	2714 FIELDING ST	12/04/23	WD	\$4,000	\$20,000	40.0	99.8	0.09	\$100	40.00	R-455	STANDARD
40-14-384-009	2814 GIBSON ST	02/27/24	WD	\$4,000	\$20,000	37.9	90.0	0.08	\$105	40.00	R-455	STANDARD
40-14-354-013	935 MANN AVE	10/12/23	WD	\$4,250	\$21,250	40.0	100.0	0.09	\$106	40.00	R-455	STANDARD
40-14-361-008	956 STOCKER AVE	04/05/23	WD	\$4,400	\$22,000	40.0	100.0	0.09	\$110	40.00	R-455	STANDARD
40-13-360-007	1017 CHRISTOPHER ST	03/21/24	WD	\$6,430	\$32,150	51.3	130.0	0.13	\$125	45.00	R-455	STANDARD
40-14-371-008	1008 KNAPP AVE	04/08/23	WD	\$5,300	\$26,500	40.0	100.0	0.09	\$133	40.00	R-455	STANDARD
40-14-355-003	917 STOCKER AVE	11/02/23	WD	\$5,700	\$28,500	40.0	100.0	0.09	\$143	40.00	R-455	STANDARD
40-14-360-014	964 MANN AVE	06/10/22	WD	\$6,000	\$30,000	40.0	100.0	0.09	\$150	40.00	R-455	STANDARD
40-13-359-020	1018 CHRISTOPHER ST	07/02/22	WD	\$7,200	\$36,000	47.2	110.0	0.11	\$153	45.00	R-455	STANDARD
40-14-354-025	936 STOCKER AVE	11/15/22	WD	\$42,000	\$210,000	268.6	647.6	0.64	\$156	260.00	R-455	STANDARD
40-14-355-010	943 STOCKER AVE	11/15/22	WD	\$42,000	\$210,000	268.6	647.6	0.64	\$156	260.00	R-455	STANDARD
40-14-384-018	972 BRADLEY AVE	11/02/23	WD	\$6,600	\$33,000	40.0	100.0	0.09	\$165	40.00	R-455	STANDARD
40-14-378-001	951 HUGHES AVE	09/28/23	WD	\$7,000	\$35,000	40.0	100.0	0.09	\$175	40.00	R-455	STANDARD
40-14-378-012	951 HUGHES AVE	09/28/23	WD	\$7,000	\$35,000	40.0	100.0	0.09	\$175	40.00	R-455	STANDARD
40-14-383-003	980 KNIGHT AVE	08/21/23	WD	\$10,400	\$52,000	58.9	100.0	0.14	\$177	58.90	R-455	STANDARD
40-14-388-004	2905 REYNOLDS ST	07/21/23	WD	\$7,200	\$36,000	40.0	100.0	0.09	\$180	40.00	R-455	STANDARD
40-14-382-012	2802 FIELDING ST	08/08/23	WD	\$8,400	\$42,000	39.9	99.7	0.09	\$210	40.00	R-455	STANDARD
40-14-381-008	925 BRADLEY AVE	08/14/23	WD	\$13,000	\$65,000	60.0	100.0	0.14	\$217	60.00	R-455	STANDARD
40-14-366-005	1025 BARNEY AVE	06/26/23	WD	\$9,600	\$48,000	40.0	100.0	0.09	\$240	40.00	R-455	STANDARD
				AVG	\$10,552				\$157			
125/FF				MED	\$7,000				\$156			
40-13-360-026	1010 GARDEN ST	02/22/24	WD	\$1,400	\$7,000	79.7	90.4	0.18	\$18	84.17	R-455	STANDARD
40-14-361-008	956 STOCKER AVE	11/21/23	WD	\$12,000	\$60,000	40.0	100.0	0.09	\$300	40.00	R-455	STANDARD
40-14-453-013	2477 W COURT ST	03/17/23	WD	\$15,000	\$75,000	44.7	124.9	0.12	\$336	40.00	R-455	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
40-22-229-016	3708 BROWN ST	03/21/23	WD	\$6,400	\$32,000	80.0	120.0	0.22	\$80	80.00	R-460	STANDARD
40-22-281-004	3709 CLAIRMONT ST	02/14/24	WD	\$3,800	\$19,000	40.0	120.0	0.11	\$95	40.00	R-460	STANDARD
40-22-233-012	3601 WHITNEY AVE	11/17/23	WD	\$4,980	\$24,900	40.0	120.0	0.11	\$125	40.00	R-460	STANDARD
40-22-231-018	3702 WHITNEY AVE	05/20/22	WD	\$5,000	\$25,000	40.0	120.0	0.11	\$125	40.00	R-460	STANDARD
40-22-283-001	3721 LARCHMONT ST	05/09/22	WD	\$5,600	\$28,000	40.0	120.0	0.11	\$140	40.00	R-460	STANDARD
40-22-228-012	3817 AUGUSTA ST	03/31/23	WD	\$6,000	\$30,000	40.0	120.0	0.11	\$150	40.00	R-460	STANDARD
40-22-280-006	3913 CLAIRMONT ST	06/16/23	WD	\$12,000	\$60,000	80.0	120.0	0.22	\$150	80.00	R-460	STANDARD
40-22-230-008	3909 BROWN ST	08/30/22	WD	\$6,330	\$31,650	40.0	120.0	0.11	\$158	40.00	R-460	STANDARD
40-22-277-012	1502 S BALLENGER HWY	10/26/23	WD	\$12,800	\$64,000	80.0	120.0	0.22	\$160	80.00	R-460	STANDARD
40-22-282-015	3809 LARCHMONT ST	08/05/22	WD	\$6,420	\$32,100	40.0	120.0	0.11	\$161	40.00	R-460	STANDARD
40-22-228-011	3821 AUGUSTA ST	03/21/23	WD	\$6,500	\$32,500	40.0	120.0	0.11	\$163	40.00	R-460	STANDARD
40-22-233-002	3709 WHITNEY AVE	08/18/23	WD	\$13,000	\$65,000	80.0	120.0	0.22	\$163	80.00	R-460	STANDARD
40-22-276-031	3825 ARLENE AVE	10/09/23	WD	\$13,000	\$65,000	80.0	120.0	0.22	\$163	80.00	R-460	STANDARD
40-22-277-014	3714 HERRICK ST	05/28/22	WD	\$6,500	\$32,500	40.0	120.0	0.11	\$163	40.00	R-460	STANDARD
40-22-231-020	3622 WHITNEY AVE	09/07/23	WD	\$6,600	\$33,000	40.0	120.0	0.11	\$165	40.00	R-460	STANDARD
40-22-284-002	3935 HOGARTH AVE	01/20/23	WD	\$14,400	\$72,000	70.7	166.5	0.23	\$204	60.00	R-460	STANDARD
40-22-231-014	3718 WHITNEY AVE	10/18/23	WD	\$8,300	\$41,500	40.0	120.0	0.11	\$208	40.00	R-460	STANDARD
40-22-280-009	3901 CLAIRMONT ST	05/08/23	WD	\$8,400	\$42,000	40.0	120.0	0.11	\$210	40.00	R-460	STANDARD
40-22-230-004	3921 BROWN ST	05/22/23	WD	\$8,600	\$43,000	40.0	120.0	0.11	\$215	40.00	R-460	STANDARD
40-22-232-031	3918 ARLENE AVE	10/28/22	WD	\$16,600	\$83,000	77.0	120.0	0.21	\$216	77.00	R-460	STANDARD
40-22-281-024	3614 LARCHMONT ST	06/27/23	WD	\$10,980	\$54,900	40.0	120.0	0.11	\$275	40.00	R-460	STANDARD
40-22-277-001	1501 WALTON AVE	02/01/24	WD	\$11,000	\$55,000	40.0	120.0	0.11	\$275	40.00	R-460	STANDARD
40-22-281-024	3614 LARCHMONT ST	01/19/24	WD	\$11,400	\$57,000	40.0	120.0	0.11	\$285	40.00	R-460	STANDARD
40-22-233-009	3613 WHITNEY AVE	06/28/22	WD	\$12,000	\$60,000	40.0	120.0	0.11	\$300	40.00	R-460	STANDARD
40-22-230-010	3901 BROWN ST	09/02/22	WD	\$13,000	\$65,000	40.0	120.0	0.11	\$325	40.00	R-460	STANDARD
40-22-228-025	3822 BROWN ST	12/06/23	WD	\$13,400	\$67,000	40.0	120.0	0.11	\$335	40.00	R-460	STANDARD
40-22-231-013	3722 WHITNEY AVE	07/25/22	WD	\$13,980	\$69,900	40.0	120.0	0.11	\$350	40.00	R-460	STANDARD
40-22-228-006	3915 AUGUSTA ST	05/02/22	WD	\$14,000	\$70,000	40.0	120.0	0.11	\$350	40.00	R-460	STANDARD
40-22-283-010	3605 LARCHMONT ST	10/09/23	WD	\$14,200	\$71,000	40.0	120.0	0.11	\$355	40.00	R-460	STANDARD
40-22-276-012	3801 ARLENE AVE	02/20/24	WD	\$15,000	\$75,000	40.0	120.0	0.11	\$375	40.00	R-460	STANDARD
40-22-231-002	3713 BROWN ST	03/15/23	WD	\$15,980	\$79,900	40.0	120.0	0.11	\$400	40.00	R-460	STANDARD
40-22-278-002	3929 HERRICK ST	06/06/23	WD	\$17,000	\$85,000	40.0	120.0	0.11	\$425	40.00	R-460	STANDARD
40-22-278-006	3913 HERRICK ST	07/01/22	WD	\$17,000	\$85,000	40.0	120.0	0.11	\$425	40.00	R-460	STANDARD
			AVG	\$10,611					\$233			
225/FF			MED	\$11,400					\$208			

40-22-279-009	3617 HERRICK ST	12/01/22	WD	\$20,000	\$100,000	40.0	120.0	0.11	\$500	40.00	R-460	STANDARD
40-22-278-020	3930 CLAIRMONT ST	04/26/22	WD	\$21,000	\$105,000	40.0	120.0	0.11	\$525	40.00	R-460	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
40-23-152-008	3201 ARLENE AVE	01/19/24	WD	\$4,268	\$21,341	54.8	120.0	0.14	\$78	50.00	R-465	STANDARD
40-23-126-006	1121 KNAPP AVE	05/07/23	LC	\$8,000	\$40,000	91.9	132.0	0.24	\$87	80.00	R-465	STANDARD
40-23-107-005	3505 WHITNEY AVE	04/24/23	WD	\$9,000	\$45,000	87.6	120.0	0.22	\$103	80.00	R-465	STANDARD
40-23-154-018	3214 CLAIRMONT ST	09/13/22	WD	\$5,100	\$25,500	43.8	120.0	0.11	\$116	40.00	R-465	STANDARD
40-23-152-005	3217 ARLENE AVE	09/13/22	WD	\$5,600	\$28,000	43.8	120.0	0.11	\$128	40.00	R-465	STANDARD
40-23-107-019	3506 ARLENE AVE	01/30/24	WD	\$6,500	\$32,500	46.0	120.0	0.12	\$141	42.00	R-465	STANDARD
40-23-106-003	3517 BROWN ST	03/29/24	WD	\$6,400	\$32,000	43.8	120.0	0.11	\$146	40.00	R-465	STANDARD
40-23-156-007	3301 CLAIRMONT ST	01/09/23	WD	\$6,800	\$34,000	43.8	120.0	0.11	\$155	40.00	R-465	STANDARD
40-23-102-011	3413 AUGUSTA ST	03/01/24	WD	\$7,000	\$35,000	43.8	120.0	0.11	\$160	40.00	R-465	STANDARD
40-23-159-007	3217 LARCHMONT ST	01/10/24	QC	\$8,200	\$41,000	51.1	129.0	0.13	\$160	45.00	R-465	STANDARD
40-23-132-034	1506 KNIGHT AVE	02/15/23	QC	\$7,800	\$39,000	46.0	132.0	0.12	\$170	40.00	R-465	STANDARD
40-23-158-005	3509 LARCHMONT ST	01/20/23	WD	\$7,600	\$38,000	43.8	120.0	0.11	\$173	40.00	R-465	STANDARD
40-23-159-007	3217 LARCHMONT ST	04/07/22	WD	\$9,000	\$45,000	51.1	129.0	0.13	\$176	45.00	R-465	STANDARD
40-23-126-021	1210 HUGHES AVE	09/16/22	WD	\$8,200	\$41,000	46.0	132.0	0.12	\$178	40.00	R-465	STANDARD
40-23-151-018	3518 HERRICK ST	02/09/23	WD	\$8,000	\$40,000	43.8	120.0	0.11	\$183	40.00	R-465	STANDARD
40-23-158-013	3405 LARCHMONT ST	12/08/23	WD	\$8,000	\$40,000	43.8	120.0	0.11	\$183	40.00	R-465	STANDARD
40-23-158-023	3410 HOGARTH AVE	10/25/22	WD	\$8,600	\$43,000	43.8	120.0	0.11	\$196	40.00	R-465	STANDARD
40-23-154-021	3202 CLAIRMONT ST	08/08/23	WD	\$10,980	\$54,900	54.8	120.0	0.14	\$200	50.00	R-465	STANDARD
40-23-158-008	3501 LARCHMONT ST	05/06/22	WD	\$9,000	\$45,000	43.8	120.0	0.11	\$205	40.00	R-465	STANDARD
40-23-151-006	3505 ARLENE AVE	01/08/24	WD	\$9,700	\$48,500	43.8	120.0	0.11	\$221	40.00	R-465	STANDARD
40-23-102-015	3518 BROWN ST	08/15/22	WD	\$10,000	\$50,000	43.8	120.0	0.11	\$228	40.00	R-465	STANDARD
40-23-127-011	1129 HUGHES AVE	04/04/23	LC	\$10,600	\$53,000	46.0	132.0	0.12	\$231	40.00	R-465	STANDARD
40-23-151-019	3514 HERRICK ST	05/08/23	WD	\$10,800	\$54,000	43.8	120.0	0.11	\$246	40.00	R-465	STANDARD
40-23-126-005	1115 KNAPP AVE	04/05/22	WD	\$12,000	\$60,000	46.0	132.0	0.12	\$261	40.00	R-465	STANDARD
40-23-155-010	3417 CLAIRMONT ST	03/22/24	WD	\$13,000	\$65,000	43.8	120.0	0.11	\$297	40.00	R-465	STANDARD
40-23-104-018	1118 STOCKER AVE	03/20/24	WD	\$11,980	\$59,900	40.0	100.0	0.09	\$300	40.00	R-465	STANDARD
				AVG	\$9,284				\$182			
				MED	\$8,600				\$177			
40-23-109-008	1325 MANN AVE	03/21/23	WD	\$11,980	\$59,900	33.5	101.6	0.08	\$357	33.28	R-465	STANDARD
40-23-102-020	3418 BROWN ST	08/09/22	WD	\$13,900	\$69,500	43.8	120.0	0.11	\$317	40.00	R-465	STANDARD
40-23-110-010	1401 STOCKER AVE	05/18/22	WD	\$18,000	\$90,000	53.1	100.0	0.12	\$339	53.11	R-465	STANDARD
40-23-155-007	3501 CLAIRMONT ST	06/24/22	WD	\$15,200	\$76,000	43.8	120.0	0.11	\$347	40.00	R-465	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
40-23-134-012	2741 BROWN ST	12/22/22	WD	\$4,060	\$20,300	49.5	152.9	0.14	\$82	40.00	R-470	STANDARD
40-14-486-036	2116 BROWN ST	01/05/24	WD	\$3,700	\$18,500	38.5	92.5	0.09	\$96	40.00	R-470	STANDARD
40-23-201-015	2622 SWAYZE ST	07/06/23	WD	\$4,300	\$21,500	40.0	100.0	0.09	\$108	40.00	R-470	STANDARD
40-23-134-012	2741 BROWN ST	07/28/23	WD	\$5,600	\$28,000	49.5	152.9	0.14	\$113	40.00	R-470	STANDARD
40-13-358-009	1125 BOSTON AVE	09/07/22	WD	\$7,300	\$36,500	63.9	60.3	0.11	\$114	82.33	R-470	STANDARD
40-23-134-021	2709 BROWN ST	03/21/23	WD	\$5,600	\$28,000	48.5	146.9	0.14	\$115	40.00	R-470	STANDARD
40-14-480-016	2101 W COURT ST	05/31/22	QC	\$7,600	\$38,000	64.5	88.6	0.14	\$118	68.50	R-470	STANDARD
40-14-463-011	2501 CORUNNA RD	05/17/23	WD	\$5,000	\$25,000	41.5	107.5	0.10	\$121	40.00	R-470	STANDARD
40-14-486-015	2121 SWAYZE ST	08/30/23	WD	\$5,000	\$25,000	38.5	92.5	0.09	\$130	40.00	R-470	STANDARD
40-23-202-003	2554 SWAYZE ST	07/25/22	WD	\$11,400	\$57,000	83.2	216.4	0.20	\$137	80.00	R-470	STANDARD
40-23-203-002	2641 SWAYZE ST	03/24/23	QC	\$5,600	\$28,000	40.0	100.0	0.09	\$140	40.00	R-470	STANDARD
40-23-128-020	1118 CLANCY AVE	05/13/22	WD	\$5,700	\$28,500	40.0	100.0	0.09	\$143	40.00	R-470	STANDARD
40-23-134-016	2729 BROWN ST	10/12/23	MLC	\$7,000	\$35,000	49.1	150.6	0.14	\$143	40.00	R-470	STANDARD
40-23-205-001	2645 BROWN ST	03/01/23	WD	\$7,780	\$38,900	53.8	143.1	0.15	\$145	45.00	R-470	STANDARD
40-14-454-028	978 GAINNEY AVE	08/25/23	WD	\$7,000	\$35,000	48.2	145.0	0.13	\$145	40.00	R-470	STANDARD
40-14-455-002	955 GAINNEY AVE	07/13/23	WD	\$7,000	\$35,000	45.6	130.0	0.12	\$153	40.00	R-470	STANDARD
40-14-390-011	1014 HAMMOND ST	02/13/24	WD	\$6,200	\$31,000	40.0	100.0	0.09	\$155	40.00	R-470	STANDARD
40-23-134-020	2713 BROWN ST	11/15/22	WD	\$42,000	\$210,000	268.6	647.6	0.64	\$156	260.00	R-470	STANDARD
40-23-204-014	2554 BROWN ST	04/14/23	WD	\$6,000	\$30,000	38.4	92.0	0.08	\$156	40.00	R-470	STANDARD
40-23-227-026	2118 CUMINGS AVE	09/03/23	LC	\$9,200	\$46,000	53.4	114.1	0.13	\$172	50.00	R-470	STANDARD
40-23-226-018	2406 CUMINGS AVE	06/08/23	WD	\$7,500	\$37,500	42.8	114.7	0.11	\$175	40.00	R-470	STANDARD
40-14-462-006	2457 GIBSON ST	09/12/23	MLC	\$12,000	\$60,000	67.5	92.5	0.15	\$178	70.23	R-470	STANDARD
40-23-205-023	2618 CUMINGS AVE	08/29/22	WD	\$15,000	\$75,000	83.5	117.6	0.21	\$180	77.00	R-470	STANDARD
40-23-206-004	2537 BROWN ST	07/22/22	WD	\$8,200	\$41,000	45.3	128.4	0.12	\$181	40.00	R-470	STANDARD
40-14-480-030	919 VOSBURG ST	04/05/23	WD	\$7,600	\$38,000	40.8	95.0	0.09	\$186	41.81	R-470	STANDARD
40-14-480-036	909 VOSBURG ST	04/27/23	WD	\$14,840	\$74,200	77.2	95.0	0.17	\$192	79.17	R-470	STANDARD
40-13-356-008	1120 IDA AVE	12/19/23	WD	\$7,800	\$39,000	39.6	127.8	0.10	\$197	35.00	R-470	STANDARD
40-14-458-030	2446 REID ST	05/02/23	MLC	\$8,000	\$40,000	38.5	92.5	0.09	\$208	40.00	R-470	STANDARD
40-14-459-026	1002 DOWNEY ST	11/17/22	WD	\$8,000	\$40,000	38.0	80.0	0.08	\$210	42.50	R-470	STANDARD
40-14-478-001	1005 DOWNEY ST	08/19/22	WD	\$16,500	\$82,500	76.9	92.5	0.17	\$214	80.00	R-470	STANDARD
40-23-206-020	2534 CUMINGS AVE	05/04/23	WD	\$10,000	\$50,000	45.8	116.0	0.11	\$218	42.50	R-470	STANDARD
40-13-358-004	1104 PERSHING ST	09/07/22	WD	\$10,400	\$52,000	47.3	69.0	0.09	\$220	57.00	R-470	STANDARD
40-23-227-019	2218 CUMINGS AVE	02/02/24	WD	\$12,000	\$60,000	53.4	114.1	0.13	\$225	50.00	R-470	STANDARD
40-14-477-023	2222 REID ST	08/07/23	WD	\$10,600	\$53,000	38.5	92.5	0.09	\$276	40.00	R-470	STANDARD
40-14-484-034	2124 SWAYZE ST	10/06/23	WD	\$12,000	\$60,000	41.5	107.5	0.10	\$289	40.00	R-470	STANDARD
40-23-206-018	2542 CUMINGS AVE	07/27/22	WD	\$14,100	\$70,500	48.6	114.1	0.12	\$290	45.50	R-470	STANDARD
40-23-203-005	2629 SWAYZE ST	10/20/23	MLC	\$12,000	\$60,000	40.0	100.0	0.09	\$300	40.00	R-470	STANDARD

40-13-357-019	1118 BOSTON AVE	01/04/24	QC	\$13,000	\$65,000	37.9	132.0	0.10	\$343	33.00	R-470	STANDARD
40-14-486-016	2117 SWAYZE ST	05/25/22	WD	\$15,500	\$77,500	38.5	92.5	0.09	\$403	40.00	R-470	STANDARD
				AVG	\$9,694					\$183		
150/FF				MED	\$7,800					\$172		
40-23-201-018	2614 SWAYZE ST	02/01/24	PTA	\$0	\$0	40.0	100.0	0.09	\$0	40.00	R-470	STANDARD
40-14-485-010	2013 BECKER ST	07/17/23	WD	21000	\$105,000	48.1	120.0	0.12	\$437	43.90	R-470	STANDARD
40-14-477-012	2209 ZIMMERMAN ST	06/30/22	WD	60000	\$300,000	119.5	280.1	0.27	\$502	123.70	R-470	STANDARD
40-14-480-017	908 DURAND ST	06/30/22	WD	60000	\$300,000	119.5	280.1	0.27	\$502	123.70	R-470	STANDARD
40-14-480-018	914 DURAND ST	06/30/22	WD	60000	\$300,000	119.5	280.1	0.27	\$502	123.70	R-470	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
41-17-380-006	2017 BLADES AVE	09/13/22	WD	\$4,000	\$20,000	51.2	105.0	0.12	\$78	50.00	R-485	STANDARD
41-20-127-007	2113 AITKEN AVE	01/17/23	WD	\$4,000	\$20,000	51.2	105.0	0.12	\$78	50.00	R-485	STANDARD
41-17-377-015	2000 AITKEN AVE	07/11/23	WD	\$4,600	\$23,000	51.2	105.0	0.12	\$90	50.00	R-485	STANDARD
41-17-377-022	2030 AITKEN AVE	01/23/24	WD	\$4,600	\$23,000	51.2	105.0	0.12	\$90	50.00	R-485	STANDARD
41-17-378-002	1110 PINGREE AVE	03/18/24	WD	\$7,000	\$35,000	72.1	145.0	0.14	\$97	85.00	R-485	STANDARD
41-17-381-036	2025 MAYBURY AVE	02/07/24	WD	\$10,000	\$50,000	102.5	105.0	0.24	\$98	100.00	R-485	STANDARD
41-17-455-035	2048 MC AVOY ST	12/05/23	WD	\$11,873	\$59,365	104.9	110.0	0.25	\$113	100.00	R-485	STANDARD
41-17-380-029	1305 LIPPINCOTT BLVD	05/20/22	WD	\$5,000	\$25,000	43.2	105.6	0.10	\$116	42.00	R-485	STANDARD
41-17-380-029	1305 LIPPINCOTT BLVD	11/29/23	WD	\$5,200	\$26,000	43.2	105.6	0.10	\$120	42.00	R-485	STANDARD
41-20-130-039	2306 BLADES AVE	06/23/23	WD	\$7,400	\$37,000	51.2	105.0	0.12	\$144	50.00	R-485	STANDARD
41-17-357-020	2006 STANFORD AVE	08/29/23	WD	\$10,400	\$52,000	51.2	105.0	0.12	\$203	50.00	R-485	STANDARD
				AVG	\$8,083				\$112			
100/FF				MED	\$7,000				\$98			

Outlier

41-17-308-019	1814 JASMINE AVE	11/09/23	MLC	\$15,000	\$75,000	57.0	130.0	0.15	\$263	50.00	R-485	STANDARD
41-17-452-005	1941 BURR BLVD	06/20/23	WD	\$16,000	\$80,000	44.0	110.0	0.11	\$363	42.00	R-485	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
41-17-427-007	1815 WHITTLESEY ST	05/19/23	WD	\$8,500	\$42,500	50.0	125.0	0.14	\$170	50.00	R-490	STANDARD
41-17-476-013	1918 CHELAN ST	11/30/23	OTH	\$16,000	\$80,000	87.1	125.0	0.29	\$184	100.00	R-490	STANDARD
41-17-403-027	1850 BARKS ST	11/21/22	WD	\$9,400	\$47,000	49.0	120.0	0.14	\$192	50.00	R-490	STANDARD
41-17-427-013	1839 WHITTLESEY ST	11/08/23	WD	\$14,900	\$74,500	50.0	125.0	0.14	\$298	50.00	R-490	STANDARD
41-17-428-007	1819 CHELAN ST	09/20/22	WD	\$15,300	\$76,500	50.8	125.0	0.15	\$301	51.00	R-490	STANDARD
41-17-404-024	1834 WHITTLESEY ST	05/30/23	WD	\$17,500	\$87,500	49.0	120.0	0.14	\$357	50.00	R-490	STANDARD
41-17-458-017	2010 WHITTLESEY ST	04/22/22	WD	\$19,680	\$98,400	49.0	100.0	0.13	\$402	56.00	R-490	STANDARD
41-17-454-012	1820 KENT ST	11/03/23	WD	\$20,400	\$102,000	49.0	120.0	0.14	\$416	50.00	R-490	STANDARD
				AVG	\$16,628					\$290		
275/FF				MED	\$16,750					\$300		
41-17-457-022	2018 BARKS ST	08/10/23	WD	\$23,000	\$115,000	47.8	95.3	0.12	\$481	56.01	R-490	STANDARD
41-17-477-001	2002 KENT ST	01/18/23	WD	\$21,600	\$108,000	50.0	125.0	0.14	\$432	50.00	R-490	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
41-16-328-019	1828 GILMARTIN ST	11/04/22	WD	\$6,400	\$32,000	55.0	100.0	0.13	\$116	55.00	R-495	STANDARD
41-16-454-034	3635 LYNN ST	06/26/23	WD	\$7,200	\$36,000	60.0	100.0	0.14	\$120	60.00	R-495	STANDARD
41-16-455-010	3602 LYNN ST	03/25/24	WD	\$7,000	\$35,000	55.0	100.0	0.13	\$127	55.00	R-495	STANDARD
41-16-331-011	1853 HOSLER ST	01/03/23	WD	\$9,400	\$47,000	60.0	100.0	0.14	\$157	60.00	R-495	STANDARD
41-16-328-024	1862 GILMARTIN ST	12/15/23	WD	\$13,000	\$65,000	77.8	200.0	0.25	\$167	55.00	R-495	STANDARD
41-16-379-029	3422 LYNN ST	10/27/23	WD	\$16,000	\$80,000	94.2	115.7	0.23	\$170	87.65	R-495	STANDARD
41-16-379-034	2006 S AVERILL AVE	10/05/23	WD	\$10,600	\$53,000	60.0	100.0	0.14	\$177	60.00	R-495	STANDARD
41-16-377-015	2006 GILMARTIN ST	12/04/23	WD	\$14,400	\$72,000	70.7	200.0	0.23	\$204	50.00	R-495	STANDARD
41-16-456-030	3601 LIPPINCOTT BLVD	04/24/23	WD	\$13,000	\$65,000	54.0	100.0	0.12	\$241	54.00	R-495	STANDARD
41-16-379-017	1910 HOSLER ST	07/13/23	WD	\$15,000	\$75,000	54.0	100.0	0.12	\$278	54.00	R-495	STANDARD
41-16-455-028	3613 PROVIDENCE ST	11/21/23	WD	\$18,200	\$91,000	55.0	100.0	0.13	\$331	55.00	R-495	STANDARD
41-16-456-016	3626 PROVIDENCE ST	05/24/23	WD	\$21,800	\$109,000	52.0	100.0	0.12	\$419	52.00	R-495	STANDARD
				AVG	\$12,667				\$209			
200/FF				MED	\$13,000				\$173			

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1	Zscore
41-16-428-015	3725 KENT ST	05/02/23	WD	\$15,000	\$75,000	71.2	103.5	0.17	\$211	70.00	R-500	STANDARD	-1.302
41-16-429-005	1819 ECKLEY AVE	02/22/23	WD	\$14,000	\$70,000	60.2	162.5	0.18	\$233	47.20	R-500	STANDARD	-1.082
41-16-403-010	3532 EVERGREEN PKWY	11/22/23	WD	\$17,520	\$87,600	73.4	110.0	0.18	\$239	70.00	R-500	STANDARD	-1.023
41-16-453-003	3501 PINGREE AVE	02/27/24	WD	\$32,000	\$160,000	126.2	57.6	0.22	\$254	166.55	R-500	STANDARD	-0.874
41-16-476-010	3802 KENT ST	05/20/22	WD	\$20,200	\$101,000	77.6	107.0	0.18	\$260	75.00	R-500	STANDARD	-0.806
41-16-452-027	3650 EVERGREEN PKWY	06/01/22	WD	\$26,000	\$130,000	86.1	64.0	0.16	\$302	107.67	R-500	STANDARD	-0.394
41-16-402-031	3621 EVERGREEN PKWY	12/14/23	WD	\$29,000	\$145,000	95.8	99.1	0.22	\$303	96.19	R-500	STANDARD	-0.384
41-16-427-041	1858 SPRINGFIELD ST	01/23/23	WD	\$24,800	\$124,000	80.0	120.0	0.20	\$310	73.00	R-500	STANDARD	-0.311
41-16-428-005	1849 SPRINGFIELD ST	05/06/22	WD	\$36,000	\$180,000	109.5	120.0	0.28	\$329	100.00	R-500	STANDARD	-0.127
41-16-428-006	1841 SPRINGFIELD ST	04/12/23	WD	\$37,000	\$185,000	109.5	120.0	0.28	\$338	100.00	R-500	STANDARD	-0.036
41-16-482-028	2040 S CENTER RD	02/29/24	WD	\$22,200	\$111,000	61.8	110.0	0.18	\$359	50.00	R-500	STANDARD	0.178
41-16-476-007	3736 KENT ST	10/06/23	WD	\$26,800	\$134,000	72.9	108.4	0.17	\$368	70.00	R-500	STANDARD	0.261
41-16-402-016	3457 EVERGREEN PKWY	04/17/23	WD	\$21,200	\$106,000	57.0	130.0	0.15	\$372	50.00	R-500	STANDARD	0.304
41-16-477-072	1940 ECKLEY AVE	10/14/22	WD	\$19,000	\$95,000	50.0	100.0	0.12	\$380	50.00	R-500	STANDARD	0.385
41-16-452-019	3535 GLOUCESTER ST	03/20/23	WD	\$28,000	\$140,000	70.0	100.0	0.16	\$400	70.00	R-500	STANDARD	0.584
41-16-454-008	3536 PINGREE AVE	03/22/23	WD	\$26,000	\$130,000	60.0	100.0	0.14	\$433	60.00	R-500	STANDARD	0.916
41-16-476-020	3717 GLOUCESTER ST	04/13/22	WD	\$26,000	\$130,000	60.0	100.0	0.14	\$433	60.00	R-500	STANDARD	0.916
41-16-402-033	3614 WORCHESTER DR	01/06/23	WD	\$36,000	\$180,000	79.2	128.0	0.21	\$455	70.00	R-500	STANDARD	1.127
				AVG	\$25,951					\$332			
300/FF				MED	\$26,000					\$333			
Outliers													
41-16-452-005	3516 KENT ST	04/29/22	WD	\$17,000	\$85,000	131.8	114.0	0.32	\$129	123.42	R-500	STANDARD	-2.114
41-16-480-028	2009 ECKLEY AVE	09/01/23	WD	\$29,000	\$145,000	54.8	120.0	0.14	\$529	50.00	R-500	STANDARD	1.873
41-16-427-026	1862 SPRINGFIELD ST	01/27/23	WD	\$33,300	\$166,500	62.4	120.0	0.16	\$533	57.00	R-500	STANDARD	1.911

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
40-23-301-033	3410 BRANDON ST	11/02/22	WD	\$10,000	\$50,000	100.0	100.0	0.23	\$100	100.00	R-505	100 DEPTH
40-23-228-019	1430 BRABYN AVE	02/16/24	QC	\$10,800	\$54,000	83.9	110.0	0.20	\$129	80.00	R-505	100 DEPTH
40-23-231-004	1413 LINCOLN DR	02/26/24	WD	\$6,000	\$30,000	43.8	120.0	0.11	\$137	40.00	R-505	100 DEPTH
40-23-228-015	1412 BRABYN AVE	07/25/22	WD	\$11,400	\$57,000	83.2	216.4	0.20	\$137	80.00	R-505	100 DEPTH
40-23-251-021	2730 BRANDON ST	12/09/22	WD	\$6,000	\$30,000	40.0	100.0	0.09	\$150	40.00	R-505	100 DEPTH
40-23-228-012	1402 BRABYN AVE	01/26/24	WD	\$5,200	\$26,000	33.7	110.9	0.08	\$154	32.00	R-505	100 DEPTH
40-23-301-020	3510 BRANDON ST	02/09/24	WD	\$7,900	\$39,500	50.0	100.0	0.12	\$158	50.00	R-505	100 DEPTH
40-23-302-016	3405 BRANDON ST	03/22/23	WD	\$8,000	\$40,000	50.0	100.0	0.12	\$160	50.00	R-505	100 DEPTH
40-23-228-005	1419 IRENE AVE	09/16/22	WD	\$7,000	\$35,000	42.0	110.0	0.10	\$167	40.00	R-505	100 DEPTH
40-23-208-001	2645 CUMINGS AVE	09/30/22	WD	\$17,000	\$85,000	82.7	96.2	0.19	\$206	84.30	R-505	100 DEPTH
40-23-301-027	3406 BRANDON ST	12/06/22	WD	\$10,600	\$53,000	50.0	100.0	0.12	\$212	50.00	R-505	100 DEPTH
40-23-210-006	1431 GAINNEY AVE	06/06/22	WD	\$19,800	\$99,000	88.8	96.3	0.20	\$223	90.45	R-505	100 DEPTH
40-23-162-023	3310 YALE ST	11/16/23	WD	\$11,200	\$56,000	50.0	100.0	0.12	\$224	50.00	R-505	100 DEPTH
40-23-211-001	2645 CHICAGO BLVD	06/26/23	WD	\$19,000	\$95,000	84.3	111.0	0.20	\$225	80.00	R-505	100 DEPTH
40-23-161-017	3322 BRANDON ST	01/05/24	WD	\$11,600	\$58,000	50.0	100.0	0.12	\$232	50.00	R-505	100 DEPTH
40-23-162-015	3117 BRANDON ST	06/13/22	WD	\$11,600	\$58,000	50.0	100.0	0.12	\$232	50.00	R-505	100 DEPTH
40-23-229-005	1413 BRABYN AVE	12/18/23	WD	\$10,400	\$52,000	43.8	120.0	0.11	\$237	40.00	R-505	100 DEPTH
40-23-251-010	2719 CHICAGO BLVD	01/26/23	WD	\$12,000	\$60,000	50.0	100.0	0.12	\$240	50.00	R-505	100 DEPTH
40-23-207-007	1425 BEAVER AVE	06/22/22	WD	\$11,400	\$57,000	46.5	135.0	0.12	\$245	40.00	R-505	100 DEPTH
40-23-162-034	3114 YALE ST	05/31/22	WD	\$12,800	\$64,000	50.0	100.0	0.12	\$256	50.00	R-505	100 DEPTH
40-23-179-028	2902 BRANDON ST	10/14/22	WD	\$12,800	\$64,000	50.0	100.0	0.12	\$256	50.00	R-505	100 DEPTH
40-23-161-024	3226 BRANDON ST	12/29/23	MLC	\$13,000	\$65,000	50.0	100.0	0.12	\$260	50.00	R-505	100 DEPTH
40-24-103-001	1225 BOSTON AVE	05/26/23	WD	\$15,000	\$75,000	57.0	130.0	0.15	\$263	50.00	R-505	100 DEPTH
40-23-231-004	1413 LINCOLN DR	03/28/24	WD	\$12,000	\$60,000	43.8	120.0	0.11	\$274	40.00	R-505	100 DEPTH
40-23-209-007	1406 GAINNEY AVE	12/29/23	MLC	\$13,000	\$65,000	46.7	136.5	0.13	\$278	40.00	R-505	100 DEPTH
40-23-181-022	2918 YALE ST	04/08/22	WD	\$14,000	\$70,000	50.0	100.0	0.12	\$280	50.00	R-505	100 DEPTH
40-23-179-014	3022 BRANDON ST	07/14/23	WD	\$14,200	\$71,000	50.0	100.0	0.12	\$284	50.00	R-505	100 DEPTH
40-23-181-016	3014 YALE ST	03/21/23	WD	\$15,000	\$75,000	50.0	100.0	0.12	\$300	50.00	R-505	100 DEPTH
40-23-231-015	1408 DOWNEY ST	03/12/24	WD	\$17,000	\$85,000	54.8	120.0	0.14	\$310	50.00	R-505	100 DEPTH

40-23-182-019	2826 YALE ST	09/27/22	WD	\$15,920	\$79,599	50.0	100.0	0.12	\$318	50.00	R-505	100 DEPTH
40-23-252-026	2730 YALE ST	12/29/23	MLC	\$13,000	\$65,000	40.0	100.0	0.09	\$325	40.00	R-505	100 DEPTH
40-23-162-009	3217 BRANDON ST	08/31/23	WD	\$16,800	\$84,000	50.0	100.0	0.12	\$336	50.00	R-505	100 DEPTH
40-23-181-019	3002 YALE ST	08/28/23	WD	\$17,000	\$85,000	50.0	100.0	0.12	\$340	50.00	R-505	100 DEPTH
40-23-302-017	3401 BRANDON ST	06/02/23	WD	\$17,000	\$85,000	50.0	100.0	0.12	\$340	50.00	R-505	100 DEPTH
40-23-182-014	2842 YALE ST	02/20/24	WD	\$18,000	\$90,000	50.0	100.0	0.12	\$360	50.00	R-505	100 DEPTH
40-23-252-001	2769 BRANDON ST	05/22/23	WD	\$14,400	\$72,000	40.0	100.0	0.09	\$360	40.00	R-505	100 DEPTH
40-23-302-014	3413 BRANDON ST	08/24/23	WD	\$18,000	\$90,000	50.0	100.0	0.12	\$360	50.00	R-505	100 DEPTH
40-23-304-015	3113 YALE ST	11/22/22	WD	\$18,000	\$90,000	50.0	100.0	0.12	\$360	50.00	R-505	100 DEPTH
40-23-233-023	1411 WOODCROFT AVE	10/17/23	WD	\$21,000	\$105,000	58.1	125.0	0.15	\$361	52.00	R-505	100 DEPTH
40-23-211-005	1502 MONTERAY AVE	10/31/22	WD	\$26,980	\$134,900	73.4	110.0	0.18	\$367	70.00	R-505	100 DEPTH
40-23-162-020	3322 YALE ST	03/31/23	WD	\$19,000	\$95,000	50.0	100.0	0.12	\$380	50.00	R-505	100 DEPTH
40-23-179-017	3010 BRANDON ST	07/31/23	WD	\$19,800	\$99,000	50.0	100.0	0.12	\$396	50.00	R-505	100 DEPTH
40-23-304-007	3301 YALE ST	05/06/22	WD	\$20,200	\$101,000	50.0	100.0	0.12	\$404	50.00	R-505	100 DEPTH
40-23-213-008	1502 IRENE AVE	09/06/22	WD	\$24,800	\$124,000	48.2	88.6	0.10	\$515	51.20	R-505	100 DEPTH
40-23-253-027	2701 YALE ST	04/28/23	WD	\$16,800	\$84,000	40.0	100.0	0.09	\$420	40.00	R-505	100 DEPTH
40-23-303-006	3529 YALE ST	11/14/22	WD	\$21,100	\$105,500	50.0	100.0	0.12	\$422	50.00	R-505	100 DEPTH
40-23-252-031	2714 YALE ST	05/30/23	WD	\$17,200	\$86,000	40.0	100.0	0.09	\$430	40.00	R-505	100 DEPTH
40-23-251-023	2722 BRANDON ST	10/27/23	WD	\$17,400	\$87,000	40.0	100.0	0.09	\$435	40.00	R-505	100 DEPTH
40-23-161-025	3222 BRANDON ST	12/01/23	CD	\$22,000	\$110,000	50.0	100.0	0.12	\$440	50.00	R-505	100 DEPTH
40-23-182-003	2841 BRANDON ST	03/29/24	WD	\$22,000	\$110,000	50.0	100.0	0.12	\$440	50.00	R-505	100 DEPTH
AVG				\$14,842					\$289			
MED				\$14,700					\$279			
40-23-212-011	2609 CHICAGO BLVD	02/29/24	WD	\$16,740	\$83,700	76.7	244.8	0.21	\$218	76.06	R-505	140 DEPTH
40-23-212-001	1501 MONTERAY AVE	09/08/23	WD	\$26,000	\$130,000	75.8	155.1	0.26	\$343	72.06	R-505	140 DEPTH
40-24-101-021	1412 IDA AVE	12/29/23	WD	\$23,240	\$116,200	51.6	148.2	0.17	\$450	50.15	R-505	140 DEPTH
40-24-101-018	1324 IDA AVE	04/28/23	WD	\$25,400	\$127,000	46.1	159.0	0.16	\$550	43.30	R-505	140 DEPTH
AVG				\$22,845					\$391			
MED				\$24,320					\$397			

40-23-305-009	3517 MILLER RD	06/01/23	WD	\$14,300	\$71,500	101.7	139.7	0.28	\$141	86.05	R-505	MILLER RD
40-24-102-011	1968 MILLER RD	10/10/22	WD	\$16,480	\$82,400	116.3	160.5	0.34	\$142	91.76	R-505	MILLER RD
40-23-305-077	3425 MILLER RD	03/16/23	WD	\$16,600	\$83,000	94.6	139.7	0.26	\$176	80.00	R-505	MILLER RD
40-23-305-019	3313 MILLER RD	05/20/22	WD	\$11,000	\$55,000	57.0	130.0	0.15	\$193	50.00	R-505	MILLER RD
40-23-305-016	3401 MILLER RD	07/13/23	WD	\$17,400	\$87,000	82.7	139.7	0.22	\$210	70.00	R-505	MILLER RD
40-23-305-009	3517 MILLER RD	09/15/23	WD	\$22,000	\$110,000	101.7	139.7	0.28	\$216	86.05	R-505	MILLER RD
40-23-212-021	2624 MILLER RD	12/21/23	WD	\$13,600	\$68,000	56.8	140.0	0.15	\$239	48.00	R-505	MILLER RD
40-23-305-007	3601 MILLER RD	02/29/24	WD	\$20,000	\$100,000	76.8	139.7	0.21	\$260	65.00	R-505	MILLER RD
40-23-183-016	3006 MILLER RD	01/19/24	WD	\$20,000	\$100,000	75.0	100.0	0.17	\$267	75.00	R-505	MILLER RD
40-23-304-023	3314 MILLER RD	12/20/22	WD	\$14,000	\$70,000	50.0	100.0	0.12	\$280	50.00	R-505	MILLER RD
40-23-305-005	3609 MILLER RD	03/29/24	WD	\$22,200	\$111,000	76.8	139.7	0.21	\$289	65.00	R-505	MILLER RD
40-23-305-030	3023 MILLER RD	04/21/22	WD	\$23,000	\$115,000	70.1	120.0	0.18	\$328	64.00	R-505	MILLER RD
40-23-253-018	2754 MILLER RD	02/20/24	WD	\$22,000	\$110,000	65.9	99.6	0.15	\$334	66.00	R-505	MILLER RD

AVG	\$16,095	\$288
MED	\$16,600	\$279

40-23-230-015	2428 MILLER RD	02/29/24	WD	\$7,400	\$37,000	88.5	160.0	0.26	\$84	70.00	R-505	MILLER RD
40-23-305-029	3101 MILLER RD	11/13/23	WD	9624.6	\$48,123	70.1	120.0	0.18	\$137	64.00	R-505	MILLER RD

AVG	\$15,911	\$285
MED	\$16,600	\$274

100 Depth	250/FF
140 Depth	350/FF
Miller Rd	250/FF

SF	Ac			515
2,500	0.06	\$7,500.00		
5,000	0.11	\$15,000.00		
7,500	0.17	\$22,500.00		
10,000	0.23	\$30,000.00		
12,500	0.29	\$37,500.00		
15,000	0.34	\$40,500.00		
20,000	0.46	\$45,000.00	\$2.25 Next	
25,000	0.57	\$56,250.00		
30,000	0.69	\$67,500.00		
40,000	0.92	\$72,000.00	next	
50,000	1.15	\$80,156.25	next	
60,000	1.38	\$96,187.50		
87,120	2.00	\$87,120.00		
130,680	3.00	\$130,680.00	next	
174,240	4.00			
217,800	5.00			
435,600	10.00			
653,400	15.00			
871,200	20.00			
1,089,000	25.00			
Average V	\$0	\$3.00		
		\$2.25	75%	
		\$1.69	75%	
		\$1.60	75%	
		\$1.00		

\$4,000

1	\$22,500	\$22,500	\$4,000
1.5	\$33,750	\$22,500	\$6,000
2	\$45,000	\$22,500	\$8,000
2.5	\$56,250	\$22,500	\$10,000
3	\$67,500	\$22,500	\$12,000
4	\$90,000	\$22,500	\$16,000
5	\$100,000	\$20,000	\$20,000
7	\$140,000	\$20,000	\$28,000
10	\$200,000	\$20,000	\$40,000
15	\$270,000	\$19,000	\$60,000
20	\$360,000	\$16,000	\$80,000
25	\$393,750	\$16,000	\$100,000
30	\$405,000	\$14,000	\$120,000
40	\$450,000	\$11,250	\$160,000
50	\$562,500	\$11,250	\$200,000
100	\$675,000	\$6,750	\$400,000

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1	Zscore
41-19-131-022	644 PARTRIDGE ST	03/26/24	WD	\$4,000	\$20,000	90.0	100.0	0.21	\$44	90.00	R-525	STANDARD	-1.313
41-19-132-023	2202 S GRAND TRAVERSE	11/21/23	WD	\$4,000	\$20,000	90.0	100.0	0.21	\$44	90.00	R-525	STANDARD	-1.313
41-19-432-032	3218 COLLINGWOOD PKWY	08/28/23	WD	\$4,400	\$22,000	72.0	116.6	0.18	\$61	66.67	R-525	STANDARD	-1.053
41-19-278-006	112 E LINSEY BLVD	12/21/23	WD	\$3,000	\$15,000	43.8	120.0	0.11	\$68	40.00	R-525	STANDARD	-0.939
41-19-434-019	123 E LAKEVIEW AVE	12/01/23	WD	\$3,000	\$15,000	42.0	100.0	0.10	\$71	42.00	R-525	STANDARD	-0.892
41-19-103-011	2005 JARVIS ST	03/20/24	WD	\$4,600	\$23,000	64.0	100.0	0.15	\$72	64.00	R-525	STANDARD	-0.885
41-19-133-003	647 MONROE ST	09/05/23	LC	\$4,000	\$20,000	45.0	100.0	0.10	\$89	45.00	R-525	STANDARD	-0.620
41-19-133-006	639 MONROE ST	09/05/23	LC	\$4,000	\$20,000	45.0	100.0	0.10	\$89	45.00	R-525	STANDARD	-0.620
41-19-205-020	2038 CHURCH ST	01/24/24	QC	\$4,000	\$20,000	43.3	100.0	0.10	\$92	43.31	R-525	STANDARD	-0.566
41-18-380-007	1437 OAK ST	11/16/22	WD	\$3,900	\$19,500	40.2	100.9	0.09	\$97	40.00	R-525	STANDARD	-0.492
41-19-254-041	213 W TOBIAS ST	04/08/22	WD	\$5,000	\$25,000	45.6	130.0	0.12	\$110	40.00	R-525	STANDARD	-0.296
41-19-432-004	214 E BELVIDERE AVE	07/19/22	WD	\$4,400	\$22,000	40.0	100.0	0.09	\$110	40.00	R-525	STANDARD	-0.290
41-19-131-008	636 PARTRIDGE ST	12/27/22	WD	\$5,000	\$25,000	45.0	100.0	0.10	\$111	45.00	R-525	STANDARD	-0.273
41-19-433-010	3302 S SAGINAW ST	10/31/23	WD	\$5,600	\$28,000	46.6	107.4	0.11	\$120	45.00	R-525	STANDARD	-0.133
40-24-276-003	2108 BROOKS ST	08/09/22	WD	\$7,200	\$36,000	54.4	118.4	0.14	\$132	50.00	R-525	STANDARD	0.058
41-18-381-019	1613 TACOMA ST	08/11/22	WD	\$5,480	\$27,400	40.0	100.0	0.09	\$137	40.00	R-525	STANDARD	0.131
40-24-229-003	2021 BROOKS ST	01/06/23	WD	\$7,200	\$36,000	49.3	151.8	0.14	\$146	40.00	R-525	STANDARD	0.273
41-19-435-003	208 MADISON AVE	07/13/22	WD	\$6,000	\$30,000	40.0	100.0	0.09	\$150	40.00	R-525	STANDARD	0.334
41-19-128-009	1712 TACOMA ST	11/02/23	WD	\$7,980	\$39,900	46.0	100.8	0.11	\$173	45.82	R-525	STANDARD	0.700
41-18-381-012	1511 TACOMA ST	03/31/23	WD	\$7,500	\$37,500	40.0	100.0	0.09	\$188	40.00	R-525	STANDARD	0.919
41-19-437-059	226 E LAKEVIEW AVE	04/12/22	WD	\$7,800	\$39,000	38.6	93.3	0.09	\$202	40.00	R-525	STANDARD	1.143
41-19-252-039	2500 S SAGINAW ST	12/14/22	WD	\$20,600	\$103,000	80.6	108.3	0.19	\$256	77.44	R-525	STANDARD	1.981
				AVG	\$5,848				\$117				
100/FF				MED	\$4,800				\$110				
41-19-437-007	128 E LAKEVIEW AVE	05/19/22	WD	11200	\$56,000	43.6	118.8	0.11	\$257	40.00	R-525	STANDARD	2.002
41-19-437-007	128 E LAKEVIEW AVE	01/11/24	WD	11600	\$58,000	43.6	118.8	0.11	\$266	40.00	R-525	STANDARD	2.145

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1	Zscore
40-24-377-033	3122 BRIARWOOD DR	02/23/24	WD	\$14,800	\$74,000	73.0	125.0	0.19	\$203	65.28	R-530	100 DEPTH	-1.214
40-24-376-077	3619 BRIARWOOD DR	09/13/23	WD	\$12,500	\$62,500	60.0	100.0	0.14	\$208	60.00	R-530	100 DEPTH	-1.128
40-24-378-043	3624 BRIARWOOD DR	07/13/23	WD	\$18,980	\$94,900	80.6	90.0	0.18	\$235	85.00	R-530	100 DEPTH	-0.707
40-24-376-046	1802 BRIARWOOD DR	12/13/22	WD	\$19,000	\$95,000	78.5	144.9	0.22	\$242	65.23	R-530	100 DEPTH	-0.604
40-24-377-032	3112 BRIARWOOD DR	05/19/23	WD	\$18,580	\$92,900	71.6	131.8	0.19	\$260	62.33	R-530	100 DEPTH	-0.328
40-24-377-003	1926 BAYBERRY LN	08/22/23	WD	\$21,800	\$109,000	77.5	149.8	0.22	\$281	63.36	R-530	100 DEPTH	0.006
40-24-378-004	1937 BAYBERRY LN	03/02/23	WD	\$18,980	\$94,900	66.1	100.8	0.15	\$287	65.82	R-530	100 DEPTH	0.101
40-24-378-012	1818 CARMANBROOK PKWY	04/21/23	WD	\$21,800	\$109,000	69.3	100.0	0.16	\$314	69.33	R-530	100 DEPTH	0.524
40-24-377-021	1813 BRIARWOOD DR	10/19/23	WD	\$25,000	\$125,000	69.4	106.4	0.16	\$360	67.33	R-530	100 DEPTH	1.233
				AVG	\$19,049				\$266				
				MED	\$18,980				\$260				
40-24-376-186	1819 CARMANBROOK PKWY	04/22/22	WD	\$18,000	\$90,000	86.9	318.1	0.47	\$207	64.47	R-530	150 DEPTH	-0.716
40-24-376-189	1919 CARMANBROOK PKWY	01/25/23	WD	\$21,000	\$105,000	97.6	296.1	0.51	\$215	75.00	R-530	150 DEPTH	-0.618
40-24-376-179	1747 CARMANBROOK PKWY	07/07/23	WD	\$20,800	\$104,000	90.9	402.0	0.55	\$229	60.00	R-530	150 DEPTH	-0.457
40-24-376-178	1825 CARMANBROOK PKWY	03/23/23	WD	\$22,000	\$110,000	87.2	271.3	0.44	\$252	70.00	R-530	150 DEPTH	-0.175
40-24-376-039	1902 BRIARWOOD DR	09/15/22	WD	\$21,980	\$109,900	50.9	150.0	0.19	\$432	55.00	R-530	150 DEPTH	1.966
				AVG	\$20,756				\$267				
				MED	\$21,000				\$229				
40-24-378-003	1911 BRIARWOOD DR	10/06/23	WD	\$25,000	\$125,000	60.0	100.0	0.14	\$417	60.00	R-530	100 DEPTH	2.116
				AVG	\$19,659				\$266				
				MED	\$19,900				\$247				
				100 Depth	250/FF								
				150 Depth	250/FF								

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
40-24-482-019	1322 WALDMAN AVE	07/05/22	QC	\$6,000	\$30,000	80.0	100.0	0.18	\$75	80.00	R-535	STANDARD
40-24-453-042	1610 PETTIBONE AVE	02/15/23	WD	\$8,000	\$40,000	90.0	200.0	0.21	\$89	90.00	R-535	STANDARD
40-24-454-045	1524 WALDMAN AVE	11/04/22	WD	\$8,000	\$40,000	90.0	100.0	0.21	\$89	90.00	R-535	STANDARD
40-24-481-043	1138 PETTIBONE AVE	05/09/22	WD	\$7,200	\$36,000	80.0	100.0	0.18	\$90	80.00	R-535	STANDARD
40-24-476-027	1218 VERMILYA AVE	05/10/23	WD	\$3,800	\$19,000	40.0	100.0	0.09	\$95	40.00	R-535	STANDARD
40-24-453-026	1425 LINCOLN AVE	04/05/22	WD	\$8,000	\$40,000	80.0	200.0	0.18	\$100	80.00	R-535	STANDARD
40-24-454-045	1524 WALDMAN AVE	01/26/23	WD	\$9,000	\$45,000	90.0	100.0	0.21	\$100	90.00	R-535	STANDARD
40-24-482-003	1321 PETTIBONE AVE	08/11/22	WD	\$6,000	\$30,000	60.0	100.0	0.14	\$100	60.00	R-535	STANDARD
40-24-482-019	1322 WALDMAN AVE	04/13/23	WD	\$8,400	\$42,000	80.0	100.0	0.18	\$105	80.00	R-535	STANDARD
40-24-452-019	1418 LINCOLN AVE	04/20/22	WD	\$9,000	\$45,000	80.0	100.0	0.18	\$113	80.00	R-535	STANDARD
40-24-478-023	1306 LINCOLN AVE	09/07/22	WD	\$9,200	\$46,000	80.0	100.0	0.18	\$115	80.00	R-535	STANDARD
40-24-430-028	1034 EDITH AVE	03/06/24	WD	\$8,200	\$41,000	70.0	100.0	0.14	\$117	70.00	R-535	STANDARD
40-24-452-022	1406 LINCOLN AVE	04/13/23	WD	\$9,400	\$47,000	80.0	200.0	0.18	\$118	80.00	R-535	STANDARD
40-24-477-034	1012 VERMILYA AVE	11/04/23	WD	\$5,000	\$25,000	40.0	100.0	0.09	\$125	40.00	R-535	STANDARD
40-24-480-021	1314 PETTIBONE AVE	01/08/24	WD	\$5,000	\$25,000	40.0	100.0	0.09	\$125	40.00	R-535	STANDARD
40-24-428-005	1121 BARRIE AVE	12/30/22	WD	\$5,000	\$25,000	37.9	90.0	0.08	\$132	40.00	R-535	STANDARD
40-24-480-032	1202 PETTIBONE AVE	08/28/23	WD	\$5,500	\$27,500	40.0	100.0	0.09	\$138	40.00	R-535	STANDARD
40-24-278-035	2602 FENTON RD	04/06/22	WD	\$7,000	\$35,000	50.0	100.0	0.12	\$140	50.01	R-535	STANDARD
40-24-278-029	1032 OSSINGTON AVE	02/15/24	WD	\$5,400	\$27,000	38.6	93.0	0.09	\$140	40.00	R-535	STANDARD
40-24-428-015	1027 BARRIE AVE	07/31/23	WD	\$5,400	\$27,000	37.9	90.0	0.08	\$142	40.00	R-535	STANDARD
40-24-478-036	1321 VERMILYA AVE	08/09/22	WD	\$11,980	\$59,900	80.0	100.0	0.18	\$150	80.00	R-535	STANDARD
40-24-454-033	1634 WALDMAN AVE	04/28/23	WD	\$7,000	\$35,000	45.0	100.0	0.10	\$156	45.00	R-535	STANDARD
40-24-430-014	1019 VICTORIA AVE	10/13/23	WD	\$5,600	\$28,000	35.0	100.0	0.08	\$160	35.00	R-535	STANDARD
40-24-480-034	1317 LINCOLN AVE	08/01/23	LC	\$13,000	\$65,000	80.0	100.0	0.18	\$163	80.00	R-535	STANDARD
40-24-485-026	1032 W ATHERTON RD	03/23/23	WD	\$10,200	\$51,000	60.0	100.0	0.14	\$170	60.00	R-535	STANDARD
40-24-454-062	1638 WALDMAN AVE	07/28/23	WD	\$11,600	\$58,000	68.1	100.0	0.16	\$170	68.13	R-535	STANDARD
40-24-476-031	1202 VERMILYA AVE	03/28/24	WD	\$7,000	\$35,000	40.0	100.0	0.09	\$175	40.00	R-535	STANDARD
40-24-480-016	1201 LINCOLN AVE	12/28/22	WD	\$14,000	\$70,000	80.0	100.0	0.18	\$175	80.00	R-535	STANDARD
40-24-484-006	1309 WALDMAN AVE	04/14/23	WD	\$7,000	\$35,000	40.0	100.0	0.09	\$175	40.00	R-535	STANDARD
40-24-453-043	1606 PETTIBONE AVE	12/02/22	WD	\$8,000	\$40,000	45.0	100.0	0.10	\$178	45.00	R-535	STANDARD
40-24-485-025	1036 W ATHERTON RD	06/30/22	WD	\$7,200	\$36,000	40.0	100.0	0.09	\$180	40.00	R-535	STANDARD
40-24-428-003	1129 BARRIE AVE	06/12/23	WD	\$7,000	\$35,000	37.9	90.0	0.08	\$184	40.00	R-535	STANDARD
40-24-484-004	1317 WALDMAN AVE	03/24/24	WD	\$7,400	\$37,000	40.0	100.0	0.09	\$185	40.00	R-535	STANDARD
40-24-485-004	1129 WALDMAN AVE	04/07/22	WD	\$7,600	\$38,000	40.0	100.0	0.09	\$190	40.00	R-535	STANDARD
40-24-454-047	1510 WALDMAN AVE	06/16/23	WD	\$7,800	\$39,000	40.0	100.0	0.09	\$195	40.00	R-535	STANDARD
40-24-454-016	1525 PETTIBONE AVE	10/18/23	WD	\$12,720	\$63,600	63.0	100.0	0.15	\$202	63.00	R-535	STANDARD
40-24-430-003	1141 VICTORIA AVE	02/15/23	WD	\$9,400	\$47,000	40.0	100.0	0.09	\$235	40.00	R-535	STANDARD

40-24-477-024	1106 VERMILYA AVE	06/20/23	WD	\$10,000	\$50,000	40.0	100.0	0.09	\$250	40.00	R-535	STANDARD
			AVG	\$7,974					\$146			
			125/FF	MED	\$7,700					\$141		
40-24-481-004	1129 LINCOLN AVE	10/16/23	WD	11000	\$55,000	40.0	100.0	0.09	\$275	40.00	R-535	STANDARD
40-24-428-025	1118 SIMCOE AVE	07/27/22	WD	13000	\$65,000	43.3	117.1	0.11	\$300	40.00	R-535	STANDARD
40-24-454-048	1506 WALDMAN AVE	02/23/24	WD	13200	\$66,000	40.0	100.0	0.09	\$330	40.00	R-535	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
41-19-378-033	736 LINCOLN AVE	06/30/22	WD	\$6,000	\$30,000	90.0	100.0	0.21	\$67	90.00	R-540	STANDARD
41-19-354-008	837 VERMILYA AVE	10/21/22	WD	\$6,000	\$30,000	87.5	100.0	0.20	\$69	87.50	R-540	STANDARD
41-19-306-004	839 BARRIE AVE	07/21/22	WD	\$6,000	\$30,000	85.4	90.0	0.19	\$70	90.00	R-540	STANDARD
41-19-303-031	938 BARRIE AVE	10/10/22	WD	\$7,800	\$39,000	102.0	100.0	0.23	\$76	102.00	R-540	STANDARD
41-19-306-027	802 SIMCOE AVE	07/17/23	WD	\$4,100	\$20,500	50.0	100.0	0.12	\$82	50.00	R-540	STANDARD
41-19-309-037	3106 CAMDEN AVE	09/28/22	WD	\$11,180	\$55,900	133.3	100.0	0.31	\$84	133.30	R-540	STANDARD
41-19-360-034	845 WALDMAN AVE	12/15/22	WD	\$6,000	\$30,000	70.0	100.0	0.16	\$86	70.00	R-540	STANDARD
41-19-358-025	825 PETTIBONE AVE	06/15/22	WD	\$9,600	\$48,000	105.0	100.0	0.24	\$91	105.00	R-540	STANDARD
41-19-309-011	855 VICTORIA AVE	01/07/24	LC	\$4,000	\$20,000	39.4	126.6	0.10	\$102	35.00	R-540	STANDARD
41-19-377-029	643 NEUBERT AVE	02/27/23	WD	\$5,600	\$28,000	55.0	149.5	0.15	\$102	45.00	R-540	STANDARD
41-19-308-003	839 SIMCOE AVE	03/13/24	WD	\$6,600	\$33,000	59.4	68.1	0.11	\$111	72.05	R-540	STANDARD
41-19-330-002	758 SIMCOE AVE	05/11/22	WD	\$11,400	\$57,000	100.0	100.0	0.23	\$114	100.00	R-540	STANDARD
41-19-303-020	926 BARRIE AVE	09/08/23	LC	\$5,200	\$26,000	45.0	100.0	0.10	\$116	45.00	R-540	STANDARD
41-19-328-034	748 BARRIE AVE	03/15/24	WD	\$6,000	\$30,000	50.0	100.0	0.12	\$120	50.00	R-540	STANDARD
41-19-379-014	648 LINCOLN AVE	09/20/23	WD	\$5,400	\$27,000	45.0	100.0	0.10	\$120	45.00	R-540	STANDARD
41-19-377-010	615 NEUBERT AVE	10/23/23	WD	\$5,000	\$25,000	39.4	76.6	0.08	\$127	45.00	R-540	STANDARD
41-19-337-022	632 NEUBERT AVE	12/15/22	WD	\$4,980	\$24,900	35.4	102.2	0.08	\$141	35.00	R-540	STANDARD
41-19-306-014	840 SIMCOE AVE	10/10/22	CD	\$5,940	\$29,700	42.0	87.2	0.09	\$141	45.00	R-540	STANDARD
41-19-159-022	918 OSSINGTON AVE	04/22/22	WD	\$5,000	\$25,000	35.3	102.0	0.08	\$141	35.00	R-540	STANDARD
41-19-331-021	640 SIMCOE AVE	08/25/22	WD	\$5,200	\$26,000	35.0	100.0	0.08	\$149	35.00	R-540	STANDARD
41-19-309-009	863 VICTORIA AVE	10/20/23	WD	\$6,000	\$30,000	39.3	126.4	0.10	\$152	35.00	R-540	STANDARD
41-19-359-017	3710 BRUNSWICK AVE	04/26/22	WD	\$6,600	\$33,000	40.0	100.0	0.09	\$165	40.00	R-540	STANDARD
41-19-336-004	745 FREEMAN AVE	10/20/23	WD	\$6,000	\$30,000	35.0	100.0	0.08	\$171	35.00	R-540	STANDARD
41-19-336-004	745 FREEMAN AVE	11/07/23	QC	\$6,000	\$30,000	35.0	100.0	0.08	\$171	35.00	R-540	STANDARD
41-19-335-005	643 VICTORIA AVE	11/06/23	WD	\$6,200	\$31,000	35.0	100.0	0.08	\$177	35.00	R-540	STANDARD
41-19-161-010	927 OSSINGTON AVE	01/27/23	WD	\$6,400	\$32,000	35.3	101.7	0.08	\$181	35.00	R-540	STANDARD
41-19-160-007	843 REMINGTON AVE	01/10/24	WD	\$8,200	\$41,000	44.4	102.0	0.10	\$185	44.00	R-540	STANDARD
41-19-356-011	821 LINCOLN AVE	02/23/24	WD	\$6,600	\$33,000	35.0	100.0	0.08	\$189	35.00	R-540	STANDARD
41-19-355-010	943 LINCOLN AVE	09/22/22	QC	\$7,000	\$35,000	35.0	100.0	0.08	\$200	35.00	R-540	STANDARD
41-19-332-019	724 VICTORIA AVE	07/31/23	WD	\$11,000	\$55,000	52.5	100.0	0.12	\$210	52.50	R-540	STANDARD
41-19-334-002	3101 CAMDEN AVE	12/20/23	WD	\$11,000	\$55,000	52.4	100.0	0.12	\$210	52.40	R-540	STANDARD
41-19-152-012	916 LEXINGTON AVE	07/15/22	WD	\$7,000	\$35,000	33.3	100.0	0.08	\$210	33.33	R-540	STANDARD
41-19-301-008	924 BLOOR AVE	03/22/23	WD	\$8,800	\$44,000	41.6	85.6	0.09	\$211	45.00	R-540	STANDARD
41-19-353-019	928 LINCOLN AVE	06/15/23	WD	\$10,200	\$51,000	45.0	100.0	0.10	\$227	45.00	R-540	STANDARD
41-19-303-018	934 BARRIE AVE	01/06/23	LC	\$10,400	\$52,000	45.0	100.0	0.10	\$231	45.00	R-540	STANDARD
41-19-354-019	842 LINCOLN AVE	05/19/22	WD	\$8,200	\$41,000	35.0	100.0	0.08	\$234	35.00	R-540	STANDARD
41-19-305-013	909 BARRIE AVE	11/10/22	WD	\$11,400	\$57,000	47.4	90.0	0.10	\$240	50.00	R-540	STANDARD
41-19-353-024	912 LINCOLN AVE	07/22/22	WD	\$12,000	\$60,000	49.3	93.7	0.11	\$243	51.00	R-540	STANDARD
			AVG	\$7,263					\$150			
125/FF			MED	\$6,300					\$145			

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1	Zscore
41-20-254-019	2626 PINETREE DR	12/22/23	WD	\$29,000	\$145,000	84.8	129.1	0.24	\$342	80.00	R-545	115 AVG DEPTH	-1.854
41-20-254-027	2666 PINETREE DR	09/28/23	WD	\$41,000	\$205,000	84.5	102.0	0.21	\$485	89.66	R-545	115 AVG DEPTH	-0.217
41-20-277-042	1826 TERRACE CT	07/19/22	WD	\$32,500	\$162,500	59.7	113.9	0.16	\$544	60.00	R-545	115 AVG DEPTH	0.453
41-20-277-034	1823 TERRACE CT	05/20/22	WD	\$36,400	\$182,000	63.3	127.8	0.18	\$575	60.00	R-545	115 AVG DEPTH	0.809
41-20-277-034	1823 TERRACE CT	01/08/24	WD	\$36,400	\$182,000	63.3	127.8	0.18	\$575	60.00	R-545	115 AVG DEPTH	0.809
				AVG					\$505				
				MED					\$544				
41-20-254-006	2627 HILLCREST AVE	01/05/24	WD	\$25,500	\$127,500	86.4	158.7	0.31	\$295	84.00	R-545	150 AVG DEPTH	-0.865
41-20-177-007	2612 INDIAN BOW TR	10/25/22	WD	\$30,100	\$150,500	96.1	140.4	0.32	\$313	99.30	R-545	150 AVG DEPTH	-0.600
41-20-254-007	2633 HILLCREST AVE	06/30/22	WD	\$32,080	\$160,400	94.5	173.1	0.35	\$339	88.00	R-545	150 AVG DEPTH	-0.221
41-20-178-012	2751 LAKEWOOD DR	05/05/23	WD	\$50,000	\$250,000	106.3	162.5	0.38	\$470	102.17	R-545	150 AVG DEPTH	1.686
				AVG					\$355				
				MED					\$326				
41-20-302-003	3412 LAKEWOOD DR	06/16/23	WD	\$32,400	\$162,000	150.0	200.0	2.24	\$216	150.00	R-545	200 AVG DEPTH	-1.342
41-20-302-003	3412 LAKEWOOD DR	10/20/22	WD	\$34,000	\$170,000	150.0	200.0	2.24	\$227	150.00	R-545	200 AVG DEPTH	-0.915
41-20-376-004	3726 CIRCLE DR	11/15/23	WD	\$22,800	\$114,000	97.2	200.0	0.45	\$235	97.20	R-545	200 AVG DEPTH	-0.599
41-20-403-009	3123 CIRCLE DR	12/30/22	WD	\$24,000	\$120,000	90.9	165.2	0.38	\$264	99.97	R-545	200 AVG DEPTH	0.585
41-20-451-004	3402 CIRCLE DR	02/24/23	WD	\$30,000	\$150,000	110.0	200.0	0.51	\$273	110.00	R-545	200 AVG DEPTH	0.929
41-20-376-005	3720 CIRCLE DR	03/31/23	WD	\$28,980	\$144,900	102.4	200.0	0.47	\$283	102.40	R-545	200 AVG DEPTH	1.341
				AVG					\$250				
				MED					\$250				
				AVG					\$363				
115 Depht	425 FF		MED					\$313					
200 Depth	200 Ff												
150 Depth	300 FF												

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1	Zscore
41-20-402-036	3207 COMANCHE AVE	02/15/24	WD	\$9,000	\$45,000	47.0	106.0	0.12	\$192	50.00	R-550	STANDARD	-1.346
41-20-402-037	3213 COMANCHE AVE	12/18/23	WD	\$9,000	\$45,000	47.0	106.0	0.12	\$192	50.00	R-550	STANDARD	-1.346
41-20-455-009	3701 OGEMA AVE	08/24/22	WD	\$25,800	\$129,000	129.2	185.1	0.44	\$200	104.00	R-550	STANDARD	-1.271
41-20-404-024	2902 COMANCHE AVE	08/22/23	WD	\$12,000	\$60,000	54.6	139.1	0.16	\$220	50.67	R-550	STANDARD	-1.087
41-20-454-017	617 E ATHERTON RD	05/02/22	WD	\$17,400	\$87,000	68.9	227.9	0.26	\$253	50.00	R-550	STANDARD	-0.792
41-20-402-034	3125 COMANCHE AVE	04/19/22	QC	\$12,500	\$62,500	47.0	106.0	0.12	\$266	50.00	R-550	STANDARD	-0.669
41-20-404-034	3114 COMANCHE AVE	12/15/23	WD	\$15,600	\$78,000	46.4	103.4	0.12	\$336	50.00	R-550	STANDARD	-0.032
41-20-452-012	707 ALGONQUIN AVE	11/08/22	WD	\$29,500	\$147,500	80.8	186.2	0.28	\$365	64.86	R-550	STANDARD	0.231
41-20-454-010	3622 OGEMA AVE	06/30/22	WD	\$27,400	\$137,000	74.0	128.1	0.21	\$370	71.67	R-550	STANDARD	0.276
41-20-404-035	3120 COMANCHE AVE	09/16/22	WD	\$17,200	\$86,000	46.4	103.4	0.12	\$371	50.00	R-550	STANDARD	0.281
			AVG	\$19,586					\$276				
225 FF			MED	\$17,790					\$259				

41-20-402-028	3025 COMANCHE AVE	04/14/23	WD	\$27,000	\$135,000	47.0	106.0	0.12	\$575	50.00	R-550	STANDARD	2.132
41-20-402-017	2841 COMANCHE AVE	11/15/22	WD	\$27,200	\$136,000	64.0	113.0	0.17	\$425	65.93	R-550	STANDARD	0.775
41-20-404-004	2913 DEARBORN ST	02/15/23	WD	\$29,200	\$146,000	56.4	134.0	0.16	\$518	53.33	R-550	STANDARD	1.620
41-20-402-034	3125 COMANCHE AVE	08/11/23	WD	\$17,600	\$88,000	47.0	106.0	0.12	\$375	50.00	R-550	STANDARD	0.316
41-20-402-035	3201 COMANCHE AVE	07/22/22	WD	\$17,980	\$89,900	47.0	106.0	0.12	\$383	50.00	R-550	STANDARD	0.389
41-20-404-030	3020 COMANCHE AVE	09/19/23	WD	\$19,000	\$95,000	47.8	109.8	0.13	\$397	50.00	R-550	STANDARD	0.522

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Rate Group 1
41-20-428-003	2913 SHAWNEE AVE	02/20/24	WD	\$7,000.0	\$35,000	\$26,500	75.71	53.3	105.0	0.13	0.13	\$131	52.00	555	STANDARD
41-20-457-002	3305 COMANCHE AVE	05/19/23	WD	\$8,000.0	\$40,000	\$24,700	61.75	52.5	106.0	0.12	0.12	\$152	51.00	555	STANDARD
41-20-476-023	3701 CHEROKEE AVE	06/22/22	WD	\$8,200.0	\$41,000	\$22,600	55.12	52.0	100.0	0.12	0.12	\$158	52.00	555	STANDARD
41-20-427-023	2914 SHAWNEE AVE	02/15/23	WD	\$8,700.0	\$43,500	\$25,200	57.93	53.3	105.0	0.13	0.13	\$163	52.00	555	STANDARD
41-20-402-054	3110 CHEROKEE AVE	02/13/23	WD	\$8,600.0	\$43,000	\$29,400	68.37	52.7	102.5	0.12	0.12	\$163	52.00	555	STANDARD
41-20-428-034	3114 CHEYENNE AVE	12/08/23	WD	\$9,000.0	\$45,000	\$27,000	60.00	53.3	105.0	0.13	0.13	\$169	52.00	555	STANDARD
41-20-428-035	3118 CHEYENNE AVE	12/08/23	WD	\$9,000.0	\$45,000	\$23,100	51.33	53.3	105.0	0.13	0.13	\$169	52.00	555	STANDARD
41-20-457-048	3602 CHEROKEE AVE	10/12/23	WD	\$15,600.0	\$78,000	\$33,800	43.33	91.5	101.0	0.21	0.21	\$171	91.00	555	STANDARD
41-20-456-004	3619 DEARBORN ST	03/30/23	WD	\$21,000.0	\$105,000	\$49,400	47.05	121.0	120.0	0.30	0.30	\$173	110.49	555	STANDARD
41-20-476-003	3305 CHEROKEE AVE	08/21/23	WD	\$9,200.0	\$46,000	\$23,000	50.00	53.0	100.0	0.12	0.12	\$174	53.00	555	STANDARD
41-20-430-002	2909 MENOMINEE AVE	12/22/22	WD	\$11,000.0	\$55,000	\$27,400	49.82	59.3	130.0	0.16	0.16	\$186	52.00	555	STANDARD
41-20-426-013	1205 MOHAWK AVE	09/09/22	WD	\$10,380.0	\$51,900	\$28,900	55.68	53.9	107.3	0.13	0.13	\$193	52.00	555	STANDARD
41-20-476-013	3509 CHEROKEE AVE	05/23/23	WD	\$10,200.0	\$51,000	\$26,100	51.18	52.0	100.0	0.12	0.12	\$196	52.00	555	STANDARD
41-20-455-015	3626 DEARBORN ST	09/05/23	WD	\$10,400.0	\$52,000	\$23,700	45.58	52.6	120.0	0.13	0.13	\$198	48.00	555	STANDARD
41-20-476-003	3305 CHEROKEE AVE	04/05/23	WD	\$10,600.0	\$53,000	\$23,000	43.40	53.0	100.0	0.12	0.12	\$200	53.00	555	STANDARD
41-20-476-024	3705 CHEROKEE AVE	09/12/23	WD	\$10,400.0	\$52,000	\$23,200	44.62	51.0	100.0	0.12	0.12	\$204	51.00	555	STANDARD
41-20-429-022	1210 MOHAWK AVE	10/31/22	WD	\$16,000.0	\$80,000	\$34,400	43.00	75.8	105.0	0.18	0.18	\$211	74.00	555	STANDARD
41-20-457-001	3301 COMANCHE AVE	12/18/23	WD	\$16,400.0	\$82,000	\$31,400	38.29	67.7	106.0	0.16	0.16	\$242	65.77	555	STANDARD
41-20-452-029	3514 DEARBORN ST	04/08/22	WD	\$15,980.0	\$79,900	\$26,400	33.04	65.7	120.0	0.17	0.17	\$243	60.00	555	STANDARD
41-20-428-024	3002 CHEYENNE AVE	03/19/24	WD	\$13,000.0	\$65,000	\$22,100	34.00	53.3	105.0	0.13	0.13	\$244	52.00	555	STANDARD
41-20-429-007	3005 CHEYENNE AVE	07/08/22	WD	\$13,000.0	\$65,000	\$25,000	38.46	53.3	105.0	0.13	0.13	\$244	52.00	555	STANDARD
41-20-402-046	2918 CHEROKEE AVE	04/11/22	WD	\$14,380.0	\$71,900	\$30,100	41.86	52.8	103.0	0.12	0.12	\$272	52.00	555	STANDARD
41-20-452-022	3406 DEARBORN ST	04/06/22	WD	\$15,000.0	\$75,000	\$24,100	32.13	52.6	120.0	0.13	0.13	\$285	48.00	555	STANDARD
41-20-426-007	1101 MOHAWK AVE	01/25/23	WD	\$16,800.0	\$84,000	\$26,000	30.95	54.8	111.0	0.13	0.13	\$307	52.00	555	STANDARD
41-20-456-018	3702 COMANCHE AVE	03/01/24	WD	\$18,400.0	\$92,000	\$21,900	23.80	50.5	101.9	0.12	0.12	\$364	50.00	555	STANDARD
41-20-429-023	2910 MENOMINEE AVE	06/30/22	WD	\$21,000.0	\$105,000	\$27,000	25.71	53.3	105.0	0.13	0.13	\$394	52.00	555	STANDARD
Totals:				Avg Med	\$13,685.5	\$1,984,400	\$800,100				Avg Med	\$216			
					\$13,000.0							\$197			
Outliers															
41-20-453-008	3415 DEARBORN ST	08/05/22	WD	\$22,980.0	\$114,900	\$27,000	23.50	55.9	120.0	0.14	0.14	\$411	51.00	555	STANDARD
41-20-453-010	3421 DEARBORN ST	07/22/22	WD	\$24,000.0	\$120,000	\$33,600	28.00	55.9	120.0	0.14	0.14	\$430	51.00	555	STANDARD
41-20-457-012	3505 COMANCHE AVE	09/28/23	WD	\$22,660.0	\$113,300	\$34,100	30.10	52.5	106.0	0.12	0.12	\$432	51.00	555	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
41-21-378-041	3602 KLEINPELL ST	08/15/23	WD	\$7,800	\$39,000	135.0	125.0	0.39	\$58	135.00	R-560	STANDARD
41-21-378-007	3525 CHAMBERS ST	07/27/22	WD	\$4,000	\$20,000	45.0	125.0	0.13	\$89	45.00	R-560	STANDARD
41-21-326-033	3318 CHAMBERS ST	09/07/23	WD	\$4,600	\$23,000	50.9	160.0	0.17	\$90	45.00	R-560	STANDARD
				AVG	\$7,700					\$79		
75/FF				MED	\$6,200					\$89		
Outlier												
41-21-376-028	3211 CHAMBERS ST	08/22/23	WD	\$14,400	\$72,000	49.2	100.0	0.13	\$293	55.00	R-560	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1	Zscore
40-24-380-077	1715 TIMBERLANE DR	10/19/23	WD	\$14,000	\$70,000	24.7	100.0	0.06	\$567	24.67	R-563	SITE VALUE	-1.265
40-25-153-019	1829 LAUREL OAK DR	05/16/23	WD	\$14,400	\$72,000	24.7	137.6	0.08	\$584	24.67	R-563	SITE VALUE	-1.152
40-25-153-048	1905 LAUREL OAK DR	04/25/22	WD	\$20,200	\$101,000	33.7	138.6	0.11	\$599	33.70	R-563	SITE VALUE	-1.043
40-25-101-092	4028 PARK FOREST DR	06/30/23	WD	\$20,000	\$100,000	33.1	142.5	0.11	\$605	33.08	R-563	SITE VALUE	-1.007
40-25-101-095	4206 PARK FOREST DR	05/23/22	WD	\$12,400	\$62,000	17.2	135.2	0.05	\$721	17.21	R-563	SITE VALUE	-0.201
40-25-126-030	2004 CRESTBROOK LN	04/14/22	WD	\$18,000	\$90,000	24.7	118.0	0.07	\$730	24.67	R-563	SITE VALUE	-0.137
40-25-101-091	4026 PARK FOREST DR	04/22/22	WD	\$18,300	\$91,500	24.7	143.5	0.08	\$742	24.67	R-563	SITE VALUE	-0.053
40-25-127-018	2016 STONEY BROOK CT	12/08/23	WD	\$25,400	\$127,000	33.5	103.0	0.08	\$758	33.49	R-563	SITE VALUE	0.063
40-25-101-026	4006 PARK FOREST DR	04/13/23	WD	\$18,840	\$94,200	24.7	151.5	0.09	\$764	24.67	R-563	SITE VALUE	0.100
40-25-126-034	2016 CRESTBROOK LN	03/13/24	WD	\$19,200	\$96,000	24.7	118.0	0.07	\$778	24.67	R-563	SITE VALUE	0.201
40-24-380-066	3703 GREENBROOK LN	08/31/23	WD	\$22,000	\$110,000	27.0	131.5	0.08	\$816	26.97	R-563	SITE VALUE	0.462
40-25-153-034	1937 LAUREL OAK DR	09/01/23	WD	\$22,000	\$110,000	27.0	161.8	0.10	\$816	26.97	R-563	SITE VALUE	0.462
40-25-127-063	2007 STONEY BROOK CT	01/20/23	WD	\$20,200	\$101,000	24.7	85.1	0.05	\$819	24.67	R-563	SITE VALUE	0.483
40-25-153-060	1847 LAUREL OAK DR	06/10/22	WD	\$20,200	\$101,000	24.7	138.1	0.08	\$819	24.67	R-563	SITE VALUE	0.483
40-25-153-009	1951 LAUREL OAK DR	09/22/23	WD	\$20,100	\$100,500	24.3	166.5	0.09	\$827	24.31	R-563	SITE VALUE	0.539
40-24-351-037	1840 WILLOW BROOK CIR	05/23/22	WD	\$23,000	\$115,000	26.7	98.0	0.06	\$863	26.66	R-563	SITE VALUE	0.789
40-24-380-077	1715 TIMBERLANE DR	03/22/24	WD	\$23,000	\$115,000	24.7	100.0	0.06	\$932	24.67	R-563	SITE VALUE	1.273
				AVG	\$19,402				\$768				
				MED	\$20,050				\$771				
40-25-101-043	4306 PARK FOREST DR	06/26/23	QC	\$10,400	\$52,000	24.7	151.0	0.09	\$421	24.68	R-563	SITE VALUE	-2.281
40-25-101-011	3828 PARK FOREST DR	11/02/23	WD	\$18,000	\$90,000	16.7	169.6	0.07	\$1,078	16.70	R-563	SITE VALUE	2.285

18000

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1	Zscore
40-25-253-028	1627 BLACKBERRY LN	07/27/22	WD	\$10,700	\$53,500	87.7	126.1	0.23	\$122	78.15	R-570	STANDARD LOTS	-1.899
40-25-203-036	1402 BLUEBERRY LN	02/10/23	WD	\$11,600	\$58,000	70.4	101.0	0.16	\$165	70.00	R-570	STANDARD LOTS	-1.237
40-25-254-003	4310 HUCKLEBERRY LN	03/11/24	WD	\$10,500	\$52,500	61.2	150.0	0.17	\$171	50.00	R-570	STANDARD LOTS	-1.136
40-25-254-015	4514 HUCKLEBERRY LN	09/07/22	WD	\$12,000	\$60,000	61.2	150.0	0.17	\$196	50.00	R-570	STANDARD LOTS	-0.758
40-25-253-007	4413 HUCKLEBERRY LN	04/14/22	WD	\$9,980	\$49,900	50.0	100.0	0.12	\$200	50.00	R-570	STANDARD LOTS	-0.701
40-25-253-041	1601 GREENBROOK LN	09/28/22	WD	\$12,760	\$63,800	63.2	102.7	0.15	\$202	62.38	R-570	STANDARD LOTS	-0.667
40-25-253-028	1627 BLACKBERRY LN	01/05/23	WD	\$19,600	\$98,000	87.7	126.1	0.23	\$223	78.15	R-570	STANDARD LOTS	-0.333
40-25-202-028	1626 MULBERRY LN	05/15/23	WD	\$17,400	\$87,000	72.0	77.7	0.15	\$242	81.67	R-570	STANDARD LOTS	-0.053
40-25-201-034	1518 BERRYWOOD LN	07/10/23	WD	\$14,000	\$70,000	54.8	120.0	0.14	\$256	50.00	R-570	STANDARD LOTS	0.163
40-25-202-027	1401 BERRYWOOD LN	11/04/22	WD	\$16,200	\$81,000	62.5	108.6	0.15	\$259	60.00	R-570	STANDARD LOTS	0.217
40-25-204-002	1606 CRESTBROOK LN	05/25/22	WD	\$17,200	\$86,000	61.1	97.6	0.14	\$281	61.90	R-570	STANDARD LOTS	0.559
40-25-254-013	4510 HUCKLEBERRY LN	02/24/23	WD	\$17,400	\$87,000	61.2	150.0	0.17	\$284	50.00	R-570	STANDARD LOTS	0.603
40-25-252-021	1402 CRESTBROOK LN	11/08/23	WD	\$16,000	\$80,000	53.2	83.2	0.11	\$301	58.33	R-570	STANDARD LOTS	0.860
40-25-202-038	1510 MULBERRY LN	10/23/23	WD	\$16,400	\$82,001	50.0	100.0	0.12	\$328	50.00	R-570	STANDARD LOTS	1.280
40-25-203-014	1501 MULBERRY LN	01/30/23	WD	\$17,000	\$85,000	50.0	100.0	0.12	\$340	50.00	R-570	STANDARD LOTS	1.465
40-25-253-007	4413 HUCKLEBERRY LN	12/08/22	WD	\$17,560	\$87,800	50.0	100.0	0.12	\$351	50.00	R-570	STANDARD LOTS	1.637
				AVG	\$14,769				\$245				
250/FF				MED	\$16,100				\$249				

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1	Zscore
41-30-110-009	845 ALVORD AVE	08/18/23	QC	\$1,200	\$6,000	65.0	100.0	0.15	\$18	65.00	R-575	STANDARD	-1.426
41-30-107-021	916 ALVORD AVE	06/14/23	WD	\$3,280	\$16,400	70.0	200.0	0.16	\$47	70.00	R-575	STANDARD	-1.119
41-30-102-011	833 W ATHERTON RD	04/29/22	WD	\$6,200	\$31,000	106.5	205.6	0.25	\$58	105.00	R-575	STANDARD	-0.996
40-25-232-018	1220 ALVORD AVE	11/09/22	WD	\$6,000	\$30,000	80.0	130.5	0.21	\$75	70.00	R-575	STANDARD	-0.813
40-25-226-023	1201 W ATHERTON RD	05/24/22	WD	\$7,000	\$35,000	93.3	78.9	0.19	\$75	105.00	R-575	STANDARD	-0.813
41-30-105-012	925 LELAND ST	09/29/22	WD	\$13,500	\$67,500	143.5	210.0	0.34	\$94	140.00	R-575	STANDARD	-0.607
40-25-277-012	1035 ALVORD AVE	03/24/23	WD	\$8,000	\$40,000	70.4	101.1	0.16	\$114	70.00	R-575	STANDARD	-0.395
41-30-157-024	924 MARKHAM ST	11/14/22	WD	\$7,000	\$35,000	61.5	105.2	0.15	\$114	60.00	R-575	STANDARD	-0.393
41-30-110-006	853 ALVORD AVE	12/05/22	WD	\$4,000	\$20,000	35.0	100.0	0.08	\$114	35.00	R-575	STANDARD	-0.388
40-25-282-033	1206 MARKHAM ST	12/11/23	WD	\$8,580	\$42,900	68.0	100.0	0.16	\$126	68.00	R-575	STANDARD	-0.259
41-30-151-022	928 HURON ST	11/27/23	WD	\$4,700	\$23,500	35.0	100.0	0.08	\$134	35.00	R-575	STANDARD	-0.171
40-25-233-039	1039 CRAWFORD ST	06/28/22	WD	\$11,000	\$55,000	79.8	130.0	0.21	\$138	70.00	R-575	STANDARD	-0.133
40-25-280-025	1238 PINEHURST AVE	06/01/23	WD	\$4,800	\$24,000	34.0	100.0	0.08	\$141	34.00	R-575	STANDARD	-0.096
41-30-101-015	940 CAMPBELL ST	06/20/23	WD	\$8,000	\$40,000	53.8	105.0	0.13	\$149	52.50	R-575	STANDARD	-0.015
41-30-101-006	953 W ATHERTON RD	07/22/22	WD	\$6,000	\$30,000	36.9	111.4	0.09	\$162	35.00	R-575	STANDARD	0.133
41-30-101-007	949 W ATHERTON RD	01/18/23	WD	\$6,000	\$30,000	36.9	111.1	0.09	\$163	35.00	R-575	STANDARD	0.136
41-30-108-030	802 ALVORD AVE	11/02/22	WD	\$5,780	\$28,900	35.0	100.0	0.08	\$165	35.00	R-575	STANDARD	0.163
41-30-105-025	4006 BRUNSWICK AVE	07/03/23	WD	\$7,000	\$35,000	40.0	100.0	0.09	\$175	40.00	R-575	STANDARD	0.270
40-25-226-005	1239 W ATHERTON RD	06/26/23	WD	\$9,300	\$46,500	50.3	114.3	0.12	\$185	47.00	R-575	STANDARD	0.379
41-30-101-007	949 W ATHERTON RD	12/07/23	WD	\$7,200	\$36,000	36.9	111.1	0.09	\$195	35.00	R-575	STANDARD	0.489
40-25-231-013	1027 LELAND ST	12/22/23	WD	\$7,200	\$36,000	36.7	110.0	0.09	\$196	35.00	R-575	STANDARD	0.499
				AVG	\$6,750				\$126				
100/FF				MED	\$7,000				\$134				

41-30-106-020	850 CRAWFORD ST	08/19/22	WD	13356	\$66,780	35.9	105.0	0.08	\$372	35.00	R-575	STANDARD	2.410
41-30-103-026	3902 BRUNSWICK AVE	06/15/23	WD	19800	\$99,000	45.0	100.0	0.10	\$440	45.00	R-575	STANDARD	3.142

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1
41-30-206-040	4405 CUTHBERTSON ST	11/30/22	WD	\$5,600	\$28,000	49.3	120.0	0.12	\$114	45.00	R-580	STANDARD
41-30-158-007	841 MAJOR ST	06/03/22	WD	\$4,000	\$20,000	35.0	100.0	0.08	\$114	35.00	R-580	STANDARD
41-30-178-020	734 INGLESIDE AVE	03/29/23	WD	\$5,200	\$26,000	45.0	100.0	0.10	\$116	45.00	R-580	STANDARD
41-30-133-016	640 ALVORD AVE	12/18/23	WD	\$5,800	\$29,000	45.0	100.0	0.10	\$129	45.00	R-580	STANDARD
41-30-202-014	515 CAMPBELL ST	07/21/22	WD	\$6,000	\$30,000	46.1	105.0	0.11	\$130	45.00	R-580	STANDARD
41-30-203-025	4012 CUTHBERTSON ST	05/31/22	WD	\$7,571	\$37,857	52.7	111.0	0.13	\$144	50.00	R-580	STANDARD
41-30-132-016	750 ALVORD AVE	01/23/23	WD	\$7,500	\$37,500	50.0	100.0	0.12	\$150	50.00	R-580	STANDARD
41-30-126-006	731 W ATHERTON RD	03/10/23	WD	\$6,800	\$34,000	45.0	100.0	0.10	\$151	45.00	R-580	STANDARD
41-30-127-022	616 CAMPBELL ST	05/16/22	WD	\$6,800	\$34,000	44.5	98.0	0.10	\$153	45.00	R-580	STANDARD
41-30-128-001	749 CAMPBELL ST	08/21/23	QC	\$7,920	\$39,600	51.2	105.0	0.12	\$155	50.00	R-580	STANDARD
41-30-130-010	713 LELAND ST	09/29/23	WD	\$7,600	\$38,000	46.1	105.0	0.11	\$165	45.00	R-580	STANDARD
41-19-383-015	636 WALDMAN AVE	07/24/23	WD	\$7,600	\$38,000	45.0	100.0	0.10	\$169	45.00	R-580	STANDARD
41-30-127-022	616 CAMPBELL ST	11/23/22	WD	\$8,000	\$40,000	44.5	98.0	0.10	\$180	45.00	R-580	STANDARD
41-30-205-013	515 ALVORD AVE	03/06/24	WD	\$8,200	\$41,000	45.0	100.0	0.14	\$182	45.00	R-580	STANDARD
41-19-381-025	3512 S GRAND TRAVERSE	11/02/22	WD	\$8,400	\$42,000	44.3	97.0	0.10	\$190	45.00	R-580	STANDARD
41-19-380-011	719 LINCOLN AVE	05/24/22	WD	\$8,600	\$43,000	45.0	100.0	0.10	\$191	45.00	R-580	STANDARD
41-19-382-013	707 PETTIBONE AVE	11/30/23	WD	\$8,780	\$43,900	45.0	100.0	0.10	\$195	45.00	R-580	STANDARD
41-30-127-022	616 CAMPBELL ST	01/26/23	WD	\$8,800	\$44,000	44.5	98.0	0.10	\$198	45.00	R-580	STANDARD
41-19-384-009	723 WALDMAN AVE	12/30/22	WD	\$8,780	\$43,900	43.4	93.0	0.10	\$202	45.00	R-580	STANDARD
41-30-159-025	825 MARKHAM ST	12/14/22	WD	\$10,200	\$51,000	47.2	110.0	0.11	\$216	45.00	R-580	STANDARD
41-30-128-010	717 CAMPBELL ST	09/26/22	WD	\$10,000	\$50,000	46.1	105.0	0.11	\$217	45.00	R-580	STANDARD
41-30-154-004	858 INGLESIDE AVE	08/26/22	WD	\$12,300	\$61,500	54.8	120.0	0.14	\$225	50.00	R-580	STANDARD
41-30-202-015	511 CAMPBELL ST	08/26/22	WD	\$12,580	\$62,900	51.2	105.0	0.12	\$246	50.00	R-580	STANDARD
41-30-134-017	740 CLINTON ST	05/04/22	WD	\$10,400	\$52,000	42.0	100.0	0.10	\$248	42.00	R-580	STANDARD
41-30-176-002	745 CLINTON ST	07/27/23	WD	\$11,200	\$56,000	45.0	100.0	0.10	\$249	45.00	R-580	STANDARD
41-30-159-044	822 W HEMPHILL RD	09/26/23	WD	\$13,800	\$69,000	55.2	112.8	0.14	\$250	52.00	R-580	STANDARD
41-30-133-005	635 CRAWFORD ST	09/12/23	WD	\$11,400	\$57,000	45.0	100.0	0.10	\$253	45.00	R-580	STANDARD
41-30-132-020	734 ALVORD AVE	06/15/22	WD	\$11,600	\$58,000	45.0	100.0	0.10	\$258	45.00	R-580	STANDARD
41-30-178-020	734 INGLESIDE AVE	03/04/24	WD	\$11,760	\$58,800	45.0	100.0	0.10	\$261	45.00	R-580	STANDARD
41-30-135-016	634 CLINTON ST	05/22/23	WD	\$12,200	\$61,000	45.0	100.0	0.10	\$271	45.00	R-580	STANDARD
41-30-128-008	725 CAMPBELL ST	02/21/24	WD	\$12,800	\$64,000	46.1	105.0	0.11	\$278	45.00	R-580	STANDARD
41-30-129-005	631 CAMPBELL ST	01/19/23	WD	\$15,980	\$79,900	56.4	105.0	0.13	\$284	55.00	R-580	STANDARD
41-30-206-030	4213 CUTHBERTSON ST	05/25/22	WD	\$14,000	\$70,000	49.3	120.0	0.12	\$284	45.00	R-580	STANDARD
41-30-126-007	727 W ATHERTON RD	07/27/22	WD	\$13,000	\$65,000	45.0	100.0	0.10	\$289	45.00	R-580	STANDARD
41-19-385-017	630 W ATHERTON RD	02/09/23	WD	\$13,200	\$66,000	45.0	100.0	0.10	\$293	45.00	R-580	STANDARD
				AVG	\$10,515				\$204			
175/FF				MED	\$10,000				\$198			
Outlier												
41-19-452-015	501 PETTIBONE AVE	09/19/22	WD	\$30,000	\$150,000	95.0	100.0	0.22	\$316	95.00	R-580	STANDARD
41-30-204-011	519 CRAWFORD ST	05/06/22	WD	\$15,000	\$75,000	45.0	100.0	0.10	\$333	45.00	R-580	STANDARD
41-19-452-024	514 WALDMAN AVE	08/23/23	WD	\$15,400	\$77,000	46.0	103.0	0.11	\$335	45.33	R-580	STANDARD
41-30-251-011	519 CLINTON ST	03/07/24	WD	\$15,300	\$76,500	45.0	100.0	0.10	\$340	45.00	R-580	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table	Rate Group 1	Zscore
41-29-157-024	4537 KEATS ST	10/25/22	WD	\$6,200	\$31,000	62.6	102.9	0.15	\$99	61.67	R-585	STANDARD	-1.005
41-29-152-020	4513 MILTON DR	10/31/23	OTH	\$6,000	\$30,000	60.0	140.0	0.16	\$100	50.67	R-585	STANDARD	-0.995
41-29-180-015	421 E HEMPHILL RD	05/05/22	WD	\$10,000	\$50,000	87.7	190.0	0.20	\$114	90.00	R-585	STANDARD	-0.857
41-29-180-013	413 E HEMPHILL RD	05/22/23	WD	\$8,500	\$42,500	65.8	95.0	0.15	\$129	67.50	R-585	STANDARD	-0.707
41-29-158-003	4516 KEATS ST	10/31/22	WD	\$12,400	\$62,000	92.1	175.3	0.20	\$135	99.18	R-585	STANDARD	-0.654
41-29-153-019	225 BROWNING AVE	09/08/22	WD	\$14,500	\$72,500	94.9	90.0	0.21	\$153	100.00	R-585	STANDARD	-0.473
41-29-153-011	209 BROWNING AVE	11/12/22	LC	\$9,000	\$45,000	47.4	90.0	0.10	\$190	50.00	R-585	STANDARD	-0.109
41-29-156-005	354 BROWNING AVE	05/19/23	WD	\$16,000	\$80,000	79.4	90.3	0.17	\$201	83.60	R-585	STANDARD	0.007
41-29-157-012	4514 PENGELLY RD	06/14/22	WD	\$9,200	\$46,000	45.0	100.0	0.10	\$204	45.00	R-585	STANDARD	0.037
41-29-152-031	4621 MILTON DR	09/29/23	WD	\$13,000	\$65,000	53.9	141.6	0.15	\$241	45.33	R-585	STANDARD	0.398
41-29-151-044	4421 PENGELLY RD	11/11/22	WD	\$10,980	\$54,900	45.0	100.0	0.10	\$244	45.00	R-585	STANDARD	0.428
41-29-152-034	4609 MILTON DR	05/12/23	WD	\$14,320	\$71,600	57.5	163.5	0.17	\$249	45.00	R-585	STANDARD	0.476
41-29-151-021	4125 PENGELLY RD	03/12/24	WD	\$11,800	\$59,000	45.0	100.0	0.10	\$262	45.00	R-585	STANDARD	0.608
41-29-156-029	329 BEDE ST	08/09/23	WD	\$14,600	\$73,000	50.7	119.5	0.13	\$288	46.41	R-585	STANDARD	0.861

				AVG	\$11,753						\$186		
175/FF				MED	\$11,800						\$196		
Outlier													
41-29-157-011	4510 PENGELLY RD	11/30/23	WD	\$21,000	\$105,000	45.0	100.0	0.10	\$467	45.00	R-585	STANDARD	2.630
41-29-156-011	330 BROWNING AVE	02/16/23	WD	\$19,800	\$99,000	49.3	103.0	0.12	\$401	48.60	R-585	STANDARD	1.985

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Effec. Front	Depth	Net Acres	Dollars/FF	Actual Front	Land Table
41-29-256-036	913 MC KEIGHAN AVE	08/31/22	WD	\$9,000	\$45,000	49.5	112.5	0.13	\$182	50.00	R-595
41-29-256-016	906 DELL AVE	11/02/23	WD	\$10,000	\$50,000	51.4	112.5	0.13	\$194	52.00	R-595
41-29-252-005	710 MC KINLEY AVE	07/08/22	WD	\$14,000	\$70,000	55.0	115.0	0.15	\$255	55.00	R-595
41-29-277-022	4419 CHEYENNE AVE	10/13/22	WD	\$15,000	\$75,000	55.3	130.0	0.16	\$271	52.00	R-595
41-29-228-025	3905 CHEYENNE AVE	09/07/22	WD	\$13,980	\$69,900	51.0	115.0	0.14	\$274	51.00	R-595
41-29-256-032	817 MC KEIGHAN AVE	04/27/22	WD	\$14,000	\$70,000	49.5	112.5	0.13	\$283	50.00	R-595
41-29-256-008	722 DELL AVE	01/13/23	WD	\$15,000	\$75,000	51.4	112.5	0.13	\$292	52.00	R-595
41-29-205-020	721 BUCKINGHAM AVE	09/29/22	WD	\$15,000	\$75,000	50.9	115.0	0.13	\$295	50.86	R-595
41-29-254-012	810 LOCHHEAD AVE	01/10/23	WD	\$15,000	\$75,000	49.5	112.5	0.13	\$303	50.00	R-595
41-29-276-012	910 MC KEIGHAN AVE	10/31/23	WD	\$15,000	\$75,000	49.4	112.1	0.13	\$304	50.00	R-595
41-29-278-049	1009 E HEMPHILL RD	06/01/23	WD	\$16,800	\$84,000	52.0	115.0	0.14	\$323	52.00	R-595
41-29-256-041	1015 MC KEIGHAN AVE	09/23/22	WD	\$17,520	\$87,600	53.7	103.1	0.13	\$326	56.67	R-595
41-29-254-033	805 DELL AVE	07/15/22	WD	\$17,000	\$85,000	51.4	112.5	0.13	\$331	52.00	R-595
41-29-256-038	1001 MC KEIGHAN AVE	06/13/23	WD	\$17,600	\$88,000	52.6	111.7	0.14	\$335	53.33	R-595
41-29-278-021	1006 MACDONALD AVE	12/27/23	WD	\$16,800	\$84,000	49.7	113.6	0.13	\$338	50.00	R-595
41-29-276-051	4428 CHEYENNE AVE	04/11/22	WD	\$16,000	\$80,000	46.6	100.0	0.12	\$343	50.00	R-595
41-29-278-009	802 MACDONALD AVE	08/25/22	WD	\$18,000	\$90,000	50.3	116.6	0.13	\$358	50.00	R-595
41-29-278-015	902 MACDONALD AVE	11/17/22	WD	\$18,000	\$90,000	50.0	115.2	0.13	\$360	50.00	R-595
41-29-252-018	918 MC KINLEY AVE	05/19/23	WD	\$19,400	\$97,000	52.8	107.9	0.14	\$367	54.50	R-595
41-29-252-012	818 MC KINLEY AVE	06/03/22	WD	\$19,100	\$95,500	51.1	111.0	0.13	\$374	52.00	R-595
41-29-226-016	1005 SOUTHLAWN AVE	07/13/22	WD	\$19,000	\$95,000	46.6	100.0	0.12	\$408	50.00	R-595
41-29-278-022	1010 MACDONALD AVE	06/24/22	WD	\$23,100	\$115,500	49.6	113.3	0.13	\$465	50.00	R-595
41-29-278-022	1010 MACDONALD AVE	03/01/24	WD	\$23,400	\$117,000	49.6	113.3	0.13	\$471	50.00	R-595
			AVG	\$16,422					\$324		
300/FF			MED	\$16,800					\$326		
41-29-276-039	1118 LOCHHEAD AVE	02/23/23	WD	\$13,000	\$65,000	82.1	86.9	0.19	\$158	94.69	R-595
41-29-252-023	715 LOCHHEAD AVE	08/14/23	WD	\$23,300	\$116,500	44.9	114.3	0.12	\$519	45.00	R-595

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Land Table
41-18-226-024	915 E COURT ST	02/29/24	WD	\$16,800.0	\$84,000	\$43,100	51.31	\$86,242	\$16,000	R-600
41-18-226-031	915 E COURT ST	05/05/22	WD	\$10,000.0	\$50,000	\$40,800	81.60	\$81,549	\$16,000	R-600
41-18-226-040	915 E COURT ST	06/17/22	WD	\$15,980.0	\$79,900	\$39,500	49.44	\$79,021	\$16,000	R-600
41-18-226-040	915 E COURT ST	06/20/23	WD	\$17,000.0	\$85,000	\$39,500	46.47	\$79,021	\$16,000	R-600
41-18-226-043	915 E COURT ST	02/27/23	WD	\$14,500.0	\$72,500	\$40,500	55.86	\$80,929	\$16,000	R-600
41-18-226-043	915 E COURT ST	06/13/23	WD	\$15,980.0	\$79,900	\$40,500	50.69	\$80,929	\$16,000	R-600
41-18-226-045	915 E COURT ST	10/25/23	WD	\$17,000.0	\$85,000	\$42,200	49.65	\$84,367	\$16,000	R-600
41-18-226-049	915 E COURT ST	10/20/23	WD	\$14,800.0	\$74,000	\$41,800	56.49	\$83,621	\$16,000	R-600
Totals:					\$610,300	\$327,900		\$655,679	\$128,000	
						Sale. Ratio =>	53.73		Average	
16000						Std. Dev. =>	11.18		per FF=>	