

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	Rate Group 1
46-26-101-037	2329 W CARPENTER RD	09/20/24	WD	13,400	\$67,000	\$25,800	38.51	\$51,631	\$14,085	122.5	150.0	0.34	0.34	\$109	100.00	R-100	401	STANDARD
46-26-176-068	1610 BARBARA DR	12/02/24	WD	7,400	\$37,000	\$17,900	48.38	\$35,857	\$7,601	66.1	105.0	0.16	0.16	\$112	64.50	R-100	401	STANDARD
46-26-151-034	2106 JANICE DR	02/28/25	WD	7,400	\$37,000	\$15,800	42.70	\$31,604	\$6,555	57.0	100.0	0.13	0.13	\$130	57.00	R-100	401	STANDARD
46-26-178-024	1605 BARBARA DR	06/23/23	WD	7,300	\$36,500	\$16,900	46.30	\$33,703	\$5,896	51.3	105.2	0.12	0.12	\$142	50.00	R-100	401	STANDARD
46-26-154-020	6413 OXLEY DR	10/04/24	WD	7,831	\$39,157	\$16,200	41.37	\$32,469	\$5,750	50.0	100.0	0.12	0.12	\$157	50.00	R-100	401	STANDARD
46-26-153-004	6506 VALORIE LN	01/03/24	LC	9,600	\$48,000	\$18,800	39.17	\$37,681	\$6,785	59.0	100.0	0.14	0.14	\$163	59.00	R-100	401	STANDARD
46-26-177-013	6210 BELLTREE LN	09/25/23	WD	10,100	\$50,500	\$19,000	37.62	\$37,950	\$6,142	53.4	105.5	0.13	0.13	\$189	52.00	R-100	401	STANDARD
46-26-176-055	1810 BARBARA DR	09/23/24	WD	10,000	\$50,000	\$18,000	36.00	\$36,047	\$5,892	51.2	105.0	0.12	0.12	\$195	50.00	R-100	401	STANDARD
46-26-153-008	6414 VALORIE LN	11/01/23	MLC	10,500	\$52,500	\$14,100	26.86	\$33,273	\$5,750	50.0	100.0	0.12	0.12	\$210	50.00	R-100	401	STANDARD

Totals:

\$56,666 \$18,954

Avg

\$156

Sale. Ratio => 33.45

Std. Dev. => 8.49

Outliers

46-26-153-006	6418 VALORIE LN	10/10/24	WD	5,000	\$25,000	\$16,000	64.00	\$31,908	\$6,785	59.0	100.0	0.14	0.14	\$85	59.00	R-100	401	STANDARD
46-26-127-034	6701 DANA LN	06/28/24	WD	5,500	\$27,500	\$17,600	64.00	\$36,628	\$7,569	65.8	98.0	0.15	0.15	\$84	66.50	R-100	401	STANDARD
46-26-153-005	6502 VALORIE LN	11/22/24	WD	14,600	\$73,000	\$23,100	31.64	\$46,267	\$5,750	50.0	100.0	0.12	0.12	\$292	50.00	R-100	401	STANDARD
46-26-176-041	6621 FLEMING RD	02/24/25	WD	18,200	\$91,000	\$20,400	22.42	\$40,837	\$6,946	60.4	100.0	0.14	0.14	\$301	60.92	R-100	401	STANDARD
46-26-177-007	6402 BELLTREE LN	07/03/24	WD	14,000	\$70,000	\$22,000	31.43	\$45,929	\$7,184	62.5	106.7	0.15	0.15	\$224	60.00	R-100	401	STANDARD
46-26-127-013	1810 RUSSET PL	06/27/23	WD	17,000	\$85,000	\$18,400	21.65	\$36,898	\$7,901	68.7	118.0	0.15	0.15	\$247	76.10	R-100	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	Rate Group 1
46-26-230-010	823 W ALMA AVE	03/18/25	WD	5,600	\$28,000	\$13,600	48.57	\$27,285	\$5,401	54.0	110.0	0.13	0.13	\$104	51.50	R-105	401	STANDARD
46-26-254-012	1321 BARBARA DR	05/06/24	QC	5,600	\$28,000	\$14,100	50.36	\$28,128	\$5,200	52.0	100.0	0.12	0.12	\$108	52.00	R-105	401	STANDARD
46-26-229-005	6705 DARYLL DR	09/25/23	LC	6,000	\$30,000	\$11,700	39.00	\$23,402	\$5,200	52.0	100.0	0.12	0.12	\$115	52.00	R-105	401	STANDARD
46-26-276-006	817 CHATHAM DR	08/03/23	WD	7,000	\$35,000	\$13,700	39.14	\$27,323	\$5,791	57.9	115.0	0.14	0.14	\$121	54.00	R-105	401	STANDARD
46-26-230-045	6527 CRANWOOD DR	02/26/25	MLC	8,000	\$40,000	\$14,500	36.25	\$29,073	\$5,300	53.0	100.0	0.12	0.12	\$151	53.00	R-105	401	STANDARD
46-26-252-013	6212 FLEMING RD	10/30/24	CD	9,100	\$45,500	\$16,400	36.04	\$32,764	\$5,552	55.5	111.3	0.13	0.13	\$164	52.62	R-105	401	STANDARD
46-26-231-052	6529 DUPONT ST	03/07/24	WD	9,200	\$46,000	\$14,400	31.30	\$28,779	\$5,100	51.0	100.0	0.12	0.12	\$180	51.00	R-105	401	STANDARD
46-26-253-027	1201 LILLIAN DR	03/28/25	WD	15,200	\$76,000	\$17,700	23.29	\$35,441	\$8,367	83.7	70.0	0.16	0.16	\$182	100.00	R-105	401	STANDARD
46-26-227-003	7018 DARYLL DR	11/12/24	WD	10,000	\$50,000	\$12,800	25.60	\$25,520	\$5,425	54.2	108.8	0.13	0.13	\$184	52.00	R-105	401	STANDARD
46-26-231-040	6801 DUPONT ST	04/07/23	WD	10,400	\$52,000	\$15,900	30.58	\$31,728	\$5,604	56.0	100.0	0.13	0.13	\$186	56.04	R-105	401	STANDARD
46-26-252-044	1410 LILLIAN DR	11/18/24	WD	14,000	\$70,000	\$20,400	29.14	\$40,895	\$7,104	71.0	103.0	0.17	0.17	\$197	70.00	R-105	401	STANDARD
46-26-203-037	6713 ORANGE LN	05/01/23	WD	12,400	\$62,000	\$13,500	21.77	\$27,067	\$6,200	62.0	100.0	0.14	0.14	\$200	62.00	R-105	401	STANDARD
46-26-230-013	811 W ALMA AVE	02/12/24	WD	10,815	\$54,075	\$15,600	28.85	\$31,284	\$5,385	53.8	110.0	0.13	0.13	\$201	51.34	R-105	401	STANDARD
46-26-201-011	1410 BANBURY PL	07/05/23	WD	15,000	\$75,000	\$16,900	22.53	\$33,718	\$6,500	65.0	100.0	0.15	0.15	\$231	65.00	R-105	401	STANDARD

Totals:

\$51,038 \$15,293

Avg

\$166

Sale. Ratio => 29.96

Std. Dev. => 8.98

Outlier																		
46-26-231-056	6511 DUPONT ST	02/14/25	QC	3,600	\$18,000	\$15,100	83.89	\$30,166	\$5,100	51.0	100.0	0.12	0.12	\$71	51.00	R-105	401	STANDARD
46-26-203-040	6627 ORANGE LN	04/17/24	WD	4,600	\$23,000	\$15,400	66.96	\$30,831	\$6,400	64.0	100.0	0.15	0.15	\$72	64.00	R-105	401	STANDARD
46-26-253-022	1302 BARBARA DR	12/13/24	WD	14,800	\$74,000	\$18,200	24.59	\$36,438	\$5,200	52.0	100.0	0.12	0.12	\$285	52.00	R-105	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	Rate Group 1
46-25-126-019	216 W BUNDY AVE	11/27/24	WD	5,000	\$25,000	\$11,400	45.60	\$22,809	\$4,680	52.0	122.3	0.15	0.15	\$96	52.00	R-115	401	STANDARD
46-25-105-008	617 W YORK AVE	06/18/24	WD	4,920	\$24,600	\$13,300	54.07	\$26,658	\$4,500	50.0	104.0	0.12	0.12	\$98	50.00	R-115	401	STANDARD
46-25-102-011	7002 COLLEGE ST	04/29/24	WD	5,400	\$27,000	\$11,400	42.22	\$22,787	\$4,883	54.3	150.0	0.19	0.19	\$100	55.50	R-115	401	STANDARD
46-25-180-006	301 W RUTH AVE	04/12/23	WD	4,000	\$20,000	\$10,200	51.00	\$20,462	\$3,600	40.0	109.0	0.10	0.10	\$100	40.00	R-115	401	STANDARD
46-25-301-013	628 W HOME AVE	03/28/25	WD	5,000	\$25,000	\$8,500	34.00	\$16,982	\$4,500	50.0	105.0	0.12	0.12	\$100	50.00	R-115	401	STANDARD
46-25-155-024	610 W AUSTIN AVE	03/28/24	CD	5,000	\$25,001	\$12,700	50.80	\$25,426	\$4,500	50.0	109.0	0.13	0.13	\$100	50.00	R-115	401	STANDARD
46-25-102-013	518 W BUNDY AVE	01/08/25	WD	5,200	\$26,000	\$9,700	37.31	\$19,346	\$4,500	50.0	150.0	0.17	0.17	\$104	50.00	R-115	401	STANDARD
46-25-301-013	628 W HOME AVE	09/01/23	WD	5,800	\$29,000	\$8,500	29.31	\$16,982	\$4,500	50.0	105.0	0.12	0.12	\$116	50.00	R-115	401	STANDARD
46-25-109-016	638 W FOSS AVE	05/15/24	LC	6,200	\$31,000	\$13,300	42.90	\$26,611	\$4,500	50.0	111.0	0.13	0.13	\$124	50.00	R-115	401	STANDARD
46-25-106-020	430 W ALMA AVE	02/05/24	LC	5,600	\$28,000	\$13,300	47.50	\$26,643	\$3,600	40.0	104.0	0.10	0.10	\$140	40.00	R-115	401	STANDARD
46-25-132-030	110 W FOSS AVE	12/22/23	WD	6,080	\$30,399	\$9,700	31.91	\$19,436	\$3,600	40.0	111.0	0.10	0.10	\$152	40.00	R-115	401	STANDARD
46-25-153-023	610 W RUTH AVE	04/14/23	WD	8,000	\$40,000	\$11,400	28.50	\$22,741	\$4,500	50.0	104.0	0.12	0.12	\$160	50.00	R-115	401	STANDARD
Totals:					\$30,786	\$11,257	38.82						Avg	\$116				
							Sale. Ratio =>	36.57										
							Std. Dev. =>	10.38										

Outliers																			
46-25-154-019	518 W RUTH AVE	01/09/24	WD	2,240	\$11,200	\$8,400	75.00	\$16,877	\$3,600	40.0	104.0	0.10	0.10	\$56	40.00	R-115	401	STANDARD	
46-25-103-005	633 W BUNDY AVE	12/01/23	WD	10,000	\$50,000	\$14,000	28.00	\$28,089	\$4,500	50.0	130.0	0.15	0.15	\$200	50.00	R-115	401	STANDARD	
46-25-176-012	201 W FOSS AVE	08/12/24	WD	10,000	\$50,000	\$10,200	20.40	\$20,440	\$3,600	40.0	104.0	0.10	0.10	\$250	40.00	R-115	401	STANDARD	

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	Rate Group 1
46-26-451-035	5301 KERMIT ST	07/21/23	WD	5,000	\$25,000	\$15,000	60.00	\$30,025	\$6,148	51.2	105.0	0.12	0.12	\$98	50.00	R-120	401	STANDARD
46-26-476-018	5222 SUSAN ST	02/07/25	WD	5,200	\$26,000	\$13,600	52.31	\$27,211	\$6,128	51.1	104.3	0.12	0.12	\$102	50.00	R-120	401	STANDARD
46-26-380-027	5409 FLEMING RD	04/28/23	WD	6,440	\$32,200	\$16,100	50.00	\$32,295	\$6,545	54.5	110.0	0.13	0.13	\$118	52.00	R-120	401	STANDARD
46-26-303-031	5914 CLOVERLAWN DR	08/17/23	WD	6,000	\$30,000	\$13,600	45.33	\$27,174	\$6,000	50.0	100.0	0.12	0.12	\$120	50.00	R-120	401	STANDARD
46-26-401-022	6019 SALLY CT	04/12/24	WD	10,000	\$50,000	\$29,600	59.20	\$59,296	\$9,272	77.3	100.1	0.18	0.18	\$129	75.00	R-120	401	STANDARD
46-26-327-012	1709 W HOME AVE	01/05/24	MLC	10,300	\$51,500	\$19,900	38.64	\$39,752	\$7,551	62.9	110.0	0.15	0.15	\$164	60.00	R-120	401	STANDARD
46-26-476-024	1114 W PIERSON RD	06/30/23	WD	14,600	\$73,000	\$26,500	36.30	\$53,019	\$10,498	87.5	75.4	0.18	0.18	\$167	100.44	R-120	401	STANDARD
46-26-452-003	5510 KERMIT ST	08/21/23	WD	8,800	\$44,000	\$23,400	53.18	\$46,851	\$6,148	51.2	105.0	0.12	0.12	\$172	50.00	R-120	401	STANDARD
46-26-377-032	1808 OXLEY DR	03/29/24	WD	10,800	\$54,000	\$20,200	37.41	\$40,434	\$7,391	61.6	115.5	0.15	0.15	\$175	57.31	R-120	401	STANDARD
46-26-405-016	5916 SUSAN ST	12/03/24	WD	8,980	\$44,900	\$14,500	32.29	\$28,925	\$6,040	50.3	100.0	0.12	0.12	\$178	50.00	R-120	401	STANDARD
46-26-476-007	5502 SUSAN ST	08/01/24	WD	9,600	\$48,000	\$16,500	34.38	\$32,963	\$6,405	53.4	113.9	0.13	0.13	\$180	50.00	R-120	401	STANDARD
46-26-331-033	5907 FLEMING RD	12/05/23	WD	9,400	\$47,000	\$16,900	35.96	\$33,883	\$6,167	51.4	101.1	0.12	0.12	\$183	51.10	R-120	401	STANDARD
46-26-380-011	5410 LESLIE DR	03/07/25	WD	13,100	\$65,500	\$19,600	29.92	\$39,221	\$8,509	70.9	113.1	0.17	0.17	\$185	66.67	R-120	401	STANDARD
46-26-328-021	5813 MARLOWE DR	12/22/23	WD	10,000	\$50,000	\$16,400	32.80	\$32,800	\$6,360	53.0	100.0	0.12	0.12	\$189	53.00	R-120	401	STANDARD
46-26-331-037	5805 FLEMING RD	03/01/24	WD	10,600	\$53,000	\$16,000	30.19	\$31,966	\$6,361	53.0	101.6	0.12	0.12	\$200	52.60	R-120	401	STANDARD
46-26-378-017	1820 MARLOWE DR	09/06/24	WD	13,600	\$68,000	\$20,900	30.74	\$41,785	\$7,403	61.7	118.5	0.15	0.15	\$220	56.67	R-120	401	STANDARD
46-26-405-003	1313 W HOME AVE	06/11/24	WD	16,000	\$80,000	\$27,500	34.38	\$55,089	\$8,427	70.2	88.2	0.14	0.14	\$228	85.65	R-120	401	STANDARD
46-26-329-015	5620 MARLOWE DR	11/22/24	MLC	12,509	\$62,547	\$15,900	25.42	\$31,838	\$6,540	54.5	100.0	0.13	0.13	\$230	54.50	R-120	401	STANDARD
46-26-327-025	1724 W HOBSON AVE	10/13/23	WD	13,300	\$66,500	\$20,200	30.38	\$40,455	\$6,462	53.9	100.0	0.12	0.12	\$247	53.85	R-120	401	STANDARD
46-26-331-048	5607 FLEMING RD	02/28/25	WD	13,500	\$67,500	\$23,800	35.26	\$47,666	\$6,295	52.5	110.0	0.13	0.13	\$257	50.01	R-120	401	STANDARD
46-26-378-018	1814 MARLOWE DR	03/22/24	WD	16,200	\$81,000	\$20,200	24.94	\$40,309	\$7,170	59.7	112.5	0.15	0.15	\$271	56.33	R-120	401	STANDARD
Totals:					\$58,050	\$20,587							Avg	\$182				
							Sale. Ratio =>	35.46										

Std. Dev. => 10.29

Outliers																		
46-26-329-003	1801 W HOBSON AVE	02/24/25 WD	3,600	\$18,000	\$17,700	98.33	\$35,486	\$8,077	67.3	92.5	0.15	0.15	\$53	70.00	R-120	401	STANDARD	
46-26-328-018	5610 OXLEY DR	03/21/25 WD	17,100	\$85,500	\$26,100	30.53	\$52,297	\$6,665	55.5	95.1	0.12	0.12	\$308	57.00	R-120	401	STANDARD	
46-26-303-014	5713 OXLEY DR	06/26/23 WD	26,000	\$130,000	\$41,100	31.62	\$82,262	\$7,320	61.0	100.0	0.14	0.14	\$426	61.00	R-120	401	STANDARD	

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	Rate Group 1
46-25-227-021	417 E ALMA AVE	01/09/25	WD	2,612	\$13,061	\$12,500	95.70	\$24,917	\$5,303	81.6	104.0	0.19	0.19	\$32	80.00	R-130	401	STANDARD
46-25-201-036	202 E CARPENTER RD	04/02/24	LC	5,400	\$27,000	\$14,500	53.70	\$29,046	\$7,446	114.6	162.0	0.34	0.34	\$47	90.00	R-130	401	STANDARD
46-25-453-009	330 E LYNDON AVE	02/12/25	WD	2,200	\$11,000	\$7,100	64.55	\$14,259	\$2,919	44.9	120.0	0.11	0.11	\$49	41.00	R-130	401	STANDARD
46-25-226-063	420 E CARPENTER RD	03/17/25	WD	13,000	\$65,000	\$24,000	36.92	\$48,079	\$15,186	233.6	420.0	1.10	1.10	\$56	114.00	R-130	401	STANDARD
46-25-228-007	620 E YORK AVE	09/11/23	WD	5,000	\$25,000	\$13,700	54.80	\$32,188	\$5,302	81.6	208.0	0.19	0.10	\$61	80.00	R-130	401	STANDARD
46-25-231-032	406 E HOLBROOK AVE	09/30/24	WD	5,200	\$26,000	\$7,500	28.85	\$14,969	\$5,479	84.3	111.0	0.20	0.20	\$62	80.00	R-130	401	STANDARD
46-25-278-004	414 E LORADO AVE	02/21/25	WD	2,540	\$12,700	\$7,700	60.63	\$15,304	\$2,651	40.8	104.0	0.10	0.10	\$62	40.00	R-130	401	STANDARD
46-25-483-009	630 E RIDGEWAY AVE	06/14/24	LC	5,840	\$29,200	\$17,700	60.62	\$40,839	\$6,827	83.5	217.5	0.20	0.11	\$70	81.00	R-130	401	STANDARD
46-25-202-008	342 E CARPENTER RD	08/27/24	LC	5,600	\$28,000	\$11,800	42.14	\$23,697	\$4,551	70.0	196.1	0.23	0.23	\$80	50.00	R-130	401	STANDARD
46-25-433-004	610 E HOBSON AVE	02/05/25	WD	3,600	\$18,000	\$7,700	42.78	\$15,430	\$2,664	41.0	105.0	0.10	0.10	\$88	40.00	R-130	401	STANDARD
46-25-252-031	349 E LORADO AVE	09/08/23	WD	4,000	\$20,000	\$13,300	66.50	\$26,670	\$2,651	40.8	104.0	0.10	0.10	\$98	40.00	R-130	401	STANDARD
46-25-429-012	601 E HOME AVE	04/12/24	WD	4,600	\$23,000	\$7,200	31.30	\$14,334	\$2,664	41.0	105.0	0.10	0.10	\$112	40.00	R-130	401	STANDARD
46-25-332-008	126 E GRACELAWN AVE	04/01/24	WD	5,000	\$25,000	\$6,800	27.20	\$13,539	\$2,664	41.0	105.0	0.10	0.10	\$122	40.00	R-130	401	STANDARD
46-25-228-007	620 E YORK AVE	12/20/23	WD	5,000	\$25,000	\$12,400	49.60	\$24,846	\$2,651	40.8	104.0	0.10	0.10	\$123	40.00	R-130	401	STANDARD
46-25-202-019	335 ROBBIE LN	07/07/23	WD	8,000	\$40,000	\$11,900	29.75	\$23,765	\$4,233	65.1	75.6	0.13	0.13	\$123	75.00	R-130	401	STANDARD
46-25-433-005	614 E HOBSON AVE	12/11/24	WD	5,400	\$27,000	\$6,300	23.33	\$12,566	\$2,664	41.0	105.0	0.10	0.10	\$132	40.00	R-130	401	STANDARD
46-25-208-026	341 E FOSS AVE	01/17/24	LC	5,600	\$28,000	\$12,700	45.36	\$25,419	\$2,739	42.1	111.0	0.10	0.10	\$133	40.00	R-130	401	STANDARD
Totals:					\$27,903	\$11,730								\$85				
							Sale. Ratio =>	42.04										
							Std. Dev. =>	52.30										

Outliers																		
46-25-203-018	223 E ALMA AVE	11/13/24	QC	8,400	\$42,000	\$11,200	26.67	\$22,455	\$3,314	51.0	104.0	0.12	0.12	\$165	50.00	R-130	401	STANDARD
46-25-129-026	145 E ALMA AVE	07/07/23	WD	15,200	\$76,000	\$28,200	37.11	\$62,861	\$8,531	89.8	204.0	0.21	0.10	\$169	89.00	R-130	401	STANDARD
46-25-251-029	245 E LORADO AVE	11/30/23	WD	7,000	\$35,000	\$11,200	32.00	\$22,445	\$2,651	40.8	104.0	0.10	0.10	\$172	40.00	R-130	401	STANDARD
46-25-276-035	426 E FOSS AVE	08/11/23	MLC	8,200	\$41,000	\$14,000	34.15	\$27,988	\$2,651	40.8	104.0	0.10	0.10	\$201	40.00	R-130	401	STANDARD
47-30-378-002	806 E RIDGEWAY AVE	02/20/25	MLC	2,400	\$2,400	\$5,200	216.67	\$7,267	\$10,174	156.5	375.0	0.40	0.12	\$15	140.00	R-130	402	STANDARD
47-30-378-003	810 E RIDGEWAY AVE	02/20/25	MLC	2,400	\$2,400	\$5,200	216.67	\$7,267	\$10,174	156.5	375.0	0.40	0.12	\$15	140.00	R-130	402	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	Rate Group 1
47-30-155-047	758 E AUSTIN AVE	09/27/24	LC	5,000	\$25,000	\$11,500	46.00	\$23,075	\$6,264	83.5	109.0	0.20	0.20	\$60	80.00	R-135	401	STANDARD
47-30-406-041	1167 E HOBSON AVE	09/24/24	QC	5,000	\$25,000	\$11,600	46.40	\$23,150	\$6,043	80.6	95.0	0.20	0.20	\$62	61.00	R-135	401	STANDARD
47-30-101-035	745 E BUNDY AVE	03/08/24	WD	3,200	\$16,000	\$7,900	49.38	\$15,880	\$3,735	49.8	155.0	0.14	0.14	\$64	40.00	R-135	401	STANDARD
47-30-104-040	722 E ALMA AVE	07/12/24	QC	7,000	\$35,000	\$17,100	48.86	\$34,144	\$6,119	81.6	104.0	0.19	0.19	\$86	80.00	R-135	401	STANDARD
47-30-452-025	1122 E MOTT AVE	03/25/25	WD	5,000	\$25,000	\$11,100	44.40	\$22,261	\$4,077	54.4	97.7	0.12	0.12	\$92	55.00	R-135	401	STANDARD
47-30-101-040	761 E BUNDY AVE	04/12/24	WD	5,000	\$25,000	\$12,700	50.80	\$25,488	\$3,735	49.8	155.0	0.14	0.14	\$100	40.00	R-135	401	STANDARD
47-30-102-009	742 E BUNDY AVE	06/10/24	WD	5,200	\$26,000	\$11,100	42.69	\$22,298	\$3,421	45.6	130.0	0.12	0.12	\$114	40.00	R-135	401	STANDARD
47-30-452-016	1133 OSCEOLA AVE	03/08/24	LC	4,880	\$24,400	\$9,400	38.52	\$18,770	\$3,019	40.3	100.0	0.09	0.09	\$121	40.25	R-135	401	STANDARD
47-30-177-031	1041 E LORADO AVE	07/21/23	WD	7,000	\$35,000	\$13,400	38.29	\$26,806	\$3,059	40.8	104.0	0.10	0.10	\$172	40.00	R-135	401	STANDARD
Totals:					\$27,218	\$11,782								\$97				
							Sale. Ratio =>	43.29										
							Std. Dev. =>	6.92										

Outlier

47-30-133-009	1028 E ALMA AVE	03/11/25	QC	7,600	\$38,000	\$10,800	28.42	\$21,664	\$3,059	40.8	104.0	0.10	0.10	\$186	40.00	R-135	401	STANDARD
47-30-404-026	1221 E HOME AVE	09/24/24	QC	5,000	\$25,000	\$13,000	52.00	\$25,971	\$7,676	102.3	122.5	0.26	0.26	\$49	92.47	R-135	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	Rate Group 1
47-29-201-029	6901 ROSEANNA DR	10/24/23	WD	3,200	\$16,000	\$11,800	73.75	\$23,520	\$5,726	81.8	185.9	0.26	0.26	\$39	60.00	R-145	401	STANDARD
47-29-127-040	6809 DANIEL DR	09/08/23	WD	3,000	\$15,000	\$8,100	54.00	\$16,108	\$3,500	50.0	100.0	0.12	0.12	\$60	50.00	R-145	401	STANDARD
47-29-201-033	6807 ROSEANNA DR	05/03/24	LC	5,600	\$28,000	\$12,600	45.00	\$25,208	\$5,726	81.8	185.9	0.26	0.26	\$68	60.00	R-145	401	STANDARD
47-29-179-008	6301 HATHAWAY DR	02/05/24	WD	5,800	\$29,000	\$9,400	32.41	\$18,788	\$4,319	61.7	129.7	0.16	0.16	\$94	54.17	R-145	401	STANDARD
47-29-126-034	6701 CECIL DR	06/28/24	LC	5,320	\$26,600	\$10,200	38.35	\$20,459	\$3,922	56.0	125.6	0.14	0.14	\$95	50.00	R-145	401	STANDARD
47-29-126-013	6913 CECIL DR	04/26/23	WD	6,700	\$33,500	\$9,700	28.96	\$19,321	\$4,860	69.4	103.4	0.16	0.16	\$97	68.33	R-145	401	STANDARD
Totals:					\$24,683	\$10,300								\$76				
							Sale. Ratio =>	41.73										
							Std. Dev. =>	16.53										

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	Rate Group 1
47-28-358-046	2720 TIPTREE PATH	04/26/24	WD	6,000	\$30,000	\$21,400	71.33	\$42,871	\$8,151	54.3	113.7	0.13	0.13	\$110	50.97	R-155	401	STANDARD
47-32-226-019	2601 ALPHA WAY	08/23/24	WD	8,600	\$43,000	\$35,700	83.02	\$71,491	\$9,689	64.6	115.9	0.16	0.16	\$133	60.00	R-155	401	STANDARD
47-33-103-037	2909 EPSILON TR	08/18/23	WD	8,000	\$40,000	\$24,200	60.50	\$48,316	\$8,043	53.6	115.0	0.13	0.13	\$149	50.00	R-155	401	STANDARD
47-33-101-026	5031 BRANCH RD	01/23/25	WD	7,600	\$38,000	\$24,300	63.95	\$48,669	\$7,527	50.2	100.0	0.12	0.12	\$151	50.18	R-155	401	STANDARD
47-33-104-023	2930 EPSILON TR	11/13/23	WD	11,000	\$55,000	\$29,300	53.27	\$58,588	\$10,746	71.6	131.3	0.19	0.19	\$154	62.52	R-155	401	STANDARD
47-32-229-026	2420 BETA LN	05/18/23	WD	15,400	\$77,000	\$31,800	41.30	\$63,586	\$15,000	100.0	100.0	0.23	0.23	\$154	100.00	R-155	401	STANDARD
47-33-103-014	2902 GAMMA LN	10/25/24	WD	9,000	\$45,000	\$25,300	56.22	\$50,685	\$8,043	53.6	115.0	0.13	0.13	\$168	50.00	R-155	401	STANDARD
47-29-477-013	2712 TIPTREE PATH	08/23/23	WD	10,600	\$53,000	\$22,600	42.64	\$45,225	\$9,186	61.2	155.6	0.18	0.18	\$173	49.09	R-155	401	STANDARD
47-33-103-043	4907 DELTA DR	09/27/23	WD	8,800	\$44,000	\$21,000	47.73	\$42,079	\$7,500	50.0	100.0	0.12	0.12	\$176	50.00	R-155	401	STANDARD
47-32-235-006	2718 PLAINFIELD AVE	11/29/23	WD	10,900	\$54,500	\$23,800	43.67	\$47,635	\$9,172	61.1	142.1	0.17	0.17	\$178	51.30	R-155	401	STANDARD
47-33-102-030	2809 GAMMA LN	01/12/24	WD	10,073	\$50,367	\$27,600	54.80	\$55,276	\$8,380	55.9	120.0	0.14	0.14	\$180	51.00	R-155	401	STANDARD
47-33-103-024	2731 EPSILON TR	02/01/24	WD	10,700	\$53,500	\$27,400	51.21	\$54,869	\$8,530	56.9	113.7	0.14	0.14	\$188	53.33	R-155	401	STANDARD
47-28-355-052	2921 E PIERSON RD	10/12/24	LC	14,800	\$74,000	\$27,600	37.30	\$55,129	\$11,712	78.1	117.6	0.19	0.19	\$190	72.00	R-155	401	STANDARD
47-33-104-058	2929 PLAINFIELD AVE	07/08/24	WD	11,000	\$55,000	\$26,300	47.82	\$52,694	\$8,254	55.0	121.1	0.14	0.14	\$200	50.00	R-155	401	STANDARD
47-28-356-016	5213 BRANCH RD	04/10/23	MLC	11,300	\$56,500	\$21,600	38.23	\$43,260	\$8,216	54.8	120.0	0.14	0.14	\$206	50.00	R-155	401	STANDARD
47-33-101-018	2937 ALPHA WAY	09/18/24	WD	17,000	\$85,000	\$30,600	36.00	\$61,186	\$12,213	81.4	148.2	0.23	0.23	\$209	66.89	R-155	401	STANDARD
47-32-234-016	2432 PLAINFIELD AVE	01/06/24	WD	12,600	\$63,000	\$26,300	41.75	\$52,623	\$9,000	60.0	100.0	0.14	0.14	\$210	60.00	R-155	401	STANDARD
47-32-229-012	2508 BETA LN	09/09/24	WD	10,600	\$53,000	\$24,800	46.79	\$49,660	\$7,500	50.0	100.0	0.12	0.12	\$212	50.00	R-155	401	STANDARD
47-29-477-013	2712 TIPTREE PATH	06/18/24	WD	13,200	\$66,000	\$22,600	34.24	\$45,225	\$9,186	61.2	155.6	0.18	0.18	\$216	49.09	R-155	401	STANDARD
47-33-103-012	2826 GAMMA LN	08/23/24	WD	12,000	\$60,000	\$26,900	44.83	\$53,835	\$8,043	53.6	115.0	0.13	0.13	\$224	50.00	R-155	401	STANDARD
47-33-102-008	2814 ALPHA WAY	03/14/25	WD	12,400	\$62,000	\$24,100	38.87	\$48,174	\$8,216	54.8	120.0	0.14	0.14	\$226	50.00	R-155	401	STANDARD
47-33-102-023	2717 GAMMA LN	02/05/24	WD	13,980	\$69,900	\$34,700	49.64	\$69,373	\$9,205	61.4	114.6	0.15	0.15	\$228	57.33	R-155	401	STANDARD
47-33-101-032	5007 BRANCH RD	05/24/24	WD	12,300	\$61,500	\$22,800	37.07	\$45,645	\$8,033	53.6	110.0	0.13	0.13	\$230	51.06	R-155	401	STANDARD
47-33-103-041	2928 GAMMA LN	02/02/24	WD	15,000	\$75,000	\$26,800	35.73	\$53,651	\$9,750	65.0	100.0	0.15	0.15	\$231	65.00	R-155	401	STANDARD
47-28-303-028	5802 WESTERN RD	12/04/23	WD	14,000	\$70,000	\$22,700	32.43	\$45,499	\$9,000	60.0	100.0	0.14	0.14	\$233	60.00	R-155	401	STANDARD
47-28-302-001	5801 WESTERN RD	08/26/24	WD	14,980	\$74,900	\$23,100	30.84	\$46,228	\$9,439	62.9	110.0	0.15	0.15	\$238	60.00	R-155	401	STANDARD
47-28-351-004	2802 WILTON PL	09/16/24	WD	18,000	\$90,000	\$31,300	34.78	\$62,680	\$10,624	70.8	96.1	0.16	0.16	\$254	72.24	R-155	401	STANDARD
47-32-226-002	4907 ALPHA WAY	06/10/24	WD	17,400	\$87,000	\$29,300	33.68	\$58,620	\$10,141	67.6	111.6	0.16	0.16	\$257	64.00	R-155	401	STANDARD
47-28-303-001	2802 HAMPSTEAD DR	02/29/24	WD	20,200	\$101,000	\$35,000	34.65	\$70,013	\$10,661	71.1	135.0	0.19	0.19	\$284	61.17	R-155	401	STANDARD

47-28-358-067	2937 EATON PL	08/09/24	LC	14,400	\$72,000	\$23,300	32.36	\$46,632	\$7,500	50.0	100.0	0.12	0.12	\$288	50.00	R-155	401	STANDARD
47-28-301-007	5919 WESTERN RD	11/09/23	WD	18,000	\$90,000	\$27,600	30.67	\$55,235	\$9,001	60.0	124.2	0.15	0.15	\$300	53.85	R-155	401	STANDARD
47-28-301-017	2825 HAMPSTEAD DR	08/10/23	WD	15,000	\$75,000	\$31,500	42.00	\$63,043	\$7,500	50.0	100.0	0.12	0.12	\$300	50.00	R-155	401	STANDARD
47-33-102-019	2918 ALPHA WAY	02/02/24	WD	16,500	\$82,500	\$29,500	35.76	\$58,921	\$8,216	54.8	120.0	0.14	0.14	\$301	50.00	R-155	401	STANDARD
47-33-105-008	2810 PLAINFIELD AVE	05/23/24	CD	18,000	\$90,000	\$27,500	30.56	\$54,941	\$8,385	55.9	125.0	0.14	0.14	\$322	50.00	R-155	401	STANDARD
47-28-303-026	2802 MARGATE CIR	02/21/25	WD	20,200	\$101,000	\$35,100	34.75	\$70,135	\$9,267	61.8	105.0	0.15	0.15	\$327	60.29	R-155	401	STANDARD
47-28-351-014	2717 TIPTREE PATH	04/04/24	WD	18,600	\$93,000	\$28,700	30.86	\$57,378	\$8,386	55.9	103.3	0.13	0.13	\$333	55.00	R-155	401	STANDARD
47-28-301-015	2817 HAMPSTEAD DR	05/19/23	WD	18,400	\$92,000	\$26,500	28.80	\$52,950	\$8,070	53.8	107.6	0.13	0.13	\$342	51.86	R-155	401	STANDARD

Totals: \$67,099 \$27,043 \$224
Sale. Ratio => 40.30
Std. Dev. => 12.26

Outlier

47-28-355-079	2733 E PIERSON RD	12/10/24	WD	18,000	\$90,000	\$65,800	73.11	\$124,019	\$28,125	195.0	300.0	0.45	0.23	\$92	195.00	R-155	401	STANDARD
---------------	-------------------	----------	----	--------	----------	----------	-------	-----------	----------	-------	-------	------	------	------	--------	-------	-----	----------

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	Rate Group 1
46-35-104-032	4735 BIRCHCREST DR	04/03/23	WD	3,600	\$18,000	\$11,100	61.67	\$22,161	\$4,968	55.2	101.8	0.13	0.13	\$65	54.72	R-160	401	100 DEPTH
46-35-155-031	4302 WISNER ST	11/14/24	WD	5,600	\$28,000	\$15,100	53.93	\$30,208	\$7,496	83.3	68.2	0.16	0.16	\$67	100.88	R-160	401	100 DEPTH
46-35-128-030	1906 CHERRYLAWN DR	10/18/23	WD	4,000	\$20,000	\$11,700	58.50	\$23,480	\$4,723	52.5	110.2	0.13	0.13	\$76	50.00	R-160	401	100 DEPTH
46-35-255-017	1313 BENT DR	08/15/24	WD	4,800	\$24,000	\$12,300	51.25	\$24,655	\$5,043	56.0	113.2	0.14	0.14	\$86	52.67	R-160	401	100 DEPTH
46-35-103-006	4819 CANTERBURY LN	11/27/23	WD	5,000	\$25,000	\$10,900	43.60	\$21,829	\$5,211	57.9	124.0	0.15	0.15	\$86	52.00	R-160	401	100 DEPTH
46-35-155-008	2319 SANTA BARBARA DR	12/08/23	WD	5,400	\$27,000	\$12,700	47.04	\$25,336	\$5,228	58.1	114.3	0.14	0.14	\$93	54.34	R-160	401	100 DEPTH
46-35-128-028	1914 CHERRYLAWN DR	03/20/24	WD	5,000	\$25,000	\$12,900	51.60	\$25,795	\$4,765	52.9	112.1	0.13	0.13	\$94	50.00	R-160	401	100 DEPTH
46-35-104-029	4807 BIRCHCREST DR	02/10/25	WD	5,600	\$28,000	\$12,700	45.36	\$25,491	\$4,858	54.0	97.1	0.12	0.12	\$104	54.78	R-160	401	100 DEPTH
46-35-177-051	1914 CASTLE LN	09/10/24	CD	6,400	\$32,000	\$16,500	51.56	\$32,966	\$4,950	55.0	100.0	0.13	0.13	\$116	55.00	R-160	401	100 DEPTH
46-35-127-043	1710 ROSELAWN DR	04/12/24	WD	6,000	\$30,000	\$10,800	36.00	\$21,693	\$4,500	50.0	100.0	0.12	0.12	\$120	50.00	R-160	401	100 DEPTH
46-35-130-011	1905 CHERRYLAWN DR	06/29/23	WD	8,000	\$40,000	\$12,400	31.00	\$24,796	\$4,826	53.6	115.0	0.13	0.13	\$149	50.00	R-160	401	100 DEPTH
46-35-126-040	4914 MIAMI LN	11/27/23	WD	10,400	\$52,000	\$15,300	29.42	\$30,643	\$4,930	54.8	120.0	0.14	0.14	\$190	50.00	R-160	401	100 DEPTH
46-35-176-028	4607 WARRINGTON DR	02/12/24	WD	9,800	\$49,000	\$12,500	25.51	\$24,916	\$4,547	50.5	100.5	0.12	0.12	\$194	50.40	R-160	401	100 DEPTH
46-35-129-010	4902 GREENLAWN DR	04/12/24	WD	11,000	\$55,000	\$16,300	29.64	\$32,585	\$4,747	52.7	100.0	0.12	0.12	\$209	52.74	R-160	401	100 DEPTH
46-35-158-002	2207 W STEWART AVE	07/18/24	WD	13,000	\$65,000	\$19,200	29.54	\$38,483	\$5,390	59.9	99.6	0.14	0.14	\$217	60.00	R-160	401	100 DEPTH
46-35-155-054	1926 W STEWART AVE	03/19/24	WD	12,600	\$63,000	\$13,100	20.79	\$26,214	\$4,930	54.8	120.0	0.14	0.14	\$230	50.00	R-160	401	100 DEPTH
46-35-127-006	1905 SHAMROCK LN	11/03/23	WD	12,000	\$60,000	\$15,600	26.00	\$31,110	\$4,500	50.0	100.0	0.12	0.12	\$240	50.00	R-160	401	100 DEPTH
46-35-177-031	4515 WARRINGTON DR	08/21/23	WD	18,000	\$90,000	\$18,200	20.22	\$36,411	\$6,489	72.1	83.6	0.15	0.15	\$250	78.88	R-160	401	100 DEPTH
46-35-253-012	1418 BENT DR	04/05/24	WD	13,000	\$65,000	\$13,400	20.62	\$26,797	\$4,611	51.2	105.0	0.12	0.12	\$254	50.00	R-160	401	100 DEPTH
46-35-129-029	4905 MIAMI LN	08/15/24	WD	14,000	\$70,000	\$13,500	19.29	\$29,662	\$4,500	50.0	100.0	0.12	0.12	\$280	50.00	R-160	401	100 DEPTH

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	Rate Group 1
46-36-178-031	422 W ELDRIDGE AVE	07/18/23	WD	3,280	\$16,400	\$10,300	62.80	\$20,597	\$2,800	40.0	125.0	0.12	0.12	\$82	40.00	R-160	401	125 DEPTH
46-35-152-016	4507 WISNER ST	09/04/24	WD	4,500	\$22,500	\$11,800	52.44	\$23,611	\$3,641	52.0	130.0	0.15	0.15	\$87	51.00	R-160	401	125 DEPTH
46-36-177-014	313 W BISHOP AVE	07/19/24	MLC	4,000	\$20,000	\$12,000	60.00	\$23,973	\$2,800	40.0	125.0	0.12	0.12	\$100	40.00	R-160	401	125 DEPTH
46-35-126-001	5106 CLOVERLAWN DR	04/12/23	WD	6,400	\$32,000	\$11,400	35.63	\$25,054	\$4,365	62.4	130.0	0.18	0.18	\$103	61.15	R-160	401	125 DEPTH
46-35-233-023	906 W BALTIMORE BLVD	08/01/23	QC	6,000	\$30,000	\$11,000	36.67	\$22,047	\$3,757	53.7	100.0	0.14	0.14	\$112	60.00	R-160	401	125 DEPTH
46-36-154-025	638 W STEWART AVE	07/12/24	WD	4,800	\$24,000	\$11,300	47.08	\$24,125	\$2,800	40.0	125.0	0.12	0.12	\$120	40.00	R-160	401	125 DEPTH
46-35-279-012	4520 EDWARDS AVE	10/25/23	WD	5,200	\$26,000	\$11,100	42.69	\$22,193	\$2,692	38.5	100.0	0.10	0.10	\$135	43.00	R-160	401	125 DEPTH

Totals: \$39,354 \$13,296 \$124
Sale. Ratio => 33.79

					Std. Dev. =>	13.92													
46-36-177-044	320 W FLINT PARK BLVD	06/12/24	WD	4,400	\$22,000	\$13,400	60.91	\$26,739	\$5,926	84.7	140.0	0.26	0.26	\$52	80.00	R-160	401	125 DEPTH	
46-35-126-006	1906 SHAMROCK LN	02/14/25	WD	13,000	\$65,000	\$17,200	26.46	\$34,378	\$3,569	51.0	130.0	0.15	0.15	\$255	50.00	R-160	401	125 DEPTH	

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	Rate Group 1
46-25-376-039	218 WESTMORELAND DR	03/06/24	QC	2,600	\$13,000	\$9,600	73.85	\$19,247	\$5,477	54.8	120.0	0.14	0.14	\$47	50.00	R-170	401	STANDARD
46-26-476-057	1002 W PIERSON RD	06/26/24	WD	4,600	\$23,000	\$13,300	57.83	\$26,626	\$8,402	84.0	144.1	0.23	0.23	\$55	70.00	R-170	401	STANDARD
46-25-351-015	5506 GRANVILLE AVE	07/21/23	WD	3,440	\$17,200	\$13,800	80.23	\$27,504	\$5,000	50.0	100.0	0.12	0.12	\$69	50.00	R-170	401	STANDARD
46-25-355-018	624 W PIERSON RD	10/09/24	WD	3,980	\$19,900	\$12,100	60.80	\$24,291	\$5,701	57.0	130.0	0.15	0.15	\$70	50.00	R-170	401	STANDARD
46-26-481-029	702 W PIERSON RD	01/22/24	LC	6,100	\$30,500	\$14,900	48.85	\$29,756	\$8,267	82.7	139.5	0.22	0.22	\$74	70.00	R-170	401	STANDARD
46-26-428-033	5805 EDWARDS AVE	02/21/25	WD	4,000	\$20,000	\$15,100	75.50	\$30,291	\$5,244	52.4	110.0	0.13	0.13	\$76	50.00	R-170	401	STANDARD
46-26-428-022	5610 BALDWIN BLVD	06/05/23	WD	4,400	\$22,000	\$15,100	68.64	\$30,144	\$5,034	50.3	110.0	0.12	0.12	\$87	48.00	R-170	401	STANDARD
46-25-303-004	5704 DUPONT ST	12/14/23	WD	5,200	\$26,000	\$19,200	73.85	\$38,346	\$5,578	55.8	78.4	0.11	0.11	\$93	63.00	R-170	401	STANDARD
46-36-202-003	5002 M L KING AVE	09/27/24	WD	5,980	\$29,900	\$15,000	50.17	\$30,034	\$6,000	60.0	100.0	0.14	0.14	\$100	60.00	R-170	401	STANDARD
46-36-203-045	205 E PHILADELPHIA BLVD	08/06/24	WD	4,000	\$20,000	\$11,800	59.00	\$23,520	\$4,000	40.0	100.0	0.09	0.09	\$100	40.00	R-170	401	STANDARD
46-25-353-005	5402 DUPONT ST	09/17/24	WD	6,200	\$31,000	\$19,100	61.61	\$38,228	\$6,167	61.7	105.7	0.15	0.15	\$101	60.00	R-170	401	STANDARD
46-36-103-031	626 W PHILADELPHIA BLVD	11/09/23	WD	4,600	\$23,000	\$15,900	69.13	\$31,740	\$4,400	44.0	100.0	0.10	0.10	\$105	44.00	R-170	401	STANDARD
46-26-427-035	5801 BALDWIN BLVD	09/26/23	OTH	5,500	\$27,500	\$17,700	64.36	\$35,361	\$5,244	52.4	110.0	0.13	0.13	\$105	50.00	R-170	401	STANDARD
46-26-480-011	5402 EDWARDS AVE	01/22/24	MLC	5,580	\$27,900	\$18,700	67.03	\$37,378	\$5,000	50.0	100.0	0.12	0.12	\$112	50.00	R-170	401	STANDARD
46-25-378-013	410 W RIDGEWAY AVE	02/21/25	WD	6,800	\$34,000	\$12,700	37.35	\$25,412	\$5,532	55.3	85.0	0.12	0.12	\$123	60.00	R-170	401	STANDARD
46-36-102-005	633 W PULASKI ST	06/23/23	WD	4,980	\$24,900	\$15,500	62.25	\$31,019	\$4,000	40.0	100.0	0.09	0.09	\$125	40.00	R-170	401	STANDARD
46-36-204-062	345 E BALTIMORE BLVD	03/24/25	WD	5,000	\$25,000	\$12,800	51.20	\$25,505	\$4,000	40.0	100.0	0.09	0.09	\$125	40.00	R-170	401	STANDARD
46-25-352-010	624 W LYNDON AVE	06/29/23	WD	7,040	\$35,200	\$17,500	49.72	\$34,990	\$5,244	52.4	110.0	0.13	0.13	\$134	50.00	R-170	401	STANDARD
46-36-101-011	609 W PIERSON RD	06/13/23	LC	5,440	\$27,200	\$11,300	41.54	\$22,574	\$4,000	40.0	100.0	0.09	0.09	\$136	40.00	R-170	401	STANDARD
46-26-479-038	802 W RIDGEWAY AVE	02/19/25	WD	9,980	\$49,900	\$15,500	31.06	\$31,090	\$7,071	70.7	200.0	0.23	0.23	\$141	50.00	R-170	401	STANDARD
46-26-427-023	5602 GLENN AVE	12/12/24	WD	6,900	\$34,500	\$12,100	35.07	\$24,210	\$4,825	48.2	110.0	0.12	0.12	\$143	46.00	R-170	401	STANDARD
46-25-351-005	618 W MOTT AVE	11/22/24	WD	9,200	\$46,000	\$15,700	34.13	\$31,366	\$5,589	55.9	124.9	0.14	0.14	\$165	50.00	R-170	401	STANDARD
46-26-407-039	5705 WINTHROP BLVD	08/29/24	WD	9,600	\$48,000	\$15,500	32.29	\$30,977	\$5,518	55.2	121.8	0.14	0.14	\$174	50.00	R-170	401	STANDARD
46-26-481-016	701 W RIDGEWAY AVE	05/22/23	MLC	13,424	\$67,120	\$18,100	26.97	\$36,214	\$7,000	70.0	100.0	0.16	0.16	\$192	70.00	R-170	401	STANDARD
46-25-378-014	406 W RIDGEWAY AVE	03/15/24	WD	11,180	\$55,900	\$15,800	28.26	\$31,650	\$5,000	50.0	100.0	0.12	0.12	\$224	50.00	R-170	401	STANDARD
Totals:					\$34,893	\$15,059								\$115				
							Sale. Ratio =>	43.16										
							Std. Dev. =>	18.18										

Outliers																		
46-26-427-035	5801 BALDWIN BLVD	11/01/24	WD	15,700	\$78,500	\$17,700	22.55	\$35,361	\$5,244	52.4	110.0	0.13	0.13	\$299	50.00	R-170	401	STANDARD
46-26-428-033	5805 EDWARDS AVE	03/14/25	MLC	17,000	\$85,000	\$15,100	17.76	\$30,291	\$5,244	52.4	110.0	0.13	0.13	\$324	50.00	R-170	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	Rate Group 1
46-36-280-040	368 E ELDRIDGE AVE	06/05/23	WD	6,000	\$30,000	\$13,700	45.67	\$27,316	\$8,050	100.6	125.0	0.26	0.26	\$60	90.00	R-175	401	STANDARD
46-36-227-007	406 E PULASKI ST	08/22/23	WD	6,000	\$30,000	\$10,000	33.33	\$19,972	\$3,200	40.0	100.0	0.09	0.09	\$150	40.00	R-175	401	STANDARD
46-36-228-022	614 E MARENGO AVE	10/17/24	WD	6,000	\$30,000	\$13,600	45.33	\$27,128	\$3,200	40.0	100.0	0.09	0.09	\$150	40.00	R-175	401	STANDARD
46-36-230-011	414 E BALTIMORE BLVD	08/04/23	WD	8,000	\$40,000	\$17,700	44.25	\$35,462	\$3,673	45.9	131.8	0.12	0.12	\$174	40.00	R-175	401	STANDARD
Totals:					\$37,750	\$14,383								\$133				
							Sale. Ratio =>	38.10										
							Std. Dev. =>	8.36										

Stay conservative

Outliers

46-36-205-003	114 E BALTIMORE BLVD	03/07/24	WD	7,700	\$38,500	\$9,500	24.68	\$19,060	\$2,898	36.2	82.0	0.08	0.08	\$213	40.00	R-175	401	STANDARD
46-36-230-008	406 E BALTIMORE BLVD	01/05/24	WD	11,600	\$58,000	\$21,800	37.59	\$43,666	\$3,701	46.3	133.8	0.12	0.12	\$251	40.00	R-175	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	Rate Group 1
47-31-103-046	745 E PHILADELPHIA BLVD	04/03/24	WD	10,000	\$50,000	\$16,100	32.20	\$38,708	\$11,182	191.4	300.0	0.92	0.80	\$52	150.00	R-180	401	STANDARD
47-31-178-009	INDUSTRIAL AVE	10/16/24	QC	4,000	\$4,000	\$1,600	40.00	\$10,596	\$3,178	57.8	107.2	0.14	0.14	\$69	55.80	R-180	402	STANDARD
47-31-156-018	4403 NORTH ST	06/02/23	WD	4,000	\$20,000	\$6,600	33.00	\$13,176	\$2,923	53.2	113.0	0.13	0.13	\$75	50.00	R-180	401	STANDARD
47-31-204-004	5010 HORTON AVE	07/11/24	WD	3,400	\$17,000	\$1,100	6.47	\$2,200	\$2,200	40.0	100.0	0.09	0.09	\$85	40.00	R-180	402	STANDARD
47-31-181-009	4318 NORTH ST	02/23/24	WD	4,800	\$24,000	\$12,800	53.33	\$25,567	\$2,858	52.0	108.0	0.12	0.12	\$92	50.00	R-180	401	STANDARD
47-31-181-019	4317 CARLTON ST	05/01/23	WD	5,000	\$25,000	\$6,300	25.20	\$12,590	\$2,858	52.0	108.0	0.12	0.12	\$96	50.00	R-180	401	STANDARD
Totals:					\$27,778	\$7,222								\$78				
							Sale. Ratio =>	26.00										
							Std. Dev. =>	17.43										

Outliers

47-31-102-035	E MARENGO AVE	10/04/23	WD	1,500	\$1,500	\$1,100	73.33	\$2,200	\$2,200	40.0	100.0	0.09	0.09	\$38	40.00	R-180	402	STANDARD
47-31-126-041	945 LOMITA AVE	10/04/23	WD	11,000	\$55,000	\$18,300	33.27	\$36,695	\$4,243	77.1	87.0	0.17	0.17	\$143	82.70	R-180	401	STANDARD
47-31-204-001	5018 HORTON AVE	07/23/24	WD	6,000	\$30,000	\$1,100	3.67	\$2,200	\$2,200	40.0	100.0	0.09	0.09	\$150	40.00	R-180	402	STANDARD
47-31-204-014	1218 LOMITA AVE	02/14/24	WD	5,000	\$25,000	\$1,100	4.40	\$2,200	\$2,200	40.0	100.0	0.09	0.09	\$125	40.00	R-180	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	Rate Group 1
46-35-355-019	3905 WINONA ST	10/31/24	WD	4,121	\$20,606	\$16,200	78.62	\$32,387	\$6,960	58.0	100.0	0.13	0.13	\$71	58.00	R-183	401	STANDARD
46-35-382-003	3614 BROWNELL BLVD	09/11/24	WD	3,600	\$18,000	\$12,200	67.78	\$24,358	\$5,815	48.5	130.0	0.13	0.13	\$74	42.50	R-183	401	STANDARD
46-35-353-030	3701 SENECA ST	11/14/24	QC	3,833	\$19,163	\$14,500	75.67	\$28,911	\$6,000	50.0	100.0	0.12	0.12	\$77	50.00	R-183	401	STANDARD
46-35-354-029	3717 KELLAR AVE	10/11/24	WD	4,500	\$22,500	\$16,500	73.33	\$33,099	\$6,000	50.0	100.0	0.12	0.12	\$90	50.00	R-183	401	STANDARD
46-35-355-019	3905 WINONA ST	10/31/24	WD	5,500	\$27,500	\$16,200	58.91	\$32,387	\$6,960	58.0	100.0	0.13	0.13	\$95	58.00	R-183	401	STANDARD
46-35-384-023	3513 TRUMBULL AVE	06/29/23	WD	3,800	\$19,000	\$11,100	58.42	\$22,289	\$4,800	40.0	100.0	0.09	0.09	\$95	40.00	R-183	401	STANDARD
46-35-381-002	3622 WINONA ST	02/14/25	WD	4,000	\$20,000	\$10,300	51.50	\$20,604	\$4,802	40.0	100.1	0.09	0.09	\$100	40.00	R-183	401	STANDARD
46-35-360-010	3510 KELLAR AVE	03/20/25	WD	6,000	\$30,000	\$14,000	46.67	\$27,908	\$7,200	60.0	100.0	0.14	0.14	\$100	60.00	R-183	401	STANDARD
46-35-376-024	3721 BROWNELL BLVD	03/12/25	WD	4,677	\$23,384	\$15,900	68.00	\$31,885	\$5,494	45.8	131.0	0.12	0.12	\$102	40.00	R-183	401	STANDARD
46-35-329-026	4133 LE ERDA AVE	06/09/23	WD	5,300	\$26,500	\$17,700	66.79	\$35,476	\$6,129	51.1	95.0	0.11	0.11	\$104	52.40	R-183	401	STANDARD
46-35-353-028	3713 SENECA ST	08/21/23	WD	5,400	\$27,000	\$14,100	52.22	\$28,211	\$6,000	50.0	100.0	0.12	0.12	\$108	50.00	R-183	401	STANDARD
46-35-378-008	3808 COMSTOCK AVE	10/11/24	WD	6,000	\$29,999	\$18,000	60.00	\$35,989	\$6,262	52.2	108.9	0.13	0.13	\$115	50.00	R-183	401	STANDARD
46-35-378-019	3901 LE ERDA AVE	06/23/23	WD	6,000	\$30,000	\$12,900	43.00	\$25,883	\$6,236	52.0	108.0	0.12	0.12	\$115	50.00	R-183	401	STANDARD
46-35-353-008	3818 WISNER ST	04/06/23	WD	6,200	\$31,000	\$16,600	53.55	\$33,296	\$6,000	50.0	100.0	0.12	0.12	\$124	50.00	R-183	401	STANDARD
46-35-379-027	3721 TRUMBULL AVE	03/21/25	WD	5,000	\$25,000	\$15,000	60.00	\$30,032	\$4,800	40.0	100.0	0.09	0.09	\$125	40.00	R-183	401	STANDARD
46-35-353-008	3818 WISNER ST	08/08/24	WD	6,600	\$33,000	\$16,600	50.30	\$33,296	\$6,000	50.0	100.0	0.12	0.12	\$132	50.00	R-183	401	STANDARD
46-35-353-028	3713 SENECA ST	03/11/24	WD	7,000	\$35,000	\$14,100	40.29	\$28,211	\$6,000	50.0	100.0	0.12	0.12	\$140	50.00	R-183	401	STANDARD
46-35-354-004	3910 SENECA ST	07/05/23	WD	8,200	\$41,000	\$14,300	34.88	\$28,609	\$6,000	50.0	100.0	0.12	0.12	\$164	50.00	R-183	401	STANDARD
46-35-303-003	4218 WISNER ST	03/28/25	WD	6,800	\$34,000	\$16,500	48.53	\$32,921	\$4,800	40.0	100.0	0.09	0.09	\$170	40.00	R-183	401	STANDARD
46-35-355-018	3909 WINONA ST	06/13/23	WD	10,980	\$54,900	\$16,800	30.60	\$33,584	\$6,960	58.0	100.0	0.13	0.13	\$189	58.00	R-183	401	STANDARD
46-35-328-049	4105 COMSTOCK AVE	04/04/23	WD	11,400	\$57,000	\$27,900	48.95	\$55,776	\$7,192	59.9	130.3	0.16	0.16	\$190	52.50	R-183	401	STANDARD
Totals:					\$36,446	\$17,363								\$118				
							Sale. Ratio =>	47.64										
							Std. Dev. =>	14.90										

Outliers

46-35-333-020	4113 FLEMING RD	11/15/24	WD	9,300	\$46,500	\$18,800	40.43	\$37,551	\$4,678	39.0	95.0	0.09	0.09	\$239	40.00	R-183	401	STANDARD
46-35-353-025	3805 SENECA ST	11/22/24	WD	12,300	\$61,500	\$18,900	30.73	\$37,824	\$6,000	50.0	100.0	0.12	0.12	\$246	50.00	R-183	401	STANDARD
46-35-353-028	3713 SENECA ST	04/12/24	WD	12,500	\$62,500	\$14,100	22.56	\$28,211	\$6,000	50.0	100.0	0.12	0.12	\$250	50.00	R-183	401	STANDARD
46-35-183-004	4230 LE ERDA AVE	03/21/25	WD	14,800	\$74,000	\$37,400	50.54	\$74,798	\$6,000	50.0	100.0	0.12	0.12	\$296	50.00	R-183	401	STANDARD
46-35-183-004	4230 LE ERDA AVE	07/02/24	WD	19,000	\$95,000	\$37,400	39.37	\$74,798	\$6,000	50.0	100.0	0.12	0.12	\$380	50.00	R-183	401	STANDARD
46-35-380-001	3918 TRUMBULL AVE	07/26/24	WD	4,000	\$20,000	\$14,800	74.00	\$34,878	\$10,234	85.3	190.0	0.19	0.10	\$47	87.50	R-183	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	Rate Group 1
46-35-404-021	1504 W MYRTLE AVE	10/12/23	WD	4,400	\$22,000	\$11,300	51.36	\$22,618	\$5,291	58.8	96.0	0.13	0.13	\$75	60.00	R-185	401	STANDARD
46-35-408-006	4118 LAWNSDALE AVE	10/11/24	WD	4,500	\$22,500	\$13,800	61.33	\$27,523	\$4,803	53.4	107.4	0.13	0.13	\$84	51.50	R-185	401	STANDARD
46-35-458-039	3420 FOREST HILL AVE	09/16/24	LC	5,200	\$26,000	\$10,100	38.85	\$20,130	\$5,400	60.0	100.0	0.14	0.14	\$87	60.00	R-185	401	STANDARD
46-35-481-024	3501 MILBOURNE AVE	11/06/24	WD	4,800	\$24,000	\$9,400	39.17	\$18,776	\$4,624	51.4	105.6	0.12	0.12	\$93	50.00	R-185	401	STANDARD
46-35-476-025	3717 MILBOURNE AVE	09/06/24	WD	5,000	\$25,000	\$8,500	34.00	\$17,068	\$4,705	52.3	109.3	0.13	0.13	\$96	50.00	R-185	401	STANDARD
46-35-454-001	1215 W MYRTLE AVE	10/11/24	WD	6,100	\$30,500	\$12,800	41.97	\$25,516	\$5,664	62.9	110.0	0.15	0.15	\$97	60.00	R-185	401	STANDARD
46-35-477-004	3910 MILBOURNE AVE	05/30/24	WD	4,980	\$24,900	\$12,100	48.59	\$24,279	\$4,500	50.0	100.0	0.12	0.12	\$100	50.00	R-185	401	STANDARD
46-35-426-014	810 W MOORE ST	06/30/23	QC	5,000	\$25,000	\$8,600	34.40	\$17,125	\$4,515	50.2	100.7	0.12	0.12	\$100	50.00	R-185	401	STANDARD
46-35-429-011	4102 MILBOURNE AVE	09/22/23	QC	5,000	\$25,000	\$15,100	60.40	\$30,165	\$4,500	50.0	100.0	0.12	0.12	\$100	50.00	R-185	401	STANDARD
46-35-480-016	3921 DUPONT ST	02/06/24	QC	6,000	\$30,000	\$14,400	48.00	\$28,800	\$5,400	60.0	100.0	0.14	0.14	\$100	60.00	R-185	401	STANDARD
46-35-482-005	3518 MILBOURNE AVE	08/25/23	WD	5,000	\$25,000	\$10,300	41.20	\$23,388	\$4,500	50.0	100.0	0.12	0.12	\$100	50.00	R-185	401	STANDARD
46-35-478-003	3910 DONNELLY ST	04/30/24	WD	5,330	\$26,650	\$19,000	71.29	\$38,012	\$4,500	50.0	100.0	0.12	0.12	\$107	50.00	R-185	401	STANDARD
46-35-408-010	4102 LAWNSDALE AVE	05/16/24	WD	6,000	\$30,000	\$11,200	37.33	\$22,489	\$4,769	53.0	105.8	0.13	0.13	\$113	51.50	R-185	401	STANDARD
46-35-476-025	3717 MILBOURNE AVE	03/05/25	WD	6,000	\$30,000	\$8,500	28.33	\$17,068	\$4,705	52.3	109.3	0.13	0.13	\$115	50.00	R-185	401	STANDARD
46-35-477-024	3809 DONNELLY ST	05/18/23	WD	6,200	\$31,000	\$12,500	40.32	\$25,096	\$4,500	50.0	100.0	0.12	0.12	\$124	50.00	R-185	401	STANDARD

Totals: \$27,966 \$11,769 \$99
Sale. Ratio => 42.08
Std. Dev. => 12.83

Outlier

46-35-407-028	4105 LAWNSDALE AVE	11/13/24	WD	9,980	\$49,900	\$10,700	21.44	\$21,403	\$4,817	53.5	108.0	0.13	0.13	\$186	51.50	R-185	401	STANDARD
---------------	--------------------	----------	----	-------	----------	----------	-------	----------	---------	------	-------	------	------	-------	-------	-------	-----	----------

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	Rate Group 1
46-36-454-007	351 E VAN WAGONER AVE	03/07/25	WD	2,300	\$11,500	\$6,600	57.39	\$13,164	\$2,094	32.2	100.0	0.08	0.08	\$71	36.02	R-190	401	STANDARD
46-36-381-018	3713 ESTHER ST	08/08/24	WD	4,000	\$20,000	\$7,100	35.50	\$14,185	\$2,925	45.0	125.0	0.13	0.13	\$89	45.00	R-190	401	STANDARD
46-36-459-011	3517 WESLEY ST	11/07/23	WD	4,400	\$22,000	\$7,900	35.91	\$15,809	\$2,616	40.2	100.0	0.10	0.10	\$109	45.00	R-190	401	STANDARD
46-36-428-062	418 E MOORE ST	04/02/24	LC	4,820	\$24,100	\$6,900	28.63	\$13,795	\$2,547	39.2	120.0	0.11	0.11	\$123	40.00	R-190	401	STANDARD

Totals: \$19,400 \$7,125 \$98
Sale. Ratio => 36.73
Std. Dev. => 12.48

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	Rate Group 1
47-31-327-026	833 DAMON ST	04/24/24	LC	3,880	\$19,400	\$13,000	67.01	\$26,012	\$3,600	45.0	110.0	0.11	0.11	\$86	45.00	R-195	401	STANDARD
47-31-327-029	909 DAMON ST	03/25/24	WD	4,000	\$20,000	\$11,000	55.00	\$21,933	\$3,600	45.0	110.0	0.11	0.11	\$89	45.00	R-195	401	STANDARD

Totals: \$20,350 \$10,650 \$88

Sale. Ratio => 52.33
Std. Dev. => 17.99

Outliers

47-31-303-023	723 E MYRTLE AVE	11/29/23 WD	7,000	\$35,000	\$16,900	48.29	\$33,793	\$3,600	45.0	110.0	0.11	0.11	\$156	45.00	R-195	401	STANDARD
41-06-102-020	760 E DEWEY ST	03/25/24 WD	7,000	\$7,000	\$1,700	24.29	\$3,163	\$3,163	39.5	107.5	0.10	0.10	\$177	40.00	R-195	402	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class
47-33-376-128	3806 BRANCH RD	10/31/23	WD	\$10,000	\$50,000	\$30,000	60.00	\$60,006	\$15,500	124.0	153.8	0.35	0.35	\$81	100.00	R-205	401
47-33-356-028	3642 WESTERN RD	08/01/24	MLC	\$6,000	\$30,000	\$20,300	67.67	\$40,529	\$8,248	66.0	215.0	0.22	0.22	\$91	45.00	R-205	401
47-33-305-022	4123 NEEBISH AVE	05/25/23	WD	\$12,600	\$63,000	\$31,000	49.21	\$69,955	\$16,056	128.5	330.0	0.38	0.19	\$98	100.00	R-205	401
47-33-305-023	NEEBISH AVE	05/25/23	WD	\$12,600	\$63,000	\$31,000	49.21	\$69,955	\$16,056	128.5	330.0	0.38	0.19	\$98	100.00	R-205	401
47-33-307-034	4115 BRANCH RD	06/28/24	WD	\$5,000	\$25,000	\$12,800	51.20	\$25,015	\$5,241	41.9	50.0	0.07	0.07	\$119	59.30	R-205	401
47-33-356-028	3642 WESTERN RD	06/01/23	WD	\$8,000	\$40,000	\$20,300	50.75	\$40,529	\$8,248	66.0	215.0	0.22	0.22	\$121	45.00	R-205	401
47-33-354-029	3015 MEISNER ST	12/20/23	WD	\$13,000	\$65,000	\$24,900	38.31	\$49,779	\$13,042	104.3	90.0	0.23	0.23	\$125	109.98	R-205	401
47-33-304-019	4127 DOUGLAS AVE	07/17/24	WD	\$13,000	\$65,000	\$26,000	40.00	\$52,049	\$9,944	79.5	112.5	0.19	0.19	\$163	75.00	R-205	401
47-33-304-020	4119 DOUGLAS AVE	09/08/23	WD	\$13,000	\$65,000	\$25,900	39.85	\$51,786	\$9,944	79.5	112.5	0.19	0.19	\$163	75.00	R-205	401
47-33-352-028	RICHFIELD RD	06/26/23	WD	\$18,000	\$18,000	\$6,800	37.78	\$13,636	\$13,636	109.1	119.0	0.27	0.27	\$165	100.00	R-205	402
47-33-304-018	4131 DOUGLAS AVE	11/06/24	WD	\$8,980	\$44,900	\$19,700	43.88	\$39,432	\$6,629	53.0	112.5	0.13	0.13	\$169	50.00	R-205	401
47-33-304-012	4120 WESTERN RD	12/23/24	WD	\$10,000	\$50,000	\$23,800	47.60	\$47,555	\$6,629	53.0	112.5	0.13	0.13	\$189	50.00	R-205	401
47-33-304-012	4120 WESTERN RD	04/07/23	WD	\$10,500	\$52,500	\$23,800	45.33	\$47,555	\$6,629	53.0	112.5	0.13	0.13	\$198	50.00	R-205	401
47-33-306-015	4143 COGGINS AVE	03/26/24	WD	\$12,600	\$63,000	\$24,200	38.41	\$48,334	\$7,395	59.2	140.0	0.16	0.16	\$213	50.00	R-205	401
47-33-357-018	2972 HENRY ST	02/28/25	WD	\$10,240	\$51,200	\$18,300	35.74	\$36,539	\$5,764	46.1	105.0	0.11	0.11	\$222	45.00	R-205	401
					\$49,707	\$22,587								\$148			

Outliers					Sale. Ratio =>	45.44											
					Std. Dev. =>	8.88											
47-33-306-001	2952 CARR ST	06/30/23	WD	\$15,500	\$77,500	\$26,000	0.00	\$52,081	\$7,207	57.7	106.0	0.14	0.14	\$269	56.00	R-205	401
47-33-357-024	2915 AGREE AVE	11/02/23	WD	\$5,200	\$26,000	\$17,700	68.08	\$41,685	\$11,875	95.0	200.0	0.22	0.10	\$55	95.00	R-205	401

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class
40-02-105-001	2017 W PASADENA AVE	02/05/24	QC	\$4,000	\$20,000	\$14,000	70.00	\$27,958	\$5,210	52.1	108.6	0.13	0.13	\$77	50.00	R-210	401
40-02-126-048	1910 W MC CLELLAN ST	10/31/24	WD	\$4,121	\$20,606	\$15,400	74.74	\$30,738	\$5,000	50.0	100.0	0.12	0.12	\$82	50.00	R-210	401
40-02-127-002	1811 PARKFRONT DR	01/04/24	MLC	\$5,200	\$26,000	\$16,000	61.54	\$32,064	\$6,128	61.3	104.3	0.14	0.14	\$85	60.00	R-210	401
40-02-155-017	2101 W DARTMOUTH ST	01/23/25	WD	\$5,200	\$26,000	\$14,600	56.15	\$29,249	\$5,806	58.1	134.8	0.16	0.16	\$90	50.00	R-210	401
40-02-126-088	3101 FLEMING RD	07/01/24	WD	\$5,200	\$26,000	\$17,000	65.38	\$33,915	\$5,000	50.0	100.0	0.12	0.12	\$104	50.00	R-210	401
40-02-204-006	3222 LAWDALE AVE	07/01/24	WD	\$4,800	\$24,000	\$17,400	72.50	\$34,825	\$4,500	45.0	100.0	0.10	0.10	\$107	45.00	R-210	401
40-02-130-025	1402 W GENESEE ST	03/19/25	WD	\$8,600	\$43,000	\$26,600	61.86	\$53,225	\$8,000	80.0	100.0	0.18	0.18	\$108	80.00	R-210	401
40-02-126-048	1910 W MC CLELLAN ST	10/31/24	WD	\$5,500	\$27,500	\$15,400	56.00	\$30,738	\$5,000	50.0	100.0	0.12	0.12	\$110	50.00	R-210	401
40-02-126-026	3218 BROWNELL BLVD	03/04/24	WD	\$5,800	\$29,000	\$18,200	62.76	\$36,378	\$5,255	52.5	125.0	0.14	0.14	\$110	47.00	R-210	401
40-02-152-031	2613 WISNER ST	10/09/24	WD	\$6,000	\$30,000	\$11,500	38.33	\$22,975	\$5,000	50.0	100.0	0.12	0.12	\$120	50.00	R-210	401
40-02-104-020	3201 WINONA ST	02/03/25	WD	\$12,380	\$61,900	\$18,900	30.53	\$37,828	\$8,602	86.0	117.8	0.21	0.21	\$144	79.27	R-210	401
40-02-126-083	3115 FLEMING RD	08/21/23	LC	\$7,200	\$36,000	\$16,500	45.83	\$34,241	\$5,000	50.0	100.0	0.12	0.12	\$144	50.00	R-210	401
40-02-205-014	1318 W GENESEE ST	02/09/24	LC	\$7,600	\$38,000	\$17,400	45.79	\$34,830	\$4,860	48.6	100.0	0.11	0.11	\$156	48.60	R-210	401
					\$31,385	\$16,838								\$110			
								Sale. Ratio =>									
								Std. Dev. =>									
								53.65									
								13.46									

Outlier																	
40-02-126-009	1813 W PASADENA AVE	02/20/24	WD	\$8,400	\$42,000	\$16,600	39.52	\$34,308	\$4,822	48.2	93.0	0.11	0.11	\$174	50.00	R-210	401

40-02-155-010	2618 KELLAR AVE	07/22/24	MLC	\$3,200	\$16,000	\$13,100	81.88	\$26,225	\$5,000	50.0	100.0	0.12	0.12	\$64	50.00	R-210	401
40-02-154-003	2720 SENECA ST	02/05/24	LC	\$6,800	\$34,000	\$15,900	46.76	\$31,800	\$10,000	100.0	100.0	0.23	0.23	\$68	100.00	R-210	401

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class
40-01-152-008	417 W GENESEE ST	09/13/24	WD	\$3,000	\$15,000	\$8,300	55.33	\$16,561	\$4,000	40.0	110.0	0.10	0.10	\$75	40.00	R-215	401
40-02-234-017	802 W GENESEE ST	10/04/24	MLC	\$3,000	\$15,000	\$10,700	71.33	\$21,400	\$4,000	40.0	110.0	0.10	0.10	\$75	40.00	R-215	401
40-01-151-009	2710 DUPONT ST	01/24/24	WD	\$3,900	\$19,500	\$9,000	46.15	\$18,064	\$5,000	50.0	110.0	0.13	0.13	\$78	50.00	R-215	401
46-36-380-029	3605 M L KING AVE	07/03/23	WD	\$3,800	\$19,000	\$9,800	51.58	\$19,523	\$4,797	48.0	125.0	0.13	0.13	\$79	45.00	R-215	401
40-01-177-014	117 W DARTMOUTH ST	12/06/24	WD	\$3,980	\$19,900	\$10,900	54.77	\$21,872	\$5,000	50.0	110.0	0.13	0.13	\$80	50.00	R-215	401
40-02-234-006	3002 N CHEVROLET AVE	09/05/24	WD	\$4,100	\$20,500	\$10,400	50.73	\$20,784	\$4,767	47.7	100.0	0.12	0.12	\$86	50.00	R-215	401
40-02-279-004	2722 N CHEVROLET AVE	06/16/23	WD	\$6,000	\$30,000	\$11,200	37.33	\$22,347	\$4,883	48.8	156.0	0.15	0.15	\$123	41.00	R-215	401
40-02-277-003	809 W GENESEE ST	09/16/24	WD	\$5,000	\$25,000	\$12,600	50.40	\$25,199	\$4,056	40.6	113.1	0.10	0.10	\$123	40.00	R-215	401
40-02-231-011	811 W JAMIESON ST	05/15/24	LC	\$5,640	\$28,200	\$15,400	54.61	\$30,892	\$4,500	45.0	110.0	0.11	0.11	\$125	45.00	R-215	401
40-02-231-009	815 W JAMIESON ST	04/02/24	LC	\$6,200	\$31,000	\$9,600	30.97	\$19,224	\$4,400	44.0	110.0	0.11	0.11	\$141	44.00	R-215	401
40-01-151-009	2710 DUPONT ST	10/15/24	MLC	\$7,380	\$36,900	\$9,000	24.39	\$18,064	\$5,000	50.0	110.0	0.13	0.13	\$148	50.00	R-215	401
40-02-279-004	2722 N CHEVROLET AVE	06/18/24	WD	\$7,600	\$38,000	\$11,200	29.47	\$22,347	\$4,883	48.8	156.0	0.15	0.15	\$156	41.00	R-215	401
46-36-383-014	3505 CASSIUS ST	12/12/24	WD	\$8,300	\$41,500	\$15,800	38.07	\$31,502	\$4,797	48.0	125.0	0.13	0.13	\$173	45.00	R-215	401
40-01-108-004	434 W GENESEE ST	12/28/23	WD	\$11,400	\$57,000	\$28,500	50.00	\$40,092	\$6,267	62.7	120.0	0.17	0.17	\$182	60.00	R-215	401
40-01-108-007	417 W MC CLELLAN ST	08/28/23	LC	\$9,480	\$47,400	\$15,700	33.12	\$31,348	\$5,000	50.0	110.0	0.13	0.13	\$190	50.00	R-215	401
40-02-231-023	918 W MC CLELLAN ST	11/17/23	WD	\$22,000	\$110,000	\$36,400	33.09	\$72,760	\$11,255	112.5	96.4	0.27	0.27	\$195	120.47	R-215	401
					\$36,661	\$14,472								\$127			

Sale. Ratio => 39.48

Std. Dev. => 12.30

Outlier

40-01-107-005	523 W MC CLELLAN ST	07/10/24	WD	\$13,600	\$68,000	\$19,700	28.97	\$39,352	\$5,000	50.0	110.0	0.13	0.13	\$272	50.00	R-215	401
40-02-280-002	719 W JACKSON AVE	09/07/23	WD	\$12,000	\$60,000	\$14,300	23.83	\$28,524	\$3,814	38.1	100.0	0.09	0.09	\$315	40.00	R-215	401
40-01-127-012	129 W DEWEY ST	12/20/23	WD	\$11,200	\$56,000	\$19,900	35.54	\$39,860	\$5,000	50.0	110.0	0.13	0.13	\$224	50.00	R-215	401
46-36-383-004	3510 ROBIN ST	04/19/23	WD	\$10,000	\$50,000	\$16,100	32.20	\$32,254	\$4,797	48.0	125.0	0.13	0.13	\$208	45.00	R-215	401

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class
40-01-430-027	625 WARREN ST	08/23/24	WD	\$5,400	\$27,000	\$4,500	16.67	\$9,048	\$5,367	89.4	125.0	0.23	0.23	\$60	80.00	R-220	401
40-01-252-016	410 E GENESEE ST	12/16/24	WD	\$2,700	\$13,500	\$7,200	53.33	\$14,460	\$2,488	41.5	107.5	0.10	0.10	\$65	40.00	R-220	401
40-01-280-010	630 E DARTMOUTH ST	02/10/25	WD	\$3,000	\$15,000	\$6,500	43.33	\$13,026	\$2,683	44.7	125.0	0.12	0.12	\$67	40.00	R-220	401
40-01-451-013	1918 M L KING AVE	11/19/24	CD	\$3,000	\$15,000	\$10,300	68.67	\$20,514	\$2,517	42.0	110.0	0.10	0.10	\$72	40.00	R-220	401
40-01-254-008	326 E DARTMOUTH ST	05/31/24	WD	\$3,000	\$15,000	\$7,300	48.67	\$14,619	\$2,488	41.5	107.5	0.10	0.10	\$72	40.00	R-220	401
40-01-452-014	1910 ADAMS AVE	01/17/25	WD	\$3,800	\$19,000	\$9,400	49.47	\$18,869	\$2,517	42.0	110.0	0.10	0.10	\$91	40.00	R-220	401
40-01-256-020	236 E TAYLOR ST	01/07/25	WD	\$4,700	\$23,500	\$11,000	46.81	\$22,000	\$2,956	49.3	100.0	0.11	0.11	\$95	49.27	R-220	401
40-01-284-004	616 E TAYLOR ST	01/08/25	WD	\$6,000	\$30,000	\$13,600	45.33	\$27,265	\$3,220	53.7	125.0	0.14	0.14	\$112	48.00	R-220	401
40-01-415-008	2118 ADAMS AVE	08/15/24	LC	\$5,040	\$25,200	\$7,900	31.35	\$15,759	\$2,517	42.0	110.0	0.10	0.10	\$120	40.00	R-220	401
40-01-479-006	566 E WITHERBEE ST	07/11/24	WD	\$5,500	\$27,500	\$14,200	51.64	\$28,469	\$2,679	44.7	103.0	0.10	0.10	\$123	44.00	R-220	401

\$22,558 \$9,400

\$88

					Sale. Ratio =>		41.67										
Outliers					Std. Dev. =>		13.23										
46-36-486-001	500 E PASADENA AVE	10/13/23	WD	\$3,400	\$17,000	\$12,200	71.76	\$24,450	\$8,105	135.1	88.8	0.29	0.29	\$25	143.35	R-220	401
40-01-255-016	218 E JACKSON AVE	06/09/23	WD	\$1,500	\$7,500	\$4,800	64.00	\$9,668	\$2,488	41.5	107.5	0.10	0.10	\$36	40.00	R-220	401
40-01-231-038	609 E MC CLELLAN ST	05/19/23	WD	\$9,000	\$45,000	\$11,700	26.00	\$23,340	\$2,488	41.5	107.5	0.10	0.10	\$217	40.00	R-220	401
40-01-452-002	2026 ADAMS AVE	07/18/23	WD	\$5,700	\$28,500	\$9,000	31.58	\$17,942	\$2,008	33.5	70.0	0.06	0.06	\$170	40.00	R-220	401
40-01-231-038	609 E MC CLELLAN ST	05/24/24	WD	\$6,000	\$30,000	\$11,700	39.00	\$23,340	\$2,488	41.5	107.5	0.10	0.10	\$145	40.00	R-220	401
40-01-412-018	201 E HAMILTON AVE	01/17/25	WD	\$6,000	\$30,000	\$9,200	30.67	\$18,305	\$2,683	44.7	80.0	0.09	0.09	\$134	50.00	R-220	401

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class
41-07-107-018	1501 COLUMBIA DR	08/15/23	WD	\$32,200	\$161,000	\$72,500	45.03	\$145,049	\$36,497	81.1	164.9	0.28	0.28	\$397	72.54	R-233	401
41-07-116-011	1533 VANDERBILT DR	10/27/23	WD	\$43,500	\$217,500	\$118,100	54.30	\$236,196	\$40,791	90.6	151.6	0.29	0.29	\$480	84.59	R-233	401
41-07-109-017	710 LOYOLA DR	04/13/23	WD	\$33,000	\$165,000	\$66,500	40.30	\$132,906	\$29,263	65.0	132.1	0.20	0.20	\$507	65.01	R-233	401
41-07-107-043	722 SPELLMAN DR	11/10/23	WD	\$35,400	\$177,000	\$94,300	53.28	\$188,560	\$29,028	64.5	130.0	0.19	0.19	\$549	65.00	R-233	401
41-07-107-012	1401 COLUMBIA DR	02/05/24	WD	\$41,800	\$209,000	\$87,900	42.06	\$175,881	\$33,236	73.9	165.0	0.25	0.25	\$566	66.08	R-233	401
41-07-117-037	1301 COLUMBIA CIR	08/31/23	WD	\$47,000	\$235,000	\$122,400	52.09	\$244,740	\$35,999	80.0	127.1	0.28	0.28	\$588	69.98	R-233	401
41-07-116-004	744 WILBERFORCE DR	12/02/24	WD	\$40,700	\$203,500	\$89,500	43.98	\$179,042	\$31,167	69.3	149.9	0.22	0.22	\$588	65.00	R-233	401
					\$195,429	\$93,029								\$525			
							Sale. Ratio =>	47.60									
							Std. Dev. =>	5.78									

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class
41-05-382-018	1629 DAVISON RD	06/05/23	MLC	\$3,000	\$15,000	\$10,200	68.00	\$20,329	\$4,412	49.0	150.2	0.14	0.14	\$61	40.00	R-235	401
41-05-102-001	3522 LEWIS ST	05/16/24	WD	\$3,000	\$15,000	\$6,400	42.67	\$12,821	\$3,680	40.9	89.0	0.09	0.09	\$73	43.34	R-235	401
41-05-332-017	1601 MABEL AVE	11/21/23	WD	\$3,200	\$16,000	\$8,000	50.00	\$16,022	\$3,852	42.8	114.5	0.11	0.11	\$75	40.00	R-235	401
41-05-329-012	1802 NEW YORK AVE	09/13/24	MLC	\$3,200	\$16,000	\$9,700	60.63	\$19,350	\$3,776	42.0	110.0	0.10	0.10	\$76	40.00	R-235	401
41-05-327-002	1706 DELAWARE AVE	11/07/24	WD	\$4,000	\$20,000	\$12,600	63.00	\$25,281	\$3,776	42.0	110.0	0.10	0.10	\$95	40.00	R-235	401
41-05-178-007	1614 OKLAHOMA AVE	06/20/24	LC	\$4,890	\$24,450	\$10,900	44.58	\$21,763	\$4,552	50.6	159.9	0.15	0.15	\$97	40.00	R-235	401
41-05-179-050	1701 DAKOTA AVE	04/12/24	LC	\$5,810	\$29,050	\$10,800	37.18	\$21,579	\$4,613	51.3	105.1	0.12	0.12	\$113	50.00	R-235	401
41-05-376-006	1620 MABEL AVE	12/13/24	WD	\$5,300	\$26,500	\$9,100	34.34	\$18,133	\$3,852	42.8	114.5	0.11	0.11	\$124	40.00	R-235	401
41-05-356-028	1537 BROADWAY BLVD	02/22/24	WD	\$5,600	\$28,000	\$11,500	41.07	\$23,045	\$3,724	41.4	107.0	0.10	0.10	\$135	40.00	R-235	401
41-05-133-005	1716 COLORADO AVE	10/30/24	WD	\$6,200	\$31,000	\$9,200	29.68	\$18,430	\$3,776	42.0	110.0	0.10	0.10	\$148	40.00	R-235	401
41-05-134-027	1655 LEITH ST	12/19/23	WD	\$7,000	\$35,000	\$18,600	53.14	\$37,270	\$3,776	42.0	110.0	0.10	0.10	\$167	40.00	R-235	401
41-05-377-015	1818 MABEL AVE	07/13/24	LC	\$7,800	\$39,000	\$12,900	33.08	\$25,834	\$3,852	42.8	114.5	0.11	0.11	\$182	40.00	R-235	401
41-07-201-061	1041 NELSON ST	03/14/25	WD	\$7,700	\$38,500	\$9,600	24.94	\$19,208	\$3,701	41.1	105.7	0.10	0.10	\$187	40.00	R-235	401
					\$25,654	\$10,731								\$118			

					Sale. Ratio =>		41.83										
Outliers					Std. Dev. =>		13.43										
41-05-134-013	1656 MONTANA AVE	01/16/24	WD	\$9,000	\$45,000	\$14,400	32.00	\$28,811	\$3,776	42.0	110.0	0.10	0.10	\$215	40.00	R-235	401
41-05-351-037	1446 MABEL AVE	03/02/25	MLC	\$20,000	\$100,000	\$15,400	15.40	\$30,713	\$8,006	89.0	107.0	0.21	0.21	\$225	86.00	R-235	401

41-04-129-016	3156 COLORADO AVE	10/08/24	WD	\$8,700	\$43,500	\$28,300	65.06	\$56,626	\$16,000	80.0	100.0	0.18	0.18	\$109	80.00	R-245	401
41-04-103-030	2909 COLORADO AVE	01/08/25	WD	\$6,000	\$30,000	\$22,200	74.00	\$44,314	\$9,567	47.8	113.0	0.12	0.12	\$125	45.00	R-245	401
47-33-376-084	3213 MC CLURE AVE	10/11/24	WD	\$21,400	\$107,000	\$40,800	38.13	\$81,613	\$11,612	58.1	120.0	0.15	0.15	\$369	53.00	R-245	401
41-04-102-009	2930 ARIZONA AVE	04/25/23	WD	\$17,200	\$86,000	\$26,700	31.05	\$53,485	\$10,000	50.0	100.0	0.12	0.12	\$344	50.00	R-245	401
41-04-102-015	3010 ARIZONA AVE	07/18/24	WD	\$17,304	\$86,520	\$26,500	30.63	\$52,971	\$10,000	50.0	100.0	0.12	0.12	\$346	50.00	R-245	401

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class
41-04-277-068	2905 N CENTER RD	01/19/24	WD	\$14,000	\$70,000	\$41,700	59.57	\$83,397	\$20,646	100.0	200.0	0.63	0.63	\$140	100.00	R-250	401
41-04-277-096	3821 MARYLAND AVE	04/05/23	WD	\$16,000	\$80,000	\$39,100	48.88	\$78,153	\$19,247	96.2	153.1	0.39	0.39	\$166	110.00	R-250	401
41-04-251-026	3319 DAKOTA AVE	05/20/24	WD	\$12,500	\$62,500	\$37,400	59.84	\$74,891	\$12,476	62.4	190.0	0.28	0.28	\$200	64.00	R-250	401
41-04-252-017	3602 DAKOTA AVE	05/22/24	WD	\$13,800	\$69,000	\$31,200	45.22	\$62,424	\$12,639	63.2	195.0	0.29	0.29	\$218	64.00	R-250	401
41-04-279-037	2801 N CENTER RD	06/16/23	WD	\$18,000	\$90,000	\$41,400	46.00	\$82,778	\$15,159	75.8	114.9	0.26	0.26	\$237	100.00	R-250	401
41-04-201-009	3305 WYOMING AVE	08/22/24	WD	\$10,000	\$50,000	\$22,300	44.60	\$44,595	\$7,703	38.5	100.5	0.13	0.13	\$260	54.33	R-250	401
41-04-251-019	3608 LEITH ST	12/18/24	WD	\$16,980	\$84,900	\$34,700	40.87	\$69,444	\$12,476	62.4	190.0	0.28	0.28	\$272	64.00	R-250	401

\$72,343 \$35,400
Sale. Ratio => 48.93
Std. Dev. => 7.50

Outlier																	
47-33-451-027	3610 N AVERILL AVE	12/29/23	WD	\$27,980	\$139,900	\$47,500	33.95	\$95,092	\$13,633	68.2	120.0	0.24	0.24	\$410	88.00	R-250	401
41-04-277-002	3704 LEITH ST	04/27/23	WD	\$12,600	\$63,000	\$22,700	36.03	\$45,370	\$7,071	35.4	100.0	0.12	0.12	\$356	50.00	R-250	401

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class
41-04-205-020	3611 CRAIG DR	04/06/23	WD	\$11,400	\$57,000	\$44,700	78.42	\$89,300	\$16,500	60.0	100.0	0.14	0.14	\$190	60.00	R-255	401
41-04-205-014	3614 WYOMING AVE	06/16/23	WD	\$11,500	\$57,500	\$28,900	50.26	\$57,732	\$16,500	60.0	100.0	0.14	0.14	\$192	60.00	R-255	401
41-04-203-008	3408 HUGGINS ST	06/06/23	WD	\$19,700	\$98,500	\$51,400	52.18	\$102,863	\$27,494	100.0	277.6	0.38	0.38	\$197	60.00	R-255	401
41-04-227-003	3622 CRAIG DR	08/31/23	WD	\$25,000	\$125,000	\$46,900	37.52	\$93,837	\$20,767	75.5	115.5	0.19	0.19	\$331	70.28	R-255	401
47-33-476-048	3710 DARCEY LN	02/28/25	WD	\$17,500	\$87,500	\$33,600	38.40	\$67,209	\$14,025	51.0	100.0	0.12	0.12	\$343	51.00	R-255	401
41-04-205-020	3611 CRAIG DR	08/29/23	WD	\$24,600	\$123,000	\$44,700	36.34	\$89,300	\$16,500	60.0	100.0	0.14	0.14	\$410	60.00	R-255	401
47-33-478-012	3606 SHERRY DR	07/11/23	WD	\$22,400	\$112,000	\$50,400	45.00	\$100,799	\$14,421	52.4	110.0	0.13	0.13	\$427	50.00	R-255	401
47-33-476-020	3717 ALDON LN	06/20/24	WD	\$23,000	\$115,000	\$49,500	43.04	\$98,903	\$14,025	51.0	100.0	0.12	0.12	\$451	51.00	R-255	401

\$96,938 \$43,763
Sale. Ratio => 45.15
Std. Dev. => 13.72

Outlier																	
47-33-476-080	3609 N CENTER RD	07/12/24	WD	\$30,000	\$150,000	\$85,300	56.87	\$211,999	\$81,016	282.8	400.0	1.77	0.89	\$106	200.00	R-255	401

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class
40-02-180-005	2632 LONDON ST	02/03/25	WD	\$3,700	\$18,500	\$14,900	80.54	\$29,897	\$6,000	50.0	100.0	0.12	0.12	\$74	50.00	R-260	401
40-02-160-034	2625 BROWNELL BLVD	06/25/24	WD	\$4,000	\$20,000	\$13,500	67.50	\$26,968	\$6,031	50.3	93.4	0.11	0.11	\$80	52.00	R-260	401
40-02-451-015	1502 W PATERSON ST	02/27/25	WD	\$4,700	\$23,500	\$9,900	42.13	\$19,790	\$6,573	54.8	120.0	0.14	0.14	\$86	50.00	R-260	401
40-02-451-018	1406 W PATERSON ST	09/19/24	WD	\$4,800	\$24,000	\$16,800	70.00	\$33,660	\$6,573	54.8	120.0	0.14	0.14	\$88	50.00	R-260	401
40-02-306-006	2419 WELCH BLVD	06/28/24	WD	\$5,400	\$27,000	\$17,600	65.19	\$35,254	\$6,787	56.6	105.7	0.13	0.13	\$95	55.00	R-260	401

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	
40-01-376-024	228 ODETTE ST	06/11/24	WD	\$3,800	\$19,000	\$11,400	60.00	\$22,831	\$4,000	40.0	100.0	0.09	0.09	\$95	40.00	R-270	401	
40-01-331-019	230 W WITHERBEE ST	03/28/25	LC	\$4,400	\$22,000	\$15,000	68.18	\$30,086	\$4,000	40.0	100.0	0.09	0.09	\$110	40.00	R-270	401	
40-01-352-020	414 ODETTE ST	08/15/24	WD	\$6,000	\$30,000	\$13,000	43.33	\$25,978	\$5,000	50.0	100.0	0.12	0.12	\$120	50.00	R-270	401	
40-01-358-018	422 GRACE ST	11/15/23	CD	\$6,000	\$30,000	\$16,300	54.33	\$32,652	\$5,000	50.0	100.0	0.12	0.12	\$120	50.00	R-270	401	
40-01-307-013	511 W NEWALL ST	03/25/24	LC	\$6,040	\$30,200	\$12,900	42.72	\$25,852	\$4,610	46.1	85.0	0.10	0.10	\$131	50.00	R-270	401	
40-01-380-028	218 STOCKDALE ST	03/17/25	WD	\$6,000	\$30,000	\$13,100	43.67	\$26,157	\$4,261	42.6	113.5	0.10	0.10	\$141	40.00	R-270	401	
40-01-360-024	318 STOCKDALE ST	10/19/23	WD	\$6,500	\$32,500	\$14,700	45.23	\$29,475	\$4,214	42.1	111.0	0.10	0.10	\$154	40.00	R-270	401	
40-01-355-006	601 JOSEPHINE ST	12/13/24	WD	\$8,000	\$40,000	\$12,900	32.25	\$25,724	\$5,000	50.0	100.0	0.12	0.12	\$160	50.00	R-270	401	
					\$29,213	\$13,663												
							Sale. Ratio =>	46.77										
							Std. Dev. =>	11.41										

Outlier																	
40-01-355-007	523 JOSEPHINE ST	12/13/24	WD	\$16,000	\$80,000	\$28,100	35.13	\$56,188	\$5,000	50.0	100.0	0.12	0.12	\$320	50.00	R-270	401
40-01-353-008	521 ODETTE ST	03/20/25	WD	\$21,000	\$105,000	\$14,900	14.19	\$29,835	\$7,500	75.0	100.0	0.17	0.17	\$280	75.00	R-270	401

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class	
41-05-456-019	1915 ARLINGTON AVE	12/23/24	QC	\$6,000	\$30,000	\$14,100	47.00	\$28,248	\$7,016	93.5	105.0	0.24	0.24	\$64	100.00	R-280	401	
41-05-477-031	2225 HOFF ST	02/06/24	WD	\$5,980	\$29,900	\$14,900	49.83	\$29,822	\$6,000	80.0	120.0	0.22	0.22	\$75	80.00	R-280	401	
41-05-478-018	2301 TORRANCE ST	11/22/23	MLC	\$6,000	\$30,000	\$15,200	50.67	\$30,412	\$6,000	80.0	120.0	0.22	0.22	\$75	80.00	R-280	401	
41-05-482-033	2621 CHURCHILL AVE	12/14/23	MLC	\$3,000	\$15,000	\$8,800	58.67	\$17,681	\$2,889	38.5	111.3	0.10	0.10	\$78	40.00	R-280	401	
41-05-481-003	2510 BENNETT AVE	11/07/24	MLC	\$2,980	\$14,900	\$9,700	65.10	\$19,349	\$2,664	35.5	94.6	0.09	0.09	\$84	40.00	R-280	401	
41-05-481-030	2517 CHURCHILL AVE	09/13/24	WD	\$4,000	\$20,000	\$11,500	57.50	\$23,035	\$3,089	41.2	113.6	0.11	0.11	\$97	42.33	R-280	401	
41-05-431-018	2418 HOFF ST	09/12/24	WD	\$4,000	\$20,000	\$10,500	52.50	\$20,965	\$3,000	40.0	120.0	0.11	0.11	\$100	40.00	R-280	401	
41-05-428-006	2600 COOK ST	05/26/23	WD	\$6,000	\$30,000	\$14,200	47.33	\$28,429	\$4,375	58.3	106.7	0.15	0.15	\$103	61.87	R-280	401	
41-05-432-054	2701 WOODROW AVE	06/02/23	WD	\$4,600	\$23,000	\$14,100	61.30	\$28,292	\$2,898	38.6	112.0	0.10	0.10	\$119	40.00	R-280	401	
41-05-484-004	2414 CHURCHILL AVE	03/06/25	MLC	\$5,400	\$27,000	\$13,300	49.26	\$26,576	\$3,381	45.1	120.4	0.12	0.12	\$120	45.00	R-280	401	
41-05-481-030	2517 CHURCHILL AVE	09/11/24	WD	\$5,000	\$25,000	\$11,500	46.00	\$23,035	\$3,089	41.2	113.6	0.11	0.11	\$121	42.33	R-280	401	
41-05-482-033	2621 CHURCHILL AVE	06/06/23	LC	\$5,000	\$25,000	\$8,800	35.20	\$17,681	\$2,889	38.5	111.3	0.10	0.10	\$130	40.00	R-280	401	
41-05-406-033	2313 MAPLEWOOD AVE	11/29/23	WD	\$7,000	\$35,000	\$11,500	32.86	\$23,073	\$3,508	46.8	105.0	0.12	0.12	\$150	50.00	R-280	401	
41-05-431-040	2601 WOODROW AVE	06/25/24	WD	\$6,400	\$32,000	\$10,700	33.44	\$21,479	\$2,816	37.5	105.8	0.10	0.10	\$170	40.00	R-280	401	
					\$25,486	\$12,057												
							Sale. Ratio =>	47.31										
							Std. Dev. =>	10.00										

Outlier																	
41-05-481-037	2118 LEVERN ST	06/16/23	WD	\$6,000	\$30,000	\$17,400	58.00	\$34,874	\$9,180	122.4	91.5	0.30	0.30	\$49	140.80	R-280	401
41-05-482-010	2106 HOFF ST	07/01/24	WD	\$8,500	\$42,500	\$13,500	31.76	\$27,000	\$3,000	40.0	120.0	0.11	0.11	\$213	40.00	R-280	401

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class
41-04-335-020	2311 N AVERILL AVE	02/14/25	WD	\$12,800	\$64,000	\$32,600	50.94	\$65,271	\$18,500	123.3	119.1	0.31	0.31	\$104	113.00	R-285	401

41-04-431-010	3734 RISEDORPH AVE	04/13/23	WD	\$17,600	\$88,000	\$46,400	52.73	\$92,858	\$15,000	50.0	100.0	0.12	0.12	\$352	50.00	R-290	401
41-04-428-009	3830 DELAWARE AVE	05/02/24	WD	\$18,000	\$90,000	\$47,900	53.22	\$95,837	\$15,000	50.0	100.0	0.12	0.12	\$360	50.00	R-290	401
41-04-426-030	3829 DELAWARE AVE	06/14/23	WD	\$27,200	\$136,000	\$55,500	40.81	\$111,068	\$22,198	74.0	219.0	0.25	0.25	\$368	50.00	R-290	401
41-04-478-006	3818 HOLLY AVE	04/12/24	WD	\$18,400	\$92,000	\$44,300	48.15	\$88,501	\$15,008	50.0	100.1	0.12	0.12	\$368	50.00	R-290	401
41-04-454-003	3510 BENNETT AVE	11/02/23	LC	\$17,000	\$85,000	\$43,600	51.29	\$87,228	\$13,500	45.0	100.0	0.10	0.10	\$378	45.00	R-290	401
41-04-430-005	3818 BEECHWOOD AVE	05/01/24	WD	\$18,970	\$94,850	\$44,600	47.02	\$89,156	\$15,000	50.0	100.0	0.12	0.12	\$379	50.00	R-290	401
41-04-428-001	3802 DELAWARE AVE	11/13/23	WD	\$21,480	\$107,400	\$48,800	45.44	\$97,650	\$16,800	56.0	100.0	0.13	0.13	\$384	56.00	R-290	401
41-04-433-017	3709 WHITTIER ST	08/08/24	WD	\$19,600	\$98,000	\$41,400	42.24	\$82,848	\$15,000	50.0	100.0	0.12	0.12	\$392	50.00	R-290	401
41-04-478-005	3814 HOLLY AVE	09/25/24	WD	\$19,500	\$97,500	\$44,000	45.13	\$87,973	\$14,910	49.7	98.8	0.11	0.11	\$392	50.00	R-290	401
41-04-451-026	2301 STARKWEATHER ST	04/20/23	WD	\$20,200	\$101,000	\$42,700	42.28	\$85,424	\$15,000	50.0	100.0	0.12	0.12	\$404	50.00	R-290	401
41-04-430-008	3830 BEECHWOOD AVE	02/26/25	WD	\$20,600	\$103,000	\$41,300	40.10	\$82,665	\$15,000	50.0	100.0	0.12	0.12	\$412	50.00	R-290	401
41-04-476-072	3749 HOLLY AVE	03/25/24	WD	\$26,000	\$130,000	\$53,200	40.92	\$106,340	\$18,791	62.6	109.0	0.15	0.15	\$415	60.00	R-290	401
41-04-456-012	3618 HOLLY AVE	10/18/24	WD	\$18,800	\$94,000	\$41,400	44.04	\$82,745	\$13,500	45.0	100.0	0.10	0.10	\$418	45.00	R-290	401
41-04-476-078	3821 HOLLY AVE	09/24/24	WD	\$21,624	\$108,120	\$41,200	38.11	\$82,431	\$15,428	51.4	105.8	0.12	0.12	\$420	50.00	R-290	401
41-04-476-012	3742 WHITTIER ST	06/14/24	WD	\$21,200	\$106,000	\$44,400	41.89	\$88,756	\$15,000	50.0	100.0	0.12	0.12	\$424	50.00	R-290	401
41-04-453-011	3406 BENNETT AVE	09/21/23	WD	\$21,600	\$108,000	\$41,700	38.61	\$83,357	\$15,000	50.0	100.0	0.12	0.12	\$432	50.00	R-290	401
41-04-433-015	3701 WHITTIER ST	11/16/23	WD	\$27,000	\$135,000	\$62,900	46.59	\$125,844	\$18,327	61.1	100.0	0.14	0.14	\$442	61.09	R-290	401
41-04-476-077	3817 HOLLY AVE	09/30/24	WD	\$23,400	\$117,000	\$45,200	38.63	\$90,490	\$15,768	52.6	110.5	0.13	0.13	\$445	50.00	R-290	401
41-04-430-012	3801 RISEDORPH AVE	08/25/23	WD	\$25,400	\$127,000	\$52,500	41.34	\$104,996	\$16,800	56.0	100.0	0.13	0.13	\$454	56.00	R-290	401
41-04-476-042	3708 BENNETT AVE	10/03/23	WD	\$27,200	\$136,000	\$51,700	38.01	\$103,458	\$17,900	59.7	89.7	0.13	0.13	\$456	63.00	R-290	401
41-04-427-025	3741 BEECHWOOD AVE	02/09/24	WD	\$23,400	\$117,000	\$47,200	40.34	\$94,489	\$15,000	50.0	100.0	0.12	0.12	\$468	50.00	R-290	401
41-04-277-074	3715 DAKOTA AVE	03/14/24	WD	\$29,980	\$149,900	\$49,500	33.02	\$99,015	\$19,053	63.5	149.2	0.18	0.18	\$472	52.00	R-290	401
41-04-478-006	3818 HOLLY AVE	10/22/24	WD	\$24,400	\$122,000	\$44,300	36.31	\$88,501	\$15,008	50.0	100.1	0.12	0.12	\$488	50.00	R-290	401
41-04-456-022	3601 DALE AVE	06/06/23	WD	\$22,000	\$110,000	\$44,600	40.55	\$89,101	\$13,500	45.0	100.0	0.10	0.10	\$489	45.00	R-290	401
41-04-427-020	3721 BEECHWOOD AVE	09/08/23	WD	\$25,780	\$128,900	\$44,600	34.60	\$89,228	\$15,000	50.0	100.0	0.12	0.12	\$516	50.00	R-290	401
41-04-430-004	3814 BEECHWOOD AVE	03/08/24	WD	\$26,000	\$130,000	\$51,800	39.85	\$103,604	\$15,000	50.0	100.0	0.12	0.12	\$520	50.00	R-290	401
41-04-430-019	3825 RISEDORPH AVE	12/13/24	WD	\$26,000	\$130,000	\$44,700	34.38	\$89,416	\$15,000	50.0	100.0	0.12	0.12	\$520	50.00	R-290	401
41-04-433-010	3734 WOODROW AVE	05/11/23	WD	\$26,500	\$132,500	\$49,700	37.51	\$99,355	\$15,000	50.0	100.0	0.12	0.12	\$530	50.00	R-290	401
41-04-432-024	3837 WOODROW AVE	04/24/24	WD	\$29,980	\$149,900	\$47,700	31.82	\$95,456	\$15,000	50.0	100.0	0.12	0.12	\$600	50.00	R-290	401

\$110,262	\$47,744
Sale. Ratio =>	43.30
Std. Dev. =>	8.80

Parcel Number	Street Address	Sale Date	Instr.	20% 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	Class
40-03-485-013	3306 MACKIN RD	11/27/23	WD	\$10,000	\$50,000	\$28,900	57.80	\$57,721	\$13,111	65.6	111.8	0.16	0.16	\$153	62.00	R-295	401
40-02-356-017	2944 CONCORD ST	06/30/23	WD	\$12,000	\$60,000	\$30,500	50.83	\$61,008	\$15,074	75.4	115.9	0.19	0.19	\$159	70.00	R-295	401
40-02-355-003	3130 CONCORD ST	12/20/24	WD	\$13,000	\$65,000	\$44,500	68.46	\$89,022	\$16,000	80.0	100.0	0.18	0.18	\$163	80.00	R-295	401
40-03-482-008	3440 BARTH ST	12/22/23	WD	\$8,400	\$42,000	\$27,500	65.48	\$55,058	\$9,255	46.3	105.7	0.11	0.11	\$182	45.00	R-295	401
40-02-354-005	2953 BEGOLE ST	09/11/24	WD	\$10,700	\$53,500	\$31,100	58.13	\$62,140	\$10,042	50.2	105.0	0.12	0.12	\$213	49.00	R-295	401
40-11-102-002	2955 CLEMENT ST	10/16/23	WD	\$14,600	\$73,000	\$32,700	44.79	\$65,458	\$12,340	61.7	105.7	0.15	0.15	\$237	60.00	R-295	401

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table	Class	Rate Group 1
40-10-229-002	3235 PROSPECT ST	12/09/24	WD	\$22,200.0	\$111,000	\$53,200	47.93	\$106,378	\$27,577	102.1	84.7	0.22	0.22	\$217	104.00	R-300	401	STANDARD
40-10-205-032	1242 SAN JUAN DR	07/17/24	WD	\$45,000.0	\$225,000	\$87,500	38.89	\$186,688	\$38,118	164.3	277.0	0.40	0.23	\$274	165.00	R-300	401	STANDARD
40-10-227-003	3307 MACKIN RD	06/20/23	WD	\$18,100.0	\$90,500	\$41,600	45.97	\$83,167	\$17,550	65.0	100.0	0.15	0.15	\$278	65.00	R-300	401	STANDARD
40-10-201-010	1417 ELDORADO DR	08/14/24	WD	\$22,000.0	\$110,000	\$40,100	36.45	\$80,159	\$19,687	72.9	108.5	0.17	0.17	\$302	70.00	R-300	401	STANDARD
40-10-227-008	3201 MACKIN RD	07/28/23	MLC	\$19,800.0	\$99,000	\$41,200	41.62	\$82,311	\$17,550	65.0	100.0	0.15	0.15	\$305	65.00	R-300	401	STANDARD
40-10-201-007	1433 ELDORADO DR	06/22/23	WD	\$33,000.0	\$165,000	\$58,300	35.33	\$116,549	\$27,038	100.1	81.9	0.19	0.19	\$330	130.00	R-300	401	STANDARD
40-10-227-019	1430 ELDORADO DR	07/25/23	WD	\$25,000.0	\$125,000	\$57,100	45.68	\$114,238	\$20,160	74.7	100.0	0.18	0.18	\$335	70.00	R-300	401	STANDARD
40-10-201-008	1425 ELDORADO DR	02/22/24	WD	\$32,000.0	\$160,000	\$60,600	37.88	\$121,297	\$23,102	85.6	90.4	0.19	0.19	\$374	90.00	R-300	401	STANDARD
40-10-203-006	1205 ELDORADO DR	11/27/24	WD	\$34,780.0	\$173,900	\$58,800	33.81	\$117,626	\$21,238	78.7	110.0	0.19	0.19	\$442	75.00	R-300	401	STANDARD
40-10-231-039	3238 N STEVENSON ST	09/23/24	WD	\$35,500.0	\$177,500	\$60,500	34.08	\$121,034	\$20,520	80.0	100.0	0.18	0.18	\$444	80.00	R-300	401	STANDARD
														Avg	\$330			
40-11-108-022	2932 WOLCOTT ST	04/21/23	WD	\$16,000.0	\$80,000	\$36,200	45.25	\$72,373	\$9,254	80.5	100.6	0.19	0.19	\$199	80.23	R-305	401	STANDARD
40-10-229-029	1355 SUTTON AVE	11/16/24	WD	\$8,200.0	\$41,000	\$14,700	35.85	\$29,349	\$4,600	40.0	100.0	0.09	0.09	\$205	40.00	R-305	401	STANDARD
40-10-276-024	3102 RASKOB ST	06/16/23	QC	\$10,080.0	\$50,400	\$17,600	34.92	\$35,157	\$5,175	45.0	100.0	0.10	0.10	\$224	45.00	R-305	401	STANDARD
40-11-106-007	2910 PROSPECT ST	05/03/24	WD	\$9,200.0	\$46,000	\$17,600	38.26	\$35,244	\$4,600	40.0	100.0	0.09	0.09	\$230	40.00	R-305	401	STANDARD
40-10-276-015	3128 RASKOB ST	09/30/24	WD	\$9,600.0	\$48,000	\$18,100	37.71	\$36,288	\$4,714	41.0	105.0	0.10	0.10	\$234	40.00	R-305	401	STANDARD
40-10-280-032	3101 SLOAN ST	08/31/23	WD	\$11,600.0	\$58,000	\$20,600	35.52	\$41,160	\$5,175	45.0	100.0	0.10	0.10	\$258	45.00	R-305	401	STANDARD
40-10-277-016	3040 RASKOB ST	12/14/23	WD	\$10,800.0	\$54,000	\$17,800	32.96	\$35,505	\$4,714	41.0	105.0	0.10	0.10	\$263	40.00	R-305	401	STANDARD
40-10-277-020	3024 RASKOB ST	12/28/23	WD	\$12,000.0	\$60,000	\$18,500	30.83	\$36,968	\$4,714	41.0	105.0	0.10	0.10	\$293	40.00	R-305	401	STANDARD
														Avg	\$238			
														Med	\$232			
Outlier																		
40-10-232-003	1310 SUTTON AVE	12/01/23	LC	\$3,406.6	\$17,033	\$13,500	79.26	\$26,953	\$4,600	40.0	100.0	0.09	0.09	\$85	40.00	R-305	401	STANDARD
40-10-232-020	3001 WOLCOTT ST	09/05/24	CD	\$7,340.0	\$36,700	\$20,000	54.50	\$40,099	\$9,200	80.0	100.0	0.18	0.18	\$92	80.00	R-305	401	STANDARD
40-10-280-004	3147 SLOAN ST	09/19/24	WD	\$13,080.0	\$65,400	\$18,900	28.90	\$37,764	\$4,600	40.0	100.0	0.09	0.09	\$327	40.00	R-305	401	STANDARD
40-10-229-029	1355 SUTTON AVE	12/14/24	WD	\$13,500.0	\$67,500	\$14,700	21.78	\$29,349	\$4,600	40.0	100.0	0.09	0.09	\$338	40.00	R-305	401	STANDARD
40-11-179-032	2508 N STEVENSON ST	03/04/25	QC	\$3,600.0	\$18,000	\$17,200	95.56	\$34,418	\$8,000	50.0	100.0	0.12	0.12	\$72	50.00	R-310	401	STANDARD
40-11-134-023	2626 MACKIN RD	12/19/24	WD	\$4,200.0	\$21,000	\$16,200	77.14	\$32,424	\$8,088	50.6	102.2	0.12	0.12	\$83	50.00	R-310	401	STANDARD
40-11-130-022	2630 CLEMENT ST	10/30/23	WD	\$4,400.0	\$22,000	\$16,200	73.64	\$32,300	\$8,226	51.4	105.7	0.12	0.12	\$86	50.00	R-310	401	STANDARD
40-11-184-023	2744 SLOAN ST	05/15/24	WD	\$5,000.0	\$25,000	\$15,500	62.00	\$30,925	\$8,198	51.2	105.0	0.12	0.12	\$98	50.00	R-310	401	STANDARD
40-11-251-012	2427 BARTH ST	04/27/23	WD	\$5,000.0	\$25,000	\$18,500	74.00	\$37,006	\$8,000	50.0	100.0	0.12	0.12	\$100	50.00	R-310	401	STANDARD
40-11-326-028	2616 SLOAN ST	05/26/23	WD	\$5,200.0	\$26,000	\$16,200	62.31	\$32,426	\$8,198	51.2	105.0	0.12	0.12	\$101	50.00	R-310	401	STANDARD
40-11-178-012	2733 WOLCOTT ST	06/24/24	WD	\$4,800.0	\$24,000	\$18,100	75.42	\$36,268	\$7,200	45.0	100.0	0.10	0.10	\$107	45.00	R-310	401	STANDARD
40-11-201-008	1109 COPEMAN BLVD	08/07/24	WD	\$5,400.0	\$27,000	\$18,300	67.78	\$36,653	\$8,000	50.0	100.0	0.12	0.12	\$108	50.00	R-310	401	STANDARD
40-02-380-023	2832 BEGOLE ST	07/24/23	WD	\$5,600.0	\$28,000	\$21,200	75.71	\$42,316	\$8,000	50.0	100.0	0.12	0.12	\$112	50.00	R-310	401	STANDARD
40-11-202-018	2522 MALLERY ST	09/25/23	WD	\$5,700.0	\$28,500	\$19,700	69.12	\$39,408	\$7,996	50.0	99.9	0.12	0.12	\$114	50.00	R-310	401	STANDARD
40-11-254-027	2502 PROSPECT ST	11/02/23	WD	\$6,200.0	\$31,000	\$17,000	54.84	\$34,034	\$8,000	50.0	100.0	0.12	0.12	\$124	50.00	R-310	401	STANDARD
40-11-182-008	2743 BERKLEY ST	12/23/24	WD	\$6,200.0	\$31,000	\$24,400	78.71	\$48,832	\$7,378	46.1	105.0	0.11	0.11	\$134	45.00	R-310	401	STANDARD
40-11-182-034	1207 FOREST HILL AVE	09/06/23	WD	\$7,200.0	\$36,000	\$19,700	54.72	\$39,389	\$8,400	52.5	100.0	0.12	0.12	\$137	52.50	R-310	401	STANDARD
40-11-255-016	2421 PROSPECT ST	10/27/23	WD	\$6,400.0	\$32,000	\$17,800	55.63	\$35,689	\$6,920	43.2	100.6	0.10	0.10	\$148	43.12	R-310	401	STANDARD
40-11-130-030	2602 CLEMENT ST	01/19/24	WD	\$13,800.0	\$69,000	\$35,900	52.03	\$71,863	\$13,250	82.8	111.4	0.20	0.20	\$167	78.47	R-310	401	STANDARD

40-11-179-012	2517 WOLCOTT ST	11/29/23	WD	\$8,400.0	\$42,000	\$16,900	40.24	\$33,825	\$8,000	50.0	100.0	0.12	0.12	\$168	50.00	R-310	401	STANDARD
40-11-133-004	2847 BARTH ST	05/09/24	WD	\$9,000.0	\$45,000	\$28,400	63.11	\$56,888	\$8,044	50.3	101.1	0.12	0.12	\$179	50.00	R-310	401	STANDARD
40-11-251-012	2427 BARTH ST	04/12/24	WD	\$9,000.0	\$45,000	\$18,500	41.11	\$37,006	\$8,000	50.0	100.0	0.12	0.12	\$180	50.00	R-310	401	STANDARD
40-02-381-028	2812 MALLERY ST	11/30/23	WD	\$9,400.0	\$47,000	\$22,500	47.87	\$44,965	\$8,241	51.5	106.1	0.12	0.12	\$183	50.00	R-310	401	STANDARD
40-11-178-024	2726 N STEVENSON ST	01/21/25	WD	\$8,900.0	\$44,500	\$20,500	46.07	\$41,058	\$7,200	45.0	100.0	0.10	0.10	\$198	45.00	R-310	401	STANDARD
40-11-110-013	2807 PROSPECT ST	06/10/24	WD	\$13,800.0	\$69,000	\$30,000	43.48	\$59,921	\$10,994	68.7	115.4	0.17	0.17	\$201	63.98	R-310	401	STANDARD
40-11-129-009	2831 CONCORD ST	06/26/23	WD	\$11,000.0	\$55,000	\$32,400	58.91	\$64,728	\$8,226	51.4	105.7	0.12	0.12	\$214	50.00	R-310	401	STANDARD
40-11-177-017	2746 WOLCOTT ST	04/15/24	WD	\$11,000.0	\$55,000	\$26,900	48.91	\$53,761	\$8,000	50.0	100.0	0.12	0.12	\$220	50.00	R-310	401	STANDARD
40-11-158-011	2821 RASKOB ST	11/20/23	MLC	\$10,000.0	\$50,000	\$18,900	37.80	\$37,769	\$7,050	44.1	105.0	0.10	0.10	\$227	43.00	R-310	401	STANDARD
40-11-177-006	2717 PROSPECT ST	08/16/23	WD	\$10,800.0	\$54,000	\$24,200	44.81	\$48,428	\$7,200	45.0	100.0	0.10	0.10	\$240	45.00	R-310	401	STANDARD
40-11-133-002	1410 N BALLENGER HWY	11/07/23	WD	\$14,980.0	\$74,900	\$29,900	39.92	\$59,869	\$9,744	60.9	122.6	0.16	0.16	\$246	55.00	R-310	401	STANDARD
40-11-183-005	1202 FOREST HILL AVE	07/25/24	WD	\$13,200.0	\$66,000	\$26,600	40.30	\$53,128	\$8,400	52.5	100.0	0.12	0.12	\$251	52.50	R-310	401	STANDARD
40-11-183-024	2640 RASKOB ST	07/17/23	WD	\$14,400.0	\$72,000	\$23,000	31.94	\$45,940	\$8,198	51.2	105.0	0.12	0.12	\$281	50.00	R-310	401	STANDARD
40-11-154-019	2836 BERKLEY ST	04/23/24	WD	\$12,800.0	\$64,000	\$31,200	48.75	\$62,308	\$6,558	41.0	105.0	0.10	0.10	\$312	40.00	R-310	401	STANDARD
40-11-153-019	2824 N STEVENSON ST	10/22/24	WD	\$13,200.0	\$66,000	\$24,800	37.58	\$49,647	\$6,400	40.0	100.0	0.09	0.09	\$330	40.00	R-310	401	STANDARD
40-11-203-002	1510 FOREST HILL AVE	10/02/24	WD	\$20,239.2	\$101,196	\$53,200	52.57	\$106,364	\$9,600	60.0	100.0	0.14	0.14	\$337	60.00	R-310	401	STANDARD
40-11-180-016	2715 N STEVENSON ST	03/25/24	WD	\$15,580.0	\$77,900	\$30,100	38.64	\$60,134	\$7,378	46.1	105.0	0.11	0.11	\$338	45.00	R-310	401	STANDARD
40-11-203-002	1510 FOREST HILL AVE	07/09/24	WD	\$21,094.0	\$105,470	\$53,200	50.44	\$106,364	\$9,600	60.0	100.0	0.14	0.14	\$352	60.00	R-310	401	STANDARD
40-11-154-011	2821 N STEVENSON ST	09/20/23	WD	\$15,700.0	\$78,500	\$23,900	30.45	\$47,744	\$6,558	41.0	105.0	0.10	0.10	\$383	40.00	R-310	401	STANDARD
													Avg	\$192				

40-11-402-018	2401 RASKOB ST	10/31/24	WD	\$5,000.0	\$25,000	\$16,300	65.20	\$32,629	\$8,454	84.5	121.6	0.21	0.21	\$59	76.67	R-315	401	STANDARD
40-11-404-009	2201 N STEVENSON ST	06/30/23	QC	\$3,200.0	\$16,000	\$11,700	73.13	\$23,405	\$5,000	50.0	100.0	0.12	0.12	\$64	50.00	R-315	401	STANDARD
40-11-429-012	1713 N STEVENSON ST	07/08/24	WD	\$3,400.0	\$17,000	\$11,400	67.06	\$22,784	\$5,000	50.0	100.0	0.12	0.12	\$68	50.00	R-315	401	STANDARD
40-11-404-035	2202 BERKLEY ST	01/25/25	WD	\$3,500.0	\$17,500	\$11,000	62.86	\$21,908	\$5,000	50.0	100.0	0.12	0.12	\$70	50.00	R-315	401	STANDARD
40-11-429-003	1905 N STEVENSON ST	07/22/24	MLC	\$3,500.0	\$17,500	\$11,600	66.29	\$23,208	\$5,000	50.0	100.0	0.12	0.12	\$70	50.00	R-315	401	STANDARD
40-11-402-003	2501 RASKOB ST	05/24/23	WD	\$4,000.0	\$20,000	\$11,000	55.00	\$22,079	\$5,500	55.0	100.0	0.13	0.13	\$73	55.00	R-315	401	STANDARD
40-11-228-021	714 COPEMAN BLVD	10/11/24	WD	\$4,500.0	\$22,500	\$17,000	75.56	\$34,027	\$5,409	54.1	89.4	0.12	0.12	\$83	57.21	R-315	401	STANDARD
40-11-429-011	1717 N STEVENSON ST	02/23/24	WD	\$4,400.0	\$22,000	\$12,200	55.45	\$24,387	\$5,000	50.0	100.0	0.12	0.12	\$88	50.00	R-315	401	STANDARD
40-11-234-023	2218 CLEMENT ST	06/21/24	WD	\$4,800.0	\$24,000	\$10,900	45.42	\$21,794	\$5,000	50.0	100.0	0.12	0.12	\$96	50.00	R-315	401	STANDARD
40-11-231-005	2313 BEGOLE ST	03/25/24	CD	\$5,000.0	\$25,000	\$14,800	59.20	\$29,507	\$5,000	50.0	100.0	0.12	0.12	\$100	50.00	R-315	401	STANDARD
40-11-278-016	1921 CLEMENT ST	12/22/23	WD	\$5,000.0	\$25,000	\$12,300	49.20	\$24,519	\$5,000	50.0	100.0	0.12	0.12	\$100	50.00	R-315	401	STANDARD
40-11-404-035	2202 BERKLEY ST	03/14/25	WD	\$5,500.0	\$27,500	\$11,000	40.00	\$21,908	\$5,000	50.0	100.0	0.12	0.12	\$110	50.00	R-315	401	STANDARD
40-11-404-007	2209 N STEVENSON ST	01/28/25	LC	\$5,580.0	\$27,900	\$11,800	42.29	\$23,534	\$5,000	50.0	100.0	0.12	0.12	\$112	50.00	R-315	401	STANDARD
40-11-405-009	2305 BERKLEY ST	02/25/25	WD	\$5,600.0	\$28,000	\$12,000	42.86	\$24,036	\$5,000	50.0	100.0	0.12	0.12	\$112	50.00	R-315	401	STANDARD
40-11-405-037	2202 RASKOB ST	10/19/24	WD	\$5,800.0	\$29,000	\$12,800	44.14	\$25,662	\$5,000	50.0	100.0	0.12	0.12	\$116	50.00	R-315	401	STANDARD
40-11-407-046	2130 FLUSHING RD	02/19/24	LC	\$6,800.0	\$34,000	\$21,400	62.94	\$42,833	\$5,554	55.5	123.4	0.14	0.14	\$122	50.00	R-315	401	STANDARD
40-11-402-018	2401 RASKOB ST	10/29/24	WD	\$10,600.0	\$53,000	\$16,300	30.75	\$32,629	\$8,454	84.5	121.6	0.21	0.21	\$125	76.67	R-315	401	STANDARD
40-11-402-007	2423 RASKOB ST	12/14/23	WD	\$6,400.0	\$32,000	\$10,000	31.25	\$20,043	\$5,000	50.0	100.0	0.12	0.12	\$128	50.00	R-315	401	STANDARD
40-11-401-006	2505 BERKLEY ST	12/27/23	WD	\$8,100.0	\$40,500	\$12,400	30.62	\$24,859	\$5,000	50.0	100.0	0.12	0.12	\$162	50.00	R-315	401	STANDARD
40-11-430-017	2026 RASKOB ST	11/14/24	WD	\$13,200.0	\$66,000	\$21,500	32.58	\$43,097	\$7,137	71.4	100.8	0.16	0.16	\$185	71.10	R-315	401	STANDARD
40-11-407-049	2118 FLUSHING RD	07/24/24	WD	\$10,200.0	\$51,000	\$15,200	29.80	\$30,319	\$5,434	54.3	118.1	0.14	0.14	\$188	50.00	R-315	401	STANDARD
40-11-428-014	1717 WOLCOTT ST	08/07/24	WD	\$9,800.0	\$49,000	\$12,600	25.71	\$25,227	\$5,000	50.0	100.0	0.12	0.12	\$196	50.00	R-315	401	STANDARD

Avg

\$110

Outlier

40-11-281-010	2017 PROSPECT ST	02/26/25	MLC	\$17,000.0	\$85,000	\$16,000	18.82	\$31,947	\$5,000	50.0	100.0	0.12	0.12	\$340	50.00	R-315	401	STANDARD
---------------	------------------	----------	-----	------------	----------	----------	-------	----------	---------	------	-------	------	------	-------	-------	-------	-----	----------

40-11-430-017	2026 RASKOB ST	08/02/24	WD	\$15,600.0	\$78,000	\$21,500	27.56	\$43,097	\$7,137	71.4	100.8	0.16	0.16	\$219	71.10	R-315	401	STANDARD
40-11-230-031	1601 DUPONT ST	07/07/23	WD	\$14,720.0	\$73,600	\$24,200	32.88	\$48,465	\$6,372	63.7	91.3	0.14	0.14	\$231	66.67	R-315	401	STANDARD
40-12-104-007	1634 PONTIAC ST	10/13/23	WD	\$6,500.0	\$32,500	\$24,200	74.46	\$48,456	\$6,148	51.2	105.0	0.12	0.12	\$127	50.00	R-325	401	100 FT DEPTH
40-12-402-028	308 SEVENTH AVE	08/18/23	WD	\$8,400.0	\$42,000	\$13,500	32.14	\$27,098	\$7,799	65.0	66.0	0.12	0.12	\$129	80.00	R-325	401	100 FT DEPTH
40-12-105-009	1632 SEMINOLE ST	01/17/24	LC	\$6,640.0	\$33,200	\$16,400	49.40	\$32,714	\$6,148	51.2	105.0	0.12	0.12	\$130	50.00	R-325	401	100 FT DEPTH
40-12-105-017	546 COPEMAN BLVD	12/14/23	WD	\$7,000.0	\$35,000	\$15,000	42.86	\$30,008	\$6,000	50.0	100.0	0.12	0.12	\$140	50.00	R-325	401	100 FT DEPTH
40-12-177-005	1518 N GRAND TRAVERSE	03/20/24	WD	\$7,600.0	\$38,000	\$19,400	51.05	\$38,783	\$5,008	41.7	108.8	0.10	0.10	\$182	40.00	R-325	401	100 FT DEPTH
														\$142				
	Outlier																	
40-12-155-014	1412 KIRK AVE	01/24/24	WD	\$11,400.0	\$57,000	\$15,000	26.32	\$30,099	\$5,359	44.7	98.5	0.10	0.10	\$255	45.00	R-325	401	100 FT DEPTH
	Outlier																	
40-12-126-022	302 WELCH BLVD	04/30/24	WD	\$18,800.0	\$94,000	\$26,100	27.77	\$52,148	\$8,911	59.4	122.6	0.17	0.17	\$316	60.00	R-325	401	125 FT DEPTH
40-12-301-030	1229 VINCENT AVE	11/11/24	WD	\$7,000.0	\$35,000	\$12,700	36.29	\$25,390	\$5,859	39.1	119.2	0.11	0.11	\$179	40.00	R-325	401	125 FT DEPTH
40-12-163-016	1230 CALDWELL AVE	04/06/23	WD	\$16,000.0	\$80,000	\$37,900	47.38	\$75,850	\$19,188	127.9	150.0	0.41	0.41	\$125	120.00	R-325	401	132 DEPTH
40-12-128-023	1518 MASON ST	05/10/24	WD	\$7,000.0	\$35,000	\$11,700	33.43	\$23,493	\$6,312	42.1	132.5	0.13	0.13	\$166	42.00	R-325	401	132 DEPTH
40-12-128-002	317 WELCH BLVD	04/19/24	WD	\$19,000.0	\$95,000	\$27,900	29.37	\$55,748	\$8,555	57.0	138.6	0.18	0.18	\$333	55.67	R-325	401	132 DEPTH
40-12-106-020	1659 N GRAND TRAVERSE	05/31/23	WD	\$21,980.0	\$109,900	\$29,700	27.02	\$59,430	\$7,888	52.6	146.0	0.17	0.17	\$418	50.00	R-325	401	132 DEPTH
														\$261	Be conservative			
40-12-231-038	1533 ROOT ST	01/24/24	WD	\$33,000.0	\$165,000	\$57,700	34.97	\$115,359	\$18,305	52.3	132.4	0.16	0.16	\$631	52.23	R-335	401	SMITHVILLAGE
40-12-277-038	517 WILLIAMS ST	09/24/24	WD	\$30,000.0	\$150,000	\$78,000	52.00	\$155,901	\$22,806	102.1	124.8	0.30	0.30	\$294	105.00	R-335	401	SMITHVILLAGE
														\$462				
40-12-210-021	1220 AVENUE C	04/23/24	QC	\$5,000.0	\$25,000	\$12,200	48.80	\$24,458	\$4,945	43.0	132.0	0.13	0.13	\$116	43.00	R-335	401	STANDARD
40-12-278-005	1314 ROOT ST	11/22/23	WD	\$8,400.0	\$42,000	\$15,900	37.86	\$31,836	\$7,590	66.0	132.0	0.20	0.20	\$127	66.00	R-335	401	STANDARD
40-12-278-005	1314 ROOT ST	01/08/24	QC	\$8,400.0	\$42,000	\$15,900	37.86	\$31,836	\$7,590	66.0	132.0	0.20	0.20	\$127	66.00	R-335	401	STANDARD
40-01-476-002	406 E WITHERBEE ST	12/20/24	WD	\$4,800.0	\$24,000	\$12,100	50.42	\$24,149	\$3,918	34.1	95.8	0.09	0.09	\$141	40.00	R-335	401	STANDARD
													Ave	\$128				
	Outlier																	
40-12-206-033	341 CROSBY ST	02/14/25	WD	\$5,000.0	\$25,000	\$10,000	40.00	\$20,012	\$6,990	79.3	200.0	0.19	0.05	\$63	113.00	R-335	401	STANDARD
40-12-204-011	234 MARY ST	04/29/24	WD	\$5,000.0	\$25,000	\$10,000	40.00	\$20,035	\$3,581	31.1	80.0	0.07	0.07	\$161	40.00	R-335	401	STANDARD
41-08-152-014	1106 DECKER ST	07/01/24	WD	\$6,000.0	\$30,000	\$11,600	38.67	\$28,675	\$4,850	53.9	160.0	0.12	0.06	\$111	66.00	R-345	401	STANDARD
41-07-282-052	1233 POPLAR ST	03/29/24	WD	\$11,000.0	\$55,000	\$22,600	41.09	\$50,598	\$7,765	86.3	106.8	0.23	0.23	\$127	91.66	R-345	401	STANDARD
41-07-280-002	1302 CLEVELAND AVE	05/23/24	QC	\$7,000.0	\$35,000	\$14,600	41.71	\$29,290	\$3,913	43.5	75.0	0.10	0.10	\$161	55.00	R-345	401	STANDARD
41-08-152-014	1106 DECKER ST	01/05/24	WD	\$5,000.0	\$25,000	\$10,400	41.60	\$20,807	\$2,425	26.9	80.0	0.06	0.06	\$186	33.00	R-345	401	STANDARD
													Avg	\$146				
	Outlier																	
41-08-153-017	1415 POPLAR ST	02/09/24	WD	\$16,400.0	\$82,000	\$16,300	19.88	\$35,464	\$4,500	50.0	120.0	0.14	0.14	\$328	50.00	R-345	401	STANDARD

41-08-185-010	1738 KANSAS AVE	06/09/23	LC	\$3,000.0	\$15,000	\$10,600	70.67	\$21,277	\$4,497	45.0	144.6	0.13	0.13	\$67	38.32	R-350	401	STANDARD
41-08-183-033	1809 KANSAS AVE	06/14/24	LC	\$5,840.0	\$29,200	\$17,700	60.62	\$39,666	\$6,827	83.5	217.5	0.20	0.10	\$70	81.00	R-350	401	STANDARD
41-08-102-030	1555 INDIANA AVE	01/05/24	WD	\$5,000.0	\$25,000	\$12,500	50.00	\$25,083	\$6,000	60.0	105.0	0.15	0.15	\$83	60.00	R-350	401	STANDARD
41-08-104-013	1542 INDIANA AVE	03/18/24	WD	\$3,400.0	\$17,000	\$9,400	55.29	\$18,870	\$4,000	40.0	105.0	0.10	0.10	\$85	40.00	R-350	401	STANDARD
41-08-106-005	1512 ILLINOIS AVE	10/13/23	WD	\$3,180.0	\$15,900	\$1,800	11.32	\$3,588	\$3,588	35.9	72.0	0.07	0.07	\$89	43.33	R-350	402	STANDARD
41-08-131-004	1606 IOWA AVE	03/15/24	WD	\$4,000.0	\$20,000	\$11,600	58.00	\$23,214	\$4,364	43.6	80.0	0.09	0.09	\$92	50.00	R-350	401	STANDARD
41-08-106-001	1502 ILLINOIS AVE	10/13/23	WD	\$3,180.0	\$15,900	\$10,300	64.78	\$20,551	\$3,423	34.2	51.0	0.06	0.06	\$93	49.12	R-350	401	STANDARD
41-08-134-003	1710 WISCONSIN AVE	07/21/23	WD	\$5,800.0	\$29,000	\$15,100	52.07	\$30,173	\$6,000	60.0	105.0	0.15	0.15	\$97	60.00	R-350	401	STANDARD
41-08-133-024	1629 OHIO AVE	12/16/24	WD	\$4,000.0	\$20,000	\$8,800	44.00	\$17,626	\$4,000	40.0	105.0	0.10	0.10	\$100	40.00	R-350	401	STANDARD
41-08-105-012	1421 KEARSLEY PARK BLVD	04/24/24	LC	\$5,880.0	\$29,400	\$14,200	48.30	\$28,434	\$5,850	58.5	140.0	0.16	0.16	\$101	50.66	R-350	401	STANDARD
41-08-106-003	1508 ILLINOIS AVE	10/13/23	WD	\$3,180.0	\$15,900	\$1,600	10.06	\$3,103	\$3,103	31.0	78.0	0.06	0.06	\$102	36.00	R-350	402	STANDARD
41-08-106-002	1504 ILLINOIS AVE	10/13/23	WD	\$3,180.0	\$15,900	\$1,500	9.43	\$3,017	\$3,017	30.2	78.0	0.06	0.06	\$105	35.00	R-350	402	STANDARD
41-08-137-013	1701 PENNSYLVANIA AVE	07/30/24	WD	\$4,000.0	\$20,000	\$9,000	45.00	\$17,948	\$3,266	32.7	70.0	0.06	0.06	\$122	40.00	R-350	401	STANDARD
41-08-134-018	1729 OHIO AVE	12/03/24	WD	\$5,000.0	\$25,000	\$12,900	51.60	\$25,790	\$4,000	40.0	105.0	0.10	0.10	\$125	40.00	R-350	401	STANDARD
41-08-134-011	1705 OHIO AVE	01/22/24	LC	\$5,200.0	\$26,000	\$11,600	44.62	\$23,149	\$4,000	40.0	105.0	0.10	0.10	\$130	40.00	R-350	401	STANDARD
41-08-128-016	1654 INDIANA AVE	12/01/23	WD	\$5,300.0	\$26,500	\$12,100	45.66	\$24,126	\$4,000	40.0	105.0	0.10	0.10	\$133	40.00	R-350	401	STANDARD
41-08-133-006	1620 WISCONSIN AVE	01/22/24	LC	\$5,600.0	\$28,000	\$13,800	49.29	\$27,595	\$4,000	40.0	105.0	0.10	0.10	\$140	40.00	R-350	401	STANDARD
41-08-104-025	1533 ILLINOIS AVE	07/07/23	WD	\$6,000.0	\$30,000	\$11,500	38.33	\$23,083	\$4,000	40.0	105.0	0.10	0.10	\$150	40.00	R-350	401	STANDARD
41-08-105-011	1417 KEARSLEY PARK BLVD	07/25/24	WD	\$8,800.0	\$44,000	\$15,700	35.68	\$31,417	\$5,850	58.5	140.0	0.16	0.16	\$150	50.66	R-350	401	STANDARD
41-08-134-003	1710 WISCONSIN AVE	02/26/24	WD	\$10,400.0	\$52,000	\$15,100	29.04	\$30,173	\$6,000	60.0	105.0	0.15	0.15	\$173	60.00	R-350	401	STANDARD
41-08-105-018	1445 KEARSLEY PARK BLVD	01/15/25	WD	\$9,200.0	\$46,000	\$16,700	36.30	\$33,333	\$4,028	40.3	65.5	0.08	0.08	\$228	51.00	R-350	401	STANDARD
41-08-105-018	1445 KEARSLEY PARK BLVD	04/11/23	WD	\$10,000.0	\$50,000	\$16,700	33.40	\$33,333	\$4,028	40.3	65.5	0.08	0.08	\$248	51.00	R-350	401	STANDARD
41-08-102-025	1533 INDIANA AVE	06/20/24	WD	\$10,000.0	\$50,000	\$15,200	30.40	\$30,485	\$4,000	40.0	105.0	0.10	0.10	\$250	40.00	R-350	401	STANDARD
														Avg	\$128			
														Med	\$105			
Outlier																		
41-08-136-004	1613 KEARSLEY PARK BLVD	07/29/24	WD	\$25,100.0	\$125,500	\$37,700	30.04	\$75,351	\$4,490	44.9	120.0	0.12	0.12	\$559	42.00	R-350	401	STANDARD
41-08-176-021	1648 PENNSYLVANIA AVE	07/17/23	WD	\$3,000.0	\$15,000	\$6,200	41.33	\$20,088	\$12,324	123.2	207.6	0.30	0.15	\$24	124.00	R-350	402	STANDARD
41-08-137-028	1413 CRONK AVE	04/16/24	QC	\$3,400.0	\$17,000	\$10,700	62.94	\$21,436	\$6,035	60.4	54.2	0.11	0.11	\$56	84.00	R-350	401	STANDARD
41-08-102-026	1537 INDIANA AVE	10/16/23	WD	\$10,400.0	\$52,000	\$19,000	36.54	\$37,995	\$4,000	40.0	105.0	0.10	0.10	\$260	40.00	R-350	401	STANDARD
41-08-183-029	1737 KANSAS AVE	08/07/24	WD	\$8,600.0	\$43,000	\$8,900	20.70	\$17,743	\$3,256	32.6	105.0	0.08	0.08	\$264	32.56	R-350	401	STANDARD
41-08-211-021	1317 MAPLEWOOD AVE	10/15/24	WD	\$10,000.0	\$50,000	\$24,700	49.40	\$46,865	\$13,773	137.7	315.1	0.33	0.15	\$73	137.72	R-355	401	STANDARD
41-08-203-033	2123 COLLADAY CT	07/10/24	WD	\$5,400.0	\$27,000	\$11,800	43.70	\$23,639	\$7,092	70.9	90.0	0.16	0.16	\$76	76.60	R-355	401	STANDARD
41-08-226-025	1721 LEVERN ST	10/13/23	WD	\$5,000.0	\$25,000	\$13,200	52.80	\$26,312	\$6,414	64.1	120.0	0.17	0.17	\$78	60.00	R-355	401	STANDARD
41-08-230-003	2406 ILLINOIS AVE	01/10/25	WD	\$4,450.0	\$22,250	\$14,100	63.37	\$28,187	\$5,691	56.9	84.0	0.12	0.12	\$78	63.63	R-355	401	STANDARD
41-08-207-029	1501 ARLINGTON AVE	09/20/23	WD	\$3,500.0	\$3,500	\$1,900	54.29	\$3,805	\$3,805	38.0	95.0	0.09	0.09	\$92	40.00	R-355	402	STANDARD
41-08-253-007	2002 KENTUCKY AVE	03/04/25	WD	\$3,700.0	\$18,500	\$12,000	64.86	\$24,046	\$4,000	40.0	105.0	0.10	0.10	\$93	40.00	R-355	401	STANDARD
41-08-211-020	1401 MAPLEWOOD AVE	02/21/25	WD	\$4,900.0	\$24,500	\$13,800	56.33	\$27,657	\$4,902	49.0	105.1	0.12	0.12	\$100	49.00	R-355	401	STANDARD
41-08-211-020	1401 MAPLEWOOD AVE	03/26/24	WD	\$5,000.0	\$25,000	\$13,800	55.20	\$27,657	\$4,902	49.0	105.1	0.12	0.12	\$102	49.00	R-355	401	STANDARD
41-08-279-011	2501 NEBRASKA AVE	03/21/24	QC	\$5,600.0	\$28,000	\$12,500	44.64	\$24,951	\$5,000	50.0	105.0	0.12	0.12	\$112	50.00	R-355	401	STANDARD
41-08-253-007	2002 KENTUCKY AVE	11/20/24	WD	\$4,600.0	\$23,000	\$12,000	52.17	\$24,046	\$4,000	40.0	105.0	0.10	0.10	\$115	40.00	R-355	401	STANDARD
41-08-238-008	2610 PENNSYLVANIA AVE	02/02/24	WD	\$9,400.0	\$47,000	\$18,600	39.57	\$41,490	\$8,000	80.0	210.0	0.19	0.10	\$118	80.00	R-355	401	STANDARD
41-08-226-020	1713 LEVERN ST	03/14/24	WD	\$7,600.0	\$38,000	\$15,600	41.05	\$31,133	\$6,044	60.4	116.4	0.15	0.15	\$126	57.40	R-355	401	STANDARD

41-08-237-010	2407 MISSOURI AVE	08/23/24	WD	\$6,999.8	\$34,999	\$12,700	36.29	\$25,436	\$5,000	50.0	105.0	0.12	0.12	\$140	50.00	R-355	401	STANDARD
41-08-205-022	2309 ILLINOIS AVE	05/14/24	WD	\$6,400.0	\$32,000	\$12,800	40.00	\$25,516	\$4,280	42.8	105.0	0.10	0.10	\$150	42.80	R-355	401	STANDARD
41-08-235-016	2419 PENNSYLVANIA AVE	02/10/25	WD	\$6,800.0	\$34,000	\$10,600	31.18	\$21,145	\$4,100	41.0	105.0	0.10	0.10	\$166	41.00	R-355	401	STANDARD
41-08-215-005	2218 PENNSYLVANIA AVE	09/18/24	WD	\$7,000.0	\$35,000	\$13,100	37.43	\$26,293	\$4,170	41.7	105.0	0.10	0.10	\$168	41.70	R-355	401	STANDARD
41-08-235-002	1414 N LYNCH AVE	07/29/24	WD	\$7,440.0	\$37,200	\$19,700	52.96	\$39,363	\$4,415	44.2	116.0	0.11	0.11	\$169	42.00	R-355	401	STANDARD
41-08-237-004	2422 PENNSYLVANIA AVE	11/30/23	WD	\$7,980.0	\$39,900	\$12,200	30.58	\$24,443	\$4,100	41.0	105.0	0.10	0.10	\$195	41.00	R-355	401	STANDARD
41-08-235-001	1418 N LYNCH AVE	04/12/24	WD	\$9,100.0	\$45,500	\$13,000	28.57	\$25,997	\$4,433	44.3	117.0	0.11	0.11	\$205	42.00	R-355	401	STANDARD
41-08-238-001	2502 PENNSYLVANIA AVE	10/19/23	WD	\$11,000.0	\$55,000	\$15,100	27.45	\$30,231	\$4,000	40.0	105.0	0.10	0.10	\$275	40.00	R-355	401	STANDARD
41-08-278-010	2438 KENTUCKY AVE	04/24/24	WD	\$11,400.0	\$57,000	\$20,100	35.26	\$40,250	\$4,100	41.0	105.0	0.10	0.10	\$278	41.00	R-355	401	STANDARD
41-08-279-015	2605 NEBRASKA AVE	10/13/23	WD	\$15,000.0	\$75,000	\$18,400	24.53	\$36,727	\$4,500	45.0	105.0	0.11	0.11	\$333	45.00	R-355	401	STANDARD
41-08-227-018	1701 N CUMBERLAND ST	10/01/24	WD	\$14,400.0	\$72,000	\$15,400	21.39	\$30,796	\$4,222	42.2	117.0	0.11	0.11	\$341	40.00	R-355	401	STANDARD
41-08-278-008	2430 KENTUCKY AVE	07/11/23	WD	\$14,000.0	\$70,000	\$15,100	21.57	\$30,259	\$4,100	41.0	105.0	0.10	0.10	\$341	41.00	R-355	401	STANDARD
41-08-277-005	2602 MISSOURI AVE	03/15/24	WD	\$13,750.0	\$68,750	\$16,100	23.42	\$32,282	\$4,008	40.1	105.4	0.10	0.10	\$343	40.00	R-355	401	STANDARD
														Avg	\$171			
														Med	\$140			
41-09-477-001	3702 RALPH ST	08/29/24	WD	\$8,350.0	\$41,750	\$23,000	55.09	\$46,066	\$12,306	123.1	73.3	0.24	0.24	\$68	143.73	R-360	401	STANDARD
41-09-206-006	1702 NEWCOMBE ST	12/23/23	MLC	\$7,000.0	\$35,000	\$19,200	54.86	\$38,376	\$10,000	100.0	100.0	0.23	0.23	\$70	100.00	R-360	401	STANDARD
41-09-226-015	3739 MARMION AVE	03/12/24	WD	\$3,600.0	\$18,000	\$13,400	74.44	\$26,833	\$4,500	45.0	100.0	0.10	0.10	\$80	45.00	R-360	401	STANDARD
41-09-211-002	3406 BRENT AVE	07/23/24	WD	\$4,000.0	\$20,000	\$15,600	78.00	\$31,204	\$4,523	45.2	101.0	0.10	0.10	\$88	45.00	R-360	401	STANDARD
41-09-204-014	1711 DOROTHY DR	03/25/25	WD	\$12,400.0	\$62,000	\$22,300	35.97	\$44,630	\$12,639	126.4	85.9	0.27	0.27	\$98	136.42	R-360	401	STANDARD
41-09-202-024	3601 MARMION AVE	05/30/23	QC	\$5,200.0	\$26,000	\$17,000	65.38	\$34,054	\$5,000	50.0	100.0	0.12	0.12	\$104	50.00	R-360	401	STANDARD
41-09-228-013	3709 IVANHOE AVE	12/09/24	WD	\$4,700.0	\$23,500	\$14,800	62.98	\$29,600	\$4,500	45.0	100.0	0.10	0.10	\$104	45.00	R-360	401	STANDARD
41-09-210-024	1414 EARLMOOR BLVD	10/25/24	WD	\$17,000.0	\$85,000	\$23,100	27.18	\$46,262	\$15,877	158.8	104.9	0.37	0.37	\$107	155.00	R-360	401	STANDARD
41-09-208-002	3406 PITKIN AVE	07/31/23	WD	\$5,000.0	\$25,000	\$18,400	73.60	\$36,776	\$4,500	45.0	100.0	0.10	0.10	\$111	45.00	R-360	401	STANDARD
41-09-206-007	1620 NEWCOMBE ST	08/08/23	QC	\$5,600.0	\$28,000	\$15,700	56.07	\$31,383	\$5,036	50.4	101.4	0.12	0.12	\$111	50.00	R-360	401	STANDARD
41-09-228-001	3702 MARMION AVE	09/10/24	MLC	\$6,000.0	\$30,000	\$19,200	64.00	\$38,383	\$5,220	52.2	100.0	0.12	0.12	\$115	52.20	R-360	401	STANDARD
41-09-229-023	3837 IVANHOE AVE	03/15/24	WD	\$4,600.0	\$23,000	\$14,300	62.17	\$28,568	\$4,000	40.0	100.0	0.09	0.09	\$115	40.00	R-360	401	STANDARD
41-09-232-005	3714 PITKIN AVE	11/30/23	WD	\$5,200.0	\$26,000	\$14,900	57.31	\$29,766	\$4,500	45.0	100.0	0.10	0.10	\$116	45.00	R-360	401	STANDARD
41-09-209-008	1517 EARLMOOR BLVD	12/21/23	WD	\$8,400.0	\$42,000	\$18,900	45.00	\$37,798	\$7,130	71.3	99.9	0.16	0.16	\$118	71.33	R-360	401	STANDARD
41-09-233-008	3826 PITKIN AVE	08/11/23	WD	\$5,000.0	\$25,000	\$13,900	55.60	\$27,892	\$4,000	40.0	100.0	0.09	0.09	\$125	40.00	R-360	401	STANDARD
41-09-230-018	3713 PITKIN AVE	04/26/24	WD	\$6,000.0	\$30,000	\$12,600	42.00	\$25,238	\$4,500	45.0	100.0	0.10	0.10	\$133	45.00	R-360	401	STANDARD
41-09-231-012	1602 N VIRGINIA ST	08/15/24	WD	\$15,400.0	\$77,000	\$20,500	26.62	\$40,986	\$9,000	90.0	100.0	0.21	0.21	\$171	90.00	R-360	401	STANDARD
41-09-226-015	3739 MARMION AVE	01/28/25	WD	\$7,800.0	\$39,000	\$13,400	34.36	\$26,833	\$4,500	45.0	100.0	0.10	0.10	\$173	45.00	R-360	401	STANDARD
41-09-227-014	3821 MARMION AVE	07/05/23	LC	\$7,000.0	\$35,000	\$15,700	44.86	\$31,446	\$4,000	40.0	100.0	0.09	0.09	\$175	40.00	R-360	401	STANDARD
41-09-234-002	3706 LORRAINE AVE	03/06/25	WD	\$8,600.0	\$43,000	\$17,900	41.63	\$35,704	\$4,500	45.0	100.0	0.10	0.10	\$191	45.00	R-360	401	STANDARD
41-09-230-028	3743 PITKIN AVE	06/20/24	WD	\$13,800.0	\$69,000	\$20,800	30.14	\$41,685	\$6,750	67.5	100.0	0.16	0.16	\$204	67.50	R-360	401	STANDARD
41-09-208-015	3421 BREWSTER AVE	09/14/23	WD	\$10,500.0	\$52,500	\$16,300	31.05	\$32,504	\$4,530	45.3	94.3	0.10	0.10	\$232	46.67	R-360	401	STANDARD
														Avg	\$128			
Outlier																		
41-09-234-015	1402 N DEXTER ST	09/27/24	WD	\$17,200.0	\$86,000	\$25,900	30.12	\$51,816	\$5,406	54.1	107.2	0.13	0.13	\$318	52.20	R-360	401	STANDARD
41-09-231-007	3826 IVANHOE AVE	02/27/25	WD	\$12,980.0	\$64,900	\$18,600	28.66	\$37,215	\$4,000	40.0	100.0	0.09	0.09	\$325	40.00	R-360	401	STANDARD
41-09-230-004	3720 IVANHOE AVE	01/05/24	WD	\$13,000.0	\$65,000	\$21,500	33.08	\$42,910	\$4,500	45.0	100.0	0.10	0.10	\$289	45.00	R-360	401	STANDARD
40-11-376-001	2565 TIFFIN ST	03/18/25	WD	\$10,200.0	\$51,000	\$34,900	68.43	\$69,875	\$16,890	75.1	67.8	0.14	0.14	\$136	91.16	R-365	401	STANDARD
40-11-351-057	2613 THOMAS ST	04/18/23	WD	\$17,400.0	\$87,000	\$54,400	62.53	\$108,850	\$24,436	108.6	276.3	0.41	0.41	\$160	65.34	R-365	401	STANDARD
40-11-351-021	2767 GOLFSIDE LN	08/16/24	WD	\$14,400.0	\$72,000	\$35,800	49.72	\$71,669	\$16,085	71.5	84.0	0.15	0.15	\$201	78.00	R-365	401	STANDARD

40-11-302-010	2738 GOLFSIDE LN	09/12/24	WD	\$13,000.0	\$65,000	\$27,700	42.62	\$55,405	\$12,825	57.0	100.0	0.13	0.13	\$228	57.00	R-365	401	STANDARD
40-11-304-037	707 FREMONT ST	04/26/23	WD	\$12,550.0	\$62,750	\$30,700	48.92	\$61,400	\$12,375	55.0	100.0	0.13	0.13	\$228	55.00	R-365	401	STANDARD
40-11-303-003	2810 THOMAS ST	03/04/24	WD	\$12,980.0	\$64,900	\$32,000	49.31	\$63,957	\$12,600	56.0	100.0	0.13	0.13	\$232	56.00	R-365	401	STANDARD
40-11-303-019	2714 THOMAS ST	06/21/23	WD	\$15,000.0	\$75,000	\$28,800	38.40	\$57,579	\$12,600	56.0	100.0	0.13	0.13	\$268	56.00	R-365	401	STANDARD
40-11-351-063	2569 THOMAS ST	05/13/24	WD	\$21,657.0	\$108,285	\$42,200	38.97	\$84,341	\$16,148	71.8	120.9	0.18	0.18	\$302	65.28	R-365	401	STANDARD
40-11-303-011	2750 THOMAS ST	12/22/23	WD	\$17,300.0	\$86,500	\$31,300	36.18	\$62,517	\$12,600	56.0	100.0	0.13	0.13	\$309	56.00	R-365	401	STANDARD
40-11-351-062	2573 THOMAS ST	05/20/24	WD	\$26,000.0	\$130,000	\$47,000	36.15	\$93,999	\$18,216	81.0	145.4	0.22	0.22	\$321	67.13	R-365	401	STANDARD
40-11-302-029	2705 THOMAS ST	06/21/24	WD	\$22,800.0	\$114,000	\$44,600	39.12	\$89,193	\$14,189	63.1	70.3	0.12	0.12	\$362	75.24	R-365	401	STANDARD
														\$250				
Outlier																		
40-11-329-066	2540 ORCHARD LN	04/26/23	WD	\$18,400.0	\$92,000	\$41,800	45.43	\$83,656	\$6,206	27.6	125.0	0.07	0.07	\$667	24.67	R-365	401	STANDARD
40-11-352-002	2555 ALTOONA ST	01/10/25	WD	\$5,000.0	\$25,000	\$31,400	125.60	\$62,705	\$14,439	64.2	100.9	0.15	0.15	\$78	63.90	R-365	401	STANDARD
40-14-228-030	1926 MONTEITH ST	05/02/23	WD	\$5,900.0	\$29,500	\$23,000	77.97	\$45,902	\$13,147	52.6	110.6	0.13	0.13	\$112	50.00	R-370	401	STANDARD
40-14-253-048	725 DICKINSON ST	04/10/24	OTH	\$7,000.0	\$35,000	\$21,700	62.00	\$43,374	\$12,500	50.0	100.0	0.12	0.12	\$140	50.00	R-370	401	STANDARD
40-14-253-048	725 DICKINSON ST	04/10/24	WD	\$7,000.0	\$35,000	\$21,700	62.00	\$43,374	\$12,500	50.0	100.0	0.12	0.12	\$140	50.00	R-370	401	STANDARD
40-14-253-052	709 DICKINSON ST	08/12/24	WD	\$7,800.0	\$39,000	\$24,500	62.82	\$49,066	\$12,500	50.0	100.0	0.12	0.12	\$156	50.00	R-370	401	STANDARD
40-14-252-044	817 FRANK ST	02/16/24	WD	\$10,000.0	\$50,000	\$34,200	68.40	\$68,331	\$13,771	55.1	121.4	0.14	0.14	\$182	50.00	R-370	401	STANDARD
40-11-376-014	2525 TIFFIN ST	08/06/24	WD	\$9,200.0	\$46,000	\$29,700	64.57	\$59,399	\$12,500	50.0	100.0	0.12	0.12	\$184	50.00	R-370	401	STANDARD
40-14-253-036	833 DICKINSON ST	11/18/24	WD	\$10,000.0	\$50,000	\$33,700	67.40	\$67,338	\$13,488	54.0	119.6	0.14	0.14	\$185	49.33	R-370	401	STANDARD
40-11-377-015	2531 PADUCAH ST	05/31/23	WD	\$9,270.0	\$46,350	\$26,800	57.82	\$53,593	\$12,500	50.0	100.0	0.12	0.12	\$185	50.00	R-370	401	STANDARD
40-11-329-006	2609 FLUSHING RD	03/27/24	WD	\$12,000.0	\$60,000	\$27,800	46.33	\$55,505	\$15,052	60.2	145.0	0.17	0.17	\$199	50.00	R-370	401	STANDARD
40-14-253-051	713 DICKINSON ST	04/02/24	WD	\$10,000.0	\$50,000	\$29,700	59.40	\$59,349	\$12,500	50.0	100.0	0.12	0.12	\$200	50.00	R-370	401	STANDARD
40-14-201-010	424 DOUGHERTY PL	10/26/23	WD	\$14,000.0	\$70,000	\$50,700	72.43	\$101,392	\$17,152	68.6	130.8	0.18	0.18	\$204	60.00	R-370	401	STANDARD
40-14-229-048	1908 CARTIER ST	11/16/23	MLC	\$11,000.0	\$55,000	\$38,200	69.45	\$76,397	\$13,255	53.0	120.8	0.13	0.13	\$207	48.23	R-370	401	STANDARD
40-14-229-007	2013 MONTEITH ST	01/29/25	WD	\$10,900.0	\$54,500	\$27,700	50.83	\$55,319	\$13,110	52.4	110.0	0.13	0.13	\$208	50.00	R-370	401	STANDARD
40-14-201-022	2205 CARTIER ST	07/18/24	WD	\$12,000.0	\$60,000	\$32,800	54.67	\$65,568	\$14,006	56.0	110.6	0.14	0.14	\$214	53.27	R-370	401	STANDARD
40-11-377-035	713 MARQUETTE ST	09/27/24	WD	\$17,300.0	\$86,500	\$40,600	46.94	\$81,144	\$19,907	79.6	117.9	0.20	0.20	\$217	73.33	R-370	401	STANDARD
40-14-228-024	2034 MONTEITH ST	07/18/23	WD	\$12,800.0	\$64,000	\$31,000	48.44	\$62,081	\$14,011	56.0	123.3	0.14	0.14	\$228	50.47	R-370	401	STANDARD
40-14-276-022	2019 CARTIER ST	08/08/23	WD	\$11,500.0	\$57,500	\$30,300	52.70	\$60,535	\$12,329	49.3	95.1	0.11	0.11	\$233	50.57	R-370	401	STANDARD
40-14-228-042	701 DUPONT ST	08/22/24	WD	\$14,000.0	\$70,000	\$40,500	57.86	\$81,068	\$14,781	59.1	81.7	0.12	0.12	\$237	65.43	R-370	401	STANDARD
40-11-377-014	2535 PADUCAH ST	10/28/24	WD	\$12,000.0	\$60,000	\$35,200	58.67	\$70,371	\$12,500	50.0	100.0	0.12	0.12	\$240	50.00	R-370	401	STANDARD
40-14-229-024	1809 MONTEITH ST	02/16/24	WD	\$12,600.0	\$63,000	\$34,700	55.08	\$69,429	\$12,930	51.7	107.0	0.12	0.12	\$244	50.00	R-370	401	STANDARD
40-11-378-036	2502 ALTOONA ST	07/25/23	WD	\$22,200.0	\$111,000	\$44,500	40.09	\$88,943	\$22,014	88.1	95.3	0.20	0.20	\$252	90.20	R-370	401	STANDARD
40-14-126-001	318 MARQUETTE ST	06/04/24	WD	\$17,000.0	\$85,000	\$35,900	42.24	\$71,724	\$16,853	67.4	107.6	0.16	0.16	\$252	65.00	R-370	401	STANDARD
40-14-229-015	1909 MONTEITH ST	10/18/23	MLC	\$12,800.0	\$64,000	\$26,900	42.03	\$53,797	\$12,672	50.7	107.0	0.12	0.12	\$253	49.00	R-370	401	STANDARD
40-14-201-016	906 FRANK ST	07/10/24	WD	\$17,800.0	\$89,000	\$36,700	41.24	\$73,456	\$16,804	67.2	144.8	0.19	0.19	\$265	55.87	R-370	401	STANDARD
40-14-253-011	814 FRANK ST	12/05/23	WD	\$14,000.0	\$70,000	\$30,100	43.00	\$60,106	\$12,733	50.9	109.5	0.12	0.12	\$275	48.67	R-370	401	STANDARD
40-11-379-011	601 WELLER ST	10/08/24	WD	\$31,000.0	\$155,000	\$60,700	39.16	\$121,446	\$27,269	109.1	161.2	0.32	0.32	\$284	85.97	R-370	401	STANDARD
40-14-276-042	603 ST CLAIR ST	11/19/24	WD	\$15,095.6	\$75,478	\$35,900	47.56	\$71,847	\$13,121	52.5	110.0	0.13	0.13	\$288	50.03	R-370	401	STANDARD
40-14-276-031	701 ST CLAIR ST	12/22/23	WD	\$14,600.0	\$73,000	\$26,200	35.89	\$52,365	\$12,528	50.1	100.4	0.12	0.12	\$291	50.00	R-370	401	STANDARD
40-11-377-011	2543 PADUCAH ST	09/16/24	QC	\$15,100.0	\$75,500	\$30,900	40.93	\$61,813	\$12,500	50.0	100.0	0.12	0.12	\$302	50.00	R-370	401	STANDARD
40-14-229-031	2050 CARTIER ST	07/02/24	WD	\$16,000.0	\$80,000	\$30,700	38.38	\$61,401	\$13,110	52.4	110.0	0.13	0.13	\$305	50.00	R-370	401	STANDARD
40-14-252-054	713 FRANK ST	02/25/25	WD	\$16,000.0	\$80,000	\$37,400	46.75	\$74,865	\$13,110	52.4	110.0	0.13	0.13	\$305	50.00	R-370	401	STANDARD
40-11-378-033	2508 ALTOONA ST	05/23/24	WD	\$16,380.0	\$81,900	\$42,500	51.89	\$84,972	\$13,325	53.3	100.0	0.12	0.12	\$307	53.30	R-370	401	STANDARD
40-11-353-035	413 MARQUETTE ST	12/08/23	WD	\$22,000.0	\$110,000	\$56,100	51.00	\$112,151	\$17,832	71.3	124.7	0.18	0.18	\$308	63.87	R-370	401	STANDARD

40-11-380-019	618 DOUGHERTY PL	03/07/24	WD	\$26,200.0	\$131,000	\$49,700	37.94	\$99,475	\$21,207	84.8	117.3	0.21	0.21	\$309	78.33	R-370	401	STANDARD
40-14-253-056	627 DICKINSON ST	03/22/24	WD	\$16,000.0	\$80,000	\$34,100	42.63	\$68,271	\$12,500	50.0	100.0	0.12	0.12	\$320	50.00	R-370	401	STANDARD
40-14-276-016	624 DICKINSON ST	05/08/24	WD	\$16,000.0	\$80,000	\$30,600	38.25	\$61,206	\$12,500	50.0	100.0	0.12	0.12	\$320	50.00	R-370	401	STANDARD
40-14-252-029	919 FRANK ST	07/15/24	WD	\$17,000.0	\$85,000	\$40,800	48.00	\$81,585	\$13,055	52.2	96.3	0.12	0.12	\$326	53.20	R-370	401	STANDARD
40-11-353-030	2524 THOMAS ST	06/23/23	WD	\$16,000.0	\$80,000	\$53,800	67.25	\$107,597	\$12,250	49.0	100.0	0.11	0.11	\$327	49.00	R-370	401	STANDARD
40-11-353-033	2512 THOMAS ST	11/07/24	WD	\$16,000.0	\$80,000	\$42,300	52.88	\$84,552	\$12,250	49.0	100.0	0.11	0.11	\$327	49.00	R-370	401	STANDARD
40-11-382-008	2453 NORBERT ST	06/02/23	WD	\$16,495.0	\$82,475	\$55,000	66.69	\$110,068	\$12,500	50.0	100.0	0.12	0.12	\$330	50.00	R-370	401	STANDARD
40-14-252-035	845 FRANK ST	05/05/23	WD	\$19,180.0	\$95,900	\$42,700	44.53	\$85,485	\$13,699	54.8	120.1	0.14	0.14	\$350	50.00	R-370	401	STANDARD
40-14-202-013	2110 CARTIER ST	02/29/24	WD	\$22,200.0	\$111,000	\$49,800	44.86	\$99,513	\$14,580	58.3	109.5	0.14	0.14	\$381	55.73	R-370	401	STANDARD
40-14-228-028	2008 MONTEITH ST	11/18/24	WD	\$20,000.0	\$100,000	\$45,800	45.80	\$91,604	\$13,110	52.4	110.0	0.13	0.13	\$381	50.00	R-370	401	STANDARD
40-11-458-018	2308 MONTEITH ST	04/29/24	WD	\$20,600.0	\$103,000	\$33,800	32.82	\$67,618	\$13,372	53.5	110.0	0.13	0.13	\$385	51.00	R-370	401	STANDARD
40-14-229-027	2066 CARTIER ST	07/20/23	WD	\$20,600.0	\$103,000	\$41,900	40.68	\$83,850	\$13,110	52.4	110.0	0.13	0.13	\$393	50.00	R-370	401	STANDARD
40-14-252-034	849 FRANK ST	07/24/24	WD	\$21,980.0	\$109,900	\$58,500	53.23	\$116,940	\$13,670	54.7	119.6	0.14	0.14	\$402	50.00	R-370	401	STANDARD
40-11-351-081	309 MARQUETTE ST	01/19/24	WD	\$22,980.0	\$114,900	\$41,000	35.68	\$82,058	\$13,921	55.7	102.7	0.13	0.13	\$413	55.00	R-370	401	STANDARD
40-14-229-048	1908 CARTIER ST	03/14/25	WD	\$24,000.0	\$120,000	\$38,200	31.83	\$76,397	\$13,255	53.0	120.8	0.13	0.13	\$453	48.23	R-370	401	STANDARD
40-11-353-032	2516 THOMAS ST	07/25/23	WD	\$22,200.0	\$111,000	\$40,600	36.58	\$81,249	\$12,250	49.0	100.0	0.11	0.11	\$453	49.00	R-370	401	STANDARD
														Avg	\$275			
														Med	\$280			
Outlier																		
40-14-201-018	501 PERRY ST	05/21/24	WD	\$29,400.0	\$147,000	\$56,000	38.10	\$111,960	\$14,510	58.0	81.5	0.12	0.12	\$507	64.30	R-370	401	STANDARD
40-11-479-028	1501 FLUSHING RD	09/05/24	WD	\$16,600.0	\$83,000	\$59,000	71.08	\$117,968	\$30,691	122.8	83.1	0.31	0.31	\$135	159.67	R-375	401	STANDARD
40-14-227-002	825 N CHEVROLET AVE	03/28/25	WD	\$25,200.0	\$126,000	\$69,200	54.92	\$138,353	\$30,157	168.7	340.6	0.43	0.15	\$149	167.17	R-375	401	STANDARD
40-14-227-022	2024 JOLIET ST	02/23/24	WD	\$7,000.0	\$35,000	\$22,700	64.86	\$45,416	\$10,066	40.3	140.9	0.13	0.13	\$174	40.13	R-375	401	STANDARD
40-11-478-010	1810 BAGLEY ST	01/30/25	WD	\$7,200.0	\$36,000	\$24,300	67.50	\$48,548	\$10,348	41.4	95.9	0.11	0.11	\$174	50.00	R-375	401	STANDARD
40-14-203-001	2249 JOLIET ST	09/13/23	WD	\$9,700.0	\$48,500	\$26,800	55.26	\$58,250	\$13,848	55.4	142.0	0.18	0.18	\$175	55.00	R-375	401	STANDARD
40-11-457-019	2202 JOLIET ST	10/14/24	WD	\$15,429.4	\$77,147	\$43,300	56.13	\$86,518	\$21,736	86.9	119.6	0.26	0.26	\$177	94.07	R-375	401	STANDARD
40-11-480-011	1917 BAGLEY ST	01/06/25	WD	\$7,000.0	\$35,000	\$24,600	70.29	\$60,117	\$9,553	38.2	139.4	0.12	0.12	\$183	38.30	R-375	401	STANDARD
40-11-478-007	1004 PERRY ST	02/24/25	WD	\$7,000.0	\$35,000	\$27,600	78.86	\$55,179	\$9,473	37.9	99.1	0.10	0.10	\$185	45.05	R-375	401	STANDARD
40-14-227-029	2000 JOLIET ST	02/16/24	WD	\$8,000.0	\$40,000	\$24,400	61.00	\$48,859	\$10,071	40.3	142.0	0.13	0.13	\$199	40.00	R-375	401	STANDARD
40-11-480-014	1909 BAGLEY ST	04/21/23	WD	\$7,600.0	\$38,000	\$25,200	66.32	\$50,361	\$9,423	37.7	133.5	0.12	0.12	\$202	38.60	R-375	401	STANDARD
40-14-226-022	800 N CHEVROLET AVE	03/22/24	WD	\$10,200.0	\$51,000	\$29,900	58.63	\$59,726	\$12,589	50.4	142.0	0.16	0.16	\$203	50.00	R-375	401	STANDARD
40-11-477-034	1914 BAGLEY ST	06/23/23	WD	\$9,600.0	\$48,000	\$26,400	55.00	\$52,798	\$11,459	45.8	165.7	0.16	0.16	\$209	42.13	R-375	401	STANDARD
40-14-226-025	768 N CHEVROLET AVE	11/01/23	WD	\$10,900.0	\$54,500	\$32,700	60.00	\$65,373	\$12,589	50.4	142.0	0.16	0.16	\$216	50.00	R-375	401	STANDARD
40-11-451-020	2301 FLUSHING RD	04/12/24	WD	\$9,000.0	\$45,000	\$25,700	57.11	\$51,319	\$10,351	41.4	150.0	0.14	0.14	\$217	40.00	R-375	401	STANDARD
40-11-479-030	1037 GLADWYN ST	01/11/24	WD	\$9,980.0	\$49,900	\$26,400	52.91	\$52,861	\$10,965	43.9	133.0	0.14	0.14	\$228	45.00	R-375	401	STANDARD
40-14-228-012	2001 JOLIET ST	06/27/24	WD	\$18,600.0	\$93,000	\$38,700	41.61	\$77,468	\$17,857	71.4	142.8	0.23	0.23	\$260	70.73	R-375	401	STANDARD
40-11-477-003	2005 FLUSHING RD	03/01/24	WD	\$10,600.0	\$53,000	\$35,100	66.23	\$70,133	\$10,071	40.3	142.0	0.13	0.13	\$263	40.00	R-375	401	STANDARD
40-11-479-030	1037 GLADWYN ST	07/29/24	WD	\$11,600.0	\$58,000	\$26,400	45.52	\$52,861	\$10,965	43.9	133.0	0.14	0.14	\$264	45.00	R-375	401	STANDARD
40-11-481-002	970 PERRY ST	03/27/25	WD	\$14,900.0	\$74,500	\$40,400	54.23	\$80,810	\$13,607	54.4	129.1	0.17	0.17	\$274	56.67	R-375	401	STANDARD
40-11-456-004	908 BLAIR ST	09/29/23	WD	\$12,000.0	\$60,000	\$31,700	52.83	\$66,039	\$10,651	42.6	110.3	0.12	0.12	\$282	48.00	R-375	401	STANDARD
40-14-226-032	807 DUPONT ST	08/29/24	WD	\$12,400.0	\$62,000	\$28,600	46.13	\$57,252	\$10,999	44.0	94.1	0.12	0.12	\$282	53.67	R-375	401	STANDARD
40-11-451-019	2305 FLUSHING RD	10/18/24	WD	\$11,980.0	\$59,900	\$31,600	52.75	\$63,175	\$10,351	41.4	150.0	0.14	0.14	\$289	40.00	R-375	401	STANDARD
40-14-230-019	632 N CHEVROLET AVE	07/31/23	WD	\$16,000.0	\$80,000	\$31,600	39.50	\$63,130	\$13,691	54.8	168.0	0.19	0.19	\$292	50.00	R-375	401	STANDARD
40-14-226-025	768 N CHEVROLET AVE	09/23/24	WD	\$14,800.0	\$74,000	\$32,700	44.19	\$65,373	\$12,589	50.4	142.0	0.16	0.16	\$294	50.00	R-375	401	STANDARD
40-14-228-001	722 PERRY ST	09/20/24	WD	\$16,180.0	\$80,900	\$39,600	48.95	\$79,153	\$13,623	54.5	98.4	0.15	0.15	\$297	65.00	R-375	401	STANDARD

40-11-481-024	1812 CADILLAC ST	04/11/23	WD	\$11,400.0	\$57,000	\$29,000	50.88	\$57,978	\$9,411	37.6	124.0	0.11	0.11	\$303	40.00	R-375	401	STANDARD	
40-11-479-032	1029 GLADWYN ST	12/05/23	WD	\$14,000.0	\$70,000	\$40,200	57.43	\$80,340	\$11,386	45.5	181.5	0.17	0.17	\$307	40.00	R-375	401	STANDARD	
40-14-227-020	848 PERRY ST	12/28/23	WD	\$20,000.0	\$100,000	\$42,300	42.30	\$84,505	\$15,618	62.5	106.7	0.18	0.18	\$320	71.57	R-375	401	STANDARD	
40-14-227-040	763 DUPONT ST	07/11/23	WD	\$15,000.0	\$75,000	\$28,500	38.00	\$57,036	\$11,588	46.4	133.7	0.15	0.15	\$324	47.43	R-375	401	STANDARD	
40-14-230-018	638 N CHEVROLET AVE	05/05/23	MLC	\$18,200.0	\$91,000	\$44,300	48.68	\$88,658	\$13,687	54.7	167.8	0.19	0.19	\$332	50.00	R-375	401	STANDARD	
40-11-329-018	2511 FLUSHING RD	02/15/24	WD	\$13,400.0	\$67,000	\$26,300	39.25	\$52,568	\$10,062	40.2	141.7	0.13	0.13	\$333	40.00	R-375	401	STANDARD	
40-14-230-002	814 DUPONT ST	11/10/23	WD	\$15,400.0	\$77,000	\$38,400	49.87	\$76,816	\$11,321	45.3	84.4	0.11	0.11	\$340	58.33	R-375	401	STANDARD	
40-14-203-012	2209 JOLIET ST	08/08/23	WD	\$13,980.0	\$69,900	\$31,800	45.49	\$63,675	\$10,071	40.3	142.0	0.13	0.13	\$347	40.00	R-375	401	STANDARD	
40-14-227-039	1806 JOLIET ST	04/06/23	WD	\$15,000.0	\$75,000	\$35,100	46.80	\$70,122	\$10,454	41.8	91.0	0.11	0.11	\$359	51.87	R-375	401	STANDARD	
40-11-479-033	1025 GLADWYN ST	12/10/24	WD	\$17,000.0	\$85,000	\$32,900	38.71	\$65,762	\$11,590	46.4	188.1	0.17	0.17	\$367	40.00	R-375	401	STANDARD	
40-14-230-013	710 N CHEVROLET AVE	01/05/24	WD	\$20,800.0	\$104,000	\$36,400	35.00	\$72,749	\$13,662	54.6	167.2	0.19	0.19	\$381	50.00	R-375	401	STANDARD	
40-14-230-009	722 N CHEVROLET AVE	03/07/25	WD	\$21,232.8	\$106,164	\$45,500	42.86	\$90,975	\$13,652	54.6	167.0	0.19	0.19	\$389	50.00	R-375	401	STANDARD	
40-11-451-006	1050 N CHEVROLET AVE	08/20/24	WD	\$20,000.0	\$100,000	\$38,100	38.10	\$76,179	\$12,690	50.8	102.0	0.14	0.14	\$394	59.47	R-375	401	STANDARD	
40-14-226-011	1819 CADILLAC ST	02/26/25	MLC	\$15,980.0	\$79,900	\$31,100	38.92	\$62,120	\$10,071	40.3	142.0	0.13	0.13	\$397	40.00	R-375	401	STANDARD	
40-14-205-015	865 N CHEVROLET AVE	07/18/23	WD	\$20,000.0	\$100,000	\$35,500	35.50	\$70,988	\$11,811	47.2	125.0	0.14	0.14	\$423	50.00	R-375	401	STANDARD	
40-14-230-018	638 N CHEVROLET AVE	11/28/23	WD	\$23,400.0	\$117,000	\$44,300	37.86	\$88,658	\$13,687	54.7	167.8	0.19	0.19	\$427	50.00	R-375	401	STANDARD	
40-14-230-016	650 N CHEVROLET AVE	08/29/23	WD	\$23,800.0	\$119,000	\$40,100	33.70	\$80,248	\$13,677	54.7	167.6	0.19	0.19	\$435	50.00	R-375	401	STANDARD	
														\$281					
														\$286					
40-12-384-038	912 W UNIVERSITY AVE	12/03/24	WD	\$12,800.0	\$64,000	\$34,800	54.38	\$69,652	\$16,357	81.8	118.5	0.23	0.23	\$157	84.00	R-380	401	STANDARD	
40-12-383-035	615 WOLCOTT ST	12/30/24	WD	\$9,000.0	\$45,000	\$28,900	64.22	\$57,840	\$8,032	40.2	126.0	0.12	0.12	\$224	40.00	R-380	401	STANDARD	
40-13-153-013	424 CADILLAC ST	04/04/24	MLC	\$11,000.0	\$55,000	\$26,200	47.64	\$52,422	\$8,962	44.8	165.0	0.15	0.15	\$245	39.00	R-380	401	STANDARD	
40-13-103-014	1216 W FOURTH AVE	02/16/24	WD	\$21,200.0	\$106,000	\$44,800	42.26	\$89,598	\$16,747	83.7	118.5	0.23	0.23	\$253	86.00	R-380	401	STANDARD	
40-12-383-006	718 N STEVENSON ST	04/15/24	WD	\$11,200.0	\$56,000	\$25,100	44.82	\$50,122	\$8,032	40.2	126.0	0.12	0.12	\$279	40.00	R-380	401	STANDARD	
40-13-127-017	420 COTTAGE GROVE AVE	10/15/24	WD	\$12,000.0	\$60,000	\$28,200	47.00	\$56,404	\$6,758	33.8	91.0	0.08	0.08	\$355	39.60	R-380	401	STANDARD	
40-12-383-006	718 N STEVENSON ST	08/22/24	WD	\$15,800.0	\$79,000	\$25,100	31.77	\$50,122	\$8,032	40.2	126.0	0.12	0.12	\$393	40.00	R-380	401	STANDARD	
40-13-103-013	1208 W FOURTH AVE	01/29/24	WD	\$23,000.0	\$115,000	\$37,000	32.17	\$74,046	\$11,684	58.4	118.5	0.16	0.16	\$394	60.00	R-380	401	STANDARD	
														\$288					
Outliers																			
40-12-384-039	719 PROSPECT ST	03/22/24	WD	\$13,200.0	\$66,000	\$42,500	64.39	\$84,906	\$28,223	141.1	127.0	0.41	0.41	\$94	140.00	R-380	401	STANDARD	
40-12-453-013	703 MASON ST	05/22/23	WD	\$30,000.0	\$150,000	\$77,300	51.53	\$154,578	\$25,650	85.5	132.0	0.26	0.26	\$351	85.50	R-385	401	STANDARD	
40-12-430-016	702 MASON ST	09/16/24	WD	\$18,000.0	\$90,000	\$58,000	64.44	\$115,943	\$15,123	50.4	77.0	0.12	0.12	\$357	66.00	R-385	401	STANDARD	
40-12-482-008	311 W SECOND AVE	06/06/24	WD	\$19,200.0	\$96,000	\$45,200	47.08	\$90,356	\$13,693	45.6	110.0	0.13	0.13	\$421	50.00	R-385	401	STANDARD	
40-12-482-019	315 W SECOND AVE	12/11/24	WD	\$32,600.0	\$163,000	\$69,300	42.52	\$138,660	\$21,265	70.9	121.5	0.21	0.21	\$460	74.00	R-385	401	STANDARD	
														\$397					
Outlier																			
														\$440					
40-12-461-012	503 W SECOND AVE	04/30/24	WD	\$6,000.0	\$30,000	\$8,500	28.33	\$17,049	\$17,049	56.8	87.0	0.14	0.14	\$106	70.00	R-385	402	STANDARD	
40-12-460-011	103 SANFORD PL	11/21/24	WD	\$24,000.0	\$120,000	\$53,100	44.25	\$106,269	\$8,744	29.1	53.0	0.06	0.06	\$823	46.00	R-385	401	STANDARD	
40-12-431-016	115 W FIFTH AVE	05/17/24	QC	\$30,000.0	\$150,000	\$82,000	54.67	\$164,071	\$9,222	30.7	82.0	0.07	0.07	\$976	39.00	R-385	401	STANDARD	
40-12-477-005	518 MASON ST	04/19/24	WD	\$25,000.0	\$125,000	\$42,400	33.92	\$84,702	\$10,076	33.6	93.2	0.09	0.09	\$744	40.08	R-385	401	STANDARD	
40-12-462-003	418 W SECOND AVE	07/15/24	QC	\$33,000.0	\$165,000	\$80,700	48.91	\$161,404	\$30,000	0.0	0.0	0.00	0.00	#DIV/0!	0.00	R-385	401	Carraige Town	
Totals:					\$18,716,597	\$8,282,600		\$16,621,651	\$3,029,417	17,051.4			42.67	41.48					

Sale. Ratio => 44.25
Std. Dev. => 14.74

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
41-08-481-009	2308 WINDEMERE AVE	04/05/24	WD	\$20,140.0	\$100,700	\$68,200	67.73	\$136,469	95.3	100.0	0.23	0.23	\$211	100.00	R-400
41-17-227-002	2508 E COURT ST	03/18/25	QC	\$10,400.0	\$52,000	\$41,300	79.42	\$82,651	47.7	100.0	0.12	0.12	\$218	50.00	R-400
41-08-455-027	2201 WINDEMERE AVE	02/28/24	WD	\$13,000.0	\$65,000	\$45,600	70.15	\$91,117	57.2	100.0	0.14	0.14	\$227	60.00	R-400
41-17-231-018	2407 BROOKSIDE DR	05/02/24	WD	\$19,000.0	\$95,000	\$54,900	57.79	\$109,708	80.1	105.8	0.20	0.20	\$237	81.67	R-400
41-08-384-022	814 S FRANKLIN AVE	07/28/25	WD	\$14,000.0	\$70,000	\$52,700	75.29	\$105,407	58.4	150.3	0.17	0.17	\$240	50.00	R-400
41-08-401-019	2017 TUSCOLA AVE	11/10/23	QC	\$12,500.0	\$62,500	\$41,100	65.76	\$82,296	50.0	110.0	0.13	0.13	\$250	50.00	R-400
41-08-484-011	2610 MOUNTAIN AVE	03/13/25	WD	\$10,100.0	\$50,500	\$37,100	73.47	\$74,125	38.1	100.0	0.09	0.09	\$265	40.00	R-400
41-08-429-035	206 COMMONWEALTH AVE	05/24/23	WD	\$17,000.0	\$85,000	\$46,600	54.82	\$93,257	63.5	133.5	0.18	0.18	\$268	57.67	R-400
41-08-479-021	534 S MEADE ST	07/30/25	WD	\$13,000.0	\$65,000	\$42,200	64.92	\$84,323	48.1	125.8	0.13	0.13	\$270	45.00	R-400
41-17-204-008	2038 HILLS ST	01/02/24	WD	\$13,000.0	\$65,000	\$54,400	83.69	\$108,755	47.9	101.1	0.12	0.12	\$271	50.00	R-400
41-08-483-026	2313 E COURT ST	03/28/25	WD	\$13,000.0	\$65,000	\$58,000	89.23	\$115,944	47.7	100.0	0.12	0.12	\$273	50.00	R-400
41-08-428-003	213 CHANDLER AVE	05/02/24	WD	\$14,000.0	\$70,000	\$34,600	49.43	\$69,106	50.0	110.0	0.13	0.13	\$280	50.00	R-400
41-17-230-010	2410 HILLS ST	03/07/24	WD	\$25,000.0	\$125,000	\$69,800	55.84	\$139,619	88.7	101.1	0.22	0.22	\$282	92.50	R-400
41-08-403-009	2024 TUSCOLA AVE	09/22/25	WD	\$13,780.0	\$68,900	\$36,600	53.12	\$73,147	48.9	105.0	0.12	0.12	\$282	50.00	R-400
41-08-483-028	2317 E COURT ST	11/19/24	WD	\$14,000.0	\$70,000	\$48,300	69.00	\$96,530	47.7	100.0	0.12	0.12	\$294	50.00	R-400
41-08-328-005	220 S FRANKLIN AVE	05/30/25	WD	\$21,000.0	\$105,000	\$58,300	55.52	\$116,549	70.5	152.0	0.21	0.21	\$298	60.00	R-400
41-08-451-001	501 LAFAYETTE ST	08/22/25	WD	\$37,000.0	\$185,000	\$92,400	49.95	\$184,817	119.9	350.0	0.32	0.17	\$309	115.00	R-400
41-08-451-003	E SECOND ST	08/22/25	WD	\$37,000.0	\$185,000	\$92,400	49.95	\$184,817	119.9	350.0	0.32	0.14	\$309	115.00	R-400
41-08-451-007	LAFAYETTE ST	08/22/25	WD	\$37,000.0	\$185,000	\$92,400	49.95	\$184,817	119.9	350.0	0.32	0.01	\$309	115.00	R-400
41-08-429-020	320 COMMONWEALTH AVE	09/06/24	WD	\$18,600.0	\$93,000	\$45,100	48.49	\$90,280	60.0	110.0	0.15	0.15	\$310	60.00	R-400
41-08-429-009	2410 GOLD AVE	03/12/25	WD	\$13,600.0	\$68,000	\$40,200	59.12	\$80,479	43.9	106.0	0.11	0.11	\$310	44.67	R-400
41-17-226-008	2302 E COURT ST	01/11/24	WD	\$23,380.0	\$116,900	\$69,100	59.11	\$138,159	71.5	100.0	0.17	0.17	\$327	75.00	R-400
41-08-476-011	613 CHANDLER AVE	04/27/23	WD	\$16,000.0	\$80,000	\$43,400	54.25	\$86,768	47.7	100.0	0.12	0.12	\$336	50.00	R-400
41-08-451-018	610 COMMONWEALTH AVE	05/15/25	WD	\$15,980.0	\$79,900	\$48,600	60.83	\$97,209	46.8	96.6	0.11	0.11	\$341	50.00	R-400
41-08-458-008	2128 WINDEMERE AVE	12/05/24	WD	\$19,515.0	\$97,575	\$55,800	57.19	\$111,663	57.2	100.0	0.14	0.14	\$341	60.00	R-400
41-08-479-013	607 CHALMERS ST	08/11/25	WD	\$18,000.0	\$90,000	\$37,500	41.67	\$74,956	52.2	120.0	0.14	0.14	\$345	50.00	R-400
41-17-201-013	1060 LAFAYETTE ST	01/17/25	WD	\$27,980.0	\$139,900	\$63,900	45.68	\$127,730	81.0	100.0	0.20	0.20	\$345	85.00	R-400
41-17-226-015	2414 E COURT ST	11/17/23	WD	\$19,980.0	\$99,900	\$44,900	44.94	\$89,782	57.2	100.0	0.14	0.14	\$349	60.00	R-400
41-08-432-022	2501 E SECOND ST	11/29/23	WD	\$22,000.0	\$110,000	\$47,700	43.36	\$95,428	62.7	120.0	0.17	0.17	\$351	60.00	R-400
41-08-479-004	502 S MEADE ST	04/06/23	WD	\$25,380.0	\$126,900	\$60,900	47.99	\$121,886	70.9	120.0	0.19	0.19	\$358	67.90	R-400
41-08-432-012	421 GREENFIELD AVE	10/27/23	WD	\$17,900.0	\$89,500	\$42,500	47.49	\$85,025	50.0	110.0	0.13	0.13	\$358	50.00	R-400
41-08-432-002	2602 MACOMBER ST	05/14/24	WD	\$19,980.0	\$99,900	\$37,300	37.34	\$74,663	54.0	117.2	0.14	0.14	\$370	52.34	R-400
41-17-203-015	2126 PIERCE ST	04/10/23	WD	\$21,272.0	\$106,360	\$55,900	52.56	\$111,813	57.2	100.0	0.14	0.14	\$372	60.00	R-400
41-17-227-002	2508 E COURT ST	04/15/25	WD	\$17,800.0	\$89,000	\$41,300	46.40	\$82,651	47.7	100.0	0.12	0.12	\$373	50.00	R-400
41-17-228-033	2413 HILLS ST	07/26/24	WD	\$21,400.0	\$107,000	\$50,400	47.10	\$100,834	57.2	100.0	0.14	0.14	\$374	60.00	R-400
41-08-478-015	514 CHALMERS ST	09/17/25	WD	\$18,800.0	\$94,000	\$55,800	59.36	\$111,547	50.0	110.0	0.13	0.13	\$376	50.00	R-400
41-08-429-010	2414 GOLD AVE	11/07/23	WD	\$17,800.0	\$89,000	\$46,600	52.36	\$93,153	47.1	112.0	0.12	0.12	\$378	46.67	R-400
41-17-204-008	2038 HILLS ST	05/16/24	MLC	\$19,000.0	\$95,000	\$54,400	57.26	\$108,755	47.9	101.1	0.12	0.12	\$396	50.00	R-400

41-08-481-012	2402 WINDEMERE AVE	08/11/23	WD	\$19,000.0	\$95,000	\$41,400	43.58	\$82,802	47.7	100.0	0.12	0.12	\$399	50.00	R-400
41-08-329-015	306 LAFAYETTE ST	09/30/25	WD	\$20,000.0	\$100,000	\$35,500	35.50	\$71,087	50.0	110.0	0.13	0.13	\$400	50.00	R-400
41-08-409-005	426 S VERNON AVE	09/11/23	WD	\$20,600.0	\$103,000	\$45,100	43.79	\$90,267	51.4	116.3	0.13	0.13	\$401	50.00	R-400
41-17-226-021	2219 PIERCE ST	12/07/23	WD	\$19,400.0	\$97,000	\$44,900	46.29	\$89,821	47.7	100.0	0.12	0.12	\$407	50.00	R-400
41-08-453-001	601 COMMONWEALTH AVE	05/10/24	WD	\$38,000.0	\$190,000	\$82,500	43.42	\$164,940	87.9	70.5	0.18	0.18	\$432	109.85	R-400
41-08-426-010	2427 TUSCOLA AVE	12/06/23	WD	\$20,890.0	\$104,450	\$55,000	52.66	\$110,017	47.7	100.0	0.12	0.12	\$438	50.00	R-400
41-08-406-018	358 COMMONWEALTH AVE	03/20/24	WD	\$23,000.0	\$115,000	\$60,100	52.26	\$120,295	52.2	120.0	0.14	0.14	\$440	50.00	R-400
41-08-481-027	2313 MOUNTAIN AVE	02/06/24	WD	\$22,000.0	\$110,000	\$55,200	50.18	\$110,317	47.7	100.0	0.12	0.12	\$461	50.00	R-400
41-17-201-002	912 LAFAYETTE ST	12/22/23	WD	\$22,000.0	\$110,000	\$93,600	85.09	\$187,237	47.7	100.0	0.12	0.12	\$461	50.00	R-400
41-08-479-019	526 S MEADE ST	09/08/25	WD	\$21,000.0	\$105,000	\$37,900	36.10	\$75,829	45.4	125.8	0.12	0.12	\$462	42.50	R-400
41-17-129-024	928 S FRANKLIN AVE	04/26/23	WD	\$27,040.0	\$135,200	\$55,700	41.20	\$111,349	58.4	150.0	0.17	0.17	\$463	50.00	R-400
41-17-228-002	2208 PIERCE ST	03/26/25	WD	\$22,100.0	\$110,500	\$35,300	31.95	\$70,592	47.7	100.0	0.12	0.12	\$464	50.00	R-400
41-08-454-018	2127 WINDEMERE AVE	11/27/23	WD	\$22,000.0	\$110,000	\$47,600	43.27	\$95,253	47.5	99.1	0.11	0.11	\$464	50.00	R-400
41-08-482-018	2601 MOUNTAIN AVE	11/20/24	WD	\$23,000.0	\$115,000	\$39,800	34.61	\$79,627	49.6	100.0	0.12	0.12	\$464	52.00	R-400
41-08-459-013	2010 MOUNTAIN AVE	05/28/25	WD	\$28,200.0	\$141,000	\$66,600	47.23	\$133,167	60.4	107.0	0.15	0.15	\$467	61.22	R-400
41-08-432-010	413 GREENFIELD AVE	08/25/23	WD	\$20,400.0	\$102,000	\$51,400	50.39	\$102,835	43.3	124.6	0.12	0.12	\$471	40.67	R-400
41-08-459-024	1917 E COURT ST	06/19/23	WD	\$31,000.0	\$155,000	\$75,500	48.71	\$151,044	65.3	105.8	0.16	0.16	\$475	66.55	R-400
41-08-478-011	601 GREENFIELD AVE	07/16/25	WD	\$28,600.0	\$143,000	\$44,900	31.40	\$89,895	60.0	110.0	0.15	0.15	\$477	60.00	R-400
41-08-478-010	535 GREENFIELD AVE	07/24/24	WD	\$28,780.0	\$143,900	\$51,100	35.51	\$102,203	60.0	110.0	0.15	0.15	\$480	60.00	R-400
41-08-410-012	424 CHANDLER AVE	12/18/23	WD	\$21,800.0	\$109,000	\$42,200	38.72	\$84,376	45.0	110.0	0.11	0.11	\$484	45.00	R-400
41-08-430-012	2307 E SECOND ST	07/21/23	WD	\$22,980.0	\$114,900	\$52,000	45.26	\$104,069	47.0	120.0	0.12	0.12	\$489	45.00	R-400
41-17-203-015	2126 PIERCE ST	06/11/25	WD	\$27,980.0	\$139,900	\$55,900	39.96	\$111,813	57.2	100.0	0.14	0.14	\$489	60.00	R-400
41-08-403-011	2015 GOLD AVE	06/29/23	WD	\$24,000.0	\$120,000	\$45,900	38.25	\$91,844	48.9	105.0	0.12	0.12	\$491	50.00	R-400
41-08-454-002	607 ROOME CT	08/28/25	WD	\$24,000.0	\$120,000	\$60,900	50.75	\$121,847	48.9	105.0	0.12	0.12	\$491	50.00	R-400
41-17-201-006	1006 LAFAYETTE ST	11/03/23	WD	\$23,500.0	\$117,500	\$65,300	55.57	\$130,614	47.7	100.0	0.12	0.12	\$493	50.00	R-400
41-08-406-010	212 CHANDLER AVE	12/07/23	WD	\$24,200.0	\$121,000	\$49,500	40.91	\$98,998	48.8	104.8	0.12	0.12	\$496	50.00	R-400
41-08-459-027	2009 E COURT ST	09/20/23	WD	\$24,000.0	\$120,000	\$82,500	68.75	\$165,057	47.7	100.0	0.12	0.12	\$503	50.00	R-400
41-17-228-023	2301 HILLS ST	03/15/24	WD	\$24,000.0	\$120,000	\$45,100	37.58	\$90,171	47.7	100.0	0.12	0.12	\$503	50.00	R-400
41-17-202-020	2021 PIERCE ST	06/30/23	WD	\$24,200.0	\$121,000	\$63,000	52.07	\$126,032	47.7	100.0	0.12	0.12	\$508	50.00	R-400
41-08-404-009	2024 GOLD AVE	09/30/24	WD	\$25,000.0	\$125,000	\$44,900	35.92	\$89,879	48.9	105.0	0.12	0.12	\$512	50.00	R-400
41-08-454-007	629 ROOME CT	03/21/25	WD	\$25,700.0	\$128,500	\$44,500	34.63	\$88,917	48.9	105.0	0.12	0.12	\$526	50.00	R-400
41-17-203-001	2002 PIERCE ST	04/28/23	WD	\$30,980.0	\$154,900	\$65,200	42.09	\$130,436	57.2	100.0	0.14	0.14	\$542	60.00	R-400
41-17-134-023	1118 S FRANKLIN AVE	10/23/24	WD	\$32,600.0	\$163,000	\$54,700	33.56	\$109,474	58.4	150.0	0.17	0.17	\$558	50.00	R-400
41-17-228-006	2224 PIERCE ST	07/18/24	WD	\$27,000.0	\$135,000	\$43,900	32.52	\$87,716	47.7	100.0	0.12	0.12	\$566	50.00	R-400
41-17-135-007	1125 S FRANKLIN AVE	03/27/25	WD	\$29,400.0	\$147,000	\$49,100	33.40	\$98,242	51.8	118.0	0.14	0.14	\$568	50.00	R-400
41-08-476-011	613 CHANDLER AVE	08/08/25	WD	\$27,100.0	\$135,500	\$43,400	32.03	\$86,768	47.7	100.0	0.12	0.12	\$568	50.00	R-400
41-17-204-010	2108 HILLS ST	06/24/25	WD	\$27,400.0	\$137,000	\$86,400	63.07	\$172,896	47.9	101.1	0.12	0.12	\$572	50.00	R-400
41-08-483-031	2405 E COURT ST	10/24/23	WD	\$27,400.0	\$137,000	\$55,000	40.15	\$110,049	47.7	100.0	0.12	0.12	\$575	50.00	R-400
41-17-130-011	1013 S FRANKLIN AVE	01/12/24	WD	\$30,000.0	\$150,000	\$61,500	41.00	\$122,910	51.8	118.0	0.14	0.14	\$579	50.00	R-400

41-17-203-014	2122 PIERCE ST	08/15/25	WD	\$27,980.0	\$139,900	\$57,400	41.03	\$114,752	47.7	100.0	0.12	0.12	\$587	50.00	R-400
41-17-226-013	2406 E COURT ST	04/19/24	WD	\$29,000.0	\$145,000	\$53,400	36.83	\$106,886	47.7	100.0	0.12	0.12	\$608	50.00	R-400
41-17-129-027	1006 S FRANKLIN AVE	01/10/25	WD	\$35,980.0	\$179,900	\$74,400	41.36	\$148,872	58.4	150.0	0.17	0.17	\$616	50.00	R-400
41-17-129-031	1018 S FRANKLIN AVE	06/14/24	WD	\$36,000.0	\$180,000	\$72,000	40.00	\$143,944	58.4	150.0	0.17	0.17	\$617	50.00	R-400
41-08-476-012	617 CHANDLER AVE	06/12/25	WD	\$29,500.0	\$147,500	\$49,300	33.42	\$98,511	47.7	100.0	0.12	0.12	\$619	50.00	R-400
41-08-476-006	523 CHANDLER AVE	06/24/24	WD	\$30,000.0	\$150,000	\$66,500	44.33	\$132,928	47.7	100.0	0.12	0.12	\$629	50.00	R-400
41-08-454-011	606 S VERNON AVE	07/22/24	WD	\$31,000.0	\$155,000	\$58,700	37.87	\$117,499	48.9	105.0	0.12	0.12	\$635	50.00	R-400
41-08-331-018	426 LAFAYETTE ST	08/28/24	WD	\$32,000.0	\$160,000	\$62,800	39.25	\$137,762	50.0	110.0	0.13	0.13	\$640	50.00	R-400
41-17-206-018	1114 W VERNON DR	04/16/24	WD	\$39,000.0	\$195,000	\$69,700	35.74	\$139,308	60.1	133.7	0.17	0.17	\$649	54.67	R-400
41-08-455-028	2207 WINDEMERE AVE	06/10/24	WD	\$31,000.0	\$155,000	\$64,300	41.48	\$128,540	47.7	100.0	0.12	0.12	\$650	50.00	R-400
41-17-203-020	2019 HILLS ST	05/29/25	WD	\$31,000.0	\$155,000	\$59,200	38.19	\$118,453	47.7	100.0	0.12	0.12	\$650	50.00	R-400
41-08-431-015	2409 E SECOND ST	08/23/24	WD	\$34,600.0	\$173,000	\$56,000	32.37	\$112,064	52.2	120.0	0.14	0.14	\$663	50.00	R-400
41-17-204-004	2020 HILLS ST	05/30/24	WD	\$32,857.0	\$164,285	\$68,200	41.51	\$136,406	47.9	101.1	0.12	0.12	\$685	50.00	R-400
41-08-484-008	2526 MOUNTAIN AVE	06/11/24	WD	\$26,200.0	\$131,000	\$38,800	29.62	\$77,692	38.1	100.0	0.09	0.09	\$687	40.00	R-400
41-08-459-015	2102 MOUNTAIN AVE	05/22/25	WD	\$33,200.0	\$166,000	\$70,700	42.59	\$141,489	47.7	100.0	0.12	0.12	\$696	50.00	R-400
							48.51						Avg	\$440	
													Med	\$462	
Outlier															
41-08-459-032	2101 E COURT ST	02/23/24	WD	\$33,600.0	\$168,000	\$63,200	37.62	\$126,372	47.7	100.0	0.12	0.12	\$705	50.00	R-400
41-17-201-002	912 LAFAYETTE ST	07/16/25	WD	\$37,000.0	\$185,000	\$93,600	50.59	\$187,237	47.7	100.0	0.12	0.12	\$776	50.00	R-400
41-17-226-004	2220 E COURT ST	06/22/23	WD	\$41,800.0	\$209,000	\$121,100	57.94	\$242,195	47.7	100.0	0.12	0.12	\$877	50.00	R-400

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
40-14-160-001	3517 BRENTWOOD DR	09/30/24	WD	\$13,300.0	\$66,500	\$45,300	68.12	\$90,690	100.0	100.0	0.23	0.23	\$133	100.00	R-405
40-14-176-004	3401 SUNSET DR	09/06/24	WD	\$10,000.0	\$10,000	\$8,600	86.00	\$17,179	68.7	112.5	0.17	0.17	\$146	64.80	R-405
40-14-180-019	3202 SHERWOOD DR	09/11/24	MLC	\$10,000.0	\$50,000	\$35,400	70.80	\$70,838	60.0	110.6	0.15	0.15	\$167	57.10	R-405
40-14-176-020	418 ALLENDALE PL	10/07/24	WD	\$14,000.0	\$70,000	\$45,700	65.29	\$91,454	72.1	96.9	0.16	0.16	\$194	73.23	R-405
40-14-328-020	3116 NORWOOD DR	01/06/25	WD	\$9,000.0	\$45,000	\$41,000	91.11	\$82,023	45.0	84.8	0.10	0.10	\$200	48.90	R-405
40-14-156-015	3611 NORWOOD DR	01/10/24	WD	\$11,700.0	\$58,500	\$38,800	66.32	\$77,550	54.8	100.0	0.13	0.13	\$214	54.80	R-405
40-14-328-020	3116 NORWOOD DR	01/21/25	LC	\$11,300.0	\$56,500	\$41,000	72.57	\$82,023	45.0	84.8	0.10	0.10	\$251	48.90	R-405
40-14-326-001	3213 SHERWOOD DR	10/20/23	WD	\$21,000.0	\$105,000	\$35,400	33.71	\$70,732	79.3	64.4	0.15	0.15	\$265	98.87	R-405
40-11-351-088	2566 NOLEN DR	05/28/24	WD	\$36,000.0	\$180,000	\$95,000	52.78	\$190,033	135.0	100.0	0.31	0.31	\$267	135.00	R-405
40-14-152-004	321 CLOVERDALE PL	02/27/24	WD	\$18,400.0	\$92,000	\$60,700	65.98	\$121,425	66.3	122.0	0.17	0.17	\$278	60.00	R-405
40-14-156-017	460 WESTCOMBE AVE	06/27/25	WD	\$16,000.0	\$80,000	\$47,900	59.88	\$95,873	56.0	100.0	0.13	0.13	\$286	56.00	R-405
40-14-160-014	3514 NORWOOD DR	12/29/23	MLC	\$13,000.0	\$65,000	\$37,600	57.85	\$75,146	45.0	100.0	0.10	0.10	\$289	45.00	R-405
40-11-351-084	2582 NOLEN DR	01/27/25	WD	\$33,700.0	\$168,500	\$61,900	36.74	\$124,273	113.5	128.9	0.30	0.30	\$297	100.00	R-405
40-14-331-004	609 BRADLEY AVE	12/19/23	WD	\$16,000.0	\$80,000	\$35,100	43.88	\$70,231	53.5	110.0	0.13	0.13	\$299	51.00	R-405

40-14-176-019	410 ALLENDALE PL	04/10/23	WD	\$20,800.0	\$104,000	\$53,200	51.15	\$106,387	67.5	100.0	0.16	0.16	\$308	67.50	R-405
40-14-159-012	3321 SHERWOOD DR	01/19/24	WD	\$19,550.0	\$97,750	\$52,000	53.20	\$103,920	62.9	104.0	0.15	0.15	\$311	61.67	R-405
40-14-159-015	3512 BRENTWOOD DR	09/22/23	WD	\$23,000.0	\$115,000	\$49,800	43.30	\$99,686	73.0	116.8	0.18	0.18	\$315	67.57	R-405
40-14-159-025	3318 BRENTWOOD DR	06/20/23	WD	\$23,000.0	\$115,000	\$60,900	52.96	\$121,787	71.4	108.0	0.17	0.17	\$322	68.67	R-405
40-14-159-003	3509 SHERWOOD DR	06/02/25	WD	\$25,000.0	\$125,000	\$53,300	42.64	\$106,687	76.7	114.7	0.19	0.19	\$326	71.66	R-405
40-14-160-019	3406 NORWOOD DR	07/09/24	WD	\$15,000.0	\$75,000	\$39,300	52.40	\$78,581	45.0	100.0	0.10	0.10	\$333	45.00	R-405
40-14-153-013	320 WESTCOMBE AVE	08/11/25	WD	\$15,000.0	\$75,000	\$45,700	60.93	\$91,409	44.6	99.6	0.10	0.10	\$337	44.67	R-405
40-14-103-018	335 EDMONT AVE	07/16/25	WD	\$28,000.0	\$140,000	\$49,600	35.43	\$99,139	82.1	109.7	0.19	0.19	\$341	75.33	R-405
40-14-330-008	2714 MANSFIELD AVE	11/08/24	WD	\$16,800.0	\$84,000	\$37,900	45.12	\$75,761	49.0	100.0	0.11	0.11	\$343	49.00	R-405
40-14-328-009	3201 BRENTWOOD DR	12/18/24	WD	\$23,600.0	\$118,000	\$60,800	51.53	\$121,562	68.0	96.6	0.15	0.15	\$347	69.17	R-405
40-14-153-002	3511 SUNSET DR	05/01/23	WD	\$17,600.0	\$88,000	\$48,500	55.11	\$102,223	50.5	102.1	0.12	0.12	\$348	50.00	R-405
40-14-153-015	332 WESTCOMBE AVE	04/08/25	WD	\$26,000.0	\$130,000	\$49,700	38.23	\$99,481	63.9	100.0	0.15	0.15	\$407	63.93	R-405
40-14-153-005	314 WESTCOMBE AVE	07/31/24	WD	\$39,780.0	\$198,900	\$90,100	45.30	\$180,269	97.5	103.9	0.23	0.23	\$408	95.69	R-405
40-14-252-024	2214 NOLEN DR	11/08/24	WD	\$31,000.0	\$155,000	\$58,500	37.74	\$117,078	71.0	140.0	0.19	0.19	\$437	60.00	R-405
40-14-154-008	3633 SHERWOOD DR	10/08/24	WD	\$22,180.0	\$110,900	\$48,900	44.09	\$97,858	50.3	110.7	0.12	0.12	\$441	47.83	R-405
40-14-155-011	3701 BRENTWOOD DR	06/06/24	WD	\$23,400.0	\$117,000	\$44,900	38.38	\$89,809	52.5	100.0	0.12	0.12	\$446	52.50	R-405
													\$302		
													\$313		

Outlier

40-14-126-023	2470 NOLEN DR	04/28/25	WD	\$56,000.0	\$280,000	\$102,500	36.61	\$204,929	106.5	140.0	0.29	0.29	\$526	90.00	R-405
40-14-160-020	3402 NORWOOD DR	09/24/24	CD	\$20,800.0	\$104,000	\$39,600	38.08	\$79,253	45.0	100.0	0.10	0.10	\$462	45.00	R-405
40-14-176-003	3407 SUNSET DR	08/01/24	WD	\$25,200.0	\$126,000	\$53,800	42.70	\$107,659	52.4	109.9	0.13	0.13	\$481	50.00	R-405

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
40-14-177-036	308 SHEFFIELD AVE	01/19/24	WD	\$10,000.0	\$50,000	\$25,800	51.60	\$51,593	28.9	103.0	0.07	0.07		28.93	R-407
40-14-177-010	339 ALLENDALE PL	09/18/23	WD	\$14,000.0	\$70,000	\$37,100	53.00	\$74,227	25.0	124.2	0.07	0.07		25.00	R-407
40-14-177-038	312 SHEFFIELD AVE	05/29/25	WD	\$11,600.0	\$58,000	\$25,200	43.45	\$50,329	16.5	11.3	0.00	0.00		16.53	R-407
		Condo		\$11,867											

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
40-14-158-019	3710 VAN BUREN AVE	07/16/24	WD	\$7,400.0	\$37,000	\$21,700	58.65	\$45,347	50.0	100.0	0.12	0.12	\$148	50.00	R-410
40-14-157-009	3625 BEECHER RD	09/16/24	WD	\$10,000.0	\$50,000	\$30,500	61.00	\$61,099	67.5	100.0	0.16	0.16	\$148	67.50	R-410
40-14-301-019	718 HUBBARD AVE	07/24/24	WD	\$7,600.0	\$38,000	\$29,100	76.58	\$58,283	45.0	100.0	0.10	0.10	\$169	45.00	R-410
40-14-303-019	3406 GRATIOT AVE	03/26/24	WD	\$8,600.0	\$43,000	\$31,000	72.09	\$62,097	50.0	100.0	0.12	0.12	\$172	50.00	R-410
40-14-305-011	823 HUBBARD AVE	05/19/25	WD	\$12,000.0	\$60,000	\$34,500	57.50	\$68,940	69.3	98.1	0.16	0.16	\$173	70.00	R-410
40-14-301-027	814 HUBBARD AVE	06/19/24	WD	\$8,700.0	\$43,500	\$23,900	54.94	\$47,824	50.0	100.0	0.12	0.12	\$174	50.00	R-410
40-14-301-001	701 WESTCOMBE AVE	02/26/25	WD	\$10,100.0	\$50,500	\$24,400	48.32	\$48,879	48.2	99.3	0.11	0.11	\$210	48.33	R-410
40-14-307-058	3117 BEECHER RD	08/28/24	WD	\$16,800.0	\$84,000	\$32,300	38.45	\$64,527	77.2	106.0	0.18	0.18	\$218	75.00	R-410
40-14-158-008	3701 GRATIOT AVE	04/11/25	WD	\$12,000.0	\$60,000	\$40,800	68.00	\$81,527	45.0	100.0	0.10	0.10	\$267	45.00	R-410

40-14-307-001	3227 BEECHER RD	02/28/25	WD	\$25,980.0	\$129,900	\$53,200	40.95	\$106,408	95.2	100.0	0.22	0.22	\$273	95.20	R-410	
40-14-327-027	3026 BEECHER RD	06/07/24	WD	\$11,980.0	\$59,900	\$26,600	44.41	\$53,150	43.0	100.0	0.10	0.10	\$279	43.00	R-410	
40-14-158-009	3621 GRATIOT AVE	09/20/24	WD	\$13,300.0	\$66,500	\$23,500	35.34	\$47,046	45.0	100.0	0.10	0.10	\$296	45.00	R-410	
40-14-303-022	3306 GRATIOT AVE	12/11/23	WD	\$17,980.0	\$89,900	\$36,100	40.16	\$72,142	60.0	100.0	0.14	0.14	\$300	60.00	R-410	
40-14-156-019	3734 BEECHER RD	09/14/23	WD	\$20,500.0	\$102,500	\$35,100	34.24	\$70,244	60.0	100.0	0.14	0.14	\$342	60.00	R-410	
													\$226			

Outliers

40-14-307-006	3133 BEECHER RD	08/01/23	WD	\$11,000.0	\$55,000	\$44,900	81.64	\$89,744	129.8	290.9	0.51	0.51	\$85	76.10	R-410
40-14-327-019	3210 BEECHER RD	05/12/25	WD	\$8,600.0	\$43,000	\$36,800	85.58	\$73,533	87.5	100.0	0.20	0.20	\$98	87.50	R-410
40-14-303-016	3418 GRATIOT AVE	07/16/25	WD	\$17,000.0	\$85,000	\$31,000	36.47	\$62,005	45.0	100.0	0.10	0.10	\$378	45.00	R-410

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table	
41-18-161-018	928 CHURCH ST	12/21/23	MLC	\$14,000.0	\$70,000	\$36,000	51.43	\$72,020	110.1	130.8	0.45	0.45	\$127	76.00	R-415	
40-13-403-037	820 ASYLUM ST	09/07/23	WD	\$6,500.0	\$6,500	\$3,500	53.85	\$7,092	47.3	162.9	0.16	0.16	\$137	42.56	R-415	
40-13-477-039	921 CEDAR ST	01/24/25	WD	\$9,000.0	\$45,000	\$24,200	53.78	\$48,330	51.9	159.6	0.17	0.17	\$173	47.33	R-415	
41-18-308-029	403 W SIXTH ST	06/09/23	WD	\$24,100.0	\$120,500	\$46,300	38.42	\$97,804	137.2	219.2	0.37	0.15	\$176	157.75	R-415	
41-18-326-016	1003 CHURCH ST	09/06/23	QC	\$17,600.0	\$88,000	\$57,700	65.57	\$115,413	64.3	99.0	0.17	0.17	\$274	74.25	R-415	
40-13-402-040	607 THAYER ST	09/29/23	WD	\$14,450.0	\$72,250	\$33,500	46.37	\$67,041	52.3	110.0	0.15	0.15	\$276	57.33	R-415	
40-13-330-024	620 THAYER ST	08/11/23	WD	\$21,200.0	\$106,000	\$36,600	34.53	\$73,122	64.8	131.8	0.20	0.20	\$327	64.83	R-415	
41-18-303-019	608 CARRILL CT	02/10/25	WD	\$10,000.0	\$50,000	\$20,500	41.00	\$40,977	28.1	67.5	0.06	0.06	\$356	39.34	R-415	
41-18-308-014	1108 S GRAND TRAVERSE	05/31/23	WD	\$11,100.0	\$55,500	\$25,400	45.77	\$50,818	29.7	97.5	0.08	0.08	\$373	34.60	R-415	
41-18-308-002	415 W SIXTH ST	11/21/23	WD	\$13,920.0	\$69,600	\$21,300	30.60	\$42,650	36.3	64.5	0.08	0.08	\$383	52.00	R-415	
													\$260			
Multi parcel sale																
40-13-329-018	W SECOND ST	05/09/25	WD	\$30,000.0	\$150,000	\$34,200	22.80	\$68,362	173.6	345.8	0.49	0.17	\$173	185.90	R-415	
40-13-329-019	1420 W SECOND ST	05/09/25	WD	\$30,000.0	\$150,000	\$34,200	22.80	\$68,362	173.6	345.8	0.49	0.15	\$173	185.90	R-415	
40-13-329-005	1427 GLENWOOD AVE	05/09/25	WD	\$30,000.0	\$150,000	\$34,200	22.80	\$68,362	173.6	345.8	0.49	0.17	\$173	185.90	R-415	
Outlier																
41-18-151-003	321 W SECOND ST	08/19/24	WD	\$30,000.0	\$150,000	\$47,100	31.40	\$94,197	53.7	165.0	0.18	0.18	\$559	48.00	R-415	
41-18-359-021	1301 ANN ARBOR ST	01/28/25	MLC	\$7,900.0	\$39,500	\$30,700	77.72	\$61,341	103.1	123.0	0.30	0.30	\$77	106.85	R-415	
41-18-309-015	1106 CHURCH ST	07/10/25	WD	\$21,400.0	\$107,000	\$49,100	45.89	\$101,302	42.8	86.2	0.11	0.11	\$500	53.00	R-415	

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
41-18-208-006	709 THOMSON ST	05/09/24	WD	\$8,400.0	\$42,000	\$24,100	57.38	\$48,137	35.7	66.0	0.07	0.07	\$235	44.00	R-420
41-18-206-044	819 EAST ST	03/11/25	WD	\$17,000.0	\$85,000	\$66,200	77.88	\$132,410	67.4	105.3	0.25	0.25	\$252	57.00	R-420

41-07-454-002	609 PIERSON ST	08/25/23	WD	\$13,000.0	\$65,000	\$44,900	69.08	\$89,713	39.2	68.2	0.07	0.07	\$332	47.50	R-420
41-07-455-029	802 E SECOND ST	04/22/25	WD	\$19,800.0	\$99,000	\$55,300	55.86	\$110,617	57.9	77.0	0.12	0.12	\$342	66.00	R-420
41-18-202-022	616 E SECOND ST	03/06/24	WD	\$29,000.0	\$145,000	\$55,700	38.41	\$111,423	71.0	81.2	0.15	0.15	\$408	79.50	R-420
41-07-455-033	609 THOMSON ST	08/28/24	WD	\$20,000.0	\$100,000	\$48,400	48.40	\$96,762	44.7	66.0	0.08	0.08	\$448	55.00	R-420
41-18-207-002	706 E THIRD ST	10/11/24	WD	\$18,000.0	\$90,000	\$45,700	50.78	\$91,485	38.4	92.0	0.08	0.08	\$469	40.00	R-420
41-18-226-003	807 AVON ST	05/09/23	WD	\$18,000.0	\$90,000	\$44,600	49.56	\$89,214	37.3	115.0	0.11	0.11	\$482	40.00	R-420
41-18-206-032	629 E COURT ST	01/03/24	WD	\$23,600.0	\$118,000	\$56,800	48.14	\$113,589	47.8	84.6	0.10	0.10	\$494	52.00	R-420
41-18-206-003	612 E THIRD ST	02/22/24	WD	\$30,000.0	\$150,000	\$63,500	42.33	\$127,052	60.1	84.5	0.13	0.13	\$499	66.00	R-420
41-07-453-047	913 E SECOND ST	04/13/23	WD	\$16,200.0	\$81,000	\$36,700	45.31	\$73,450	32.1	64.5	0.06	0.06	\$504	40.00	R-420
													\$406		
41-18-207-031	703 E COURT ST	07/31/25	WD	\$35,860.0	\$179,300	\$106,700	59.51	\$213,370	110.0	132.0	0.33	0.33	\$326	110.00	R-420
41-07-453-020	424 CRAPO ST	04/28/23	WD	\$21,000.0	\$105,000	\$66,200	63.05	\$132,493	64.0	150.0	0.21	0.21	\$328	60.00	R-420
41-07-453-020	424 CRAPO ST	07/28/25	WD	\$25,500.0	\$127,500	\$66,200	51.92	\$132,493	64.0	150.0	0.21	0.21	\$399	60.00	R-420
													\$351		
Outlier															
41-18-202-017	617 E THIRD ST	08/29/25	WD	\$36,000.0	\$180,000	\$79,100	43.94	\$158,232	54.0	116.5	0.13	0.13	\$667	50.00	R-420
41-18-207-006	709 PIERSON ST	09/27/23	WD	\$22,800.0	\$114,000	\$48,600	42.63	\$97,202	40.0	132.0	0.12	0.12	\$570	40.00	R-420
Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
41-17-151-006	920 BELMONT AVE	11/13/23	WD	\$12,600.0	\$63,000	\$25,300	40.16	\$50,518	50.0	100.0	0.12	0.12	\$252	50.00	R-430
41-18-228-025	929 E SEVENTH ST	07/22/24	WD	\$19,800.0	\$99,000	\$44,200	44.65	\$88,489	80.8	80.6	0.17	0.17	\$245	90.00	R-430
41-17-152-019	1512 AVON ST	08/22/24	WD	\$10,176.0	\$50,880	\$26,500	52.08	\$52,973	39.0	100.0	0.09	0.09	\$261	39.00	R-430
41-18-280-006	810 E EIGHTH ST	02/27/25	WD	\$14,000.0	\$70,000	\$44,800	64.00	\$89,619	48.5	99.1	0.11	0.11	\$289	48.72	R-430
41-17-151-012	901 E WELLINGTON AVE	12/13/23	WD	\$16,000.0	\$80,000	\$45,400	56.75	\$90,786	50.0	100.0	0.12	0.12	\$320	50.00	R-430
41-17-151-019	925 E WELLINGTON AVE	05/30/24	WD	\$16,000.0	\$80,000	\$32,500	40.63	\$65,058	50.0	100.0	0.12	0.12	\$320	50.00	R-430
41-18-280-021	817 E NINTH ST	04/26/24	WD	\$18,000.0	\$90,000	\$38,400	42.67	\$76,776	52.4	110.0	0.13	0.13	\$343	50.00	R-430
41-18-276-022	830 E SIXTH ST	01/09/25	WD	\$18,000.0	\$90,000	\$41,000	45.56	\$81,956	46.5	86.0	0.10	0.10	\$387	50.18	R-430
													\$302		
													\$304		
Outliers															
41-18-229-005	924 E SEVENTH ST	06/18/25	WD	\$9,000.0	\$45,000	\$52,900	117.56	\$105,808	62.9	110.0	0.15	0.15	\$143	60.00	R-430
41-18-277-027	837 E EIGHTH ST	02/14/25	WD	\$27,980.0	\$139,900	\$47,500	33.95	\$95,051	52.4	110.0	0.13	0.13	\$534	50.00	R-430
41-18-276-010	722 E SIXTH ST	08/22/25	WD	\$25,800.0	\$129,000	\$42,600	33.02	\$85,289	47.9	112.6	0.12	0.12	\$539	45.16	R-430
41-18-284-002	1357 LAPEER RD	10/11/24	WD	\$20,000.0	\$100,000	\$47,100	47.10	\$94,209	50.0	100.0	0.12	0.12	\$400	50.00	R-430
41-18-281-013	917 E NINTH ST	08/06/24	WD	\$18,000.0	\$90,000	\$40,500	45.00	\$80,984	44.0	110.0	0.11	0.11	\$409	42.00	R-430
Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table

41-08-377-002	602 MAXINE ST	12/14/23	WD	\$40,800.0	\$204,000	\$124,200	60.88	\$248,372	101.1	121.5	0.28	0.28	\$404	100.47	R-435
41-17-132-021	1210 BLANCHARD AVE	09/15/25	WD	\$17,000.0	\$85,000	\$68,000	80.00	\$135,903	53.0	135.0	0.16	0.16	\$321	50.00	R-435
41-17-180-015	1502 S FRANKLIN AVE	10/03/23	WD	\$17,800.0	\$89,000	\$51,800	58.20	\$103,574	55.4	147.1	0.17	0.17	\$322	50.00	R-435
41-17-180-027	1626 S FRANKLIN AVE	02/05/25	WD	\$33,600.0	\$168,000	\$88,100	52.44	\$176,147	103.0	139.0	0.31	0.31	\$326	96.30	R-435
41-08-384-029	1821 E COURT ST	05/19/23	WD	\$43,000.0	\$215,000	\$117,800	54.79	\$235,687	130.3	130.0	0.37	0.37	\$330	125.20	R-435
41-17-101-007	1309 RIVERDALE RD	11/14/24	WD	\$43,000.0	\$215,000	\$115,100	53.53	\$232,715	129.1	200.0	0.84	0.84	\$333	100.00	R-435
41-17-133-029	1202 KENSINGTON AVE	03/19/25	WD	\$39,980.0	\$199,900	\$84,300	42.17	\$168,698	100.0	120.0	0.28	0.28	\$400	100.00	R-435
41-17-176-008	1616 LINWOOD AVE	09/12/23	WD	\$34,700.0	\$173,500	\$100,200	57.75	\$200,394	81.6	125.0	0.23	0.23	\$425	80.00	R-435
41-17-131-020	1218 MAXINE ST	09/13/23	WD	\$31,115.8	\$155,579	\$75,800	48.72	\$151,620	71.2	124.2	0.20	0.20	\$437	70.00	R-435
41-08-379-009	601 KENSINGTON AVE	10/22/24	WD	\$30,000.0	\$150,000	\$69,000	46.00	\$138,059	67.1	150.3	0.21	0.21	\$447	60.00	R-435
41-08-384-001	701 KENSINGTON AVE	08/29/25	WD	\$34,400.0	\$172,000	\$88,600	51.51	\$177,120	76.6	124.7	0.22	0.22	\$449	75.10	R-435
41-17-133-010	1301 BLANCHARD AVE	09/19/23	WD	\$35,000.0	\$175,000	\$92,500	52.86	\$185,097	75.0	120.0	0.21	0.21	\$467	75.00	R-435
41-08-383-016	724 KENSINGTON AVE	10/12/23	WD	\$23,690.0	\$118,450	\$84,500	71.34	\$168,985	50.0	120.0	0.14	0.14	\$474	50.00	R-435
41-17-133-018	1707 LINWOOD AVE	01/19/24	WD	\$25,000.0	\$125,000	\$66,700	53.36	\$133,344	51.0	125.0	0.14	0.14	\$490	50.00	R-435
41-17-129-002	1802 E COURT ST	02/07/25	WD	\$25,000.0	\$125,000	\$62,300	49.84	\$124,607	50.3	121.5	0.14	0.14	\$497	50.00	R-435
41-17-129-002	1802 E COURT ST	02/07/25	WD	\$25,000.0	\$125,000	\$62,300	49.84	\$124,607	50.3	121.5	0.14	0.14	\$497	50.00	R-435
41-17-103-004	1330 E COURT ST	06/16/25	WD	\$39,000.0	\$195,000	\$122,800	62.97	\$245,587	76.7	115.0	0.21	0.21	\$509	78.30	R-435
41-08-383-002	1710 MONTCLAIR AVE	05/30/25	WD	\$31,800.0	\$159,000	\$75,800	47.67	\$151,663	61.4	115.0	0.17	0.17	\$518	62.67	R-435
41-17-104-008	1007 E FORK DR	10/21/24	WD	\$31,000.0	\$155,000	\$85,300	55.03	\$170,527	58.7	115.0	0.16	0.16	\$528	60.00	R-435
41-17-177-021	1771 BROOKSIDE DR	07/13/23	WD	\$46,500.0	\$232,500	\$104,200	44.82	\$208,313	87.2	113.2	0.23	0.23	\$533	90.00	R-435
41-17-177-014	1415 RIDGELAWN AVE	12/02/24	WD	\$27,400.0	\$137,000	\$61,300	44.74	\$122,593	51.0	125.0	0.14	0.14	\$537	50.00	R-435
41-17-132-033	1617 LINWOOD AVE	01/19/24	WD	\$34,000.0	\$170,000	\$100,500	59.12	\$200,903	60.9	123.8	0.17	0.17	\$558	60.00	R-435
41-17-129-017	1013 KENSINGTON AVE	01/25/24	WD	\$32,000.0	\$160,000	\$70,600	44.13	\$141,194	55.9	150.0	0.17	0.17	\$572	50.00	R-435
41-17-127-015	1021 MAXINE ST	03/22/24	WD	\$54,980.0	\$274,900	\$132,000	48.02	\$263,902	95.5	135.0	0.28	0.28	\$576	90.00	R-435
41-17-104-015	926 BEARD ST	06/07/23	WD	\$40,000.0	\$200,000	\$101,600	50.80	\$203,176	68.5	100.0	0.17	0.17	\$584	75.00	R-435
41-17-127-015	1021 MAXINE ST	10/07/24	WD	\$56,000.0	\$280,000	\$132,000	47.14	\$263,902	95.5	135.0	0.28	0.28	\$587	90.00	R-435
41-17-128-013	1005 BLANCHARD AVE	05/02/25	WD	\$30,000.0	\$150,000	\$52,000	34.67	\$103,913	50.0	120.0	0.14	0.14	\$600	50.00	R-435
41-17-131-017	1118 MAXINE ST	06/16/25	WD	\$37,000.0	\$185,000	\$83,200	44.97	\$166,405	61.4	125.7	0.17	0.17	\$603	60.00	R-435
41-17-178-029	1416 RIDGELAWN AVE	04/12/23	WD	\$45,000.0	\$225,000	\$115,300	51.24	\$230,620	72.4	117.9	0.20	0.20	\$622	75.00	R-435
41-17-106-023	1320 BEARD ST	10/17/24	WD	\$30,400.0	\$152,000	\$75,000	49.34	\$149,956	48.8	109.5	0.13	0.13	\$623	51.11	R-435
41-08-381-005	814 MAXINE ST	08/30/24	WD	\$40,980.0	\$204,900	\$120,100	58.61	\$240,297	64.1	136.9	0.19	0.19	\$640	60.00	R-435
41-17-133-027	1134 KENSINGTON AVE	05/02/25	WD	\$32,000.0	\$160,000	\$74,600	46.63	\$149,103	50.0	120.0	0.14	0.14	\$640	50.00	R-435
41-08-383-015	720 KENSINGTON AVE	07/12/23	WD	\$32,200.0	\$161,000	\$77,100	47.89	\$154,101	50.0	120.0	0.14	0.14	\$644	50.00	R-435
41-17-104-001	1402 E COURT ST	06/13/25	WD	\$50,800.0	\$254,000	\$138,300	54.45	\$276,561	76.6	110.0	0.20	0.20	\$663	80.00	R-435
41-17-176-007	1602 LINWOOD AVE	07/11/25	WD	\$56,000.0	\$280,000	\$147,200	52.57	\$294,455	84.2	125.0	0.24	0.24	\$665	82.50	R-435
41-17-102-010	1017 WOODLAWN PARK DR	08/16/24	WD	\$73,000.0	\$365,000	\$221,900	60.79	\$443,785	109.4	141.4	0.33	0.33	\$667	100.77	R-435
41-17-131-016	1110 MAXINE ST	07/17/23	WD	\$51,800.0	\$259,000	\$123,200	47.57	\$246,401	77.3	127.5	0.22	0.22	\$670	75.00	R-435
41-08-383-018	806 KENSINGTON AVE	05/01/24	WD	\$45,000.0	\$225,000	\$107,600	47.82	\$215,114	65.0	120.0	0.18	0.18	\$692	65.00	R-435
41-17-129-011	927 KENSINGTON AVE	08/01/25	WD	\$40,000.0	\$200,000	\$68,300	34.15	\$136,670	55.9	150.0	0.17	0.17	\$716	50.00	R-435

41-17-134-008	1125 KENSINGTON AVE	03/15/24	WD	\$40,000.0	\$200,000	\$80,800	40.40	\$161,669	55.9	150.0	0.17	0.17	\$716	50.00	R-435
41-17-127-026	1018 BLANCHARD AVE	02/19/25	WD	\$38,600.0	\$193,000	\$82,400	42.69	\$164,884	53.0	135.0	0.16	0.16	\$728	50.00	R-435
41-17-106-003	1121 WOODLAWN PARK DR	05/23/25	WD	\$100,000.0	\$500,000	\$247,200	49.44	\$494,302	136.4	148.5	0.42	0.42	\$733	122.64	R-435
41-17-126-022	1002 MAXINE ST	06/26/24	WD	\$42,000.0	\$210,000	\$103,700	49.38	\$207,330	57.1	129.3	0.16	0.16	\$736	55.00	R-435
41-17-132-004	1113 MAXINE ST	07/14/23	WD	\$40,000.0	\$200,000	\$93,500	46.75	\$186,922	53.0	135.0	0.16	0.16	\$754	50.00	R-435
41-17-128-027	1010 KENSINGTON AVE	10/25/24	WD	\$37,780.0	\$188,900	\$72,700	38.49	\$145,414	50.0	120.0	0.14	0.14	\$756	50.00	R-435
41-17-129-018	1017 KENSINGTON AVE	05/12/25	WD	\$43,000.0	\$215,000	\$82,400	38.33	\$164,815	55.9	150.0	0.17	0.17	\$769	50.00	R-435
41-17-104-008	1007 E FORK DR	05/01/25	WD	\$46,000.0	\$230,000	\$85,300	37.09	\$170,527	58.7	115.0	0.16	0.16	\$783	60.00	R-435
41-17-127-028	1026 BLANCHARD AVE	04/24/24	WD	\$42,000.0	\$210,000	\$94,000	44.76	\$188,073	53.0	135.0	0.16	0.16	\$792	50.00	R-435
41-17-177-003	1613 WOODLAWN PARK DR	04/11/25	WD	\$48,000.0	\$240,000	\$85,800	35.75	\$171,511	59.4	169.6	0.20	0.20	\$808	50.00	R-435
41-17-134-010	1133 KENSINGTON AVE	08/19/25	WD	\$45,600.0	\$228,000	\$103,300	45.31	\$206,599	55.9	150.0	0.17	0.17	\$816	50.00	R-435
41-17-132-001	1602 CALUMET ST	11/22/24	WD	\$45,400.0	\$227,000	\$94,600	41.67	\$189,201	53.0	135.0	0.16	0.16	\$856	50.00	R-435
41-17-104-006	923 E FORK DR	03/27/25	WD	\$50,000.0	\$250,000	\$108,700	43.48	\$217,434	58.2	113.1	0.16	0.16	\$858	60.00	R-435
41-17-128-028	1012 KENSINGTON AVE	09/23/25	WD	\$43,000.0	\$215,000	\$81,500	37.91	\$162,930	50.0	120.0	0.14	0.14	\$860	50.00	R-435
41-17-128-007	923 BLANCHARD AVE	03/07/25	WD	\$44,000.0	\$220,000	\$74,400	33.82	\$148,789	50.0	120.0	0.14	0.14	\$880	50.00	R-435

							48.96						\$600		
													\$601		

Outliers															
41-17-180-030	1505 KENSINGTON AVE	03/05/25	WD	\$21,300.0	\$106,500	\$75,900	71.27	\$151,779	129.1	200.0	0.72	0.72	\$165	100.00	R-435
41-17-179-006	1780 BROOKSIDE DR	01/05/24	WD	\$27,400.0	\$137,000	\$100,900	73.65	\$201,890	123.4	159.6	0.39	0.39	\$222	107.00	R-435
41-17-179-005	1776 BROOKSIDE DR	05/25/23	WD	\$45,000.0	\$225,000	\$154,900	68.84	\$309,885	165.4	197.0	0.58	0.58	\$272	129.08	R-435
41-18-228-002	925 AVON ST	08/28/25	WD	\$120,000.0	\$600,000	\$311,800	51.97	\$623,577	129.1	200.0	2.44	2.44	\$930	100.00	R-435
41-17-126-004	913 BEARD ST	05/05/25	WD	\$46,100.0	\$230,500	\$89,000	38.61	\$177,984	46.4	100.0	0.12	0.12	\$993	50.83	R-435
41-17-106-029	1407 WOODLAWN PARK DR	10/29/24	WD	\$67,000.0	\$335,000	\$165,600	49.43	\$331,228	66.6	130.6	0.19	0.19	\$1,006	63.83	R-435

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
41-16-228-033	1001 WHITINGHAM DR	01/31/24	WD	\$27,980.0	\$139,900	\$63,300	45.25	\$126,623	87.9	144.6	0.26	0.26	\$318	76.67	R-445
41-16-228-024	3633 FENWICK CIR	05/29/24	WD	\$26,000.0	\$130,000	\$56,500	43.46	\$116,834	79.0	122.9	0.21	0.21	\$329	74.74	R-445
41-16-227-023	916 SOMERSET LN	04/22/25	WD	\$23,000.0	\$115,000	\$78,100	67.91	\$156,280	59.0	110.0	0.15	0.15	\$390	59.00	R-445
41-16-226-003	1013 BARRINGTON DR	04/28/23	WD	\$30,000.0	\$150,000	\$76,200	50.80	\$152,373	70.0	110.0	0.18	0.18	\$429	70.00	R-445
41-16-226-014	1121 BARRINGTON DR	06/30/25	WD	\$33,800.0	\$169,000	\$84,600	50.06	\$169,138	77.0	111.7	0.20	0.20	\$439	76.40	R-445
41-16-228-050	1113 WHITINGHAM DR	01/12/24	WD	\$24,600.0	\$123,000	\$48,600	39.51	\$97,293	54.4	130.0	0.15	0.15	\$453	50.00	R-445
41-16-227-028	1006 SOMERSET LN	05/25/23	WD	\$26,400.0	\$132,000	\$72,500	54.92	\$144,982	55.0	110.0	0.14	0.14	\$480	55.00	R-445
41-16-276-006	1220 SOMERSET LN	10/18/24	WD	\$27,000.0	\$135,000	\$68,400	50.67	\$136,812	55.0	110.0	0.14	0.14	\$491	55.00	R-445

													\$416		
--	--	--	--	--	--	--	--	--	--	--	--	--	-------	--	--

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table

40-14-351-019	932 HUBBARD AVE	02/06/25	WD	\$8,500.0	\$42,500	\$20,100	47.29	\$40,106	50.0	100.0	0.12	0.12	\$170	50.00	R-450
40-15-432-023	3902 JOYNER ST	01/30/25	WD	\$4,000.0	\$20,000	\$14,800	74.00	\$29,618	40.0	100.0	0.09	0.09	\$100	40.00	R-450
40-15-454-021	4022 ORR ST	08/07/24	WD	\$5,400.0	\$27,000	\$19,900	73.70	\$39,802	52.4	110.0	0.13	0.13	\$103	50.00	R-450
40-15-483-015	3918 REYNOLDS ST	09/18/23	LC	\$5,000.0	\$25,000	\$14,500	58.00	\$28,951	42.5	113.0	0.10	0.10	\$118	40.00	R-450
40-14-352-019	948 BARNEY AVE	12/21/23	MLC	\$7,000.0	\$35,000	\$22,800	65.14	\$45,678	58.5	99.8	0.13	0.13	\$120	58.57	R-450
40-14-357-001	951 S BALLENGER HWY	03/07/25	WD	\$5,000.0	\$25,000	\$16,100	64.40	\$32,262	40.0	100.0	0.09	0.09	\$125	40.00	R-450
40-15-485-002	1005 DARLING ST	11/29/23	WD	\$9,700.0	\$48,500	\$22,600	46.60	\$45,101	73.5	136.3	0.20	0.20	\$132	62.98	R-450
40-14-360-002	951 BARNEY AVE	09/06/24	MLC	\$11,000.0	\$55,000	\$27,500	50.00	\$55,000	80.0	100.0	0.18	0.18	\$138	80.00	R-450
40-15-485-004	1015 DARLING ST	07/20/23	WD	\$9,500.0	\$47,500	\$20,100	42.32	\$40,213	68.3	202.6	0.22	0.22	\$139	48.00	R-450
40-15-481-003	3821 MANNHALL AVE	05/04/23	WD	\$7,000.0	\$35,000	\$24,700	70.57	\$49,492	50.0	100.0	0.12	0.12	\$140	50.00	R-450
40-14-352-017	938 BARNEY AVE	07/17/25	WD	\$7,800.0	\$39,000	\$19,400	49.74	\$38,762	55.0	100.0	0.13	0.13	\$142	55.00	R-450
40-15-478-013	949 SALISBURY AVE	08/18/25	WD	\$7,400.0	\$37,000	\$21,700	58.65	\$43,438	51.5	100.0	0.12	0.12	\$144	51.45	R-450
40-14-352-011	912 BARNEY AVE	11/13/24	WD	\$8,700.0	\$43,500	\$25,000	57.47	\$49,956	60.0	100.0	0.14	0.14	\$145	60.00	R-450
40-14-353-008	937 BARNEY AVE	02/28/25	WD	\$8,000.0	\$40,000	\$20,600	51.50	\$41,266	55.0	100.0	0.13	0.13	\$145	55.00	R-450
40-15-483-007	3915 BLACKINGTON AVE	11/01/23	WD	\$7,000.0	\$35,000	\$15,400	44.00	\$30,750	47.8	113.0	0.12	0.12	\$146	45.00	R-450
40-15-481-006	967 DARLING ST	06/12/25	WD	\$9,000.0	\$45,000	\$19,600	43.56	\$39,269	61.2	119.3	0.15	0.15	\$147	56.00	R-450
40-15-487-018	988 S BALLENGER HWY	01/09/24	WD	\$7,980.0	\$39,900	\$17,900	44.86	\$35,788	53.7	80.0	0.11	0.11	\$149	60.00	R-450
40-14-352-008	945 HUBBARD AVE	03/28/25	WD	\$25,200.0	\$126,000	\$69,200	54.92	\$138,353	168.7	340.6	0.43	0.12	\$149	167.17	R-450
40-15-453-003	4009 W COURT ST	03/28/25	WD	\$25,200.0	\$126,000	\$69,200	54.92	\$138,353	168.7	340.6	0.43	0.17	\$149	167.17	R-450
40-15-432-005	3921 W KEARSLEY ST	04/19/24	WD	\$6,000.0	\$30,000	\$13,600	45.33	\$27,252	40.0	100.0	0.09	0.09	\$150	40.00	R-450
40-15-486-008	979 SALISBURY AVE	03/19/24	WD	\$7,400.0	\$37,000	\$24,600	66.49	\$49,229	48.0	100.0	0.11	0.11	\$154	48.00	R-450
40-15-457-008	4021 BLACKINGTON AVE	04/26/24	WD	\$7,400.0	\$37,000	\$24,900	67.30	\$49,732	47.8	113.0	0.12	0.12	\$155	45.00	R-450
40-15-434-003	3925 JOYNER ST	01/22/25	QC	\$6,250.0	\$31,250	\$20,300	64.96	\$40,571	40.0	100.0	0.09	0.09	\$156	40.00	R-450
40-15-486-011	952 JOHNSON AVE	05/13/24	WD	\$6,400.0	\$32,000	\$16,600	51.88	\$33,160	40.0	100.0	0.09	0.09	\$160	40.00	R-450
40-15-458-006	4017 REYNOLDS ST	08/29/25	WD	\$7,500.0	\$37,500	\$16,400	43.73	\$32,862	43.6	113.0	0.11	0.11	\$172	41.00	R-450
40-15-478-017	924 JOHNSON AVE	06/13/25	WD	\$8,000.0	\$40,000	\$19,500	48.75	\$38,916	45.0	100.0	0.10	0.10	\$178	45.00	R-450
40-15-486-003	959 SALISBURY AVE	01/25/25	WD	\$9,300.0	\$46,500	\$24,800	53.33	\$49,520	48.0	100.0	0.11	0.11	\$194	48.00	R-450
40-15-428-014	4014 JACQUE ST	08/29/25	WD	\$8,400.0	\$42,000	\$13,800	32.86	\$27,604	42.0	110.0	0.10	0.10	\$200	40.00	R-450
40-14-358-001	951 HUBBARD AVE	02/06/25	WD	\$8,500.0	\$42,500	\$18,600	43.76	\$37,249	40.0	100.0	0.09	0.09	\$213	40.00	R-450
40-15-485-017	986 SALISBURY AVE	12/12/24	WD	\$10,000.0	\$50,000	\$22,100	44.20	\$44,134	44.7	80.0	0.09	0.09	\$224	50.00	R-450
40-15-454-006	4039 MANNHALL AVE	09/25/24	WD	\$17,580.0	\$87,900	\$27,900	31.74	\$55,770	76.0	110.0	0.18	0.18	\$231	72.45	R-450
40-15-481-013	956 SALISBURY AVE	09/17/25	WD	\$12,154.0	\$60,770	\$20,800	34.23	\$41,697	48.9	128.1	0.13	0.13	\$249	43.20	R-450
40-15-452-016	4024 MANNHALL AVE	08/14/24	WD	\$13,400.0	\$67,000	\$22,600	33.73	\$45,173	52.4	110.0	0.13	0.13	\$256	50.00	R-450
40-15-478-020	936 JOHNSON AVE	07/16/25	WD	\$12,600.0	\$63,000	\$21,700	34.44	\$43,358	45.0	100.0	0.10	0.10	\$280	45.00	R-450
40-14-352-009	949 HUBBARD AVE	10/25/24	WD	\$19,000.0	\$95,000	\$26,100	27.47	\$52,187	57.6	100.2	0.13	0.13	\$330	57.57	R-450
40-14-357-016	960 HUBBARD AVE	05/01/25	WD	\$104,460.2	\$522,301	\$132,400	25.35	\$264,995	311.3	617.2	0.73	0.09	\$336	311.90	R-450
40-15-481-008	3820 ORR ST	11/22/23	WD	\$14,200.0	\$71,000	\$26,600	37.46	\$53,101	42.0	110.0	0.10	0.10	\$338	40.00	R-450
40-15-477-011	3831 ZIMMERMAN ST	04/07/25	WD	\$18,000.0	\$90,000	\$28,500	31.67	\$57,036	52.4	110.0	0.13	0.13	\$343	50.00	R-450
							48.67					Avg	\$182		

Med \$154

Outliers															
Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
40-15-456-007	4015 ORR ST	07/30/25	WD	\$2,000.0	\$10,000	\$14,400	144.00	\$28,884	40.0	100.0	0.09	0.09	\$50	40.00	R-450
40-15-432-043	3808 JOYNER ST	04/24/23	WD	\$8,000.0	\$40,000	\$30,100	75.25	\$60,215	98.9	100.4	0.23	0.23	\$81	98.65	R-450
40-15-483-004	3927 BLACKINGTON AVE	04/08/24	WD	\$4,400.0	\$22,000	\$15,400	70.00	\$30,895	47.8	113.0	0.12	0.12	\$92	45.00	R-450
40-15-488-007	1023 WELLMAN ST	05/03/23	LC	\$5,000.0	\$25,000	\$17,000	68.00	\$34,064	53.7	80.0	0.11	0.11	\$93	60.00	R-450
40-15-476-009	3821 W COURT ST	07/29/25	QC	\$4,000.0	\$20,000	\$16,800	84.00	\$33,562	42.0	110.0	0.10	0.10	\$95	40.00	R-450
40-15-454-009	4027 MANNHALL AVE	06/22/23	WD	\$18,000.0	\$90,000	\$25,000	27.78	\$49,926	47.2	110.0	0.11	0.11	\$381	45.00	R-450
40-15-455-007	1030 MEIDA ST	09/04/25	WD	\$16,000.0	\$80,000	\$19,200	24.00	\$38,466	38.7	72.6	0.08	0.08	\$414	45.40	R-450
40-15-479-009	921 JOHNSON AVE	08/19/25	MLC	\$17,000.0	\$85,000	\$28,200	33.18	\$56,478	40.0	100.0	0.09	0.09	\$425	40.00	R-450
40-13-360-007	1017 CHRISTOPHER ST	05/30/24	MLC	\$12,600.0	\$63,000	\$25,400	40.32	\$50,880	51.3	130.0	0.13	0.13	\$246	45.00	R-455
40-14-382-016	2714 FIELDING ST	12/04/23	WD	\$4,000.0	\$20,000	\$16,000	80.00	\$31,951	40.0	99.8	0.09	0.09	\$100	40.00	R-455
40-14-384-009	2814 GIBSON ST	02/27/24	WD	\$4,000.0	\$20,000	\$14,700	73.50	\$29,487	37.9	90.0	0.08	0.08	\$105	40.00	R-455
40-14-354-013	935 MANN AVE	10/12/23	WD	\$4,250.0	\$21,250	\$15,700	73.88	\$31,418	40.0	100.0	0.09	0.09	\$106	40.00	R-455
40-14-361-008	956 STOCKER AVE	04/05/23	WD	\$4,400.0	\$22,000	\$13,900	63.18	\$27,837	40.0	100.0	0.09	0.09	\$110	40.00	R-455
40-14-369-004	3006 FIELDING ST	08/28/25	WD	\$9,600.0	\$48,000	\$17,400	36.25	\$34,687	84.5	201.5	0.19	0.10	\$114	84.20	R-455
40-14-369-005	3002 FIELDING ST	08/28/25	WD	\$9,600.0	\$48,000	\$17,400	36.25	\$34,687	84.5	201.5	0.19	0.10	\$114	84.20	R-455
40-13-360-007	1017 CHRISTOPHER ST	03/21/24	WD	\$6,430.0	\$32,150	\$25,400	79.00	\$50,880	51.3	130.0	0.13	0.13	\$125	45.00	R-455
40-13-360-026	1010 GARDEN ST	08/13/25	WD	\$10,000.0	\$50,000	\$16,500	33.00	\$32,978	79.7	90.4	0.18	0.18	\$125	84.17	R-455
40-14-371-008	1008 KNAPP AVE	04/08/23	WD	\$5,300.0	\$26,500	\$11,800	44.53	\$23,654	40.0	100.0	0.09	0.09	\$133	40.00	R-455
40-14-367-001	3218 FIELDING ST	04/03/24	WD	\$5,600.0	\$28,000	\$16,300	58.21	\$32,685	42.3	100.7	0.10	0.10	\$133	42.10	R-455
40-13-360-010	1105 CHRISTOPHER ST	06/26/24	WD	\$7,000.0	\$35,000	\$19,400	55.43	\$38,797	51.3	130.0	0.13	0.13	\$136	45.00	R-455
40-14-355-003	917 STOCKER AVE	11/02/23	WD	\$5,700.0	\$28,500	\$14,700	51.58	\$29,484	40.0	100.0	0.09	0.09	\$143	40.00	R-455
40-14-387-018	2730 REYNOLDS ST	06/26/25	WD	\$5,800.0	\$29,000	\$12,600	43.45	\$25,112	40.0	100.0	0.09	0.09	\$145	40.00	R-455
40-14-387-023	2718 REYNOLDS ST	12/12/24	WD	\$6,980.0	\$34,900	\$18,300	52.44	\$36,578	47.1	93.0	0.10	0.10	\$148	48.87	R-455
40-14-354-009	919 MANN AVE	07/26/24	WD	\$6,000.0	\$30,000	\$10,600	35.33	\$21,294	40.0	100.0	0.09	0.09	\$150	40.00	R-455
40-14-376-011	931 HUGHES AVE	09/12/24	WD	\$5,980.0	\$29,900	\$17,100	57.19	\$34,236	36.5	82.8	0.08	0.08	\$164	40.17	R-455
40-14-384-018	972 BRADLEY AVE	11/02/23	WD	\$6,600.0	\$33,000	\$14,300	43.33	\$28,594	40.0	100.0	0.09	0.09	\$165	40.00	R-455
40-14-353-018	928 MANN AVE	08/20/25	WD	\$7,000.0	\$35,000	\$15,300	43.71	\$30,696	40.0	100.0	0.09	0.09	\$175	40.00	R-455
40-14-388-004	2905 REYNOLDS ST	07/21/23	WD	\$7,200.0	\$36,000	\$15,000	41.67	\$30,040	40.0	100.0	0.09	0.09	\$180	40.00	R-455
40-14-383-003	980 KNIGHT AVE	08/21/23	WD	\$10,400.0	\$52,000	\$19,300	37.12	\$38,530	56.4	91.7	0.12	0.12	\$184	58.93	R-455
40-14-360-013	960 MANN AVE	06/18/25	QC	\$7,600.0	\$38,000	\$17,300	45.53	\$34,620	40.0	100.0	0.09	0.09	\$190	40.00	R-455
40-14-382-012	2802 FIELDING ST	08/08/23	WD	\$8,400.0	\$42,000	\$13,200	31.43	\$26,467	39.9	99.6	0.09	0.09	\$210	40.00	R-455
40-14-376-011	931 HUGHES AVE	07/18/25	WD	\$7,800.0	\$39,000	\$17,100	43.85	\$34,236	36.5	82.8	0.08	0.08	\$213	40.17	R-455
40-14-381-008	925 BRADLEY AVE	08/14/23	WD	\$13,000.0	\$65,000	\$29,100	44.77	\$58,155	60.0	100.0	0.14	0.14	\$217	60.00	R-455
40-14-366-005	1025 BARNEY AVE	06/26/23	WD	\$9,600.0	\$48,000	\$17,300	36.04	\$34,618	40.0	100.0	0.09	0.09	\$240	40.00	R-455

40-14-389-013	2709 REYNOLDS ST	04/11/25	WD	\$10,000.0	\$50,000	\$21,100	42.20	\$42,123	40.0	100.0	0.09	0.09	\$250	40.00	R-455
40-14-384-017	2701 FIELDING ST	04/26/24	WD	\$18,000.0	\$90,000	\$26,500	29.44	\$53,031	64.1	41.0	0.09	0.09	\$281	100.07	R-455
40-14-381-011	943 BRADLEY AVE	05/15/25	WD	\$19,600.0	\$98,000	\$27,500	28.06	\$55,026	66.9	92.1	0.15	0.15	\$293	69.73	R-455
												Avg	\$169		
												Med	\$150		
Outliers															
40-14-429-008	2116 W COURT ST	04/25/25	WD	\$1,000.0	\$5,000	\$2,800	56.00	\$5,660	45.3	142.0	0.12	0.12	\$22	38.00	R-455
40-14-387-031	2818 REYNOLDS ST	08/08/24	WD	\$6,000.0	\$30,000	\$18,700	62.33	\$37,355	80.0	100.0	0.18	0.18	\$75	80.00	R-455
40-14-427-028	2009 BECKWITH CT	08/29/24	WD	\$9,200.0	\$46,000	\$21,800	47.39	\$43,648	114.8	280.0	0.22	0.06	\$80	137.16	R-455
40-14-378-012	951 HUGHES AVE	09/28/23	WD	\$7,000.0	\$35,000	\$19,100	54.57	\$38,278	80.0	100.0	0.18	0.18	\$88	80.00	R-455
40-14-380-018	932 BRADLEY AVE	10/21/24	QC	\$4,600.0	\$23,000	\$16,500	71.74	\$33,001	47.0	137.2	0.13	0.13	\$98	40.10	R-455
40-14-361-008	956 STOCKER AVE	11/21/23	WD	\$12,000.0	\$60,000	\$13,900	23.17	\$27,837	40.0	100.0	0.09	0.09	\$300	40.00	R-455
40-13-360-012	1113 CHRISTOPHER ST	04/30/25	WD	\$21,800.0	\$109,000	\$31,300	28.72	\$62,674	67.5	130.0	0.18	0.18	\$323	59.16	R-455
40-13-360-007	1017 CHRISTOPHER ST	08/08/25	WD	\$27,000.0	\$135,000	\$25,400	18.81	\$50,880	51.3	130.0	0.13	0.13	\$526	45.00	R-455
Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
40-22-226-011	3918 AUGUSTA ST	06/09/25	WD	\$7,000.0	\$35,000	\$22,700	64.86	\$45,387	40.0	120.0	0.11	0.11	\$175	40.00	R-460
40-22-285-012	3605 HOGARTH AVE	09/24/25	WD	\$8,800.0	\$44,000	\$20,300	46.14	\$40,581	86.9	141.6	0.26	0.26	\$101	80.00	R-460
40-22-229-016	3708 BROWN ST	02/21/25	WD	\$8,400.0	\$42,000	\$33,700	80.24	\$67,491	80.0	120.0	0.22	0.22	\$105	80.00	R-460
40-22-233-012	3601 WHITNEY AVE	11/17/23	WD	\$4,980.0	\$24,900	\$19,200	77.11	\$38,364	40.0	120.0	0.11	0.11	\$125	40.00	R-460
40-22-276-018	3918 HERRICK ST	02/21/25	WD	\$5,900.0	\$29,500	\$21,600	73.22	\$43,137	40.0	120.0	0.11	0.11	\$148	40.00	R-460
40-22-228-035	3806 BROWN ST	09/26/24	WD	\$11,980.0	\$59,900	\$26,300	43.91	\$52,542	80.0	120.0	0.22	0.22	\$150	80.00	R-460
40-22-280-006	3913 CLAIRMONT ST	06/16/23	WD	\$12,000.0	\$60,000	\$46,100	76.83	\$92,193	80.0	120.0	0.22	0.22	\$150	80.00	R-460
40-22-276-031	3825 ARLENE AVE	08/28/24	WD	\$12,800.0	\$64,000	\$25,300	39.53	\$50,604	80.0	120.0	0.22	0.22	\$160	80.00	R-460
40-22-277-012	1502 S BALLENGER HWY	10/26/23	WD	\$12,800.0	\$64,000	\$39,300	61.41	\$78,696	80.0	120.0	0.22	0.22	\$160	80.00	R-460
40-22-231-015	3714 WHITNEY AVE	02/21/25	WD	\$6,500.0	\$32,500	\$18,400	56.62	\$36,871	40.0	120.0	0.11	0.11	\$163	40.00	R-460
40-22-233-002	3709 WHITNEY AVE	08/18/23	WD	\$13,000.0	\$65,000	\$28,500	43.85	\$56,951	80.0	120.0	0.22	0.22	\$163	80.00	R-460
40-22-276-031	3825 ARLENE AVE	10/09/23	WD	\$13,000.0	\$65,000	\$25,300	38.92	\$50,604	80.0	120.0	0.22	0.22	\$163	80.00	R-460
40-22-231-020	3622 WHITNEY AVE	09/07/23	WD	\$6,600.0	\$33,000	\$22,700	68.79	\$45,497	40.0	120.0	0.11	0.11	\$165	40.00	R-460
40-22-277-006	3705 ARLENE AVE	11/13/24	WD	\$7,000.0	\$35,000	\$21,400	61.14	\$42,792	40.0	120.0	0.11	0.11	\$175	40.00	R-460
40-22-228-011	3821 AUGUSTA ST	07/24/24	WD	\$7,300.0	\$36,500	\$18,100	49.59	\$36,183	40.0	120.0	0.11	0.11	\$183	40.00	R-460
40-22-230-011	3825 BROWN ST	10/11/24	WD	\$8,200.0	\$41,000	\$26,100	63.66	\$52,205	40.0	120.0	0.11	0.11	\$205	40.00	R-460
40-22-231-014	3718 WHITNEY AVE	10/18/23	WD	\$8,300.0	\$41,500	\$24,400	58.80	\$48,795	40.0	120.0	0.11	0.11	\$208	40.00	R-460
40-22-280-009	3901 CLAIRMONT ST	05/08/23	WD	\$8,400.0	\$42,000	\$24,900	59.29	\$49,850	40.0	120.0	0.11	0.11	\$210	40.00	R-460
40-22-230-004	3921 BROWN ST	05/22/23	WD	\$8,600.0	\$43,000	\$26,500	61.63	\$53,082	40.0	120.0	0.11	0.11	\$215	40.00	R-460
40-22-233-005	3701 WHITNEY AVE	06/20/24	WD	\$8,600.0	\$43,000	\$18,200	42.33	\$36,324	40.0	120.0	0.11	0.11	\$215	40.00	R-460
40-22-226-012	3914 AUGUSTA ST	02/12/25	MLC	\$9,800.0	\$49,000	\$21,400	43.67	\$42,755	40.0	120.0	0.11	0.11	\$245	40.00	R-460
40-22-230-009	3905 BROWN ST	02/25/25	WD	\$10,000.0	\$50,000	\$23,300	46.60	\$46,516	40.0	120.0	0.11	0.11	\$250	40.00	R-460

40-22-232-012	3809 WHITNEY AVE	07/25/24	WD	\$10,800.0	\$54,000	\$25,300	46.85	\$50,660	40.0	120.0	0.11	0.11	\$270	40.00	R-460
40-22-282-019	3930 HOGARTH AVE	05/17/24	MLC	\$13,600.0	\$68,000	\$35,000	51.47	\$69,996	50.0	120.0	0.14	0.14	\$272	50.00	R-460
40-22-281-024	3614 LARCHMONT ST	06/27/23	WD	\$10,980.0	\$54,900	\$21,800	39.71	\$43,622	40.0	120.0	0.11	0.11	\$275	40.00	R-460
40-22-228-023	3902 BROWN ST	04/08/24	WD	\$11,000.0	\$55,000	\$28,400	51.64	\$56,870	40.0	120.0	0.11	0.11	\$275	40.00	R-460
40-22-277-001	1501 WALTON AVE	02/01/24	WD	\$11,000.0	\$55,000	\$25,700	46.73	\$51,321	40.0	120.0	0.11	0.11	\$275	40.00	R-460
40-22-277-016	3702 HERRICK ST	12/06/24	WD	\$17,000.0	\$85,000	\$34,800	40.94	\$69,545	60.0	120.0	0.17	0.17	\$283	60.00	R-460
40-22-281-024	3614 LARCHMONT ST	01/19/24	WD	\$11,400.0	\$57,000	\$21,800	38.25	\$43,622	40.0	120.0	0.11	0.11	\$285	40.00	R-460
40-22-228-021	3910 BROWN ST	04/09/25	WD	\$11,980.0	\$59,900	\$26,200	43.74	\$52,382	40.0	120.0	0.11	0.11	\$300	40.00	R-460
40-22-280-011	3821 CLAIRMONT ST	04/08/24	WD	\$12,300.0	\$61,500	\$30,500	49.59	\$60,931	40.0	120.0	0.11	0.11	\$308	40.00	R-460
40-22-228-025	3822 BROWN ST	12/06/23	WD	\$13,400.0	\$67,000	\$30,500	45.52	\$60,920	40.0	120.0	0.11	0.11	\$335	40.00	R-460
40-22-283-005	3701 LARCHMONT ST	05/01/25	WD	\$104,460.2	\$522,301	\$132,400	25.35	\$264,995	311.3	617.2	0.73	0.11	\$336	311.90	R-460
40-22-279-014	1602 S BALLENGER HWY	05/01/25	WD	\$104,460.2	\$522,301	\$136,200	26.08	\$272,590	310.1	701.0	0.78	0.11	\$337	291.28	R-460
40-22-278-004	3921 HERRICK ST	09/05/24	WD	\$14,000.0	\$70,000	\$32,300	46.14	\$64,592	40.0	120.0	0.11	0.11	\$350	40.00	R-460
40-22-283-010	3605 LARCHMONT ST	10/09/23	WD	\$14,200.0	\$71,000	\$31,600	44.51	\$63,178	40.0	120.0	0.11	0.11	\$355	40.00	R-460
40-22-276-012	3801 ARLENE AVE	02/20/24	WD	\$15,000.0	\$75,000	\$29,800	39.73	\$59,521	40.0	120.0	0.11	0.11	\$375	40.00	R-460

														\$229		
														\$215		

Outliers															
40-22-278-002	3929 HERRICK ST	06/06/23	WD	\$17,000.0	\$85,000	\$30,900	36.35	\$61,701	40.0	120.0	0.11	0.11	\$425	40.00	R-460
40-22-280-023	3914 LARCHMONT ST	05/08/25	WD	\$18,800.0	\$94,000	\$27,400	29.15	\$54,815	40.0	120.0	0.11	0.11	\$470	40.00	R-460

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
40-23-102-006	3509 AUGUSTA ST	05/24/24	WD	\$12,800.0	\$64,000	\$28,000	43.75	\$55,999	76.7	120.0	0.19	0.19	\$167	70.00	R-465
40-23-106-009	3417 BROWN ST	06/09/25	WD	\$8,400.0	\$42,000	\$30,000	71.43	\$59,931	93.8	121.6	0.24	0.24	\$90	85.08	R-465
40-23-107-005	3505 WHITNEY AVE	04/24/23	WD	\$9,000.0	\$45,000	\$24,000	53.33	\$47,989	87.6	120.0	0.22	0.22	\$103	80.00	R-465
40-23-159-008	3213 LARCHMONT ST	06/09/25	WD	\$6,000.0	\$30,000	\$23,400	78.00	\$46,871	54.6	98.6	0.12	0.12	\$110	55.00	R-465
40-23-106-017	3512 WHITNEY AVE	01/19/25	LC	\$10,000.0	\$50,000	\$26,500	53.00	\$53,009	87.6	120.0	0.22	0.22	\$114	80.00	R-465
40-23-155-004	3513 CLAIRMONT ST	04/01/25	WD	\$5,400.0	\$27,000	\$20,100	74.44	\$40,120	43.8	120.0	0.11	0.11	\$123	40.00	R-465
40-23-159-002	3317 LARCHMONT ST	12/06/24	WD	\$5,400.0	\$27,000	\$20,200	74.81	\$40,358	43.8	120.0	0.11	0.11	\$123	40.00	R-465
40-23-155-019	3514 LARCHMONT ST	11/13/24	WD	\$6,000.0	\$30,000	\$22,200	74.00	\$44,415	43.8	120.0	0.11	0.11	\$137	40.00	R-465
40-23-160-018	3506 CHICAGO BLVD	06/07/24	WD	\$15,000.0	\$75,000	\$35,900	47.87	\$71,874	108.3	88.9	0.24	0.24	\$138	116.34	R-465
40-23-107-019	3506 ARLENE AVE	01/30/24	WD	\$6,500.0	\$32,500	\$22,200	68.31	\$44,370	46.0	120.0	0.12	0.12	\$141	42.00	R-465
40-23-132-025	1326 KNIGHT AVE	02/04/25	WD	\$6,600.0	\$33,000	\$18,900	57.27	\$37,807	46.0	132.0	0.12	0.12	\$144	40.00	R-465
40-23-106-003	3517 BROWN ST	03/29/24	WD	\$6,400.0	\$32,000	\$19,400	60.63	\$38,846	43.8	120.0	0.11	0.11	\$146	40.00	R-465
40-23-105-017	1221 STOCKER AVE	04/18/25	WD	\$6,000.0	\$30,000	\$17,900	59.67	\$35,748	40.0	100.0	0.09	0.09	\$150	40.00	R-465
40-23-105-027	1222 KNAPP AVE	05/21/25	WD	\$6,000.0	\$30,000	\$18,000	60.00	\$36,031	40.0	100.0	0.09	0.09	\$150	40.00	R-465
40-23-107-003	3517 WHITNEY AVE	08/19/25	WD	\$6,600.0	\$33,000	\$22,000	66.67	\$44,042	43.8	120.0	0.11	0.11	\$151	40.00	R-465
40-23-109-002	1305 MANN AVE	02/21/25	WD	\$6,200.0	\$31,000	\$15,700	50.65	\$31,364	40.0	100.0	0.09	0.09	\$155	40.00	R-465
40-23-102-011	3413 AUGUSTA ST	03/01/24	WD	\$7,000.0	\$35,000	\$21,400	61.14	\$42,790	43.8	120.0	0.11	0.11	\$160	40.00	R-465

40-23-151-020	3510 HERRICK ST	11/22/24	WD	\$7,000.0	\$35,000	\$21,500	61.43	\$42,959	43.8	120.0	0.11	0.11	\$160	40.00	R-465				
40-23-159-007	3217 LARCHMONT ST	01/10/24	QC	\$8,200.0	\$41,000	\$23,300	56.83	\$46,688	51.1	129.0	0.13	0.13	\$160	45.00	R-465				
40-23-106-021	3410 WHITNEY AVE	05/22/24	WD	\$6,500.0	\$32,500	\$20,900	64.31	\$41,862	40.1	98.5	0.09	0.09	\$162	40.42	R-465				
40-23-102-015	3518 BROWN ST	01/30/25	WD	\$7,820.0	\$39,100	\$22,000	56.27	\$44,095	43.8	120.0	0.11	0.11	\$178	40.00	R-465				
40-23-157-009	1705 STOCKER AVE	09/30/25	WD	\$18,000.0	\$90,000	\$43,900	48.78	\$87,768	100.0	100.0	0.23	0.23	\$180	100.00	R-465				
40-23-158-013	3405 LARCHMONT ST	12/08/23	WD	\$8,000.0	\$40,000	\$20,800	52.00	\$41,544	43.8	120.0	0.11	0.11	\$183	40.00	R-465				
40-23-110-029	1414 KNAPP AVE	07/17/24	WD	\$9,800.0	\$49,000	\$23,900	48.78	\$47,793	50.0	100.0	0.12	0.12	\$196	50.00	R-465				
40-23-154-021	3202 CLAIRMONT ST	08/08/23	WD	\$10,980.0	\$54,900	\$26,600	48.45	\$53,178	54.8	120.0	0.14	0.14	\$200	50.00	R-465				
40-23-105-007	1115 STOCKER AVE	09/03/25	WD	\$8,600.0	\$43,000	\$22,700	52.79	\$45,404	40.0	100.0	0.09	0.09	\$215	40.00	R-465				
40-23-110-014	1421 STOCKER AVE	07/23/24	WD	\$11,000.0	\$55,000	\$31,200	56.73	\$62,340	50.0	100.0	0.12	0.12	\$220	50.00	R-465				
40-23-151-006	3505 ARLENE AVE	01/08/24	WD	\$9,700.0	\$48,500	\$28,200	58.14	\$56,455	43.8	120.0	0.11	0.11	\$221	40.00	R-465				
40-23-132-013	1421 HUGHES AVE	03/10/25	WD	\$10,200.0	\$51,000	\$20,200	39.61	\$40,430	46.0	132.0	0.12	0.12	\$222	40.00	R-465				
40-23-106-010	1302 BARNEY AVE	02/07/25	WD	\$19,200.0	\$96,000	\$42,100	43.85	\$84,109	85.5	224.9	0.21	0.10	\$224	80.70	R-465				
40-23-127-011	1129 HUGHES AVE	04/04/23	LC	\$10,600.0	\$53,000	\$30,000	56.60	\$60,087	46.0	132.0	0.12	0.12	\$231	40.00	R-465				
40-23-106-021	3410 WHITNEY AVE	01/16/25	WD	\$9,800.0	\$49,000	\$20,900	42.65	\$41,862	40.1	98.5	0.09	0.09	\$244	40.42	R-465				
40-23-151-019	3514 HERRICK ST	05/08/23	WD	\$10,800.0	\$54,000	\$17,700	32.78	\$35,332	43.8	120.0	0.11	0.11	\$246	40.00	R-465				
40-23-110-029	1414 KNAPP AVE	06/03/25	WD	\$12,760.0	\$63,800	\$23,900	37.46	\$47,793	50.0	100.0	0.12	0.12	\$255	50.00	R-465				
40-23-131-004	1309 KNAPP AVE	04/04/25	WD	\$11,980.0	\$59,900	\$20,700	34.56	\$41,309	46.0	132.0	0.12	0.12	\$261	40.00	R-465				
40-23-131-028	1326 HUGHES AVE	05/19/25	WD	\$12,580.0	\$62,900	\$22,900	36.41	\$45,832	46.0	132.0	0.12	0.12	\$274	40.00	R-465				
40-23-127-013	1205 HUGHES AVE	06/04/25	WD	\$12,700.0	\$63,500	\$21,200	33.39	\$42,320	46.0	132.0	0.12	0.12	\$276	40.00	R-465				
40-23-155-010	3417 CLAIRMONT ST	03/22/24	WD	\$13,000.0	\$65,000	\$24,300	37.38	\$48,542	43.8	120.0	0.11	0.11	\$297	40.00	R-465				
40-23-104-018	1118 STOCKER AVE	03/20/24	WD	\$11,980.0	\$59,900	\$25,600	42.74	\$51,127	40.0	100.0	0.09	0.09	\$300	40.00	R-465				
40-23-106-002	3521 BROWN ST	05/07/24	WD	\$13,200.0	\$66,000	\$24,900	37.73	\$49,884	43.8	120.0	0.11	0.11	\$301	40.00	R-465				
40-23-126-005	1115 KNAPP AVE	02/21/25	WD	\$14,280.0	\$71,400	\$26,900	37.68	\$53,745	46.0	132.0	0.12	0.12	\$311	40.00	R-465				
40-23-133-008	1329 KNIGHT AVE	07/24/25	WD	\$14,210.0	\$71,050	\$26,500	37.30	\$53,013	40.0	100.0	0.09	0.09	\$355	40.00	R-465				
							51.33								\$195				
Outliers															\$179				

40-23-104-006	1115 MANN AVE	05/01/25	WD	\$104,460.2	\$522,301	\$132,400	25.35	\$264,995	311.3	617.2	0.73	0.18	\$336	311.90	R-465
40-23-105-027	1222 KNAPP AVE	06/06/25	MLC	\$17,800.0	\$89,000	\$18,000	20.22	\$36,031	40.0	100.0	0.09	0.09	\$445	40.00	R-465
40-23-105-007	1115 STOCKER AVE	09/10/25	MLC	\$15,800.0	\$79,000	\$22,700	28.73	\$45,404	40.0	100.0	0.09	0.09	\$395	40.00	R-465

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
40-23-201-015	2622 SWAYZE ST	07/06/23	WD	\$4,300.0	\$21,500	\$12,500	58.14	\$24,958	40.0	100.0	0.09	0.09	\$108	40.00	R-470
40-23-134-012	2741 BROWN ST	07/28/23	WD	\$5,600.0	\$28,000	\$14,100	50.36	\$28,188	49.5	152.9	0.14	0.14	\$113	40.00	R-470
40-14-463-007	2517 CORUNNA RD	07/11/25	WD	\$7,200.0	\$36,000	\$25,900	71.94	\$51,850	61.2	100.6	0.14	0.14	\$118	61.42	R-470
40-14-463-011	2501 CORUNNA RD	05/17/23	WD	\$5,000.0	\$25,000	\$18,000	72.00	\$36,074	41.5	107.5	0.10	0.10	\$121	40.00	R-470
40-23-133-038	1426 CLANCY AVE	08/06/25	WD	\$8,000.0	\$40,000	\$25,700	64.25	\$51,479	66.2	101.4	0.15	0.15	\$121	65.71	R-470

40-14-486-015	2121 SWAYZE ST	08/30/23	WD	\$5,000.0	\$25,000	\$17,200	68.80	\$34,360	38.5	92.5	0.09	0.09	\$130	40.00	R-470
40-14-459-003	2445 REID ST	07/15/24	WD	\$5,400.0	\$27,000	\$15,900	58.89	\$31,773	38.5	92.5	0.09	0.09	\$140	40.00	R-470
40-23-134-016	2729 BROWN ST	10/12/23	MLC	\$7,000.0	\$35,000	\$18,300	52.29	\$42,703	49.1	150.6	0.14	0.14	\$143	40.00	R-470
40-23-134-021	2709 BROWN ST	06/27/25	WD	\$7,000.0	\$35,000	\$17,000	48.57	\$34,088	48.5	146.9	0.14	0.14	\$144	40.00	R-470
40-14-454-028	978 GAINNEY AVE	08/25/23	WD	\$7,000.0	\$35,000	\$15,200	43.43	\$30,490	48.2	145.0	0.13	0.13	\$145	40.00	R-470
40-14-454-028	978 GAINNEY AVE	02/07/25	WD	\$7,000.0	\$35,000	\$15,200	43.43	\$30,490	48.2	145.0	0.13	0.13	\$145	40.00	R-470
40-23-134-012	2741 BROWN ST	11/26/24	WD	\$7,300.0	\$36,500	\$14,100	38.63	\$28,188	49.5	152.9	0.14	0.14	\$148	40.00	R-470
40-13-358-001	1913 BECKER ST	03/27/25	WD	\$11,000.0	\$55,000	\$36,600	66.55	\$73,233	74.2	135.0	0.14	0.05	\$148	90.00	R-470
40-13-358-004	1104 PERSHING ST	03/27/25	WD	\$11,000.0	\$55,000	\$36,600	66.55	\$73,233	74.2	135.0	0.14	0.09	\$148	90.00	R-470
40-14-455-002	955 GAINNEY AVE	07/13/23	WD	\$7,000.0	\$35,000	\$13,500	38.57	\$26,926	45.6	130.0	0.12	0.12	\$153	40.00	R-470
40-14-390-011	1014 HAMMOND ST	02/13/24	WD	\$6,200.0	\$31,000	\$13,300	42.90	\$26,519	40.0	100.0	0.09	0.09	\$155	40.00	R-470
40-23-204-026	2502 BROWN ST	04/29/24	WD	\$6,000.0	\$30,000	\$18,400	61.33	\$36,876	38.5	92.5	0.09	0.09	\$156	40.00	R-470
40-14-478-003	2317 REID ST	04/02/25	WD	\$6,538.0	\$32,690	\$18,200	55.67	\$36,387	38.5	92.5	0.09	0.09	\$170	40.00	R-470
40-23-227-026	2118 CUMINGS AVE	09/03/23	LC	\$9,200.0	\$46,000	\$23,400	50.87	\$46,869	53.4	114.1	0.13	0.13	\$172	50.00	R-470
40-23-226-018	2406 CUMINGS AVE	06/08/23	WD	\$7,500.0	\$37,500	\$15,300	40.80	\$30,590	42.8	114.7	0.11	0.11	\$175	40.00	R-470
40-14-462-006	2457 GIBSON ST	09/12/23	MLC	\$12,000.0	\$60,000	\$21,700	36.17	\$43,338	67.5	92.5	0.15	0.15	\$178	70.23	R-470
40-14-477-018	2318 REID ST	06/25/25	WD	\$7,000.0	\$35,000	\$22,200	63.43	\$44,348	38.5	92.5	0.09	0.09	\$182	40.00	R-470
40-14-480-030	919 VOSBURG ST	04/05/23	WD	\$7,600.0	\$38,000	\$19,500	51.32	\$38,944	40.8	95.0	0.09	0.09	\$186	41.81	R-470
40-23-204-017	2544 BROWN ST	05/13/25	WD	\$7,200.0	\$36,000	\$14,100	39.17	\$28,260	38.4	92.0	0.08	0.08	\$188	40.00	R-470
40-14-480-036	909 VOSBURG ST	04/27/23	WD	\$14,840.0	\$74,200	\$29,200	39.35	\$58,315	77.2	95.0	0.17	0.17	\$192	79.17	R-470
40-13-356-008	1120 IDA AVE	12/19/23	WD	\$7,800.0	\$39,000	\$18,900	48.46	\$37,738	39.6	127.8	0.10	0.10	\$197	35.00	R-470
40-14-457-015	2464 GIBSON ST	04/04/25	MLC	\$9,980.0	\$49,900	\$19,700	39.48	\$39,469	49.5	81.8	0.10	0.10	\$201	54.78	R-470
40-14-458-030	2446 REID ST	05/02/23	MLC	\$8,000.0	\$40,000	\$22,500	56.25	\$44,949	38.5	92.5	0.09	0.09	\$208	40.00	R-470
40-23-133-031	1330 CLANCY AVE	05/07/24	WD	\$8,500.0	\$42,500	\$19,800	46.59	\$39,538	40.0	100.0	0.09	0.09	\$213	40.00	R-470
40-23-206-020	2534 CUMINGS AVE	05/04/23	WD	\$10,000.0	\$50,000	\$18,400	36.80	\$36,820	45.8	116.0	0.11	0.11	\$218	42.50	R-470
40-23-226-019	2402 CUMINGS AVE	11/12/24	WD	\$9,600.0	\$48,000	\$19,100	39.79	\$38,295	42.8	114.6	0.11	0.11	\$224	40.00	R-470
40-23-227-019	2218 CUMINGS AVE	02/02/24	WD	\$12,000.0	\$60,000	\$25,100	41.83	\$50,107	53.4	114.1	0.13	0.13	\$225	50.00	R-470
40-23-206-025	2518 CUMINGS AVE	09/09/25	MLC	\$11,000.0	\$55,000	\$15,700	28.55	\$31,359	45.7	115.7	0.11	0.11	\$241	42.50	R-470
40-23-134-012	2741 BROWN ST	01/07/25	LC	\$13,000.0	\$65,000	\$14,100	21.69	\$28,188	49.5	152.9	0.14	0.14	\$263	40.00	R-470
40-14-477-023	2222 REID ST	08/07/23	WD	\$10,600.0	\$53,000	\$22,400	42.26	\$44,849	38.5	92.5	0.09	0.09	\$276	40.00	R-470
40-13-357-022	1128 BOSTON AVE	09/02/25	QC	\$16,000.0	\$80,000	\$27,300	34.13	\$54,572	56.2	132.0	0.15	0.15	\$285	48.89	R-470
40-14-484-034	2124 SWAYZE ST	10/06/23	WD	\$12,000.0	\$60,000	\$20,300	33.83	\$40,544	41.5	107.5	0.10	0.10	\$289	40.00	R-470
40-23-203-005	2629 SWAYZE ST	10/20/23	MLC	\$12,000.0	\$60,000	\$19,300	32.17	\$38,528	40.0	100.0	0.09	0.09	\$300	40.00	R-470
40-14-486-015	2121 SWAYZE ST	10/25/24	WD	\$12,600.0	\$63,000	\$17,200	27.30	\$34,360	38.5	92.5	0.09	0.09	\$328	40.00	R-470
40-13-358-003	1101 BOSTON AVE	07/26/24	WD	\$18,000.0	\$90,000	\$28,600	31.78	\$57,224	53.6	66.0	0.10	0.10	\$336	66.00	R-470
40-13-357-019	1118 BOSTON AVE	01/04/24	QC	\$13,000.0	\$65,000	\$21,900	33.69	\$43,726	37.9	132.0	0.10	0.10	\$343	33.00	R-470

Mean
Med

\$193
\$178

Outliers

40-14-385-001	951 BRADLEY AVE	04/05/24	WD	\$6,100.0	\$30,500	\$19,400	63.61	\$38,841	96.7	99.8	0.22	0.22	\$63	96.80	R-470
40-14-485-010	2013 BECKER ST	07/17/23	WD	\$21,000.0	\$105,000	\$30,300	28.86	\$60,610	48.1	120.0	0.12	0.12	\$437	43.90	R-470
40-23-133-024	1306 CLANCY AVE	11/01/24	WD	\$19,000.0	\$95,000	\$29,400	30.95	\$58,842	40.0	100.0	0.09	0.09	\$475	40.00	R-470
40-13-356-003	2001 BECKER ST	04/11/25	WD	\$18,000.0	\$90,000	\$22,900	25.44	\$45,735	39.8	99.0	0.09	0.09	\$452	40.00	R-470
Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Effec. Front	Depth	Net Acres	Total Acres	Dollars/SqFt	Actual Front	Land Table
40-13-364-010	1006 SOUTH DR	07/01/25	WD	\$60,000.0	\$300,000	\$119,400	39.80	\$238,898	86.0	228.7	0.44	0.44	\$3.11	86.00	R-475SF
40-13-364-013	1110 SOUTH DR	11/04/24	WD	\$82,400.0	\$412,000	\$177,800	43.16	\$355,691	71.1	219.7	0.31	0.31	\$6.02	71.10	R-475SF

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
41-17-356-035	609 LIPPINCOTT BLVD	09/18/25	WD	\$8,000.0	\$40,000	\$21,100	52.75	\$42,174	105.0	100.0	0.24	0.24	\$76	105.00	R-485
41-17-380-010	2037 BLADES AVE	09/03/25	WD	\$4,000.0	\$20,000	\$18,700	93.50	\$37,477	51.2	105.0	0.12	0.12	\$78	50.00	R-485
41-20-129-006	2221 AITKEN AVE	10/31/24	WD	\$4,121.2	\$20,606	\$17,100	82.99	\$34,203	51.2	105.0	0.12	0.12	\$80	50.00	R-485
41-17-456-015	2029 MC AVOY ST	07/03/25	WD	\$13,580.0	\$67,900	\$25,300	37.26	\$50,531	157.3	110.0	0.38	0.38	\$86	150.00	R-485
41-17-377-015	2000 AITKEN AVE	07/11/23	WD	\$4,600.0	\$23,000	\$14,700	63.91	\$29,422	51.2	105.0	0.12	0.12	\$90	50.00	R-485
41-17-377-022	2030 AITKEN AVE	01/23/24	WD	\$4,600.0	\$23,000	\$14,300	62.17	\$29,963	51.2	105.0	0.12	0.12	\$90	50.00	R-485
41-18-435-025	1720 PARK ST	02/28/25	WD	\$4,000.0	\$20,000	\$11,400	57.00	\$22,854	44.5	103.2	0.10	0.10	\$90	43.83	R-485
41-17-377-022	2030 AITKEN AVE	04/09/24	WD	\$4,840.0	\$24,200	\$14,300	59.09	\$29,963	51.2	105.0	0.12	0.12	\$94	50.00	R-485
41-17-378-001	AITKEN AVE	03/18/24	WD	\$7,000.0	\$35,000	\$17,600	50.29	\$35,121	72.1	145.0	0.14	0.08	\$97	85.00	R-485
41-17-378-002	1110 PINGREE AVE	03/18/24	WD	\$7,000.0	\$35,000	\$17,600	50.29	\$35,121	72.1	145.0	0.14	0.06	\$97	85.00	R-485
41-17-381-036	2025 MAYBURY AVE	02/07/24	WD	\$10,000.0	\$50,000	\$20,900	41.80	\$41,889	102.5	105.0	0.24	0.24	\$98	100.00	R-485
41-20-129-006	2221 AITKEN AVE	10/31/24	WD	\$5,500.0	\$27,500	\$17,100	62.18	\$34,203	51.2	105.0	0.12	0.12	\$107	50.00	R-485
41-17-455-035	2048 MC AVOY ST	12/05/23	WD	\$11,873.0	\$59,365	\$16,500	27.79	\$33,009	104.9	110.0	0.25	0.25	\$113	100.00	R-485
41-17-380-029	1305 LIPPINCOTT BLVD	11/29/23	WD	\$5,200.0	\$26,000	\$14,700	56.54	\$29,460	43.2	105.6	0.10	0.10	\$120	42.00	R-485
41-17-380-029	1305 LIPPINCOTT BLVD	07/03/25	WD	\$5,500.0	\$27,500	\$14,700	53.45	\$29,460	43.2	105.6	0.10	0.10	\$127	42.00	R-485
41-20-130-039	2306 BLADES AVE	06/23/23	WD	\$7,400.0	\$37,000	\$15,700	42.43	\$31,309	51.2	105.0	0.12	0.12	\$144	50.00	R-485
41-18-436-020	535 E TWELFTH ST	08/05/24	WD	\$4,800.0	\$24,000	\$14,400	60.00	\$28,729	29.0	107.0	0.07	0.07	\$166	28.00	R-485
41-17-451-006	1512 KENT ST	07/02/24	WD	\$7,400.0	\$37,000	\$12,500	33.78	\$25,024	44.5	112.5	0.11	0.11	\$166	42.00	R-485
41-17-378-023	2022 WINANS AVE	08/29/24	WD	\$9,000.0	\$45,000	\$15,400	34.22	\$30,792	51.2	105.0	0.12	0.12	\$176	50.00	R-485
41-17-356-032	2054 DWIGHT AVE	12/12/24	WD	\$8,000.0	\$40,000	\$14,200	35.50	\$28,470	41.2	68.0	0.08	0.08	\$194	50.00	R-485
41-17-357-020	2006 STANFORD AVE	08/29/23	WD	\$10,400.0	\$52,000	\$18,400	35.38	\$36,737	51.2	105.0	0.12	0.12	\$203	50.00	R-485
41-17-308-019	1814 JASMINE AVE	07/07/25	MLC	\$12,000.0	\$60,000	\$23,300	38.83	\$46,562	57.0	130.0	0.15	0.15	\$210	50.00	R-485
41-18-436-041	1608 BROAD CT	12/18/24	MLC	\$18,400.0	\$92,000	\$26,800	29.13	\$53,583	72.2	148.1	0.20	0.20	\$255	59.30	R-485
41-17-308-019	1814 JASMINE AVE	11/09/23	MLC	\$15,000.0	\$75,000	\$23,300	31.07	\$46,562	57.0	130.0	0.15	0.15	\$263	50.00	R-485
41-18-436-031	1607 BROAD CT	05/02/24	LC	\$19,000.0	\$95,000	\$33,900	35.68	\$67,748	68.7	171.8	0.21	0.21	\$277	52.40	R-485
													Mean		
													Med		

Outliers

41-17-452-005	1941 BURR BLVD	06/20/23	WD	\$16,000.0	\$80,000	\$29,600	37.00	\$59,148	44.0	110.0	0.11	0.11	\$363	42.00	R-485
41-17-380-029	1305 LIPPINCOTT BLVD	09/04/25	MLC	\$17,800.0	\$89,000	\$14,700	16.52	\$29,460	43.2	105.6	0.10	0.10	\$412	42.00	R-485

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
41-17-428-006	1815 CHELAN ST	07/15/25	OTH	\$9,100.0	\$45,500	\$47,900	105.27	\$95,792	64.9	94.1	0.18	0.18	\$140	85.00	R-490
41-17-427-007	1815 WHITTLESEY ST	05/19/23	WD	\$8,500.0	\$42,500	\$31,300	73.65	\$64,954	50.0	125.0	0.14	0.14	\$170	50.00	R-490
41-17-476-013	1918 CHELAN ST	11/30/23	OTH	\$16,000.0	\$80,000	\$56,800	71.00	\$113,637	87.1	125.0	0.29	0.29	\$184	100.00	R-490
41-17-478-007	1929 MC PHAIL ST	06/19/25	WD	\$9,400.0	\$47,000	\$31,500	67.02	\$63,027	51.0	130.0	0.15	0.15	\$184	50.00	R-490
41-17-476-002	1905 WHITTLESEY ST	10/31/24	WD	\$10,000.0	\$50,000	\$32,000	64.00	\$66,192	50.0	125.0	0.14	0.14	\$200	50.00	R-490
41-17-480-024	2040 MC PHAIL ST	01/23/25	WD	\$15,000.0	\$75,000	\$36,300	48.40	\$72,679	54.7	125.0	0.16	0.16	\$274	56.00	R-490
41-17-454-018	1930 WHITTLESEY ST	09/04/25	WD	\$14,000.0	\$70,000	\$33,600	48.00	\$67,256	49.0	120.0	0.14	0.14	\$286	50.00	R-490
41-17-428-017	1818 MC PHAIL ST	07/24/24	CD	\$14,400.0	\$72,000	\$45,100	62.64	\$90,210	50.0	125.0	0.14	0.14	\$288	50.00	R-490
41-17-479-024	2040 CHELAN ST	11/21/24	WD	\$16,000.0	\$80,000	\$44,300	55.38	\$88,669	54.7	125.0	0.16	0.16	\$292	56.00	R-490
41-17-427-013	1839 WHITTLESEY ST	11/08/23	WD	\$14,900.0	\$74,500	\$28,100	37.72	\$56,118	50.0	125.0	0.14	0.14	\$298	50.00	R-490
41-17-457-045	2029 SEYMOUR ST	05/06/24	WD	\$31,000.0	\$155,000	\$44,000	28.39	\$88,071	98.0	158.3	0.36	0.36	\$316	100.00	R-490
41-17-478-020	1922 OWEN ST	08/05/25	WD	\$29,800.0	\$149,000	\$79,100	53.09	\$158,217	88.9	130.4	0.30	0.30	\$335	100.00	R-490
41-17-454-006	1917 BARKS ST	01/31/25	WD	\$17,000.0	\$85,000	\$44,800	52.71	\$89,675	49.0	120.0	0.14	0.14	\$347	50.00	R-490
41-17-404-024	1834 WHITTLESEY ST	05/30/23	WD	\$17,500.0	\$87,500	\$37,100	42.40	\$74,209	49.0	120.0	0.14	0.14	\$357	50.00	R-490
41-17-454-012	1820 KENT ST	11/03/23	WD	\$20,400.0	\$102,000	\$38,600	37.84	\$77,277	49.0	120.0	0.14	0.14	\$416	50.00	R-490
41-17-480-027	2052 MC PHAIL ST	09/19/24	WD	\$25,000.0	\$125,000	\$42,000	33.60	\$83,955	54.7	125.0	0.16	0.16	\$457	56.00	R-490
41-17-457-022	2018 BARKS ST	08/10/23	WD	\$23,000.0	\$115,000	\$52,100	45.30	\$104,171	47.8	95.3	0.12	0.12	\$481	56.01	R-490
41-17-430-010	1839 OWEN ST	12/27/24	WD	\$31,980.0	\$159,900	\$57,900	36.21	\$115,858	61.9	100.0	0.17	0.17	\$517	75.00	R-490

Mean

\$308

Outliers

41-17-458-027	2050 WHITTLESEY ST	08/29/25	WD	\$28,940.0	\$144,700	\$43,100	29.79	\$86,251	49.0	100.0	0.13	0.13	\$591	56.00	R-490
41-17-404-030	1817 KENT ST	09/12/24	WD	\$30,000.0	\$150,000	\$47,200	31.47	\$94,475	49.0	120.0	0.14	0.14	\$612	50.00	R-490
41-17-427-008	1819 WHITTLESEY ST	04/25/25	WD	\$37,980.0	\$189,900	\$54,700	28.80	\$109,487	50.0	125.0	0.14	0.14	\$760	50.00	R-490

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Efec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	Land Table
41-16-455-010	3602 LYNN ST	03/25/24	WD	\$7,000.0	\$35,000	\$27,600	78.86	\$55,235	55.0	100.0	0.13	0.13	\$127	55.00	R-495
41-16-456-040	3608 PROVIDENCE ST	07/28/25	WD	\$8,000.0	\$40,000	\$30,900	77.25	\$61,890	60.0	100.0	0.14	0.14	\$133	60.00	R-495
41-16-330-009	1851 TEBO ST	05/14/24	WD	\$8,700.0	\$43,500	\$25,200	57.93	\$50,461	55.0	100.0	0.13	0.13	\$158	55.00	R-495
41-16-328-024	1862 GILMARTIN ST	12/15/23	WD	\$13,000.0	\$65,000	\$33,900	52.15	\$67,759	77.8	200.0	0.25	0.25	\$167	55.00	R-495
41-16-379-029	3422 LYNN ST	10/27/23	WD	\$16,000.0	\$80,000	\$38,800	48.50	\$77,699	94.2	115.7	0.23	0.23	\$170	87.65	R-495
41-16-379-034	2006 S AVERILL AVE	10/05/23	WD	\$10,600.0	\$53,000	\$34,300	64.72	\$68,651	60.0	100.0	0.14	0.14	\$177	60.00	R-495
41-16-377-015	2006 GILMARTIN ST	12/04/23	WD	\$14,400.0	\$72,000	\$28,600	39.72	\$57,229	70.7	200.0	0.23	0.23	\$204	50.00	R-495

41-16-455-020	3509 PROVIDENCE ST	08/14/24	WD	\$13,400.0	\$67,000	\$34,300	51.19	\$68,655	60.0	100.0	0.14	0.14	\$223	60.00	R-495
41-16-455-002	2021 WOOD LN	12/18/24	WD	\$14,980.0	\$74,900	\$32,600	43.52	\$65,169	66.4	100.0	0.15	0.15	\$226	66.43	R-495
41-16-451-039	2038 WOOD LN	12/17/24	WD	\$15,457.0	\$77,285	\$27,200	35.19	\$54,424	65.0	100.0	0.15	0.15	\$238	65.00	R-495
41-16-456-030	3601 LIPPINCOTT BLVD	04/24/23	WD	\$13,000.0	\$65,000	\$27,300	42.00	\$54,683	54.0	100.0	0.12	0.12	\$241	54.00	R-495
41-16-379-017	1910 HOSLER ST	07/13/23	WD	\$15,000.0	\$75,000	\$34,300	45.73	\$68,596	54.0	100.0	0.12	0.12	\$278	54.00	R-495
41-16-379-017	1910 HOSLER ST	04/17/24	WD	\$16,960.0	\$84,800	\$34,300	40.45	\$68,596	54.0	100.0	0.12	0.12	\$314	54.00	R-495
41-16-455-028	3613 PROVIDENCE ST	11/21/23	WD	\$18,200.0	\$91,000	\$27,800	30.55	\$55,630	55.0	100.0	0.13	0.13	\$331	55.00	R-495

Mean
Med

\$213
\$213

Outliers

41-16-454-025	3537 LYNN ST	07/14/25	WD	\$21,800.0	\$109,000	\$30,500	27.98	\$61,059	55.0	100.0	0.13	0.13	\$396	55.00	R-495
41-16-455-010	3602 LYNN ST	02/18/25	WD	\$21,980.0	\$109,900	\$27,600	25.11	\$55,235	55.0	100.0	0.13	0.13	\$400	55.00	R-495
41-16-456-016	3626 PROVIDENCE ST	05/24/23	WD	\$21,800.0	\$109,000	\$27,200	24.95	\$57,891	52.0	100.0	0.12	0.12	\$419	52.00	R-495
41-16-379-023	1930 HOSLER ST	04/24/25	WD	\$25,600.0	\$128,000	\$25,300	19.77	\$50,545	54.0	100.0	0.12	0.12	\$474	54.00	R-495
41-16-329-008	1823 GILMARTIN ST	09/05/25	WD	\$16,220.0	\$81,100	\$30,600	37.73	\$61,223	45.0	100.0	0.10	0.10	\$360	45.00	R-495

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
41-16-428-015	3725 KENT ST	05/02/23	WD	\$15,000.00	\$75,000	\$50,200	66.93	\$21,366	71.2	103.5	0.17	0.17	\$211	70.00	500	401	STANDARD
41-16-403-010	3532 EVERGREEN PKWY	11/22/23	WD	\$17,520.00	\$87,600	\$61,300	69.98	\$22,025	73.4	110.0	0.18	0.18	\$239	70.00	500	401	STANDARD
41-16-453-003	3501 PINGREE AVE	02/27/24	WD	\$32,000.00	\$160,000	\$78,400	49.00	\$37,862	126.2	57.6	0.22	0.22	\$254	166.55	500	401	STANDARD
41-16-402-031	3621 EVERGREEN PKWY	12/14/23	WD	\$29,000.00	\$145,000	\$64,100	44.21	\$28,732	95.8	99.1	0.22	0.22	\$303	96.19	500	401	STANDARD
41-16-428-006	1841 SPRINGFIELD ST	04/12/23	WD	\$37,000.00	\$185,000	\$86,200	46.59	\$32,863	109.5	120.0	0.28	0.28	\$338	100.00	500	401	STANDARD
41-16-429-009	1843 ECKLEY AVE	02/14/25	WD	\$25,000.00	\$125,000	\$54,500	43.60	\$21,361	71.2	120.0	0.18	0.18	\$351	65.00	500	401	STANDARD
41-16-482-028	2040 S CENTER RD	02/29/24	WD	\$22,200.00	\$111,000	\$32,300	29.10	\$18,537	61.8	110.0	0.18	0.18	\$359	50.00	500	401	STANDARD
41-16-452-021	3601 GLOUCESTER ST	08/15/24	WD	\$25,500.00	\$127,500	\$48,200	37.80	\$21,000	70.0	100.0	0.16	0.16	\$364	70.00	500	401	STANDARD
41-16-476-007	3736 KENT ST	10/06/23	WD	\$26,800.00	\$134,000	\$53,100	39.63	\$21,869	72.9	108.4	0.17	0.17	\$368	70.00	500	401	STANDARD
41-16-402-016	3457 EVERGREEN PKWY	04/17/23	WD	\$21,200.00	\$106,000	\$38,500	36.32	\$17,103	57.0	130.0	0.15	0.15	\$372	50.00	500	401	STANDARD
41-16-451-005	1919 S AVERILL AVE	05/17/24	WD	\$23,000.00	\$115,000	\$35,400	30.78	\$18,000	60.0	100.0	0.14	0.14	\$383	60.00	500	401	STANDARD
41-16-476-031	3825 GLOUCESTER ST	02/10/25	WD	\$23,000.00	\$115,000	\$49,100	42.70	\$18,000	60.0	100.0	0.14	0.14	\$383	60.00	500	401	STANDARD
41-16-478-008	3736 EVERGREEN PKWY	11/01/24	LC	\$27,800.00	\$139,000	\$45,300	32.59	\$21,000	70.0	100.0	0.16	0.16	\$397	70.00	500	401	STANDARD
41-16-403-009	3526 EVERGREEN PKWY	12/27/24	WD	\$31,000.00	\$155,000	\$55,600	35.87	\$21,710	72.4	110.0	0.17	0.17	\$428	69.00	500	401	STANDARD
41-16-452-019	3535 GLOUCESTER ST	08/15/24	WD	\$30,500.00	\$152,500	\$46,000	30.16	\$21,000	70.0	100.0	0.16	0.16	\$436	70.00	500	401	STANDARD

\$346

Outliers

41-16-477-047	3802 LYNN CT	01/28/25	WD	\$14,880.00	\$74,400	\$56,400	75.81	\$25,205	84.0	70.5	0.16	0.16	\$177	100.03	500	401	STANDARD
41-16-480-028	2009 ECKLEY AVE	09/01/23	WD	\$29,000.00	\$145,000	\$47,600	32.83	\$16,432	54.8	120.0	0.14	0.14	\$529	50.00	500	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
40-23-228-019	1430 BRABYN AVE	02/16/24	QC	\$10,800.00	\$54,000	\$36,300	67.22	\$20,976	83.9	110.0	0.20	0.20	\$129	80.00	505	401	100 DEPTH
40-23-180-015	2844 BRANDON ST	06/20/24	WD	\$6,600.00	\$33,000	\$19,600	59.39	\$12,500	50.0	100.0	0.12	0.12	\$132	50.00	505	401	100 DEPTH
40-23-161-011	3201 CHICAGO BLVD	09/26/24	WD	\$7,900.00	\$39,500	\$21,100	53.42	\$12,500	50.0	100.0	0.12	0.12	\$158	50.00	505	401	100 DEPTH
40-23-228-008	1427 IRENE AVE	09/30/24	WD	\$7,300.00	\$36,500	\$23,400	64.11	\$10,488	42.0	110.0	0.10	0.10	\$174	40.00	505	401	100 DEPTH
40-23-161-007	3217 CHICAGO BLVD	03/21/25	WD	\$9,000.00	\$45,000	\$34,100	75.78	\$12,500	50.0	100.0	0.12	0.12	\$180	50.00	505	401	100 DEPTH
40-23-210-004	1419 GAINEY AVE	06/28/24	WD	\$7,000.00	\$35,000	\$23,400	66.86	\$9,670	38.7	93.5	0.09	0.09	\$181	40.00	505	401	100 DEPTH
40-13-361-001	1301 IDA AVE	07/08/24	WD	\$13,200.00	\$66,000	\$38,700	58.64	\$16,616	66.5	137.6	0.18	0.18	\$199	56.67	505	401	100 DEPTH
40-23-230-020	1502 LINCOLN DR	08/30/24	WD	\$13,200.00	\$66,000	\$35,000	53.03	\$16,260	65.0	100.1	0.15	0.15	\$203	65.00	505	401	100 DEPTH
40-23-254-007	1522 MONTERAY AVE	04/22/24	WD	\$13,000.00	\$65,000	\$37,500	57.69	\$15,732	62.9	110.0	0.15	0.15	\$207	60.00	505	401	100 DEPTH
40-23-162-023	3310 YALE ST	11/16/23	WD	\$11,200.00	\$56,000	\$27,400	48.93	\$12,500	50.0	100.0	0.12	0.12	\$224	50.00	505	401	100 DEPTH
40-23-211-001	2645 CHICAGO BLVD	06/26/23	WD	\$19,000.00	\$95,000	\$38,300	40.32	\$21,071	84.3	111.0	0.20	0.20	\$225	80.00	505	401	100 DEPTH
40-23-161-017	3322 BRANDON ST	01/05/24	WD	\$11,600.00	\$58,000	\$24,600	42.41	\$12,500	50.0	100.0	0.12	0.12	\$232	50.00	505	401	100 DEPTH
40-23-229-005	1413 BRABYN AVE	12/18/23	WD	\$10,400.00	\$52,000	\$31,100	59.81	\$10,954	43.8	120.0	0.11	0.11	\$237	40.00	505	401	100 DEPTH
40-13-364-005	1731 CRESCENT DR	02/28/25	WD	\$13,800.00	\$69,000	\$32,800	47.54	\$14,146	56.6	105.8	0.13	0.13	\$244	55.00	505	401	100 DEPTH
40-23-161-024	3226 BRANDON ST	12/29/23	MLC	\$13,000.00	\$65,000	\$30,900	47.54	\$12,500	50.0	100.0	0.12	0.12	\$260	50.00	505	401	100 DEPTH
40-24-103-001	1225 BOSTON AVE	05/26/23	WD	\$15,000.00	\$75,000	\$31,500	42.00	\$14,252	57.0	130.0	0.15	0.15	\$263	50.00	505	401	100 DEPTH
40-23-233-009	1402 DURAND ST	08/22/24	WD	\$17,600.00	\$88,000	\$42,500	48.30	\$16,412	65.6	111.5	0.16	0.16	\$268	62.17	505	401	100 DEPTH
40-23-231-004	1413 LINCOLN DR	03/28/24	WD	\$12,000.00	\$60,000	\$27,500	45.83	\$10,954	43.8	120.0	0.11	0.11	\$274	40.00	505	401	100 DEPTH
40-23-252-020	2766 YALE ST	11/07/24	WD	\$11,000.00	\$55,000	\$28,800	52.36	\$10,000	40.0	100.0	0.09	0.09	\$275	40.00	505	401	100 DEPTH
40-23-254-018	1556 MONTERAY AVE	12/20/24	WD	\$19,000.00	\$95,000	\$30,800	32.42	\$17,043	68.2	110.0	0.16	0.16	\$279	65.00	505	401	100 DEPTH
40-23-179-014	3022 BRANDON ST	07/14/23	WD	\$14,200.00	\$71,000	\$32,100	45.21	\$12,500	50.0	100.0	0.12	0.12	\$284	50.00	505	401	100 DEPTH

40-23-208-003	1411 BRADLEY AVE	08/12/24	WD	\$11,804.00	\$59,020	\$30,400	51.51	\$10,196	40.8	101.3	0.09	0.09	\$289	40.53	505	401	100 DEPTH
40-23-231-015	1408 DOWNEY ST	03/12/24	WD	\$17,000.00	\$85,000	\$46,100	54.24	\$13,693	54.8	120.0	0.14	0.14	\$310	50.00	505	401	100 DEPTH
40-23-162-009	3217 BRANDON ST	08/31/23	WD	\$16,800.00	\$84,000	\$35,600	42.38	\$12,500	50.0	100.0	0.12	0.12	\$336	50.00	505	401	100 DEPTH
40-23-181-019	3002 YALE ST	08/28/23	WD	\$17,000.00	\$85,000	\$33,600	39.53	\$12,500	50.0	100.0	0.12	0.12	\$340	50.00	505	401	100 DEPTH
40-23-302-017	3401 BRANDON ST	06/02/23	WD	\$17,000.00	\$85,000	\$33,300	39.18	\$12,500	50.0	100.0	0.12	0.12	\$340	50.00	505	401	100 DEPTH
40-23-161-020	3314 BRANDON ST	03/28/25	WD	\$17,600.00	\$88,000	\$26,500	30.11	\$12,500	50.0	100.0	0.12	0.12	\$352	50.00	505	401	100 DEPTH
40-23-180-001	2845 CHICAGO BLVD	07/18/24	WD	\$17,800.00	\$89,000	\$35,000	39.33	\$12,500	50.0	100.0	0.12	0.12	\$356	50.00	505	401	100 DEPTH
40-23-162-007	3221 BRANDON ST	04/19/24	WD	\$18,000.00	\$90,000	\$35,400	39.33	\$12,500	50.0	100.0	0.12	0.12	\$360	50.00	505	401	100 DEPTH
40-23-181-022	2918 YALE ST	02/07/25	WD	\$18,000.00	\$90,000	\$30,700	34.11	\$12,500	50.0	100.0	0.12	0.12	\$360	50.00	505	401	100 DEPTH
40-23-182-014	2842 YALE ST	02/20/24	WD	\$18,000.00	\$90,000	\$36,600	40.67	\$12,500	50.0	100.0	0.12	0.12	\$360	50.00	505	401	100 DEPTH
40-23-252-001	2769 BRANDON ST	05/22/23	WD	\$14,400.00	\$72,000	\$36,400	50.56	\$10,000	40.0	100.0	0.09	0.09	\$360	40.00	505	401	100 DEPTH
40-23-302-014	3413 BRANDON ST	08/24/23	WD	\$18,000.00	\$90,000	\$28,800	32.00	\$12,500	50.0	100.0	0.12	0.12	\$360	50.00	505	401	100 DEPTH
40-23-233-023	1411 WOODCROFT AVE	10/17/23	WD	\$21,000.00	\$105,000	\$49,400	47.05	\$14,534	58.1	125.0	0.15	0.15	\$361	52.00	505	401	100 DEPTH
40-23-302-012	3501 BRANDON ST	10/28/24	WD	\$19,000.00	\$95,000	\$28,200	29.68	\$12,500	50.0	100.0	0.12	0.12	\$380	50.00	505	401	100 DEPTH
40-23-184-006	2825 YALE ST	07/26/24	WD	\$19,400.00	\$97,000	\$34,600	35.67	\$12,500	50.0	100.0	0.12	0.12	\$388	50.00	505	401	100 DEPTH
40-23-179-017	3010 BRANDON ST	07/31/23	WD	\$19,800.00	\$99,000	\$41,800	42.22	\$12,500	50.0	100.0	0.12	0.12	\$396	50.00	505	401	100 DEPTH
40-23-252-025	2734 YALE ST	03/31/25	WD	\$16,400.00	\$82,000	\$27,800	33.90	\$10,000	40.0	100.0	0.09	0.09	\$410	40.00	505	401	100 DEPTH
40-23-302-014	3413 BRANDON ST	11/22/24	WD	\$20,600.00	\$103,000	\$28,800	27.96	\$12,500	50.0	100.0	0.12	0.12	\$412	50.00	505	401	100 DEPTH
40-23-304-014	3117 YALE ST	02/21/25	WD	\$20,800.00	\$104,000	\$36,900	35.48	\$12,500	50.0	100.0	0.12	0.12	\$416	50.00	505	401	100 DEPTH
40-23-253-027	2701 YALE ST	04/28/23	WD	\$16,800.00	\$84,000	\$27,100	32.26	\$10,000	40.0	100.0	0.09	0.09	\$420	40.00	505	401	100 DEPTH
40-23-252-031	2714 YALE ST	05/30/23	WD	\$17,200.00	\$86,000	\$26,700	31.05	\$10,000	40.0	100.0	0.09	0.09	\$430	40.00	505	401	100 DEPTH
40-23-251-023	2722 BRANDON ST	10/27/23	WD	\$17,400.00	\$87,000	\$27,500	31.61	\$10,000	40.0	100.0	0.09	0.09	\$435	40.00	505	401	100 DEPTH
40-23-161-025	3222 BRANDON ST	12/01/23	CD	\$22,000.00	\$110,000	\$38,700	35.18	\$12,500	50.0	100.0	0.12	0.12	\$440	50.00	505	401	100 DEPTH
40-23-182-003	2841 BRANDON ST	03/29/24	WD	\$22,000.00	\$110,000	\$50,500	45.91	\$12,500	50.0	100.0	0.12	0.12	\$440	50.00	505	401	100 DEPTH
40-23-251-016	2750 BRANDON ST	04/19/24	WD	\$18,000.00	\$90,000	\$26,300	29.22	\$10,000	40.0	100.0	0.09	0.09	\$450	40.00	505	401	100 DEPTH

\$307
\$323

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
40-23-212-011	2609 CHICAGO BLVD	02/29/24	WD	\$16,740.00	\$83,700	\$57,600	68.82	\$22,833	76.7	244.8	0.21	0.12	\$218	76.06	505	401	140 DEPTH
40-24-101-020	1410 IDA AVE	03/25/25	WD	\$15,380.00	\$76,900	\$37,500	48.76	\$18,296	52.3	152.1	0.18	0.18	\$294	50.15	505	401	140 DEPTH
40-23-212-001	1501 MONTERAY AVE	09/08/23	WD	\$26,000.00	\$130,000	\$60,200	46.31	\$26,542	75.8	155.1	0.26	0.26	\$343	72.06	505	401	140 DEPTH
40-24-101-018	1324 IDA AVE	01/21/25	WD	\$19,600.00	\$98,000	\$82,700	84.39	\$16,151	46.1	159.0	0.16	0.16	\$425	43.30	505	401	140 DEPTH
40-24-101-021	1412 IDA AVE	12/29/23	WD	\$23,240.00	\$116,200	\$50,300	43.29	\$18,057	51.6	148.2	0.17	0.17	\$450	50.15	505	401	140 DEPTH
40-23-212-015	1520 GAINNEY AVE	03/24/25	WD	\$23,600.00	\$118,000	\$36,200	30.68	\$17,035	48.7	143.9	0.16	0.16	\$485	48.00	505	401	140 DEPTH
40-24-101-018	1324 IDA AVE	04/28/23	WD	\$25,400.00	\$127,000	\$82,700	65.12	\$16,151	46.1	159.0	0.16	0.16	\$550	43.30	505	401	140 DEPTH
40-23-207-011	1414 BRADLEY AVE	09/30/24	WD	\$23,600.00	\$118,000	\$39,500	33.47	\$14,895	42.6	154.4	0.14	0.14	\$555	40.53	505	401	140 DEPTH

\$415

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
---------------	----------------	-----------	--------	----------------	---------	-------------	---------------	-----------------	--------------	-------	-----------	-------------	------------	--------------	----------	-------	--------------

40-23-305-016	3401 MILLER RD	07/13/23	WD	\$17,400.00	\$87,000	\$44,600	51.26	\$20,684	82.7	139.7	0.22	0.22	\$210	70.00	505	401	MILLER RD
40-23-305-009	3517 MILLER RD	09/15/23	WD	\$22,000.00	\$110,000	\$41,400	37.64	\$25,427	101.7	139.7	0.28	0.28	\$216	86.05	505	401	MILLER RD
40-23-212-021	2624 MILLER RD	12/21/23	WD	\$13,600.00	\$68,000	\$31,700	46.62	\$14,199	56.8	140.0	0.15	0.15	\$239	48.00	505	401	MILLER RD
40-23-305-007	3601 MILLER RD	02/29/24	WD	\$20,000.00	\$100,000	\$43,100	43.10	\$19,207	76.8	139.7	0.21	0.21	\$260	65.00	505	401	MILLER RD
40-23-183-016	3006 MILLER RD	01/19/24	WD	\$20,000.00	\$100,000	\$48,100	48.10	\$18,750	75.0	100.0	0.17	0.17	\$267	75.00	505	401	MILLER RD
40-23-305-005	3609 MILLER RD	03/29/24	WD	\$22,200.00	\$111,000	\$55,800	50.27	\$19,207	76.8	139.7	0.21	0.21	\$289	65.00	505	401	MILLER RD
40-23-304-026	3232 MILLER RD	10/02/24	WD	\$15,000.00	\$75,000	\$35,800	47.73	\$12,500	50.0	100.0	0.12	0.12	\$300	50.00	505	401	MILLER RD
40-23-305-029	3101 MILLER RD	11/15/24	WD	\$23,000.00	\$115,000	\$32,900	28.61	\$17,527	70.1	120.0	0.18	0.18	\$328	64.00	505	401	MILLER RD
40-23-253-018	2754 MILLER RD	02/20/24	WD	\$22,000.00	\$110,000	\$38,400	34.91	\$16,467	65.9	99.6	0.15	0.15	\$334	66.00	505	401	MILLER RD

\$272

Outliers

40-23-305-029	3101 MILLER RD	11/13/23	WD	\$9,624.60	\$48,123	\$32,900	68.37	\$17,527	70.1	120.0	0.18	0.18	\$137	64.00	505	401	MILLER RD
40-23-305-009	3517 MILLER RD	06/01/23	WD	\$14,300.00	\$71,500	\$41,400	57.90	\$25,427	101.7	139.7	0.28	0.28	\$141	86.05	505	401	MILLER RD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
41-19-131-022	644 PARTRIDGE ST	03/26/24	WD	\$4,000.00	\$20,000	\$12,500	62.50	\$9,000	90.0	100.0	0.21	0.21	\$44	90.00	525	401	STANDARD
41-19-132-023	2202 S GRAND TRAVERSE	11/21/23	WD	\$4,000.00	\$20,000	\$13,100	65.50	\$9,000	90.0	100.0	0.21	0.21	\$44	90.00	525	401	STANDARD
41-19-254-031	112 W LINSEY BLVD	06/25/24	WD	\$4,000.00	\$20,000	\$17,000	85.00	\$8,828	88.3	269.8	0.24	0.12	\$45	76.00	525	401	STANDARD
41-19-132-023	2202 S GRAND TRAVERSE	04/11/24	WD	\$4,800.00	\$24,000	\$13,100	54.58	\$9,000	90.0	100.0	0.21	0.21	\$53	90.00	525	401	STANDARD
41-19-432-032	3218 COLLINGWOOD PKWY	08/28/23	WD	\$4,400.00	\$22,000	\$14,800	67.27	\$7,197	72.0	116.6	0.18	0.18	\$61	66.67	525	401	STANDARD
41-19-207-044	2103 CHURCH ST	03/31/25	MLC	\$5,000.00	\$25,000	\$18,400	73.60	\$8,000	80.0	100.0	0.18	0.18	\$63	80.00	525	401	STANDARD
41-19-432-031	234 E BELVIDERE AVE	02/07/25	WD	\$5,200.00	\$26,000	\$14,400	55.38	\$8,000	80.0	100.0	0.18	0.18	\$65	80.00	525	401	STANDARD
41-19-278-006	112 E LINSEY BLVD	12/21/23	WD	\$3,000.00	\$15,000	\$7,400	49.33	\$4,382	43.8	120.0	0.11	0.11	\$68	40.00	525	401	STANDARD
41-19-434-019	123 E LAKEVIEW AVE	12/01/23	WD	\$3,000.00	\$15,000	\$9,500	63.33	\$4,200	42.0	100.0	0.10	0.10	\$71	42.00	525	401	STANDARD
41-19-103-011	2005 JARVIS ST	03/20/24	WD	\$4,600.00	\$23,000	\$15,500	67.39	\$6,400	64.0	100.0	0.15	0.15	\$72	64.00	525	401	STANDARD
41-19-254-030	114 W LINSEY BLVD	11/20/23	WD	\$3,700.00	\$18,500	\$2,200	11.89	\$4,414	44.1	134.9	0.12	0.12	\$84	38.00	525	402	STANDARD
41-19-132-012	628 MONROE ST	10/18/24	MLC	\$4,580.00	\$22,900	\$13,700	59.83	\$5,307	53.1	128.8	0.14	0.14	\$86	46.77	525	401	STANDARD
41-19-133-003	647 MONROE ST	09/05/23	LC	\$4,000.00	\$20,000	\$9,200	46.00	\$4,500	45.0	100.0	0.10	0.10	\$89	45.00	525	401	STANDARD
41-19-133-006	639 MONROE ST	09/05/23	LC	\$4,000.00	\$20,000	\$8,800	44.00	\$4,500	45.0	100.0	0.10	0.10	\$89	45.00	525	401	STANDARD
41-19-205-020	2038 CHURCH ST	01/24/24	QC	\$4,000.00	\$20,000	\$10,700	53.50	\$4,331	43.3	100.0	0.10	0.10	\$92	43.31	525	401	STANDARD
41-19-434-012	136 MADISON AVE	07/25/24	WD	\$4,000.00	\$20,000	\$13,600	68.00	\$4,000	40.0	100.0	0.09	0.09	\$100	40.00	525	401	STANDARD
41-19-433-010	3302 S SAGINAW ST	10/31/23	WD	\$5,600.00	\$28,000	\$16,300	58.21	\$4,664	46.6	107.4	0.11	0.11	\$120	45.00	525	401	STANDARD
41-19-276-011	132 BRUCE ST	05/24/24	LC	\$5,600.00	\$28,000	\$17,500	62.50	\$4,235	42.3	112.1	0.10	0.10	\$132	40.00	525	401	STANDARD
41-18-451-054	218 W TWELFTH ST	06/20/24	WD	\$10,000.00	\$50,000	\$21,800	43.60	\$6,680	66.8	178.5	0.21	0.21	\$150	50.00	525	401	STANDARD
41-19-128-009	1712 TACOMA ST	11/02/23	WD	\$7,980.00	\$39,900	\$17,600	44.11	\$4,600	46.0	100.8	0.11	0.11	\$173	45.82	525	401	STANDARD
41-18-379-033	426 RASCH CT	05/16/24	WD	\$10,000.00	\$50,000	\$19,900	39.80	\$5,521	55.2	125.2	0.14	0.14	\$181	49.33	525	401	STANDARD
41-19-437-034	135 E LIVINGSTON DR	11/20/24	MLC	\$9,000.00	\$45,000	\$12,500	27.78	\$4,697	47.0	137.9	0.13	0.13	\$192	40.00	525	401	STANDARD
41-19-429-024	239 E BELVIDERE AVE	01/31/25	WD	\$7,800.00	\$39,000	\$11,100	28.46	\$4,000	40.0	100.0	0.09	0.09	\$195	40.00	525	401	STANDARD

\$99

Outliers

41-19-437-007	128 E LAKEVIEW AVE	01/11/24	WD	\$11,600.00	\$58,000	\$21,900	37.76	\$4,360	43.6	118.8	0.11	0.11	\$266	40.00	525	401	STANDARD
41-19-278-026	109 E OAKLEY ST	10/22/24	WD	\$24,000.00	\$120,000	\$28,600	23.83	\$8,764	87.6	120.0	0.22	0.22	\$274	80.00	525	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
40-24-377-033	3122 BRIARWOOD DR	02/23/24	WD	\$14,800.00	\$74,000	\$43,200	58.38	\$18,245	73.0	125.0	0.19	0.19	\$203	65.28	530	401	100 DEPTH
40-24-376-077	3619 BRIARWOOD DR	09/13/23	WD	\$12,500.00	\$62,500	\$46,200	73.92	\$15,000	60.0	100.0	0.14	0.14	\$208	60.00	530	401	100 DEPTH
40-24-378-043	3624 BRIARWOOD DR	07/13/23	WD	\$18,980.00	\$94,900	\$44,900	47.31	\$20,160	80.6	90.0	0.18	0.18	\$235	85.00	530	401	100 DEPTH
40-24-377-020	1718 BAYBERRY LN	06/06/24	WD	\$18,000.00	\$90,000	\$56,000	62.22	\$18,146	72.6	91.6	0.16	0.16	\$248	75.86	530	401	100 DEPTH
40-24-377-032	3112 BRIARWOOD DR	05/19/23	WD	\$18,580.00	\$92,900	\$46,500	50.05	\$17,889	71.6	131.8	0.19	0.19	\$260	62.33	530	401	100 DEPTH
40-24-377-003	1926 BAYBERRY LN	08/22/23	WD	\$21,800.00	\$109,000	\$41,300	37.89	\$19,386	77.5	149.8	0.22	0.22	\$281	63.36	530	401	100 DEPTH
40-24-378-012	1818 CARMANBROOK PKWY	04/21/23	WD	\$21,800.00	\$109,000	\$48,100	44.13	\$17,333	69.3	100.0	0.16	0.16	\$314	69.33	530	401	100 DEPTH
40-24-376-077	3619 BRIARWOOD DR	06/18/24	WD	\$19,600.00	\$98,000	\$46,200	47.14	\$15,000	60.0	100.0	0.14	0.14	\$327	60.00	530	401	100 DEPTH
40-24-376-061	3201 BRIARWOOD DR	06/12/24	WD	\$22,400.00	\$112,000	\$42,700	38.13	\$16,155	64.6	100.0	0.15	0.15	\$347	64.62	530	401	100 DEPTH
40-24-376-063	3301 BRIARWOOD DR	10/08/24	WD	\$23,300.00	\$116,500	\$38,900	33.39	\$16,250	65.0	100.0	0.15	0.15	\$358	65.00	530	401	100 DEPTH
40-24-377-021	1813 BRIARWOOD DR	10/19/23	WD	\$25,000.00	\$125,000	\$48,100	38.48	\$17,362	69.4	106.4	0.16	0.16	\$360	67.33	530	401	100 DEPTH
40-24-376-065	3401 BRIARWOOD DR	06/18/24	WD	\$25,000.00	\$125,000	\$55,800	44.64	\$16,250	65.0	100.0	0.15	0.15	\$385	65.00	530	401	100 DEPTH
40-24-378-003	1911 BRIARWOOD DR	10/06/23	WD	\$25,000.00	\$125,000	\$38,900	31.12	\$15,000	60.0	100.0	0.14	0.14	\$417	60.00	530	401	100 DEPTH
													\$303				
40-24-376-179	1747 CARMANBROOK PKWY	07/07/23	WD	\$20,800.00	\$104,000	\$55,000	52.88	\$22,735	90.9	402.0	0.55	0.55	\$229	60.00	530	401	150 DEPTH
40-24-376-035	1914 BRIARWOOD DR	05/23/24	WD	\$17,980.00	\$89,900	\$43,100	47.94	\$12,730	50.9	150.0	0.19	0.19	\$353	55.00	530	401	150 DEPTH
													\$291				
Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
40-24-482-019	1322 WALDMAN AVE	04/13/23	WD	\$8,400.00	\$42,000	\$20,800	49.52	\$10,000	80.0	100.0	0.18	0.18	\$105	80.00	535	401	STANDARD
40-24-455-035	1610 W ATHERTON RD	05/10/24	LC	\$11,800.00	\$59,000	\$29,900	50.68	\$13,413	107.3	100.0	0.25	0.25	\$110	107.30	535	401	STANDARD
40-24-452-022	1406 LINCOLN AVE	04/13/23	WD	\$9,400.00	\$47,000	\$21,000	44.68	\$10,000	80.0	200.0	0.18	0.09	\$118	80.00	535	401	STANDARD
40-24-452-023	1402 LINCOLN AVE	04/13/23	WD	\$9,400.00	\$47,000	\$21,000	44.68	\$10,000	80.0	200.0	0.18	0.09	\$118	80.00	535	402	STANDARD
40-24-428-015	1027 BARRIE AVE	03/07/25	WD	\$4,500.00	\$22,500	\$17,600	78.22	\$4,743	37.9	90.0	0.08	0.08	\$119	40.00	535	401	STANDARD
40-24-452-005	1501 VERMILYA AVE	12/30/24	WD	\$5,000.00	\$25,000	\$17,000	68.00	\$5,000	40.0	100.0	0.09	0.09	\$125	40.00	535	401	STANDARD
40-24-477-034	1012 VERMILYA AVE	11/04/23	WD	\$5,000.00	\$25,000	\$16,000	64.00	\$5,000	40.0	100.0	0.09	0.09	\$125	40.00	535	401	STANDARD
40-24-480-021	1314 PETTIBONE AVE	01/08/24	WD	\$5,000.00	\$25,000	\$16,600	66.40	\$5,000	40.0	100.0	0.09	0.09	\$125	40.00	535	401	STANDARD
40-24-476-001	1329 NEUBERT AVE	10/11/24	WD	\$5,000.00	\$25,000	\$19,800	79.20	\$4,951	39.6	98.1	0.09	0.09	\$126	40.00	535	401	STANDARD
40-24-451-017	1418 VERMILYA AVE	10/03/24	WD	\$5,200.00	\$26,000	\$11,600	44.62	\$5,000	40.0	100.0	0.09	0.09	\$130	40.00	535	401	STANDARD
40-24-480-032	1202 PETTIBONE AVE	08/28/23	WD	\$5,500.00	\$27,500	\$13,800	50.18	\$5,000	40.0	100.0	0.09	0.09	\$138	40.00	535	401	STANDARD
40-24-278-029	1032 OSSINGTON AVE	02/15/24	WD	\$5,400.00	\$27,000	\$16,500	61.11	\$4,822	38.6	93.0	0.09	0.09	\$140	40.00	535	401	STANDARD
40-24-428-015	1027 BARRIE AVE	07/31/23	WD	\$5,400.00	\$27,000	\$17,600	65.19	\$4,743	37.9	90.0	0.08	0.08	\$142	40.00	535	401	STANDARD
40-24-453-026	1425 LINCOLN AVE	07/03/24	WD	\$11,500.00	\$57,500	\$20,400	35.48	\$10,000	80.0	200.0	0.18	0.09	\$144	80.00	535	401	STANDARD
40-24-454-033	1634 WALDMAN AVE	04/28/23	WD	\$7,000.00	\$35,000	\$19,400	55.43	\$5,625	45.0	100.0	0.10	0.10	\$156	45.00	535	401	STANDARD
40-24-485-013	1027 WALDMAN AVE	10/22/24	WD	\$6,300.00	\$31,500	\$15,800	50.16	\$5,000	40.0	100.0	0.09	0.09	\$158	40.00	535	401	STANDARD
40-24-430-014	1019 VICTORIA AVE	10/13/23	WD	\$5,600.00	\$28,000	\$14,800	52.86	\$4,375	35.0	100.0	0.08	0.08	\$160	35.00	535	401	STANDARD
40-24-453-030	1405 LINCOLN AVE	04/09/24	WD	\$6,400.00	\$32,000	\$18,600	58.13	\$5,000	40.0	100.0	0.09	0.09	\$160	40.00	535	401	STANDARD
40-24-454-024	1417 PETTIBONE AVE	08/30/24	WD	\$6,500.00	\$32,500	\$17,600	54.15	\$5,000	40.0	100.0	0.09	0.09	\$163	40.00	535	401	STANDARD
40-24-480-034	1317 LINCOLN AVE	08/01/23	LC	\$13,000.00	\$65,000	\$20,000	30.77	\$10,000	80.0	100.0	0.18	0.18	\$163	80.00	535	401	STANDARD
40-24-454-062	1638 WALDMAN AVE	07/28/23	WD	\$11,600.00	\$58,000	\$23,500	40.52	\$8,516	68.1	100.0	0.16	0.16	\$170	68.13	535	401	STANDARD

40-24-427-036	1010 BARRIE AVE	02/13/25	WD	\$6,700.00	\$33,500	\$16,700	49.85	\$4,899	39.2	96.0	0.09	0.09	\$171	40.00	535	401	STANDARD
40-24-476-031	1202 VERMILYA AVE	03/28/24	WD	\$7,000.00	\$35,000	\$12,100	34.57	\$5,000	40.0	100.0	0.09	0.09	\$175	40.00	535	401	STANDARD
40-24-484-006	1309 WALDMAN AVE	04/14/23	WD	\$7,000.00	\$35,000	\$14,100	40.29	\$5,000	40.0	100.0	0.09	0.09	\$175	40.00	535	401	STANDARD
40-24-454-048	1506 WALDMAN AVE	02/23/24	WD	\$13,200.00	\$66,000	\$26,700	40.45	\$9,375	75.0	200.0	0.17	0.09	\$176	75.00	535	401	STANDARD
40-24-427-024	1124 BARRIE AVE	08/19/24	WD	\$6,900.00	\$34,500	\$14,000	40.58	\$4,899	39.2	96.0	0.09	0.09	\$176	40.00	535	401	STANDARD
40-24-453-074	1519 LINCOLN AVE	07/23/24	WD	\$8,800.00	\$44,000	\$16,600	37.73	\$6,211	49.7	100.0	0.11	0.11	\$177	49.69	535	401	STANDARD
40-24-279-001	1133 OSSINGTON AVE	12/12/24	WD	\$7,000.00	\$35,000	\$15,700	44.86	\$4,823	38.6	93.8	0.09	0.09	\$181	39.83	535	401	STANDARD
40-24-428-003	1129 BARRIE AVE	06/12/23	WD	\$7,000.00	\$35,000	\$17,000	48.57	\$4,743	37.9	90.0	0.08	0.08	\$184	40.00	535	401	STANDARD
40-24-484-004	1317 WALDMAN AVE	03/24/24	WD	\$7,400.00	\$37,000	\$12,600	34.05	\$5,000	40.0	100.0	0.09	0.09	\$185	40.00	535	401	STANDARD
40-24-477-039	1028 VERMILYA AVE	07/25/24	LC	\$11,220.20	\$56,101	\$14,300	25.49	\$7,500	60.0	100.0	0.14	0.14	\$187	60.00	535	401	STANDARD
40-24-485-004	1129 WALDMAN AVE	11/14/24	QC	\$7,600.00	\$38,000	\$15,600	41.05	\$5,000	40.0	100.0	0.09	0.09	\$190	40.00	535	401	STANDARD
40-24-485-004	1129 WALDMAN AVE	10/23/24	WD	\$7,600.00	\$38,000	\$15,600	41.05	\$5,000	40.0	100.0	0.09	0.09	\$190	40.00	535	401	STANDARD
40-24-454-047	1510 WALDMAN AVE	06/16/23	WD	\$7,800.00	\$39,000	\$18,100	46.41	\$5,000	40.0	100.0	0.09	0.09	\$195	40.00	535	401	STANDARD
40-24-428-029	1038 SIMCOE AVE	10/31/24	WD	\$8,540.00	\$42,700	\$13,400	31.38	\$5,421	43.4	117.6	0.11	0.11	\$197	40.00	535	401	STANDARD
40-24-454-016	1525 PETTIBONE AVE	10/18/23	WD	\$12,720.00	\$63,600	\$20,700	32.55	\$7,875	63.0	100.0	0.15	0.15	\$202	63.00	535	401	STANDARD
40-24-430-003	1141 VICTORIA AVE	12/19/24	WD	\$8,500.00	\$42,500	\$19,200	45.18	\$5,000	40.0	100.0	0.09	0.09	\$213	40.00	535	401	STANDARD
40-24-485-015	1138 W ATHERTON RD	09/05/24	WD	\$8,600.00	\$43,000	\$12,000	27.91	\$5,000	40.0	100.0	0.09	0.09	\$215	40.00	535	401	STANDARD
40-24-428-011	1105 BARRIE AVE	02/10/25	WD	\$8,400.00	\$42,000	\$16,100	38.33	\$4,743	37.9	90.0	0.08	0.08	\$221	40.00	535	401	STANDARD
40-24-455-024	1401 WALDMAN AVE	09/27/24	WD	\$9,000.00	\$45,000	\$17,200	38.22	\$5,000	40.0	100.0	0.09	0.09	\$225	40.00	535	401	STANDARD
40-24-454-027	1409 PETTIBONE AVE	07/09/24	WD	\$9,200.00	\$46,000	\$18,400	40.00	\$5,000	40.0	100.0	0.09	0.09	\$230	40.00	535	401	STANDARD
40-24-477-024	1106 VERMILYA AVE	06/20/23	WD	\$10,000.00	\$50,000	\$32,000	64.00	\$5,000	40.0	100.0	0.09	0.09	\$250	40.00	535	401	STANDARD
40-24-481-004	1129 LINCOLN AVE	10/16/23	WD	\$11,000.00	\$55,000	\$15,300	27.82	\$5,000	40.0	100.0	0.09	0.09	\$275	40.00	535	401	STANDARD
40-24-454-024	1417 PETTIBONE AVE	11/04/24	WD	\$11,560.00	\$57,800	\$17,600	30.45	\$5,000	40.0	100.0	0.09	0.09	\$289	40.00	535	401	STANDARD
40-24-478-001	1329 VERMILYA AVE	10/31/24	WD	\$13,000.00	\$65,000	\$16,300	25.08	\$5,000	40.0	100.0	0.09	0.09	\$325	40.00	535	401	STANDARD
40-24-485-018	1130 W ATHERTON RD	06/21/24	MLC	\$13,400.00	\$67,000	\$16,800	25.07	\$5,000	40.0	100.0	0.09	0.09	\$335	40.00	535	401	STANDARD

Mean

\$179

Outliers

40-24-430-045	1121 VICTORIA AVE	10/30/24	WD	\$4,000.00	\$20,000	\$15,400	77.00	\$8,541	68.3	100.0	0.16	0.16	\$59	68.33	535	401	STANDARD
40-24-476-027	1218 VERMILYA AVE	05/10/23	WD	\$3,800.00	\$19,000	\$11,000	57.89	\$5,000	40.0	100.0	0.09	0.09	\$95	40.00	535	401	STANDARD
40-24-431-013	1027 EDITH AVE	03/14/25	WD	\$21,200.00	\$106,000	\$24,500	23.11	\$4,554	36.4	108.4	0.09	0.09	\$582	35.00	535	401	STANDARD
40-24-485-004	1129 WALDMAN AVE	12/15/24	WD	\$14,800.00	\$74,000	\$15,600	21.08	\$5,000	40.0	100.0	0.09	0.09	\$370	40.00	535	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
41-19-309-011	855 VICTORIA AVE	01/07/24	LC	\$4,000.00	\$20,000	\$16,700	83.50	\$4,923	39.4	126.6	0.10	0.10	\$102	35.00	540	401	STANDARD
41-19-302-006	836 BLOOR AVE	10/31/24	WD	\$4,121.20	\$20,606	\$15,500	75.22	\$5,048	40.4	80.5	0.08	0.08	\$102	45.00	540	401	STANDARD
41-19-360-024	820 W ATHERTON RD	05/31/24	WD	\$7,400.00	\$37,000	\$16,400	44.32	\$8,750	70.0	100.0	0.16	0.16	\$106	70.00	540	401	STANDARD
41-19-355-031	912 PETTIBONE AVE	10/04/24	WD	\$3,750.00	\$18,750	\$13,600	72.53	\$4,375	35.0	100.0	0.08	0.08	\$107	35.00	540	401	STANDARD
41-19-308-003	839 SIMCOE AVE	03/13/24	WD	\$6,600.00	\$33,000	\$17,400	52.73	\$7,430	59.4	68.1	0.11	0.11	\$111	72.05	540	401	STANDARD
41-19-303-009	925 BLOOR AVE	01/17/25	WD	\$5,180.00	\$25,900	\$15,500	59.85	\$5,625	45.0	100.0	0.10	0.10	\$115	45.00	540	401	STANDARD
41-19-303-020	926 BARRIE AVE	09/08/23	LC	\$5,200.00	\$26,000	\$13,500	51.92	\$5,625	45.0	100.0	0.10	0.10	\$116	45.00	540	401	STANDARD
41-19-379-010	619 VERMILYA AVE	06/01/24	WD	\$5,300.00	\$26,500	\$21,600	81.51	\$5,625	45.0	100.0	0.10	0.10	\$118	45.00	540	401	STANDARD
41-19-328-034	748 BARRIE AVE	03/15/24	WD	\$6,000.00	\$30,000	\$13,200	44.00	\$6,250	50.0	100.0	0.12	0.12	\$120	50.00	540	401	STANDARD
41-19-357-012	915 PETTIBONE AVE	12/23/24	QC	\$8,400.00	\$42,000	\$19,600	46.67	\$8,750	70.0	100.0	0.16	0.16	\$120	70.00	540	401	STANDARD
41-19-357-012	915 PETTIBONE AVE	01/03/25	QC	\$8,400.00	\$42,000	\$19,600	46.67	\$8,750	70.0	100.0	0.16	0.16	\$120	70.00	540	401	STANDARD

41-19-379-014	648 LINCOLN AVE	09/20/23	WD	\$5,400.00	\$27,000	\$15,700	58.15	\$5,625	45.0	100.0	0.10	0.10	\$120	45.00	540	401	STANDARD
41-19-305-014	905 BARRIE AVE	06/03/24	WD	\$5,800.00	\$29,000	\$17,400	60.00	\$5,929	47.4	90.0	0.10	0.10	\$122	50.00	540	401	STANDARD
41-19-360-009	839 WALDMAN AVE	01/29/25	WD	\$5,880.00	\$29,400	\$16,500	56.12	\$5,875	47.0	100.0	0.11	0.11	\$125	47.00	540	401	STANDARD
41-19-377-010	615 NEUBERT AVE	10/23/23	WD	\$5,000.00	\$25,000	\$15,000	60.00	\$4,924	39.4	76.6	0.08	0.08	\$127	45.00	540	401	STANDARD
41-19-331-002	657 BARRIE AVE	12/02/24	WD	\$4,500.00	\$22,500	\$12,900	57.33	\$4,375	35.0	100.0	0.08	0.08	\$129	35.00	540	401	STANDARD
41-19-379-015	644 LINCOLN AVE	10/31/24	WD	\$5,800.00	\$29,000	\$18,700	64.48	\$5,625	45.0	100.0	0.10	0.10	\$129	45.00	540	401	STANDARD
41-19-305-009	925 BARRIE AVE	05/28/24	WD	\$5,800.00	\$29,000	\$16,700	57.59	\$5,336	42.7	90.0	0.09	0.09	\$136	45.00	540	401	STANDARD
41-19-302-006	836 BLOOR AVE	10/31/24	WD	\$5,500.00	\$27,500	\$15,500	56.36	\$5,048	40.4	80.5	0.08	0.08	\$136	45.00	540	401	STANDARD
41-19-379-024	616 LINCOLN AVE	08/12/24	MLC	\$6,400.00	\$32,000	\$13,600	42.50	\$5,625	45.0	100.0	0.10	0.10	\$142	45.00	540	401	STANDARD
41-19-377-011	NEUBERT AVE	10/23/23	WD	\$5,000.00	\$25,000	\$2,200	8.80	\$4,380	35.0	76.7	0.07	0.07	\$143	40.00	540	402	STANDARD
41-19-155-009	931 LEXINGTON AVE	03/05/25	QC	\$5,000.00	\$25,000	\$17,100	68.40	\$4,375	35.0	100.0	0.08	0.08	\$143	35.00	540	401	STANDARD
41-19-337-023	628 NEUBERT AVE	03/17/25	MLC	\$5,200.00	\$26,000	\$11,900	45.77	\$4,427	35.4	102.4	0.08	0.08	\$147	35.00	540	401	STANDARD
41-19-306-011	852 SIMCOE AVE	10/22/24	WD	\$7,100.00	\$35,500	\$15,400	43.38	\$5,850	46.8	87.6	0.10	0.10	\$152	50.00	540	401	STANDARD
41-19-309-009	863 VICTORIA AVE	10/20/23	WD	\$6,000.00	\$30,000	\$16,700	55.67	\$4,919	39.3	126.4	0.10	0.10	\$152	35.00	540	401	STANDARD
41-19-162-005	847 OSSINGTON AVE	03/03/25	WD	\$5,700.00	\$28,500	\$14,700	51.58	\$4,388	35.1	100.6	0.08	0.08	\$162	35.00	540	401	STANDARD
41-19-336-004	745 FREEMAN AVE	10/20/23	WD	\$6,000.00	\$30,000	\$14,800	49.33	\$4,375	35.0	100.0	0.08	0.08	\$171	35.00	540	401	STANDARD
41-19-336-004	745 FREEMAN AVE	11/07/23	QC	\$6,000.00	\$30,000	\$14,800	49.33	\$4,375	35.0	100.0	0.08	0.08	\$171	35.00	540	401	STANDARD
41-19-306-018	824 SIMCOE AVE	03/28/25	WD	\$7,400.00	\$37,000	\$14,800	40.00	\$5,233	41.9	86.6	0.09	0.09	\$177	45.00	540	401	STANDARD
41-19-335-005	643 VICTORIA AVE	11/06/23	WD	\$6,200.00	\$31,000	\$13,300	42.90	\$4,375	35.0	100.0	0.08	0.08	\$177	35.00	540	401	STANDARD
41-19-352-012	828 VERMILYA AVE	10/16/24	WD	\$7,600.00	\$38,000	\$13,400	35.26	\$5,344	42.7	73.1	0.08	0.08	\$178	50.00	540	401	STANDARD
41-19-335-023	630 FREEMAN AVE	09/18/24	WD	\$6,400.00	\$32,000	\$18,000	56.25	\$4,375	35.0	100.0	0.08	0.08	\$183	35.00	540	401	STANDARD
41-19-160-007	843 REMINGTON AVE	01/10/24	WD	\$8,200.00	\$41,000	\$19,600	47.80	\$5,555	44.4	102.0	0.10	0.10	\$185	44.00	540	401	STANDARD
41-19-328-034	748 BARRIE AVE	06/27/24	WD	\$10,400.00	\$52,000	\$13,200	25.38	\$6,250	50.0	100.0	0.12	0.12	\$208	50.00	540	401	STANDARD
41-19-332-019	724 VICTORIA AVE	07/31/23	WD	\$11,000.00	\$55,000	\$19,300	35.09	\$6,563	52.5	100.0	0.12	0.12	\$210	52.50	540	401	STANDARD
41-19-334-002	3101 CAMDEN AVE	12/20/23	WD	\$11,000.00	\$55,000	\$20,600	37.45	\$6,550	52.4	100.0	0.12	0.12	\$210	52.40	540	401	STANDARD
41-19-335-005	643 VICTORIA AVE	12/09/24	QC	\$7,600.00	\$38,000	\$13,300	35.00	\$4,375	35.0	100.0	0.08	0.08	\$217	35.00	540	401	STANDARD
41-19-157-032	2510 BRUNSWICK AVE	10/30/24	WD	\$15,000.00	\$75,000	\$27,200	36.27	\$8,500	68.0	100.0	0.16	0.16	\$221	68.00	540	401	STANDARD
41-19-353-019	928 LINCOLN AVE	06/15/23	WD	\$10,200.00	\$51,000	\$16,800	32.94	\$5,625	45.0	100.0	0.10	0.10	\$227	45.00	540	401	STANDARD
41-19-354-019	842 LINCOLN AVE	03/19/25	QC	\$8,200.00	\$41,000	\$15,200	37.07	\$4,375	35.0	100.0	0.08	0.08	\$234	35.00	540	401	STANDARD
41-19-331-026	620 SIMCOE AVE	02/11/25	WD	\$8,400.00	\$42,000	\$15,300	36.43	\$4,375	35.0	100.0	0.08	0.08	\$240	35.00	540	401	STANDARD
41-19-334-025	718 FREEMAN AVE	03/05/25	WD	\$17,000.00	\$85,000	\$25,100	29.53	\$8,750	70.0	100.0	0.16	0.16	\$243	70.00	540	401	STANDARD
41-19-336-008	733 FREEMAN AVE	05/08/24	WD	\$10,000.00	\$50,000	\$13,000	26.00	\$4,375	35.0	100.0	0.08	0.08	\$286	35.00	540	401	STANDARD
41-19-302-005	840 BLOOR AVE	06/27/24	WD	\$13,000.00	\$65,000	\$15,200	23.38	\$5,049	40.4	80.6	0.08	0.08	\$322	45.00	540	401	STANDARD
41-19-377-025	3306 S GRAND TRAVERSE	09/06/24	WD	\$16,274.00	\$81,370	\$24,800	30.48	\$6,166	49.3	96.3	0.11	0.11	\$330	50.28	540	401	STANDARD
													\$166				

41-19-157-037	923 PADDINGTON AVE	10/09/24	WD	\$4,400.00	\$22,000	\$17,500	79.55	\$8,837	70.7	102.0	0.16	0.16	\$62	70.00	540	401	STANDARD
41-19-306-027	802 SIMCOE AVE	07/17/23	WD	\$4,100.00	\$20,500	\$15,800	77.07	\$6,250	50.0	100.0	0.12	0.12	\$82	50.00	540	401	STANDARD
41-19-329-026	618 BARRIE AVE	08/05/24	WD	\$7,000.00	\$35,000	\$16,700	47.71	\$8,800	70.4	59.4	0.13	0.13	\$99	93.63	540	401	STANDARD
41-19-379-010	619 VERMILYA AVE	02/28/25	WD	\$19,600.00	\$98,000	\$21,600	22.04	\$5,625	45.0	100.0	0.10	0.10	\$436	45.00	540	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
---------------	----------------	-----------	--------	----------------	---------	-------------	---------------	-----------------	--------------	-------	-----------	-------------	------------	--------------	----------	-------	--------------

41-20-254-019	2626 PINETREE DR	12/22/23	WD	\$29,000.00	\$145,000	\$76,000	52.41	\$36,029	84.8	129.1	0.24	0.24	\$342	80.00	545	401	115 AVG DEPTH	
41-20-403-003	3009 CIRCLE DR	05/21/24	WD	\$26,200.00	\$131,000	\$54,100	41.30	\$31,932	75.1	121.8	0.20	0.20	\$349	73.00	545	401	115 AVG DEPTH	
41-20-254-027	2666 PINETREE DR	09/28/23	WD	\$41,000.00	\$205,000	\$88,600	43.22	\$35,893	84.5	102.0	0.21	0.21	\$485	89.66	545	401	115 AVG DEPTH	
41-20-254-027	2666 PINETREE DR	07/17/24	WD	\$44,000.00	\$220,000	\$88,600	40.27	\$35,893	84.5	102.0	0.21	0.21	\$521	89.66	545	401	115 AVG DEPTH	
41-20-277-034	1823 TERRACE CT	01/08/24	WD	\$36,400.00	\$182,000	\$72,500	39.84	\$26,887	63.3	127.8	0.18	0.18	\$575	60.00	545	401	115 AVG DEPTH	
													\$455					
41-20-254-006	2627 HILLCREST AVE	01/05/24	WD	\$25,500.00	\$127,500	\$55,900	43.84	\$25,919	86.4	158.7	0.31	0.31	\$295	84.00	545	401	150 AVG DEPTH	
41-20-178-012	2751 LAKEWOOD DR	05/05/23	WD	\$50,000.00	\$250,000	\$102,900	41.16	\$31,903	106.3	162.5	0.38	0.38	\$470	102.17	545	401	150 AVG DEPTH	
													\$383					
41-20-302-003	3412 LAKEWOOD DR	06/16/23	WD	\$32,400.00	\$162,000	\$99,200	61.23	\$31,473	150.0	200.0	2.24	2.24	\$216	150.00	545	401	200 AVG DEPTH	
41-20-252-006	2602 HILLCREST AVE	12/17/24	WD	\$28,300.00	\$141,500	\$72,700	51.38	\$25,151	125.8	212.5	0.60	0.60	\$225	122.00	545	401	200 AVG DEPTH	
41-20-252-005	1522 WOODSLEA DR	10/01/24	WD	\$29,780.00	\$148,900	\$53,300	35.80	\$25,754	128.8	210.0	0.61	0.61	\$231	125.67	545	401	200 AVG DEPTH	
41-20-376-004	3726 CIRCLE DR	11/15/23	WD	\$22,800.00	\$114,000	\$50,700	44.47	\$19,440	97.2	200.0	0.45	0.45	\$235	97.20	545	401	200 AVG DEPTH	
41-20-251-003	1515 WOODSLEA DR	06/26/24	WD	\$30,000.00	\$150,000	\$65,100	43.40	\$18,593	93.0	219.9	0.45	0.45	\$323	88.67	545	401	200 AVG DEPTH	
41-20-401-012	3224 CIRCLE DR	09/18/24	WD	\$37,080.00	\$185,400	\$79,900	43.10	\$15,400	77.0	200.0	0.35	0.35	\$482	77.00	545	401	200 AVG DEPTH	
													\$285					

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1	
41-20-455-008	3613 OGEMA AVE	08/23/24	WD	\$23,800.00	\$119,000	\$57,600	48.40	\$28,089	124.8	221.8	0.47	0.47	\$191	92.67	550	401	STANDARD	
41-20-453-030	3514 COMANCHE AVE	09/11/24	MLC	\$9,000.00	\$45,000	\$33,000	73.33	\$10,397	46.2	102.5	0.12	0.12	\$195	50.00	550	401	STANDARD	
41-20-403-025	3202 DEARBORN ST	05/24/24	WD	\$12,800.00	\$64,000	\$36,500	57.03	\$13,500	60.0	120.0	0.17	0.17	\$213	60.00	550	401	STANDARD	
41-20-404-024	2902 COMANCHE AVE	08/22/23	WD	\$12,000.00	\$60,000	\$34,500	57.50	\$12,275	54.6	139.1	0.16	0.16	\$220	50.67	550	401	STANDARD	
41-20-254-051	2889 DEARBORN ST	07/15/24	WD	\$30,000.00	\$150,000	\$61,000	40.67	\$38,114	129.1	200.0	2.85	2.85	\$232	100.00	550	401	STANDARD	
41-20-402-032	3113 COMANCHE AVE	08/13/24	LC	\$13,500.00	\$67,500	\$35,500	52.59	\$10,573	47.0	106.0	0.12	0.12	\$287	50.00	550	401	STANDARD	
41-20-404-015	3119 DEARBORN ST	07/23/24	WD	\$18,100.00	\$90,500	\$32,900	36.35	\$12,156	54.0	123.2	0.15	0.15	\$335	53.33	550	401	STANDARD	
41-20-404-034	3114 COMANCHE AVE	12/15/23	WD	\$15,600.00	\$78,000	\$36,300	46.54	\$10,441	46.4	103.4	0.12	0.12	\$336	50.00	550	401	STANDARD	
41-20-404-014	3113 DEARBORN ST	04/30/24	WD	\$19,800.00	\$99,000	\$41,500	41.92	\$13,107	58.3	126.8	0.17	0.17	\$340	56.67	550	401	STANDARD	
41-20-402-034	3125 COMANCHE AVE	08/11/23	WD	\$17,600.00	\$88,000	\$44,900	51.02	\$10,573	47.0	106.0	0.12	0.12	\$375	50.00	550	401	STANDARD	
41-20-404-030	3020 COMANCHE AVE	09/19/23	WD	\$19,000.00	\$95,000	\$41,800	44.00	\$10,762	47.8	109.8	0.13	0.13	\$397	50.00	550	401	STANDARD	
41-20-403-014	2914 DEARBORN ST	03/25/25	WD	\$23,900.00	\$119,500	\$35,400	29.62	\$13,500	60.0	120.0	0.17	0.17	\$398	60.00	550	401	STANDARD	
41-20-404-038	3202 COMANCHE AVE	02/25/25	WD	\$21,000.00	\$105,000	\$35,700	34.00	\$10,441	46.4	103.4	0.12	0.12	\$453	50.00	550	401	STANDARD	
41-20-402-036	3207 COMANCHE AVE	09/06/24	WD	\$21,400.00	\$107,000	\$52,800	49.35	\$10,573	47.0	106.0	0.12	0.12	\$455	50.00	550	401	STANDARD	
41-20-455-005	720 ALGONQUIN AVE	09/24/24	WD	\$30,000.00	\$150,000	\$59,500	39.67	\$14,467	64.3	137.8	0.19	0.19	\$467	60.00	550	401	STANDARD	
													\$326					
Outlier																		
41-20-402-028	3025 COMANCHE AVE	04/14/23	WD	\$27,000.00	\$135,000	\$44,000	32.59	\$10,573	47.0	106.0	0.12	0.12	\$575	50.00	550	401	STANDARD	
41-20-403-021	3106 DEARBORN ST	03/13/25	WD	\$25,000.00	\$125,000	\$45,500	36.40	\$11,000	48.9	118.0	0.13	0.13	\$511	49.30	550	401	STANDARD	

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
---------------	----------------	-----------	--------	----------------	---------	-------------	---------------	-----------------	--------------	-------	-----------	-------------	------------	--------------	----------	-------	--------------

41-20-476-016	3517 CHEROKEE AVE	12/20/24	WD	\$11,100.00	\$55,500	\$33,000	59.46	\$12,775	73.0	100.0	0.17	0.17	\$152	73.00	555	401	STANDARD
41-20-457-002	3305 COMANCHE AVE	05/19/23	WD	\$8,000.00	\$40,000	\$27,400	68.50	\$9,189	52.5	106.0	0.12	0.12	\$152	51.00	555	401	STANDARD
41-20-428-034	3114 CHEYENNE AVE	12/08/23	WD	\$9,000.00	\$45,000	\$31,400	69.78	\$9,325	53.3	105.0	0.13	0.13	\$169	52.00	555	401	STANDARD
41-20-428-035	3118 CHEYENNE AVE	12/08/23	WD	\$9,000.00	\$45,000	\$27,600	61.33	\$9,325	53.3	105.0	0.13	0.13	\$169	52.00	555	401	STANDARD
41-20-457-048	3602 CHEROKEE AVE	10/12/23	WD	\$15,600.00	\$78,000	\$38,400	49.23	\$16,008	91.5	101.0	0.21	0.21	\$171	91.00	555	401	STANDARD
41-20-476-009	3413 CHEROKEE AVE	04/16/24	WD	\$9,000.00	\$45,000	\$29,200	64.89	\$9,100	52.0	100.0	0.12	0.12	\$173	52.00	555	401	STANDARD
41-20-476-012	3505 CHEROKEE AVE	03/12/25	WD	\$9,000.00	\$45,000	\$28,300	62.89	\$9,100	52.0	100.0	0.12	0.12	\$173	52.00	555	401	STANDARD
41-20-476-003	3305 CHEROKEE AVE	08/21/23	WD	\$9,200.00	\$46,000	\$27,300	59.35	\$9,275	53.0	100.0	0.12	0.12	\$174	53.00	555	401	STANDARD
41-20-428-012	3109 SHAWNEE AVE	10/21/24	WD	\$9,600.00	\$48,000	\$29,500	61.46	\$9,325	53.3	105.0	0.13	0.13	\$180	52.00	555	401	STANDARD
41-20-476-013	3509 CHEROKEE AVE	05/23/23	WD	\$10,200.00	\$51,000	\$30,500	59.80	\$9,100	52.0	100.0	0.12	0.12	\$196	52.00	555	401	STANDARD
41-20-455-015	3626 DEARBORN ST	09/05/23	WD	\$10,400.00	\$52,000	\$26,400	50.77	\$9,202	52.6	120.0	0.13	0.13	\$198	48.00	555	401	STANDARD
41-20-476-003	3305 CHEROKEE AVE	04/05/23	WD	\$10,600.00	\$53,000	\$27,300	51.51	\$9,275	53.0	100.0	0.12	0.12	\$200	53.00	555	401	STANDARD
41-20-476-024	3705 CHEROKEE AVE	09/12/23	WD	\$10,400.00	\$52,000	\$27,600	53.08	\$8,925	51.0	100.0	0.12	0.12	\$204	51.00	555	401	STANDARD
41-20-456-004	3619 DEARBORN ST	10/30/24	WD	\$26,000.00	\$130,000	\$66,800	51.38	\$21,182	121.0	120.0	0.30	0.30	\$215	110.49	555	401	STANDARD
41-20-428-025	3006 CHEYENNE AVE	06/01/24	LC	\$11,600.00	\$58,000	\$34,300	59.14	\$9,325	53.3	105.0	0.13	0.13	\$218	52.00	555	401	STANDARD
41-20-457-001	3301 COMANCHE AVE	12/18/23	WD	\$16,400.00	\$82,000	\$34,700	42.32	\$11,849	67.7	106.0	0.16	0.16	\$242	65.77	555	401	STANDARD
41-20-428-024	3002 CHEYENNE AVE	03/19/24	WD	\$13,000.00	\$65,000	\$36,000	55.38	\$9,325	53.3	105.0	0.13	0.13	\$244	52.00	555	401	STANDARD
41-20-476-019	3605 CHEROKEE AVE	03/07/25	WD	\$13,980.00	\$69,900	\$27,200	38.91	\$9,275	53.0	100.0	0.12	0.12	\$264	53.00	555	401	STANDARD
41-20-427-002	2909 CHEROKEE AVE	08/21/24	WD	\$14,500.00	\$72,500	\$28,200	38.90	\$9,413	53.8	107.0	0.13	0.13	\$270	52.00	555	401	STANDARD
41-20-428-029	3018 CHEYENNE AVE	05/24/24	WD	\$16,700.00	\$83,500	\$30,400	36.41	\$9,325	53.3	105.0	0.13	0.13	\$313	52.00	555	401	STANDARD
41-20-457-014	3509 COMANCHE AVE	05/25/24	WD	\$17,000.00	\$85,000	\$33,500	39.41	\$9,189	52.5	106.0	0.12	0.12	\$324	51.00	555	401	STANDARD
													Mean	\$210			
													Med	197.79			
Outliers																	
41-20-457-012	3505 COMANCHE AVE	09/28/23	WD	\$22,660.00	\$113,300	\$38,100	33.63	\$9,189	52.5	106.0	0.12	0.12	\$432	51.00	555	401	STANDARD
41-20-428-018	3209 SHAWNEE AVE	05/03/24	WD	\$18,400.00	\$92,000	\$42,100	45.76	\$9,325	53.3	105.0	0.13	0.13	\$345	52.00	555	401	STANDARD
41-20-456-018	3702 COMANCHE AVE	03/01/24	WD	\$18,400.00	\$92,000	\$26,000	28.26	\$8,835	50.5	101.9	0.12	0.12	\$364	50.00	555	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
41-21-326-028	CHAMBERS ST	10/18/24	WD	\$2,500.00	\$2,500	\$1,900	76.00	\$3,818	50.9	160.0	0.17	0.17	\$49	45.00	560	402	STANDARD
41-21-378-041	3602 KLEINPELL ST	08/15/23	WD	\$7,800.00	\$39,000	\$15,500	39.74	\$10,125	135.0	125.0	0.39	0.39	\$58	135.00	560	401	STANDARD
41-21-326-029	3306 CHAMBERS ST	08/01/24	WD	\$4,600.00	\$23,000	\$9,800	42.61	\$3,818	50.9	160.0	0.17	0.17	\$90	45.00	560	401	STANDARD
41-21-326-033	3318 CHAMBERS ST	09/07/23	WD	\$4,600.00	\$23,000	\$10,500	45.65	\$3,818	50.9	160.0	0.17	0.17	\$90	45.00	560	401	STANDARD
													\$72				

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
40-25-101-043	4306 PARK FOREST DR	06/26/23	QC	\$10,400.00	\$52,000	\$40,600	78.08	\$18,000	24.7	151.0	0.09	0.09		24.68	563	401	SITE VALUE
40-24-380-077	1715 TIMBERLANE DR	10/19/23	WD	\$14,000.00	\$70,000	\$52,300	74.71	\$18,000	24.7	100.0	0.06	0.06		24.67	563	401	SITE VALUE
40-25-153-019	1829 LAUREL OAK DR	05/16/23	WD	\$14,400.00	\$72,000	\$44,300	61.53	\$18,000	24.7	137.6	0.08	0.08		24.67	563	401	SITE VALUE
40-24-380-025	3701 BALFOUR CT	04/19/24	WD	\$17,580.00	\$87,900	\$67,900	77.25	\$18,000	41.7	111.8	0.11	0.11		41.71	563	401	SITE VALUE
40-24-351-030	1824 WILLOW BROOK CIR	04/15/24	MLC	\$18,000.00	\$90,000	\$56,800	63.11	\$18,000	34.3	90.7	0.07	0.07		34.31	563	401	SITE VALUE
40-24-351-030	1824 WILLOW BROOK CIR	04/15/24	WD	\$18,000.00	\$90,000	\$56,800	63.11	\$18,000	34.3	90.7	0.07	0.07		34.31	563	401	SITE VALUE
40-25-101-011	3828 PARK FOREST DR	11/02/23	WD	\$18,000.00	\$90,000	\$40,900	45.44	\$18,000	16.7	169.6	0.07	0.07		16.70	563	401	SITE VALUE

40-25-101-026	4006 PARK FOREST DR	04/13/23	WD	\$18,840.00	\$94,200	\$40,500	42.99	\$18,000	24.7	151.5	0.09	0.09	24.67	563	401	SITE VALUE
40-25-126-034	2016 CRESTBROOK LN	03/13/24	WD	\$19,200.00	\$96,000	\$50,300	52.40	\$18,000	24.7	118.0	0.07	0.07	24.67	563	401	SITE VALUE
40-25-101-041	4302 PARK FOREST DR	11/19/24	WD	\$20,000.00	\$100,000	\$43,100	43.10	\$18,000	34.1	147.8	0.12	0.12	34.11	563	401	SITE VALUE
40-25-101-092	4028 PARK FOREST DR	06/30/23	WD	\$20,000.00	\$100,000	\$42,600	42.60	\$18,000	33.1	142.5	0.11	0.11	33.08	563	401	SITE VALUE
40-25-153-009	1951 LAUREL OAK DR	09/22/23	WD	\$20,100.00	\$100,500	\$50,200	49.95	\$18,000	24.3	166.5	0.09	0.09	24.31	563	401	SITE VALUE
40-25-101-023	3850 PARK FOREST DR	09/06/24	WD	\$20,800.00	\$104,000	\$46,900	45.10	\$18,000	34.9	160.8	0.13	0.13	34.89	563	401	SITE VALUE
40-24-380-066	3703 GREENBROOK LN	08/31/23	WD	\$22,000.00	\$110,000	\$56,000	50.91	\$18,000	27.0	131.5	0.08	0.08	26.97	563	401	SITE VALUE
40-25-153-034	1937 LAUREL OAK DR	09/01/23	WD	\$22,000.00	\$110,000	\$41,200	37.45	\$18,000	27.0	161.8	0.10	0.10	26.97	563	401	SITE VALUE
40-24-380-077	1715 TIMBERLANE DR	03/22/24	WD	\$23,000.00	\$115,000	\$52,300	45.48	\$18,000	24.7	100.0	0.06	0.06	24.67	563	401	SITE VALUE
40-25-127-025	2004 STONEY BROOK CT	12/12/24	WD	\$23,200.00	\$116,000	\$48,100	41.47	\$18,000	24.7	105.5	0.06	0.06	24.67	563	401	SITE VALUE
40-25-127-018	2016 STONEY BROOK CT	12/08/23	WD	\$25,400.00	\$127,000	\$55,300	43.54	\$18,000	33.5	103.0	0.08	0.08	33.49	563	401	SITE VALUE
40-24-351-022	1831 WILLOW BROOK CIR	06/21/24	WD	\$25,900.00	\$129,500	\$52,800	40.77	\$18,000	31.1	100.0	0.07	0.07	31.08	563	401	SITE VALUE
40-24-351-024	1837 WILLOW BROOK CIR	01/15/25	WD	\$25,900.00	\$129,500	\$53,200	41.08	\$18,000	24.7	100.0	0.06	0.06	24.67	563	401	SITE VALUE
40-24-351-046	1831 OAK BROOK CIR	11/26/24	WD	\$26,700.00	\$133,500	\$57,500	43.07	\$18,000	35.2	99.4	0.08	0.08	35.16	563	401	SITE VALUE

\$20,162.86

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
40-25-102-012	1824 PARK FOREST DR	01/29/24	WD	\$23,700.00	\$118,500	\$49,300	41.60	\$19,894	66.3	130.0	0.18	0.18	\$357	61.00	565	401	STANDARD
40-25-105-012	1833 WINDSOR LN	02/06/24	WD	\$21,200.00	\$106,000	\$57,500	54.25	\$20,706	69.0	112.2	0.18	0.18	\$307	68.33	565	401	STANDARD
40-25-104-029	1910 WINDSOR LN	05/09/24	WD	\$25,000.00	\$125,000	\$48,300	38.64	\$22,692	75.6	133.5	0.21	0.21	\$331	68.67	565	401	STANDARD
40-25-151-043	4210 GREENBROOK LN	10/31/23	WD	\$25,000.00	\$125,000	\$53,800	43.04	\$22,445	74.8	108.4	0.19	0.19	\$334	75.37	565	401	STANDARD
40-25-106-007	1917 GREENBRIAR LN	10/13/23	WD	\$22,000.00	\$110,000	\$53,900	49.00	\$19,500	65.0	110.0	0.16	0.16	\$338	65.00	565	401	STANDARD
40-25-151-017	1813 ROCKCREEK LN	09/06/23	WD	\$25,000.00	\$125,000	\$62,600	50.08	\$21,600	72.0	110.0	0.18	0.18	\$347	72.00	565	401	STANDARD
40-25-104-024	1802 WINDSOR LN	10/13/23	WD	\$25,600.00	\$128,000	\$55,600	43.44	\$21,992	73.3	120.5	0.19	0.19	\$349	70.05	565	401	STANDARD
40-25-104-023	1821 PENBROOK LN	06/16/23	WD	\$21,300.00	\$106,500	\$46,400	43.57	\$17,082	56.9	104.6	0.14	0.14	\$374	58.39	565	401	STANDARD
40-25-151-034	1842 LYNBROOK DR	10/27/23	WD	\$29,200.00	\$146,000	\$87,300	59.79	\$23,200	77.3	110.0	0.20	0.20	\$378	77.33	565	401	STANDARD
40-25-106-036	1814 ROCKCREEK LN	05/25/23	WD	\$31,000.00	\$155,000	\$80,500	51.94	\$23,941	79.8	110.0	0.20	0.20	\$388	79.81	565	401	STANDARD
40-25-177-009	1717 LYNBROOK DR	11/17/23	WD	\$34,000.00	\$170,000	\$94,500	55.59	\$26,105	87.0	110.6	0.22	0.22	\$391	86.79	565	401	STANDARD
40-25-151-046	1802 LYNBROOK DR	02/07/25	WD	\$29,980.00	\$149,900	\$75,400	50.30	\$22,820	76.1	95.5	0.18	0.18	\$394	81.64	565	401	STANDARD
40-25-177-009	1717 LYNBROOK DR	11/17/23	MLC	\$35,000.00	\$175,000	\$94,500	54.00	\$26,105	87.0	110.6	0.22	0.22	\$402	86.79	565	401	STANDARD
40-25-151-016	1817 ROCKCREEK LN	09/22/23	WD	\$31,000.00	\$155,000	\$72,600	46.84	\$22,915	76.4	109.2	0.19	0.19	\$406	76.66	565	401	STANDARD
40-25-106-022	1930 ROCKCREEK LN	09/16/24	WD	\$27,210.00	\$136,050	\$59,300	43.59	\$19,800	66.0	110.0	0.17	0.17	\$412	66.00	565	401	STANDARD
40-25-152-014	1817 LYNBROOK DR	10/17/24	WD	\$38,200.00	\$191,000	\$92,200	48.27	\$27,624	92.1	158.0	0.28	0.28	\$415	76.83	565	401	STANDARD
40-25-103-005	1905 PARK FOREST DR	06/15/23	WD	\$27,000.00	\$135,000	\$69,700	51.63	\$18,600	62.0	110.0	0.16	0.16	\$435	62.00	565	401	STANDARD
40-25-105-021	1801 WINDSOR LN	01/15/25	WD	\$34,980.00	\$174,900	\$54,800	31.33	\$24,035	80.1	98.6	0.19	0.19	\$437	84.61	565	401	STANDARD
40-25-106-046	1925 GREENBRIAR LN	08/09/24	WD	\$28,000.00	\$140,000	\$58,100	41.50	\$19,200	64.0	110.0	0.16	0.16	\$438	64.00	565	401	STANDARD
40-25-152-053	1840 LAUREL OAK DR	08/29/24	WD	\$35,400.00	\$177,000	\$94,200	53.22	\$23,482	78.3	130.0	0.22	0.22	\$452	72.00	565	401	STANDARD
40-25-127-004	4309 GREENBROOK LN	05/24/24	WD	\$38,400.00	\$192,000	\$86,900	45.26	\$25,032	83.4	124.5	0.22	0.22	\$460	78.43	565	401	STANDARD
40-25-102-015	1812 PARK FOREST DR	02/29/24	WD	\$29,980.00	\$149,900	\$57,200	38.16	\$19,242	64.1	130.0	0.18	0.18	\$467	59.00	565	401	STANDARD
40-25-103-020	1830 PENBROOK LN	01/10/25	WD	\$29,000.00	\$145,000	\$76,600	52.83	\$18,600	62.0	110.0	0.16	0.16	\$468	62.00	565	401	STANDARD
40-25-152-012	1829 LYNBROOK DR	02/10/25	WD	\$44,900.00	\$224,500	\$139,100	61.96	\$28,029	93.4	156.5	0.28	0.28	\$481	78.33	565	401	STANDARD
40-25-104-009	4007 PARK FOREST DR	10/25/24	WD	\$33,200.00	\$166,000	\$64,800	39.04	\$20,609	68.7	105.9	0.17	0.17	\$483	70.00	565	401	STANDARD
40-25-126-015	4101 GREENBROOK LN	10/21/24	WD	\$40,000.00	\$200,000	\$98,100	49.05	\$22,811	76.0	125.0	0.21	0.21	\$526	71.33	565	401	STANDARD
40-25-103-025	1810 PENBROOK LN	08/24/23	WD	\$32,000.00	\$160,000	\$47,200	29.50	\$18,000	60.0	110.0	0.15	0.15	\$533	60.00	565	401	STANDARD

40-25-127-004	4309 GREENBROOK LN	04/05/23	WD	\$45,750.00	\$228,750	\$86,900	37.99 46.62	\$25,032	83.4	124.5	0.22	0.22	\$548 \$416	78.43	565	401	STANDARD
Outlier																	
40-25-103-001	1925 PARK FOREST DR	06/02/23	WD	\$19,000.00	\$95,000	\$56,300	59.26	\$26,157	87.2	121.7	0.23	0.23	\$218	82.88	565	401	STANDARD
40-25-176-036	4314 GREENBROOK LN	02/10/25	WD	\$18,000.00	\$90,000	\$43,900	48.78	\$21,593	72.0	113.1	0.18	0.18	\$250	71.00	565	401	STANDARD
40-25-104-009	4007 PARK FOREST DR	05/03/24	WD	\$17,600.00	\$88,000	\$64,800	73.64	\$20,609	68.7	105.9	0.17	0.17	\$256	70.00	565	401	STANDARD
40-25-126-017	4107 GREENBROOK LN	04/16/24	WD	\$43,000.00	\$215,000	\$91,000	42.33	\$21,338	71.1	125.2	0.19	0.19	\$605	66.67	565	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
40-25-201-029	1602 BERRYWOOD LN	06/07/24	WD	\$20,500.00	\$102,500	\$39,800	38.83	\$14,150	56.6	120.0	0.14	0.14	\$362	51.67	570	401	STANDARD LOTS
40-25-202-028	1626 MULBERRY LN	05/15/23	WD	\$17,400.00	\$87,000	\$38,300	44.02	\$18,000	72.0	77.7	0.15	0.15	\$242	81.67	570	401	STANDARD LOTS
40-25-255-025	1413 RASPBERRY LN	01/02/25	WD	\$13,000.00	\$65,000	\$43,100	66.31	\$13,110	52.4	110.0	0.13	0.13	\$248	50.00	570	401	STANDARD LOTS
40-25-201-034	1518 BERRYWOOD LN	07/10/23	WD	\$14,000.00	\$70,000	\$33,500	47.86	\$13,693	54.8	120.0	0.14	0.14	\$256	50.00	570	401	STANDARD LOTS
40-25-203-035	1406 BLUEBERRY LN	04/03/24	WD	\$16,400.00	\$82,000	\$33,900	41.34	\$14,932	59.7	99.1	0.14	0.14	\$275	60.00	570	401	STANDARD LOTS
40-25-204-006	1505 BLUEBERRY LN	02/14/25	WD	\$14,500.00	\$72,500	\$31,700	43.72	\$12,500	50.0	100.0	0.12	0.12	\$290	50.00	570	401	STANDARD LOTS
40-25-252-021	1402 CRESTBROOK LN	11/08/23	WD	\$16,000.00	\$80,000	\$33,100	41.38	\$13,298	53.2	83.2	0.11	0.11	\$301	58.33	570	401	STANDARD LOTS
40-25-253-047	1610 RASPBERRY LN	09/26/24	MLC	\$16,000.00	\$80,000	\$33,900	42.38	\$13,187	52.7	111.3	0.13	0.13	\$303	50.00	570	401	STANDARD LOTS
40-25-202-038	1510 MULBERRY LN	10/23/23	WD	\$16,400.20	\$82,001	\$35,400	43.17	\$12,500	50.0	100.0	0.12	0.12	\$328	50.00	570	401	STANDARD LOTS
40-25-203-016	1425 MULBERRY LN	09/24/24	QC	\$17,000.00	\$85,000	\$33,300	39.18	\$12,858	51.4	99.1	0.12	0.12	\$331	51.67	570	401	STANDARD LOTS

\$293

Outlier																	
40-25-254-003	4310 HUCKLEBERRY LN	03/11/24	WD	\$10,500.00	\$52,500	\$32,200	61.33	\$15,309	61.2	150.0	0.17	0.17	\$171	50.00	570	401	STANDARD LOTS
40-25-202-022	1421 BERRYWOOD LN	03/13/25	WD	\$26,500.00	\$132,500	\$39,000	29.43	\$13,423	53.7	108.0	0.13	0.13	\$494	51.67	570	401	STANDARD LOTS

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
40-25-226-005	1239 W ATHERTON RD	06/26/23	WD	\$9,300.00	\$46,500	\$15,200	32.69	\$5,025	50.3	114.3	0.12	0.12	\$185	47.00	575	401	STANDARD
40-25-278-009	1229 HURON ST	08/12/24	LC	\$4,000.00	\$20,000	\$10,600	53.00	\$4,000	40.0	100.0	0.09	0.09	\$100	40.00	575	401	STANDARD
41-30-155-033	935 INGLESIDE AVE	08/16/24	WD	\$12,800.00	\$64,000	\$35,600	55.63	\$11,060	110.6	200.0	0.25	0.12	\$116	110.60	575	401	STANDARD
40-25-282-033	1206 MARKHAM ST	12/11/23	WD	\$8,580.00	\$42,900	\$17,300	40.33	\$6,800	68.0	100.0	0.16	0.16	\$126	68.00	575	401	STANDARD
40-25-278-004	1305 HURON ST	05/07/24	MLC	\$6,600.00	\$33,000	\$16,100	48.79	\$5,100	51.0	100.0	0.12	0.12	\$129	51.00	575	401	STANDARD
41-30-109-032	944 CLINTON ST	10/28/24	WD	\$7,000.00	\$35,000	\$15,600	44.57	\$5,250	52.5	100.0	0.12	0.12	\$133	52.50	575	401	STANDARD
41-30-151-022	928 HURON ST	11/27/23	WD	\$4,700.00	\$23,500	\$15,100	64.26	\$3,500	35.0	100.0	0.08	0.08	\$134	35.00	575	401	STANDARD
41-30-102-001	3801 BRUNSWICK AVE	05/17/24	WD	\$11,400.00	\$57,000	\$22,200	38.95	\$8,154	81.5	204.9	0.19	0.11	\$140	80.70	575	401	STANDARD
40-25-280-025	1238 PINEHURST AVE	06/01/23	WD	\$4,800.00	\$24,000	\$14,600	60.83	\$3,400	34.0	100.0	0.08	0.08	\$141	34.00	575	401	STANDARD
41-30-101-015	940 CAMPBELL ST	06/20/23	WD	\$8,000.00	\$40,000	\$19,300	48.25	\$5,380	53.8	105.0	0.13	0.13	\$149	52.50	575	401	STANDARD
40-25-232-026	4110 TUXEDO AVE	10/18/24	WD	\$6,100.00	\$30,500	\$17,500	57.38	\$4,099	41.0	105.0	0.10	0.10	\$149	40.00	575	401	STANDARD
40-25-281-005	1115 INGLESIDE AVE	11/22/24	LC	\$8,980.00	\$44,900	\$22,700	50.56	\$6,000	60.0	100.0	0.14	0.14	\$150	60.00	575	401	STANDARD
40-25-276-038	1238 HURON ST	11/12/24	WD	\$10,500.00	\$52,500	\$17,300	32.95	\$6,837	68.4	101.1	0.16	0.16	\$154	68.00	575	401	STANDARD
41-30-104-017	805 CAMPBELL ST	03/17/25	WD	\$5,750.00	\$28,750	\$13,000	45.22	\$3,586	35.9	105.0	0.08	0.08	\$160	35.00	575	401	STANDARD
41-30-105-025	4006 BRUNSWICK AVE	07/03/23	WD	\$7,000.00	\$35,000	\$15,900	45.43	\$4,000	40.0	100.0	0.09	0.09	\$175	40.00	575	401	STANDARD
41-30-157-016	952 MARKHAM ST	05/03/24	WD	\$6,280.00	\$31,400	\$16,100	51.27	\$3,528	35.3	101.6	0.08	0.08	\$178	35.00	575	401	STANDARD

41-30-101-007	949 W ATHERTON RD	12/07/23	WD	\$7,200.00	\$36,000	\$13,200	36.67	\$3,689	36.9	111.1	0.09	0.09	\$195	35.00	575	401	STANDARD
40-25-231-013	1027 LELAND ST	12/22/23	WD	\$7,200.00	\$36,000	\$13,900	38.61	\$3,671	36.7	110.0	0.09	0.09	\$196	35.00	575	401	STANDARD
40-25-231-036	1114 CRAWFORD ST	03/28/25	WD	\$8,000.00	\$40,000	\$19,800	49.50	\$3,819	38.2	107.0	0.09	0.09	\$209	37.00	575	401	STANDARD
40-25-228-007	1227 CAMPBELL ST	08/09/24	MLC	\$8,000.00	\$40,000	\$13,000	32.50	\$3,671	36.7	110.0	0.09	0.09	\$218	35.00	575	401	STANDARD
41-30-155-032	939 INGLESIDE AVE	08/16/24	WD	\$12,800.00	\$64,000	\$18,200	28.44	\$5,730	57.3	100.0	0.13	0.13	\$223	57.30	575	401	STANDARD
41-30-106-022	842 CRAWFORD ST	09/30/24	WD	\$18,400.00	\$92,000	\$22,200	24.13	\$5,380	53.8	105.0	0.13	0.13	\$342	52.50	575	401	STANDARD
40-25-280-024	1240 PINEHURST AVE	03/02/25	MLC	\$13,900.00	\$69,500	\$13,200	18.99	\$3,400	34.0	100.0	0.08	0.08	\$409	34.00	575	401	STANDARD
41-30-103-026	3902 BRUNSWICK AVE	06/15/23	WD	\$19,800.00	\$99,000	\$22,500	22.73	\$4,500	45.0	100.0	0.10	0.10	\$440	45.00	575	401	STANDARD

Mean
Med

\$190
\$157

Outliers

40-25-276-009	1221 ALVORD AVE	12/24/24	WD	\$3,260.00	\$16,300	\$12,200	74.85	\$5,128	51.3	101.1	0.12	0.12	\$64	51.00	575	401	STANDARD
40-25-278-019	1306 INGLESIDE AVE	01/29/25	WD	\$5,000.00	\$25,000	\$14,200	56.80	\$6,800	68.0	200.0	0.16	0.08	\$74	68.00	575	401	STANDARD
40-25-230-021	1228 CRAWFORD ST	05/20/24	WD	\$3,700.00	\$18,500	\$10,800	58.38	\$4,982	49.8	110.0	0.12	0.12	\$74	47.50	575	401	STANDARD
41-30-101-007	949 W ATHERTON RD	10/09/24	WD	\$3,600.00	\$18,000	\$13,200	73.33	\$3,689	36.9	111.1	0.09	0.09	\$98	35.00	575	401	STANDARD
41-30-151-027	912 HURON ST	05/30/24	WD	\$18,800.00	\$94,000	\$35,100	37.34	\$3,500	35.0	100.0	0.08	0.08	\$537	35.00	575	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
41-19-380-029	702 PETTIBONE AVE	05/07/24	CD	\$6,300.00	\$31,500	\$24,400	77.46	\$8,750	50.0	100.0	0.12	0.12	\$126	50.00	580	401	STANDARD
41-19-383-031	648 WALDMAN AVE	06/07/24	WD	\$12,000.00	\$60,000	\$29,000	48.33	\$16,625	95.0	100.0	0.22	0.22	\$126	95.00	580	401	STANDARD
41-30-133-016	640 ALVORD AVE	12/18/23	WD	\$5,800.00	\$29,000	\$21,400	73.79	\$7,875	45.0	100.0	0.10	0.10	\$129	45.00	580	401	STANDARD
41-30-158-027	818 MARKHAM ST	08/16/24	WD	\$5,600.00	\$28,000	\$13,700	48.93	\$6,601	37.7	116.1	0.09	0.09	\$148	35.00	580	401	STANDARD
41-30-128-001	749 CAMPBELL ST	08/21/23	QC	\$7,920.00	\$39,600	\$25,400	64.14	\$8,966	51.2	105.0	0.12	0.12	\$155	50.00	580	401	STANDARD
41-30-130-010	713 LELAND ST	09/29/23	WD	\$7,600.00	\$38,000	\$25,000	65.79	\$8,069	46.1	105.0	0.11	0.11	\$165	45.00	580	401	STANDARD
41-19-383-015	636 WALDMAN AVE	07/24/23	WD	\$7,600.00	\$38,000	\$22,900	60.26	\$7,875	45.0	100.0	0.10	0.10	\$169	45.00	580	401	STANDARD
41-19-382-024	720 WALDMAN AVE	07/17/24	MLC	\$8,000.00	\$40,000	\$22,800	57.00	\$7,875	45.0	100.0	0.10	0.10	\$178	45.00	580	401	STANDARD
41-30-135-008	627 ALVORD AVE	09/05/24	QC	\$8,440.00	\$42,200	\$30,100	71.33	\$7,875	45.0	100.0	0.10	0.10	\$188	45.00	580	401	STANDARD
41-19-380-011	719 LINCOLN AVE	11/14/24	QC	\$8,600.00	\$43,000	\$21,600	50.23	\$7,875	45.0	100.0	0.10	0.10	\$191	45.00	580	401	STANDARD
41-19-382-013	707 PETTIBONE AVE	11/30/23	WD	\$8,780.00	\$43,900	\$26,000	59.23	\$7,875	45.0	100.0	0.10	0.10	\$195	45.00	580	401	STANDARD
41-30-152-018	830 HURON ST	08/12/24	MLC	\$7,000.00	\$35,000	\$16,900	48.29	\$6,125	35.0	100.0	0.08	0.08	\$200	35.00	580	401	STANDARD
41-30-126-016	742 CAMPBELL ST	05/30/24	WD	\$9,000.00	\$45,000	\$23,200	51.56	\$7,796	44.5	98.0	0.10	0.10	\$202	45.00	580	401	STANDARD
41-30-206-040	4405 CUTHBERTSON ST	08/16/24	MLC	\$10,080.00	\$50,400	\$19,000	37.70	\$8,627	49.3	120.0	0.12	0.12	\$204	45.00	580	401	STANDARD
41-30-154-015	813 HURON ST	01/25/25	WD	\$9,300.00	\$46,500	\$24,800	53.33	\$7,875	45.0	100.0	0.10	0.10	\$207	45.00	580	401	STANDARD
41-30-178-028	702 INGLESIDE AVE	10/04/24	WD	\$10,400.00	\$52,000	\$21,900	42.12	\$8,750	50.0	100.0	0.12	0.12	\$208	50.00	580	401	STANDARD
41-30-129-014	642 LELAND ST	10/16/24	WD	\$19,200.00	\$96,000	\$31,400	32.71	\$16,139	92.2	105.0	0.22	0.22	\$208	90.00	580	401	STANDARD
41-30-159-050	802 W HEMPHILL RD	08/20/24	WD	\$13,400.00	\$67,000	\$29,900	44.63	\$11,213	64.1	111.2	0.16	0.16	\$209	60.77	580	401	STANDARD
41-30-176-002	745 CLINTON ST	07/27/23	WD	\$11,200.00	\$56,000	\$23,500	41.96	\$7,875	45.0	100.0	0.10	0.10	\$249	45.00	580	401	STANDARD
41-30-159-044	822 W HEMPHILL RD	09/26/23	WD	\$13,800.00	\$69,000	\$35,700	51.74	\$9,666	55.2	112.8	0.14	0.14	\$250	52.00	580	401	STANDARD
41-30-133-005	635 CRAWFORD ST	09/12/23	WD	\$11,400.00	\$57,000	\$23,300	40.88	\$7,875	45.0	100.0	0.10	0.10	\$253	45.00	580	401	STANDARD
41-30-176-022	726 HURON ST	01/16/25	WD	\$12,000.00	\$60,000	\$26,800	44.67	\$7,875	45.0	100.0	0.10	0.10	\$267	45.00	580	401	STANDARD
41-30-135-016	634 CLINTON ST	05/22/23	WD	\$12,200.00	\$61,000	\$24,700	40.49	\$7,875	45.0	100.0	0.10	0.10	\$271	45.00	580	401	STANDARD
41-30-128-008	725 CAMPBELL ST	02/21/24	WD	\$12,800.00	\$64,000	\$22,000	34.38	\$8,069	46.1	105.0	0.11	0.11	\$278	45.00	580	401	STANDARD
41-19-383-026	3616 S GRAND TRAVERSE	04/25/24	CD	\$16,200.00	\$81,000	\$26,000	32.10	\$9,342	53.4	95.4	0.12	0.12	\$303	54.65	580	401	STANDARD
41-30-130-026	706 CRAWFORD ST	01/27/25	WD	\$14,000.00	\$70,000	\$23,800	34.00	\$8,069	46.1	105.0	0.11	0.11	\$304	45.00	580	401	STANDARD

41-19-381-025	3512 S GRAND TRAVERSE	03/28/25	WD	\$14,400.00	\$72,000	\$25,400	35.28	\$7,756	44.3	97.0	0.10	0.10	\$325	45.00	580	401	STANDARD
41-19-452-024	514 WALDMAN AVE	08/23/23	WD	\$15,400.00	\$77,000	\$21,600	28.05	\$8,051	46.0	103.0	0.11	0.11	\$335	45.33	580	401	STANDARD
41-19-381-025	3512 S GRAND TRAVERSE	05/31/24	WD	\$15,000.00	\$75,000	\$25,400	33.87	\$7,756	44.3	97.0	0.10	0.10	\$338	45.00	580	401	STANDARD
41-30-251-011	519 CLINTON ST	03/07/24	WD	\$15,300.00	\$76,500	\$34,900	45.62	\$7,875	45.0	100.0	0.10	0.10	\$340	45.00	580	401	STANDARD
41-30-127-022	616 CAMPBELL ST	08/29/24	WD	\$15,800.00	\$79,000	\$21,700	27.47	\$7,796	44.5	98.0	0.10	0.10	\$355	45.00	580	401	STANDARD
41-19-380-011	719 LINCOLN AVE	12/14/24	WD	\$16,200.00	\$81,000	\$21,600	26.67	\$7,875	45.0	100.0	0.10	0.10	\$360	45.00	580	401	STANDARD
41-30-206-010	3913 CUTHBERTSON ST	10/03/24	WD	\$17,900.00	\$89,500	\$33,600	37.54	\$8,627	49.3	120.0	0.12	0.12	\$363	45.00	580	401	STANDARD
41-19-384-019	730 W ATHERTON RD	04/24/24	WD	\$17,000.00	\$85,000	\$31,400	36.94	\$7,875	45.0	100.0	0.10	0.10	\$378	45.00	580	401	STANDARD
41-30-177-016	640 HURON ST	12/30/24	WD	\$17,500.00	\$87,500	\$23,700	27.09	\$7,861	44.9	99.7	0.10	0.10	\$390	45.00	580	401	STANDARD

													Mean	\$245					
													Med	\$209					
Outliers																			

41-30-203-028	4002 CUTHBERTSON ST	07/12/24	WD	\$6,300.00	\$31,500	\$21,200	67.30	\$16,538	94.5	81.0	0.20	0.20	\$67	105.00	580	401	STANDARD
41-30-128-018	734 LELAND ST	10/22/24	LC	\$8,000.00	\$40,000	\$27,500	68.75	\$16,139	92.2	105.0	0.22	0.22	\$87	90.00	580	401	STANDARD
41-30-134-025	706 CLINTON ST	01/10/25	WD	\$17,980.00	\$89,900	\$23,900	26.59	\$7,875	45.0	100.0	0.10	0.10	\$400	45.00	580	401	STANDARD
41-30-135-024	4208 S GRAND TRAVERSE	08/28/24	WD	\$19,200.00	\$96,000	\$29,500	30.73	\$7,828	44.7	98.8	0.10	0.10	\$429	45.00	580	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
41-29-152-033	4613 MILTON DR	09/11/24	MLC	\$9,000.00	\$45,000	\$26,800	59.56	\$9,624	55.0	151.6	0.16	0.16	\$164	44.67	585	401	STANDARD
41-29-160-007	330 TENNYSON AVE	09/11/24	WD	\$8,000.00	\$40,000	\$23,400	58.50	\$7,676	43.9	95.0	0.10	0.10	\$182	45.00	585	401	STANDARD
41-29-154-022	365 BROWNING AVE	11/13/24	WD	\$12,340.00	\$61,700	\$27,400	44.41	\$10,876	62.1	117.5	0.16	0.16	\$199	57.33	585	401	STANDARD
41-29-156-005	354 BROWNING AVE	05/19/23	WD	\$16,000.00	\$80,000	\$28,400	35.50	\$13,900	79.4	90.3	0.17	0.17	\$201	83.60	585	401	STANDARD
41-29-157-014	4520 PENGELLY RD	05/13/24	WD	\$9,500.00	\$47,500	\$24,300	51.16	\$7,822	44.7	77.6	0.09	0.09	\$213	50.73	585	401	STANDARD
41-29-152-044	4114 PENGELLY RD	05/31/24	WD	\$18,800.00	\$94,000	\$27,500	29.26	\$15,264	87.2	130.0	0.23	0.23	\$216	76.50	585	401	STANDARD
41-29-152-031	4621 MILTON DR	09/29/23	WD	\$13,000.00	\$65,000	\$25,700	39.54	\$9,439	53.9	141.6	0.15	0.15	\$241	45.33	585	401	STANDARD
41-29-160-008	334 TENNYSON AVE	07/25/24	WD	\$10,600.00	\$53,000	\$29,300	55.28	\$7,676	43.9	95.0	0.10	0.10	\$242	45.00	585	401	STANDARD
41-29-152-034	4609 MILTON DR	05/12/23	WD	\$14,320.00	\$71,600	\$28,400	39.66	\$10,070	57.5	163.5	0.17	0.17	\$249	45.00	585	401	STANDARD
41-29-151-021	4125 PENGELLY RD	03/12/24	WD	\$11,800.00	\$59,000	\$28,200	47.80	\$7,875	45.0	100.0	0.10	0.10	\$262	45.00	585	401	STANDARD
41-29-152-041	4102 PENGELLY RD	11/15/24	WD	\$18,000.00	\$90,000	\$25,500	28.33	\$11,604	66.3	118.9	0.17	0.17	\$271	60.80	585	401	STANDARD
41-29-156-029	329 BEDE ST	08/09/23	WD	\$14,600.00	\$73,000	\$22,700	31.10	\$8,878	50.7	119.5	0.13	0.13	\$288	46.41	585	401	STANDARD

													\$227					
													\$228					
Outliers																		

41-30-227-018	4006 MILTON DR	10/16/24	WD	\$27,560.00	\$137,800	\$57,300	41.58	\$8,225	47.0	100.0	0.11	0.11	\$586	47.00	585	401	STANDARD
41-29-152-020	4513 MILTON DR	10/31/23	OTH	\$6,000.00	\$30,000	\$21,300	71.00	\$10,491	60.0	140.0	0.16	0.16	\$100	50.67	585	401	STANDARD
41-29-180-013	413 E HEMPHILL RD	05/22/23	WD	\$8,500.00	\$42,500	\$26,000	61.18	\$11,513	65.8	95.0	0.15	0.15	\$129	67.50	585	401	STANDARD
41-29-153-008	4536 MILTON DR	01/31/25	WD	\$21,580.00	\$107,900	\$28,700	26.60	\$9,421	53.8	80.5	0.11	0.11	\$401	60.00	585	401	STANDARD
41-29-157-014	4520 PENGELLY RD	03/28/25	WD	\$20,000.00	\$100,000	\$24,300	24.30	\$7,822	44.7	77.6	0.09	0.09	\$447	50.73	585	401	STANDARD
41-29-157-011	4510 PENGELLY RD	11/30/23	WD	\$21,000.00	\$105,000	\$24,100	22.95	\$7,875	45.0	100.0	0.10	0.10	\$467	45.00	585	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
41-29-101-006	348 E ATHERTON RD	03/21/25	WD	\$27,275.80	\$136,379	\$58,100	42.60	\$17,487	63.6	129.2	0.18	0.18	\$429	60.00	590	401	STANDARD

41-29-202-041	629 BURROUGHS AVE	11/20/23	WD	\$10,000.00	\$50,000	\$32,200	64.40	\$13,448	48.9	110.0	0.13	0.13	\$204	50.00	590	401	STANDARD
41-29-257-036	601 MACDONALD AVE	04/12/24	WD	\$9,400.00	\$47,000	\$31,700	67.45	\$12,103	44.0	110.0	0.11	0.11	\$214	45.00	590	401	STANDARD
41-29-258-001	4601 RED ARROW RD	11/29/23	WD	\$21,200.00	\$106,000	\$58,100	54.81	\$27,258	99.1	94.5	0.24	0.24	\$214	109.34	590	401	STANDARD
41-29-206-003	3911 OGEMA AVE	11/27/24	WD	\$9,400.00	\$47,000	\$30,200	64.26	\$12,048	43.8	109.0	0.11	0.11	\$215	45.00	590	401	STANDARD
41-29-201-040	629 BUCKINGHAM AVE	02/13/25	WD	\$10,800.00	\$54,000	\$33,400	61.85	\$13,750	50.0	115.0	0.13	0.13	\$216	50.00	590	401	STANDARD
41-29-102-017	368 BUCKINGHAM AVE	05/04/23	WD	\$16,320.00	\$81,600	\$44,500	54.53	\$20,625	75.0	115.0	0.20	0.20	\$218	75.00	590	401	STANDARD
41-29-178-047	4306 CIRCLE DR	09/19/23	WD	\$12,000.00	\$60,000	\$33,000	55.00	\$13,801	50.2	106.4	0.13	0.13	\$239	52.18	590	401	STANDARD
41-29-104-020	4010 RED ARROW RD	08/07/23	WD	\$24,200.00	\$121,000	\$48,600	40.17	\$27,603	100.4	231.7	0.27	0.13	\$241	100.00	590	401	STANDARD
41-29-201-008	546 E ATHERTON RD	03/26/24	WD	\$15,000.00	\$75,000	\$36,900	49.20	\$16,822	61.2	127.9	0.17	0.17	\$245	58.00	590	401	STANDARD
41-29-104-029	4110 RED ARROW RD	11/04/24	WD	\$12,400.00	\$62,000	\$37,700	60.81	\$13,724	49.9	114.6	0.13	0.13	\$248	50.00	590	401	STANDARD
41-29-253-007	4302 OGEMA AVE	11/25/24	WD	\$16,400.00	\$82,000	\$38,600	47.07	\$17,908	65.1	115.4	0.17	0.17	\$252	65.00	590	401	STANDARD
41-29-257-006	526 MC KEIGHAN AVE	11/26/24	WD	\$11,200.00	\$56,000	\$33,000	58.93	\$12,103	44.0	110.0	0.11	0.11	\$254	45.00	590	401	STANDARD
41-29-127-008	432 BUCKINGHAM AVE	08/30/24	WD	\$13,600.00	\$68,000	\$49,700	73.09	\$14,575	53.0	115.0	0.14	0.14	\$257	53.00	590	401	STANDARD
41-29-202-044	3914 OGEMA AVE	04/25/24	WD	\$13,000.00	\$65,000	\$33,100	50.92	\$13,691	49.8	126.3	0.14	0.14	\$261	47.50	590	401	STANDARD
41-29-176-021	4313 RED ARROW RD	11/17/23	WD	\$11,800.00	\$59,000	\$30,200	51.19	\$12,375	45.0	115.0	0.12	0.12	\$262	45.00	590	401	STANDARD
41-29-127-008	432 BUCKINGHAM AVE	06/16/23	WD	\$14,400.00	\$72,000	\$49,700	69.03	\$14,575	53.0	115.0	0.14	0.14	\$272	53.00	590	401	STANDARD
41-29-177-034	4124 MENTON AVE	03/19/25	WD	\$12,000.00	\$60,000	\$33,300	55.50	\$12,103	44.0	110.0	0.11	0.11	\$273	45.00	590	401	STANDARD
41-29-177-002	4117 CUSTER AVE	07/31/23	WD	\$13,780.00	\$68,900	\$27,700	40.20	\$13,351	48.5	90.8	0.11	0.11	\$284	54.63	590	401	STANDARD
41-29-202-031	545 BURROUGHS AVE	05/31/24	WD	\$13,980.00	\$69,900	\$33,300	47.64	\$13,448	48.9	110.0	0.13	0.13	\$286	50.00	590	401	STANDARD
41-29-202-012	544 BUCKINGHAM AVE	09/13/24	WD	\$14,400.00	\$72,000	\$36,300	50.42	\$13,750	50.0	115.0	0.13	0.13	\$288	50.00	590	401	STANDARD
41-29-177-014	4225 CUSTER AVE	03/28/25	WD	\$25,440.00	\$127,200	\$56,000	44.03	\$24,206	88.0	110.0	0.23	0.23	\$289	90.00	590	401	STANDARD
41-29-178-016	4225 MENTON AVE	06/26/23	WD	\$13,400.00	\$67,000	\$33,100	49.40	\$12,103	44.0	110.0	0.11	0.11	\$304	45.00	590	401	STANDARD
41-29-202-039	621 BURROUGHS AVE	03/15/24	WD	\$15,000.00	\$75,000	\$31,400	41.87	\$13,448	48.9	110.0	0.13	0.13	\$307	50.00	590	401	STANDARD
41-29-276-062	701 MACDONALD AVE	02/29/24	WD	\$20,500.00	\$102,500	\$39,100	38.15	\$18,048	65.6	118.0	0.18	0.18	\$312	64.79	590	401	STANDARD
41-29-253-013	607 DELL AVE	09/29/23	WD	\$16,000.00	\$80,000	\$39,100	48.88	\$13,781	50.1	113.6	0.13	0.13	\$319	50.43	590	401	STANDARD
41-29-204-028	609 MC KINLEY AVE	10/11/24	WD	\$15,980.00	\$79,900	\$32,000	40.05	\$13,750	50.0	115.0	0.13	0.13	\$320	50.00	590	401	STANDARD
41-29-101-024	353 BUCKINGHAM AVE	05/16/23	WD	\$16,000.00	\$80,000	\$32,200	40.25	\$13,750	50.0	115.0	0.13	0.13	\$320	50.00	590	401	STANDARD
41-29-126-023	435 BUCKINGHAM AVE	12/05/23	WD	\$16,000.00	\$80,000	\$50,200	62.75	\$13,750	50.0	115.0	0.13	0.13	\$320	50.00	590	401	STANDARD
41-29-206-006	714 BUCKINGHAM AVE	10/21/24	WD	\$16,000.00	\$80,000	\$37,900	47.38	\$13,600	49.5	112.5	0.13	0.13	\$324	50.00	590	401	STANDARD
41-29-256-005	710 DELL AVE	06/25/24	WD	\$16,000.00	\$80,000	\$37,300	46.63	\$13,475	49.0	115.0	0.13	0.13	\$327	49.00	590	401	STANDARD
41-29-201-027	537 BUCKINGHAM AVE	07/08/24	MLC	\$16,600.00	\$83,000	\$41,600	50.12	\$13,750	50.0	115.0	0.13	0.13	\$332	50.00	590	401	STANDARD
41-29-178-041	4218 CIRCLE DR	03/20/24	WD	\$16,980.00	\$84,900	\$43,900	51.71	\$14,046	51.1	120.0	0.14	0.14	\$332	50.00	590	401	STANDARD
41-29-258-018	625 E HEMPHILL RD	12/20/24	WD	\$26,000.00	\$130,000	\$102,100	78.54	\$21,021	76.4	119.5	0.21	0.21	\$340	75.00	590	401	STANDARD
41-29-176-049	4230 CUSTER AVE	11/13/23	WD	\$14,980.00	\$74,900	\$33,600	44.86	\$12,103	44.0	110.0	0.11	0.11	\$340	45.00	590	401	STANDARD
41-29-258-004	530 MACDONALD AVE	04/10/23	WD	\$15,980.00	\$79,900	\$33,900	42.43	\$12,641	46.0	120.0	0.12	0.12	\$348	45.00	590	401	STANDARD
41-29-202-023	630 BUCKINGHAM AVE	06/20/23	WD	\$17,500.00	\$87,500	\$30,800	35.20	\$13,750	50.0	115.0	0.13	0.13	\$350	50.00	590	401	STANDARD
41-29-203-038	621 LETA AVE	09/04/24	WD	\$17,500.00	\$87,500	\$35,900	41.03	\$13,750	50.0	115.0	0.13	0.13	\$350	50.00	590	401	STANDARD
41-29-179-054	629 MC KEIGHAN AVE	01/31/24	WD	\$14,980.00	\$74,900	\$32,500	43.39	\$11,628	42.3	79.1	0.09	0.09	\$354	51.00	590	401	STANDARD
41-29-203-020	622 BURROUGHS AVE	06/26/23	WD	\$17,800.00	\$89,000	\$34,700	38.99	\$13,750	50.0	115.0	0.13	0.13	\$356	50.00	590	401	STANDARD
41-29-204-032	625 MC KINLEY AVE	12/10/24	WD	\$18,080.00	\$90,400	\$37,700	41.70	\$13,750	50.0	115.0	0.13	0.13	\$362	50.00	590	401	STANDARD
41-29-177-050	4302 MENTON AVE	06/07/23	WD	\$16,000.00	\$80,000	\$30,200	37.75	\$11,941	43.4	100.2	0.11	0.11	\$368	46.52	590	401	STANDARD
41-29-102-016	364 BUCKINGHAM AVE	03/03/25	WD	\$18,600.00	\$93,000	\$50,300	54.09	\$13,750	50.0	115.0	0.13	0.13	\$372	50.00	590	401	STANDARD
41-29-104-060	4426 RED ARROW RD	01/13/25	WD	\$17,000.00	\$85,000	\$30,400	35.76	\$12,534	45.6	118.0	0.12	0.12	\$373	45.00	590	401	STANDARD
41-29-177-010	4209 CUSTER AVE	10/26/23	MLC	\$16,980.00	\$84,900	\$37,000	43.58	\$12,103	44.0	110.0	0.11	0.11	\$386	45.00	590	401	STANDARD

41-29-253-018	4321 CIRCLE DR	10/05/23	WD	\$28,000.00	\$140,000	\$44,400	31.71	\$19,557	71.1	101.2	0.18	0.18	\$394	75.83	590	401	STANDARD
41-29-101-027	361 BUCKINGHAM AVE	11/17/23	WD	\$20,000.00	\$100,000	\$40,600	40.60	\$13,750	50.0	115.0	0.13	0.13	\$400	50.00	590	401	STANDARD
41-29-176-060	4235 RED ARROW RD	07/16/24	WD	\$27,100.00	\$135,500	\$41,800	30.85	\$18,563	67.5	115.0	0.18	0.18	\$401	67.50	590	401	STANDARD
41-29-177-007	4133 CUSTER AVE	11/14/24	WD	\$18,980.00	\$94,900	\$28,800	30.35	\$12,103	44.0	110.0	0.11	0.11	\$431	45.00	590	401	STANDARD
41-29-104-062	4434 RED ARROW RD	08/25/23	WD	\$19,800.00	\$99,000	\$33,800	34.14	\$12,562	45.7	118.5	0.12	0.12	\$433	45.00	590	401	STANDARD
41-29-128-018	419 LETA AVE	05/14/24	WD	\$22,400.00	\$112,000	\$42,200	37.68	\$13,750	50.0	115.0	0.13	0.13	\$448	50.00	590	401	STANDARD
41-29-177-044	4214 MENTON AVE	02/26/25	WD	\$20,000.00	\$100,000	\$36,100	36.10	\$12,103	44.0	110.0	0.11	0.11	\$454	45.00	590	401	STANDARD
41-29-126-009	440 E ATHERTON RD	03/29/24	WD	\$31,200.00	\$156,000	\$61,800	39.62	\$17,445	63.4	128.6	0.18	0.18	\$492	60.00	590	401	STANDARD
41-29-179-006	430 DELL AVE	09/01/23	WD	\$23,000.00	\$115,000	\$35,000	30.43	\$12,375	45.0	115.0	0.12	0.12	\$511	45.00	590	401	STANDARD

\$323

Outlier

41-29-254-028	711 DELL AVE	06/23/23	WD	\$28,100.00	\$140,500	\$41,100	29.25	\$13,750	50.0	115.0	0.13	0.13	\$562	50.00	590	401	STANDARD
41-29-127-020	437 BURROUGHS AVE	10/16/23	WD	\$31,200.00	\$156,000	\$66,200	42.44	\$13,448	48.9	110.0	0.13	0.13	\$638	50.00	590	401	STANDARD
41-29-102-022	313 BURROUGHS AVE	08/09/24	WD	\$12,800.00	\$64,000	\$29,500	46.09	\$4,253	15.5	11.0	0.01	0.01	\$828	50.00	590	401	STANDARD
41-29-204-046	626 LETA AVE	08/29/23	WD	\$16,000.00	\$80,000	\$59,600	74.50	\$27,500	100.0	115.0	0.26	0.26	\$160	100.00	590	401	STANDARD
41-29-104-017	3940 RED ARROW RD	04/23/24	WD	\$10,000.00	\$50,000	\$31,900	63.80	\$13,842	50.3	116.6	0.13	0.13	\$199	50.00	590	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
41-29-205-012	902 E ATHERTON RD	06/24/24	CD	\$23,380.00	\$116,900	\$44,800	38.32	\$16,777	55.9	128.0	0.16	0.16	\$418	53.00	595	401	STANDARD
41-29-226-004	3817 CHEROKEE AVE	06/25/24	WD	\$13,000.00	\$65,000	\$35,200	54.15	\$15,257	50.9	110.0	0.13	0.13	\$256	52.00	595	401	STANDARD
41-29-276-047	4412 CHEYENNE AVE	11/08/24	WD	\$13,800.00	\$69,000	\$36,200	52.46	\$13,988	46.6	100.0	0.12	0.12	\$296	50.00	595	401	STANDARD
41-29-276-012	910 MC KEIGHAN AVE	10/31/23	WD	\$15,000.00	\$75,000	\$34,400	45.87	\$14,807	49.4	112.1	0.13	0.13	\$304	50.00	595	401	STANDARD
41-29-278-049	1009 E HEMPHILL RD	06/01/23	WD	\$16,800.00	\$84,000	\$39,200	46.67	\$15,600	52.0	115.0	0.14	0.14	\$323	52.00	595	401	STANDARD
41-29-276-088	1109 MACDONALD AVE	04/12/24	WD	\$15,800.00	\$79,000	\$33,100	41.90	\$14,256	47.5	103.9	0.12	0.12	\$332	50.00	595	401	STANDARD
41-29-256-038	1001 MC KEIGHAN AVE	06/13/23	WD	\$17,600.00	\$88,000	\$39,900	45.34	\$15,770	52.6	111.7	0.14	0.14	\$335	53.33	595	401	STANDARD
41-29-278-021	1006 MACDONALD AVE	12/27/23	WD	\$16,800.00	\$84,000	\$44,600	53.10	\$14,909	49.7	113.6	0.13	0.13	\$338	50.00	595	401	STANDARD
41-29-205-033	3814 CHEROKEE AVE	08/09/24	MLC	\$18,000.00	\$90,000	\$36,800	40.89	\$15,931	53.1	100.0	0.13	0.13	\$339	56.95	595	401	STANDARD
41-29-252-018	918 MC KINLEY AVE	05/19/23	WD	\$19,400.00	\$97,000	\$39,300	40.52	\$15,838	52.8	107.9	0.14	0.14	\$367	54.50	595	401	STANDARD
41-29-256-021	1006 DELL AVE	11/13/24	WD	\$20,980.00	\$104,900	\$45,600	43.47	\$16,830	56.1	122.6	0.15	0.15	\$374	54.33	595	401	STANDARD
41-29-277-017	4323 CHEYENNE AVE	09/23/24	WD	\$22,000.00	\$110,000	\$42,600	38.73	\$16,586	55.3	130.0	0.16	0.16	\$398	52.00	595	401	STANDARD
41-29-228-002	3908 CHEROKEE AVE	06/26/24	WD	\$22,000.00	\$110,000	\$46,000	41.82	\$16,456	54.9	106.2	0.14	0.14	\$401	57.08	595	401	STANDARD
41-29-252-028	805 LOCHHEAD AVE	10/16/24	WD	\$22,000.00	\$110,000	\$44,400	40.36	\$15,203	50.7	109.2	0.13	0.13	\$434	52.00	595	401	STANDARD
41-29-278-022	1010 MACDONALD AVE	03/01/24	WD	\$23,400.00	\$117,000	\$48,700	41.62	\$14,891	49.6	113.3	0.13	0.13	\$471	50.00	595	401	STANDARD

\$359

Outliers

41-29-227-007	3905 SHAWNEE AVE	04/02/24	WD	\$20,000.00	\$100,000	\$76,300	76.30	\$28,800	105.1	220.0	0.26	0.12	\$190	104.00	595	401	STANDARD
41-29-256-016	906 DELL AVE	11/02/23	WD	\$10,000.00	\$50,000	\$37,300	74.60	\$15,430	51.4	112.5	0.13	0.13	\$194	52.00	595	401	STANDARD
41-29-276-072	813 MACDONALD AVE	01/24/25	WD	\$24,000.00	\$120,000	\$40,000	33.33	\$14,256	47.5	103.9	0.12	0.12	\$505	50.00	595	401	STANDARD
41-29-252-023	715 LOCHHEAD AVE	08/14/23	WD	\$23,300.00	\$116,500	\$41,100	35.28	\$13,459	44.9	114.3	0.12	0.12	\$519	45.00	595	401	STANDARD

Parcel Number	Street Address	Sale Date	Instr.	20% Allocation	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Actual Front	ECF Area	Class	Rate Group 1
41-18-226-019	915 E COURT ST	08/16/24	WD	\$14,800.00	\$74,000	\$27,300	36.89	\$16,000							600	401	
41-18-226-052	915 E COURT ST	08/16/24	WD	\$10,400.00	\$52,000	\$41,800	80.38	\$16,000							600	401	

41-18-226-049	915 E COURT ST	10/20/23	WD	\$14,800.00	\$74,000	\$41,000	55.41	\$16,000		600	401
41-18-226-043	915 E COURT ST	06/13/23	WD	\$15,980.00	\$79,900	\$39,700	49.69	\$16,000		600	401
41-18-226-024	915 E COURT ST	02/29/24	WD	\$16,800.00	\$84,000	\$42,300	50.36	\$16,000		600	401
41-18-226-038	915 E COURT ST	12/20/24	WD	\$17,000.00	\$85,000	\$38,600	45.41	\$16,000		600	401
41-18-226-040	915 E COURT ST	06/20/23	WD	\$17,000.00	\$85,000	\$38,800	45.65	\$16,000		600	401
41-18-226-045	915 E COURT ST	10/25/23	WD	\$17,000.00	\$85,000	\$41,400	48.71	\$16,000		600	401
Totals:				\$15,472.50	\$39,724,400	\$17,752,700		\$6,417,713	28,336.6	75.95	74.82
							Sale. Ratio =>	44.69			
							Std. Dev. =>	13.27			