

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Z-Score	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class		
60-2670-005-00-0	131 WASHINGTON ST	04/15/20	\$45,000	WD	19-MULTI PARCEL ARM'S L	\$45,000	\$13,900	30.89	\$60,527	\$29,089	\$15,911	\$65,360	0.243	(1.349)	0	#DIV/0!	2401	38.0412			\$26,933	No	//	60-2670-0007-00-2	2401 COM - CITY A'	201	0	
78-0340-0010-01-0	349 N MAIN	05/25/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$43,800	46.11	\$154,692	\$10,197	\$94,809	\$90,405	0.282	(1.215)	5,148	\$16.47	2401	34.1559			\$10,197	No	//		2401 COM - CITY A'	201	0	
54-0340-0143-00-1	336 E MAIN	06/30/21	\$180,000	MLC	03-ARM'S LENGTH	\$180,000	\$110,200	61.22	\$271,162	\$47,901	\$132,099	\$464,160	0.285	(1.207)	11,250	\$11.74	2401	33.9252			\$29,361	No	//		2401 COM - CITY A'	201	0	
60-0340-0037-01-5	167 N PAW PAW	05/01/21	\$250,000	CD	19-MULTI PARCEL ARM'S L	\$250,000	\$136,400	54.56	\$306,716	\$32,473	\$217,527	\$570,152	0.382	(0.874)	2,745	\$79.24	2401	24.2325			\$26,348	No	//	60-0340-0039-01-8	2401 COM - CITY A'	201	0	
71-2100-0196-00-5	1516 LAKE ST	05/18/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$82,300	48.41	\$189,566	\$50,930	\$110,070	\$288,225	0.413	(0.766)	3,533	\$33.70	2401	21.0735			\$32,099	No	//		2401 COM - CITY A'	201	0	
54-0340-0246-00-0	310 E MAIN ST	04/01/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$74,300	49.53	\$163,960	\$45,361	\$104,639	\$246,568	0.424	(0.727)	1,498	\$69.85	2401	19.9467			\$24,682	No	//		2401 COM - CITY A'	201	0	
54-7980-0018-00-4	415 E MAIN	03/01/22	\$44,000	MLC	03-ARM'S LENGTH	\$44,000	\$56,100	127.50	\$44,947	\$28,191	\$15,809	\$34,836	0.454	(0.626)	1,365	\$11.58	2401	17.0035			\$19,570	No	//		2401 COM - CITY A'	201	0	
53-0340-0039-01-1	113 N MAIN ST	10/16/20	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$52,300	49.81	\$109,250	\$20,203	\$84,797	\$185,129	0.458	(0.611)	1,859	\$45.61	2401	16.5807			\$13,596	No	//		2401 COM - CITY A'	201	0	
53-0035-0201-03-3	101 DAYS	12/10/21	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$69,500	42.64	\$169,099	\$12,194	\$150,806	\$326,206	0.462	(0.597)	8,432	\$17.88	2401	16.1547			\$12,194	No	//		2401 COM - CITY A'	201	0	
53-5030-0022-02-7	1185 MILTON	09/10/21	\$112,200	WD	03-ARM'S LENGTH	\$112,200	\$108,200	96.43	\$110,263	\$41,222	\$70,978	\$143,536	0.494	(0.486)	13,064	\$5.43	2401	12.9355			\$40,178	No	//		2401 COM - CITY A'	201	0	
60-0750-0027-00-4	214 N PAW PAW ST	01/28/21	\$252,000	WD	19-MULTI PARCEL ARM'S L	\$252,000	\$69,100	27.42	\$243,157	\$30,011	\$221,989	\$443,131	0.501	(0.464)	7,024	\$31.60	2401	12.2894			\$29,709	No	//	60-0750-0031-01-0	2401 COM - CITY A'	201	0	
78-0340-0007-01-9	379 N MAIN ST	01/21/21	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$30,900	44.14	\$64,023	\$9,800	\$60,200	\$112,730	0.534	(0.350)	1,722	\$34.96	2401	8.9829			\$9,800	No	//		2401 COM - CITY A'	201	0	
53-0340-0043-04-2	305 E FRONT ST	10/22/20	\$270,000	WD	19-MULTI PARCEL ARM'S L	\$270,000	\$98,600	36.52	\$210,831	\$22,261	\$247,739	\$392,037	0.532	(0.034)	5,196	\$47.68	2401	0.8077			\$22,138	No	//	58-0340-0043-06-9, 58-0340-0043-06-9	2401 COM - CITY A'	201	0	
72-6000-0025-01-4	515 N 17TH ST	02/23/21	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$204,800	35.93	\$440,248	\$40,647	\$529,353	\$830,771	0.637	0.004	10,520	\$50.32	2401	1.3333			\$29,807	No	//		2401 COM - CITY A'	201	0	
54-7580-0001-00-7	420 E MAIN ST	03/16/21	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$59,500	55.09	\$87,173	\$23,731	\$84,269	\$131,896	0.639	0.010	1,280	\$65.84	2401	1.5055			\$15,297	No	//		2401 COM - CITY A'	201	0	
78-0340-0008-01-5	365 N MAIN ST	06/10/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$59,100	31.95	\$143,047	\$17,427	\$167,573	\$261,164	0.642	0.019	3,510	\$47.74	2401	1.7788			\$13,809	No	//		2401 COM - CITY A'	201	0	
58-1150-0008-00-0	110 E FRONT ST	04/28/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$56,600	31.44	\$134,418	\$5,851	\$174,149	\$267,291	0.652	0.053	2,700	\$64.50	2401	2.7683			\$5,851	No	//		2401 COM - CITY A'	201	0	
58-0340-0041-00-7	1111 N MAIN ST	12/18/20	\$185,000	WD	19-MULTI PARCEL ARM'S L	\$185,000	\$55,300	30.03	\$134,266	\$16,401	\$167,899	\$245,042	0.683	0.162	3,282	\$51.01	2401	5.9295			\$14,231	No	//		2401 COM - CITY A'	201	0	
78-0027-0073-00-7	620 S M 140	11/30/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$85,100	70.92	\$97,039	\$50,055	\$69,945	\$97,680	0.716	0.275	1,386	\$50.47	2401	9.2214			\$32,995	No	//		2401 COM - CITY A'	201	0	
78-0340-0011-00-8	345 N MAIN	01/28/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$56,300	25.02	\$133,257	\$17,118	\$207,882	\$241,453	0.861	0.773	7,460	\$27.87	2401	23.7112			\$14,808	No	//		2401 COM - CITY A'	201	0	
58-1500-0013-00-2	402 S OAK	10/01/21	\$255,000	WD	19-MULTI PARCEL ARM'S L	\$255,000	\$99,100	38.86	\$166,702	\$59,868	\$195,132	\$222,108	0.879	0.834	10,595	\$18.42	2401	25.4695			\$59,868	No	//	58-1500-0014-00-9	2401 COM - CITY A'	201	0	
92-7300-0022-02-1	481 PIPESTONE	03/31/22	\$950,000	WD	03-ARM'S LENGTH	\$950,000	\$291,400	30.67	\$554,021	\$117,433	\$842,967	\$907,667	0.917	0.967	10,225	\$81.42	2401	29.3410			\$47,831	No	//		2401 COM - CITY A'	201	0	
71-5460-0055-01-0	1715 N 11TH	06/28/21	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$30,400	32.00	\$51,682	\$13,324	\$81,676	\$79,746	1.024	1.334	3,600	\$22.69	2401	40.0347			\$13,324	No	//		2401 COM - CITY A'	201	0	
Totals:						\$5,104,200			\$4,778,000	\$1,943,100	\$4,040,046	\$4,036,312	\$6,857,293				#DIV/0!							1.4079				
									Sale. Ratio =>		40.67		E.C.F. =>	0.689			Std. Deviation=>	0.209641323										
									Std. Dev. =>	23.86			Ave. E.C.F. =>	0.575			Ave. Variance=>	17.2705			Coefficient of Var=>	30.05592944						
													Starting ECF:	0.636														
													Starting StDev:	0.291														
													Min Allowed:	0.199														
													Max Allowed:	1.072														

Initially removed to calculate starting standard deviation of 0.29100977105061

58-1600-0005-01-4	221 E FRONT ST	09/17/20	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$77,600	20.16	\$123,726	\$8,697	\$376,303	\$239,146	1.574	2.671	2,160	\$174.21	2401	94.9681			\$8,697	No	//		2401 COM - CITY A'	201	0
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Removed sales outside of 1.5 starting standard deviations

58-0340-0007-00-3	128 N MAIN	02/10/22	\$1,000,000	CD	03-ARM'S LENGTH	\$1,000,000	\$275,100	27.51	\$483,964	\$104,782	\$895,218	\$788,320	1.136	1.717	5,250	\$170.52	2401	51.1752			\$42,001	No	//		2401 COM - CITY A'	201	0
54-2970-0058-01-8	861 BUSSI	11/16/21	\$175,000	MLC	03-ARM'S LENGTH	\$175,000	\$52,700	30.11	\$75,420	\$16,200	\$158,380	\$122,245	1.296	2.267	4,320	\$36.66	2401	67.1741			\$16,620	No	//		2401 COM - CITY A'	201	0
71-1120-0081-00-2	1027 WAYNE	09/08/21	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$23,800	95.20	\$45,706	\$16,766	\$6,234	\$56,008	0.111	(1.803)	3,837	\$1.62	2401	51.2545			\$18,766	No	//		2401 COM - CITY A'	201	0
78-0340-0011-00-8	345 N MAIN	08/18/21	\$50,300	WD	03-ARM'S LENGTH	\$50,300	\$56,300	111.93	\$133,257	\$17,118	\$33,182	\$241,453	0.137	(1.713)	7,460	\$4.45	2401	48.6424			\$14,808	No	//		2401 COM - CITY A'	201	0