

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Land Table	Property Class
403-080-000-305-00	220 E STATE ST	11/17/2023	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$109,400	71.97	\$218,761	\$38,282	\$113,718	\$140,669	0.808	1,620	\$70.20	'4020	67.8493	1.5 STORY		\$34,662	4020 S & E OF RIVER	401
402-150-000-040-00	216 S FRONT ST	6/29/2023	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$87,000	69.60	\$173,992	\$24,512	\$100,488	\$116,508	0.862	1,245	\$80.71	'4020	62.4402	1 STORY		\$23,935	4020 S & E OF RIVER	401
402-060-000-030-00	223 W LIBERTY ST	4/29/2022	\$121,000	WD	03-ARM'S LENGTH	\$121,000	\$66,500	54.96	\$133,066	\$16,029	\$104,971	\$99,605	1.054	1,736	\$69.47	'4020	43.3028	RANCH		\$16,029	4020 S & E OF RIVER	401
402-165-000-032-00	516 S FRONT ST	8/24/2022	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$91,400	53.76	\$182,734	\$23,402	\$146,508	\$136,525	1.081	1,869	\$78.39	'4020	40.5961	1.75 STORY		\$22,668	4020 S & E OF RIVER	401
402-070-000-070-00	419 W LIBERTY ST	7/29/2022	\$151,500	WD	03-ARM'S LENGTH	\$151,500	\$80,700	53.27	\$161,499	\$22,910	\$128,590	\$117,948	1.090	2,396	\$55.67	'4020	39.6675	RANCH		\$22,668	4020 S & E OF RIVER	401
402-150-000-130-00	509 W CONGRESS ST	4/21/2023	\$204,000	WD	03-ARM'S LENGTH	\$204,000	\$114,100	55.93	\$228,263	\$14,468	\$189,532	\$166,636	1.137	1,498	\$126.52	'4020	34.9500	1 STORY		\$13,378	4020 S & E OF RIVER	401
403-070-000-300-00	622 JAMES ST	6/29/2022	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$78,700	50.77	\$157,329	\$27,134	\$127,866	\$110,804	1.154	2,017	\$63.39	'4020	33.2918	1.5 STORY		\$22,668	4020 S & E OF RIVER	401
403-050-000-250-00	406 E WASHINGTON ST	5/5/2023	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$125,700	54.65	\$251,363	\$25,514	\$204,486	\$176,031	1.162	3,252	\$62.88	'4020	32.5254	COLONIAL		\$25,514	4020 S & E OF RIVER	401
403-060-000-230-00	215 E CENTER ST	5/9/2022	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$59,300	49.42	\$118,570	\$23,339	\$96,661	\$82,809	1.167	1,060	\$91.19	'4020	31.9625	1.75 STORY		\$20,001	4020 S & E OF RIVER	401
402-165-000-016-00	821 S BROADS ST	9/21/2022	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$89,300	49.61	\$178,629	\$28,005	\$151,995	\$128,190	1.186	1,509	\$100.73	'4020	30.1200	RANCH		\$22,668	4020 S & E OF RIVER	401
403-070-000-050-00	719 S BRIDGE ST	10/26/2022	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$99,100	48.55	\$198,201	\$29,308	\$176,922	\$143,738	1.168	2,126	\$86.21	'4020	29.8379	1.5 STORY		\$22,668	4020 S & E OF RIVER	401
403-050-000-390-00	501 E CENTER ST	10/4/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$81,500	52.58	\$163,010	\$29,025	\$125,975	\$104,431	1.206	1,174	\$107.30	'4020	28.9602	1.5 STORY		\$23,935	4020 S & E OF RIVER	401
403-060-000-230-00	215 E CENTER ST	10/13/2023	\$146,000	WD	03-ARM'S LENGTH	\$146,000	\$75,500	51.71	\$151,091	\$27,817	\$113,183	\$96,082	1.230	1,060	\$111.49	'4020	25.6879	1.75 STORY		\$23,935	4020 S & E OF RIVER	401
402-165-000-032-00	516 S FRONT ST	2/26/2024	\$206,200	WD	03-ARM'S LENGTH	\$206,200	\$117,000	56.74	\$234,032	\$25,476	\$188,724	\$144,629	1.250	1,889	\$96.70	'4020	23.7332	1.75 STORY		\$24,601	4020 S & E OF RIVER	401
403-070-000-205-00	622 ALDERMAN ST	5/31/2022	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$47,500	47.50	\$94,961	\$22,668	\$77,332	\$61,525	1.257	1,092	\$70.82	'4020	22.9981	RANCH		\$22,668	4020 S & E OF RIVER	401
403-070-000-100-00	103 E DIVISION ST	10/2/2023	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$94,400	49.95	\$188,875	\$25,936	\$163,064	\$126,998	1.284	2,336	\$69.80	'4020	20.2912	RANCH		\$25,936	4020 S & E OF RIVER	401
403-180-000-570-00	313 ALDERMAN ST	6/19/2023	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$63,400	48.40	\$126,791	\$18,161	\$112,839	\$84,668	1.333	1,316	\$85.74	'4020	15.4178	2 STORY		\$18,161	4020 S & E OF RIVER	401
403-180-000-580-00	322 ALDERMAN ST	7/22/2022	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$86,800	44.51	\$173,660	\$22,668	\$172,332	\$128,503	1.341	2,006	\$85.91	'4020	14.5827	2 STORY		\$22,668	4020 S & E OF RIVER	401
403-080-000-340-00	910 S BRIDGE ST	10/3/2023	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$61,300	47.70	\$122,680	\$20,669	\$107,831	\$79,509	1.356	1,104	\$97.67	'4020	13.0690	1.75 STORY		\$16,924	4020 S & E OF RIVER	401
403-070-000-140-00	122 E HARRY ST	7/24/2023	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$102,900	46.56	\$205,890	\$27,011	\$193,989	\$139,414	1.391	1,440	\$134.71	'4020	9.5441	RANCH		\$23,935	4020 S & E OF RIVER	401
403-070-000-230-00	721 JAMES ST	9/14/2023	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$70,900	45.74	\$141,782	\$23,935	\$133,065	\$91,852	1.427	1,441	\$90.95	'4020	5.9988	RANCH		\$23,935	4020 S & E OF RIVER	401
403-140-000-055-00	1004 S BROADS ST	8/11/2022	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$90,800	41.46	\$181,503	\$32,005	\$186,395	\$126,721	1.471	1,297	\$143.71	'4020	1.5993	RANCH		\$28,862	4020 S & E OF RIVER	401
403-160-000-135-00	1028 ALDERMAN ST	9/29/2023	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$57,500	45.28	\$115,067	\$37,907	\$88,093	\$60,140	1.481	896	\$99.43	'4020	0.5475	1 STORY		\$33,849	4020 S & E OF RIVER	401
402-150-000-060-00	304 S FRONT ST	9/15/2023	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$98,600	43.92	\$197,237	\$23,587	\$200,913	\$135,346	1.484	1,820	\$110.39	'4020	0.2461	2 STORY		\$20,171	4020 S & E OF RIVER	401
403-140-000-155-00	1027 S BRIDGE ST	8/18/2022	\$159,000	PTA	03-ARM'S LENGTH	\$159,000	\$70,100	44.09	\$140,144	\$20,248	\$138,752	\$93,449	1.485	1,200	\$115.63	'4020	0.2113	RANCH		\$19,863	4020 S & E OF RIVER	401
403-070-000-260-00	613 JAMES ST	8/24/2022	\$164,000	WD	03-ARM'S LENGTH	\$164,000	\$66,900	40.79	\$133,754	\$23,950	\$140,050	\$93,450	1.499	1,146	\$122.21	'4020	1.1761	1.75 STORY		\$22,668	4020 S & E OF RIVER	401
403-050-000-280-00	315 HALL ST	6/16/2023	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$72,400	43.35	\$144,709	\$23,935	\$143,065	\$94,134	1.520	1,296	\$110.39	'4020	3.2900	RANCH		\$23,935	4020 S & E OF RIVER	401
403-080-000-025-00	818 S PLEASANT ST	4/12/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$71,700	43.45	\$143,319	\$25,975	\$139,025	\$91,460	1.520	1,028	\$135.24	'4020	3.3162	1 STORY		\$23,935	4020 S & E OF RIVER	401
403-070-000-255-00	621 JAMES ST	8/5/2022	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$72,800	39.35	\$145,689	\$24,504	\$160,496	\$103,136	1.556	1,180	\$136.01	'4020	6.3059	1.5 STORY		\$22,668	4020 S & E OF RIVER	401
403-060-000-196-00	504 S BRIDGE ST	9/29/2023	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$94,500	42.00	\$189,040	\$24,467	\$200,533	\$128,272	1.563	2,240	\$88.52	'4020	7.6441	RANCH		\$24,467	4020 S & E OF RIVER	401
402-070-000-250-00	222 W MARY ST	8/9/2022	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,900	38.17	\$87,882	\$100,774	\$14,227	\$100,774	1.682	1,072	\$94.00	'4020	12.0708	RANCH		\$14,227	4020 S & E OF RIVER	401
403-070-000-290-00	608 JAMES ST	3/25/2024	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,100	38.34	\$134,267	\$24,206	\$150,794	\$93,668	1.610	1,101	\$136.96	'4020	12.2976	1.5 STORY		\$22,668	4020 S & E OF RIVER	401
402-070-000-105-00	507 BROADS ST	3/25/2024	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$69,800	45.32	\$139,667	\$17,538	\$138,462	\$84,694	1.611	826	\$165.21	'4020	12.4335	1.5 STORY		\$17,396	4020 S & E OF RIVER	401
403-070-000-350-00	719 CHARLES ST	7/31/2023	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$76,100	41.14	\$152,172	\$23,935	\$161,065	\$99,950	1.611	1,368	\$117.74	'4020	12.4555	RANCH		\$23,935	4020 S & E OF RIVER	401
402-070-000-050-00	419 W CENTER ST	9/25/2023	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$84,500	40.63	\$169,069	\$25,393	\$182,607	\$111,984	1.631	1,570	\$116.31	'4020	14.3751	RANCH		\$23,935	4020 S & E OF RIVER	401
403-070-000-145-00	708 BROADS ST	3/15/2024	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$51,000	44.35	\$102,061	\$17,396	\$87,694	\$58,713	1.662	748	\$135.49	'4020	17.5490	RANCH		\$17,396	4020 S & E OF RIVER	401
402-060-000-020-00	403 S PEARL ST	8/17/2023	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$77,900	39.95	\$155,835	\$23,935	\$177,065	\$102,805	1.664	1,748	\$97.86	'4020	17.7074	RANCH		\$23,935	4020 S & E OF RIVER	401
403-180-000-330-00	220 E CONGRESS ST	6/10/2022	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$75,300	36.73	\$150,592	\$21,615	\$183,385	\$109,767	1.671	1,942	\$94.43	'4020	18.3774	2 STORY		\$20,156	4020 S & E OF RIVER	401
402-170-000-245-00	221 W WASHINGTON ST	6/23/2023	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$92,500	38.95	\$185,065	\$24,830	\$212,670	\$124,890	1.703	2,115	\$100.55	'4020	21.5957	2 STORY		\$23,935	4020 S & E OF RIVER	401
402-080-000-075-00	814 S PEARL ST	10/4/2023	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$62,200	39.49	\$124,377	\$23,935	\$133,565	\$78,286	1.706	1,248	\$107.02	'4020	21.9215	RANCH		\$21,921	4020 S & E OF RIVER	401
402-090-000-050-00	603 W LIBERTY ST	1/31/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$61,100	37.03	\$122,255	\$25,632	\$139,368	\$81,676	1.706	1,164	\$119.73	'4020	21.9451	1.5 STORY		\$25,335	4020 S & E OF RIVER	401
403-050-000-220-00	210 WILSON ST	3/1/2024	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$82,000	43.16	\$164,067	\$22,637	\$167,363	\$98,079	1.706	1,274	\$131.37	'4020	21.9509	1.25 STORY		\$18,544	4020 S & E OF RIVER	401
402-165-000-006-00	617 BROADS ST	12/13/2023	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$87,600	39.02	\$175,148	\$33,849	\$190,651	\$110,131	1.731	1,408	\$135.41	'4020	24.4228	RANCH		\$33,849	4020 S & E OF RIVER	401
402-070-000-150-00	710 BROADS ST	5/12/2023	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$64,200	38.91	\$128,404	\$23,935	\$141,065	\$81,425	1.732	1,310	\$107.68	'4020	24.5552	RANCH		\$23,935	4020 S & E OF RIVER	401
402-090-000-026-00	439 RIVER ST	11/8/2023	\$207,000	WD	03-ARM'S LENGTH	\$207,000	\$89,300	38.79	\$169,563	\$26,884	\$178,116	\$102,633	1.735	1,410	\$126.32	'4020	24.8564	RANCH		\$24,205	4020 S & E OF RIVER	401
403-090-000-035-00	928 S PLEASANT ST	11/27/2023	\$181,100	WD	03-ARM'S LENGTH	\$181,100	\$69,600	38.43	\$139,102	\$23,935	\$157,165	\$89,763	1.751	1,386	\$113.39	'4020	26.3987	2 STORY		\$23,935	4020 S & E OF RIVER</	