

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
52-005-058-00	417 W MAIN ST	10/26/22	\$133,333	WD	03-ARM'S LENGTH	\$133,333	\$53,100	39.83
52-032-034-00	602 W MAIN ST	08/02/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$56,200	33.06
52-032-075-00	705 E MAIN ST	11/04/22	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$68,600	36.30
52-150-012-00	607 W FENNVILLE ST	03/18/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$103,800	49.43
52-250-012-00	209 WILSON ST	07/22/21	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$62,900	41.38
52-300-017-00	129 WALTER ST	10/28/21	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$36,900	39.26
52-350-005-00	115 W FENNVILLE ST	08/26/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,200	44.13
52-380-012-00	480	10/29/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$74,400	34.60
52-400-011-00	324 W FENNVILLE ST	07/29/21	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$26,000	38.24
52-400-023-00	210 SOUTH	06/18/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$59,500	45.77
52-500-009-00	680 W FENNVILLE ST	08/26/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$59,800	35.18
52-550-006-00	5629 LANDSBURG RD	06/30/21	\$19,900	WD	03-ARM'S LENGTH	\$19,900	\$8,600	43.22
52-550-011-00	5639 LANDSBURG RD	11/12/21	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$68,500	37.85
52-600-025-00	102 E THIRD ST	05/07/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$49,200	37.85
52-600-037-00	474 ELM ST	07/01/21	\$175,500	WD	03-ARM'S LENGTH	\$175,500	\$72,600	41.37
52-650-001-00	102 W FIRST ST	07/21/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$59,900	33.28
52-650-007-00	121 W FIRST ST	11/10/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$46,100	43.90
52-690-005-00	404 THIRD ST	07/30/21	\$26,165	WD	03-ARM'S LENGTH	\$26,165	\$18,800	71.85
52-690-011-00	554 E THIRD ST	12/29/21	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$13,500	150.00
52-700-019-00	116 SECOND ST	08/12/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$24,600	35.14
Totals:			\$2,577,898			\$2,577,898	\$1,029,200	
Sale. Ratio =>								39.92
Std. Dev. =>								25.77

Calculat

Conc

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
\$129,013	\$25,020	\$20,700	140.0	165.0	0.53	0.53	\$179	\$47,208
\$146,099	\$44,601	\$20,700	64.0	231.0	0.34	0.34	\$697	\$131,566
\$168,349	\$41,351	\$20,700	195.0	181.5	0.81	0.81	\$212	\$50,862
\$216,488	\$15,870	\$22,358	66.0	132.0	0.32	0.32	\$240	\$49,439
\$161,717	\$10,983	\$20,700	132.0	132.0	0.40	0.40	\$83	\$27,458
\$94,694	\$17,786	\$18,480	66.0	132.0	0.20	0.20	\$269	\$88,930
\$169,835	\$7,885	\$27,720	99.0	165.0	0.38	0.38	\$80	\$21,027
\$196,401	\$38,199	\$19,600	70.0	137.0	0.22	0.22	\$546	\$173,632
\$66,710	\$19,770	\$18,480	66.0	87.0	0.13	0.13	\$300	\$149,773
\$151,991	\$14,969	\$36,960	132.0	132.0	0.40	0.40	\$113	\$37,423
\$155,745	\$41,975	\$27,720	99.0	132.0	0.30	0.30	\$424	\$139,917
\$20,700	\$19,900	\$20,700	80.0	229.0	0.42	0.42	\$249	\$47,268
\$178,289	\$25,111	\$22,400	80.0	229.0	0.42	0.42	\$314	\$59,646
\$126,351	\$24,349	\$20,700	66.0	132.0	0.20	0.20	\$369	\$121,745
\$184,274	\$9,706	\$18,480	66.0	132.0	0.20	0.20	\$147	\$48,530
\$155,141	\$41,379	\$16,520	59.0	132.0	0.18	0.18	\$701	\$231,168
\$111,453	\$10,067	\$16,520	59.0	132.0	0.18	0.18	\$171	\$56,240
\$346,240	\$26,165	\$45,849	163.7	435.7	0.82	0.45	\$160	\$31,754
\$32,779	\$9,000	\$32,779	117.1	103.1	0.28	0.28	\$77	\$32,028
\$62,623	\$25,857	\$18,480	66.0	132.0	0.20	0.20	\$392	\$129,285
\$2,874,892	\$469,943	\$466,546	1,885.8		6.94	6.57		
	Average				Average		Average	
	per FF=>		\$249		per Net Acre=>	67,763.95	per SqFt=>	

ed Avg Site Value \$23,497

cluded Site Value \$23,500

Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
\$1.08	140.00	MAIN	4812-589		RESIDENTIAL	0	0	9/27/2015		401
\$3.02	64.00	MAIN	4664-463		RESIDENTIAL	0	0	9/18/2015		401
\$1.17	195.00	MAIN	4816-289		RESIDENTIAL	0	0	NOT INSPECTED		401
\$1.13	66.00	RES	4742-270		RESIDENTIAL	0	0	NOT INSPECTED		401
\$0.63	132.00	RES	4655-347		RESIDENTIAL	0	0	11/16/2018		401
\$2.04	66.00	RES	4693-313		RESIDENTIAL	0	0	NOT INSPECTED		401
\$0.48	99.00	RES	4666-309		RESIDENTIAL	0	0	NOT INSPECTED		401
\$3.99	70.00	RES	4694-68		RESIDENTIAL	0	0	NOT INSPECTED		401
\$3.44	66.00	RES	4653-426		RESIDENTIAL	0	0	NOT INSPECTED		401
\$0.86	132.00	RES	4639-535		RESIDENTIAL	0	0	NOT INSPECTED		401
\$3.21	99.00	RES	4795-380		RESIDENTIAL	0	0	NOT INSPECTED		401
\$1.09	80.00	RES	4641-537		RESIDENTIAL	0	0	NOT INSPECTED		402
\$1.37	80.00	RES	4702-712		RESIDENTIAL	0	0	2/19/1999		401
\$2.79	66.00	RES	4621-388		RESIDENTIAL	0	0	2/1/1992		401
\$1.11	66.00	RES	4644-670		RESIDENTIAL	0	0	2/19/1999		401
\$5.31	59.00	RES	4649-877		RESIDENTIAL	0	0	1/4/2019		401
\$1.29	59.00	RES	4701-193		RESIDENTIAL	0	0	1/4/2019		401
\$0.73	160.00	RES	4657-654	52-690-008-00	RESIDENTIAL	0	0	NOT INSPECTED		401
\$0.74	113.65	RES	4718-978		RESIDENTIAL	0	0	NOT INSPECTED		402
\$2.97	66.00	RES	4661-776		RESIDENTIAL	0	0	NOT INSPECTED		401

\$1.56

Rate Group 1	Rate Group 2	Rate Group 3
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