

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Prev. Asmnt.	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		
53-1300-0125-01-8	1099 MILTON	09/10/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$30,800	51.33	\$79,145	\$29,936	\$30,064	\$119,730	0.251	(1.095)	30,376	\$0.99	3500	22.1643			\$27,668	No	/ /		3500 IND-AVG CNT	301	0	
14-0014-0015-13-7	410 FRANCIS	12/13/21	\$148,250	WD	03-ARM'S LENGTH	\$148,250	\$69,800	47.08	\$203,532	\$32,383	\$115,867	\$416,421	0.278	(0.977)	12,800	\$9.05	3500	19.4496			\$20,882	No	/ /		3500 IND-AVG CNT	301	0	
06-0034-0020-01-7	16420 BAKERTOWN RD	05/06/21	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$43,200	37.57	\$115,276	\$34,209	\$80,791	\$197,243	0.410	(0.403)	16,000	\$5.05	3500	6.3140			\$28,339	No	/ /		3500 IND-AVG CNT	301	0	
37-2000-0008-00-1	SOUTHEASTERN AVE	05/24/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$234,000	42.55	\$494,148	\$94,380	\$455,620	\$972,672	0.468	(0.147)	60,060	\$7.59	3500	0.4320			\$52,373	No	/ /		3500 IND-AVG CNT	301	0	
14-0111-0002-06-1	2070 S 3RD	12/03/21	\$6,900,000	WD	03-ARM'S LENGTH	\$6,900,000	\$1,601,900	23.22	\$5,845,094	\$564,813	\$6,335,187	\$12,847,399	0.493	(0.039)	300,000	\$21.12	3500	2.0369			\$305,850	No	/ /		3500 IND-AVG CNT	301	0	
14-0014-0015-12-9	2612 N 5TH ST	12/29/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$66,900	44.60	\$126,943	\$22,645	\$127,355	\$253,766	0.502	(0.001)	10,815	\$11.78	3500	2.9118			\$15,279	No	/ /		3500 IND-AVG CNT	301	0	
14-0023-0038-00-4	1515 US 31	10/08/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$167,400	26.78	\$434,737	\$85,170	\$539,830	\$850,528	0.635	0.579	41,582	\$12.98	3500	16.1959			\$54,897	No	/ /		3500 IND-AVG CNT	301	0	
19-0003-0013-02-6	3809 YORE	09/02/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$73,900	37.89	\$199,454	\$24,335	\$240,665	\$328,757	0.732	1.004	6,213	\$38.74	3500	25.9305			\$21,795	No	/ /		3500 IND-AVG CNT	301	0	
<b>Total:</b>						<b>\$8,813,250</b>	<b>\$2,287,900</b>		<b>\$7,458,329</b>	<b>\$7,925,379</b>	<b>\$15,986,516</b>					<b>\$13.41</b>		<b>2.4619</b>										
						<b>Sale. Ratio =&gt;</b>	<b>25.96</b>					<b>E.C.F. =&gt;</b>	<b>0.494</b>				<b>Std. Deviation=&gt;</b>	<b>0.162863388</b>										
						<b>Std. Dev. =&gt;</b>	<b>10.49</b>					<b>Ave. E.C.F. =&gt;</b>	<b>0.471</b>				<b>Ave. Variance=&gt;</b>	<b>11.9294</b>	<b>Coefficient of Var=&gt;</b>	<b>25.32050078</b>								
												<b>Starting ECF:</b>	<b>0.502</b>															
												<b>Starting StDev:</b>	<b>0.229</b>															
												<b>Min Allowed:</b>	<b>0.158</b>															
												<b>Max Allowed:</b>	<b>0.846</b>															

Initially removed to calculate starting standard deviation of 0.229054187174428

37-2000-0011-01-0	011/28/21	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$7,500	4.49	\$607,696	\$193,168	(\$26,168)	\$1,008,584	(0.026)	(1.787)	9,236	(\$2.83)	3500	49.8686			\$93,131	No	/ /		2201 COM - VILLAC	302	0
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Removed sales outside of 1.5 starting standard deviations

14-0102-0018-01-5	410 FORT	02/04/22	\$225,000	MLC	03-ARM'S LENGTH	\$225,000	\$19,700	8.76	\$106,109	\$20,872	\$204,128	\$207,389	0.984	2.105	6,912	\$29.53	3500	51.1534	B		\$15,816	No	/ /		3500 IND-AVG CNT	301	80
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