

2026 Land Analysis: RES1 - Residential East of Main Street

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Page/Total
76-0025-0083-00-7	1815 LANGLEY AVE	08/14/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$77,300	35.14	\$256,003	\$81,827	\$117,830	54.8	135.0	0.14	0.14	\$1,493	\$588,683	\$13.51	45.00	RES1 3410/0201	
76-0025-0083-00-7	1815 LANGLEY AVE	04/26/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$97,700	36.87	\$256,003	\$126,827	\$117,830	54.8	135.0	0.14	0.14	\$2,314	\$912,424	\$20.95	45.00	RES1 3425/2849	
76-0026-0020-01-1	1433 MAIN ST	07/11/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$133,400	80.85	\$290,738	\$55,895	\$181,633	84.5	140.0	0.34	0.34	\$662	\$165,861	\$3.81	105.00	RES1 3429/4468	
76-0026-0044-00-0	1420 NILES AVE	09/19/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$146,000	56.15	\$328,051	\$54,216	\$122,267	56.9	132.0	0.15	0.15	\$953	\$366,324	\$8.41	49.00	RES1 3434/3933	
76-0026-0101-00-3	2205 LAKEVIEW AVE	08/30/24	\$360,000	OTH	03-ARM'S LENGTH	\$360,000	\$136,700	37.97	\$293,810	\$193,709	\$127,519	59.3	150.0	0.17	0.17	\$3,266	\$1,126,215	\$25.85	50.00	RES1 3435/0154	
76-0026-0116-01-9	2603 LAKEVIEW AVE	04/19/24	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$138,200	48.32	\$306,037	\$166,352	\$186,389	86.7	115.0	0.32	0.32	\$1,919	\$516,621	\$11.86	122.00	RES1 3425/3214	
76-0026-0117-01-5	2608 S STATE ST	10/18/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$143,100	47.70	\$296,079	\$152,559	\$148,638	69.1	256.0	0.31	0.31	\$2,207	\$498,559	\$11.45	52.00	RES1 3437/1064	
76-0026-0126-00-6	1129 NILES AVE	10/15/24	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$121,400	43.51	\$288,997	\$97,675	\$107,672	50.1	132.0	0.12	0.12	\$1,950	\$849,348	\$19.50	38.00	RES1 3437/2261	
76-0026-0134-00-9	813 MICHIGAN AVE	09/09/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$111,800	63.89	\$221,654	\$62,320	\$108,974	50.7	125.0	0.12	0.12	\$1,230	\$541,913	\$12.44	40.00	RES1 3434/2299	
76-0026-0135-00-5	815 MICHIGAN AVE	05/24/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$86,000	34.40	\$182,196	\$150,520	\$82,716	38.5	125.0	0.08	0.08	\$3,912	\$2,006,933	\$46.07	26.00	RES1 3404/4319	
76-0026-0138-00-4	1509 NILES AVE	03/03/25	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$143,800	35.95	\$301,766	\$221,742	\$123,508	57.4	132.0	0.15	0.15	\$3,860	\$1,458,829	\$33.49	50.00	RES1 3445/3415	
76-0034-0004-05-0	3116 CLEVELAND AVE	12/30/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$115,400	52.45	\$251,242	\$114,550	\$145,792	90.4	360.0	0.62	0.62	\$1,267	\$184,758	\$4.24	75.00	RES1 3442/0619	
76-0103-0005-03-6	3613 LAKE SHORE DR	10/01/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$143,000	95.33	\$297,022	\$26,391	\$173,413	80.7	228.0	0.39	0.39	\$327	\$67,153	\$1.54	75.00	RES1 3436/0527	
76-0200-0007-00-6	111 ORLEANS CIR	05/17/24	\$581,000	WD	03-ARM'S LENGTH	\$581,000	\$226,100	38.92	\$466,884	\$281,054	\$166,938	77.6	74.0	0.21	0.21	\$3,620	\$1,357,749	\$31.17	122.00	RES1 3426/4121	
76-0200-0008-00-2	109 ORLEANS CIR	02/25/25	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$266,400	53.29	\$452,741	\$204,522	\$157,379	73.2	87.0	0.20	0.20	\$2,794	\$1,022,690	\$23.48	100.00	RES1 3444/4211	
76-0340-0273-01-1	416 COURT ST	10/25/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$153,700	37.04	\$288,318	\$242,543	\$115,861	53.9	132.0	0.13	0.13	\$4,501	\$1,823,632	\$41.86	44.00	RES1 3437/3185	
76-0340-0274-00-0	420 COURT ST	07/16/24	\$248,500	WD	03-ARM'S LENGTH	\$248,500	\$99,500	40.04	\$218,456	\$133,216	\$103,172	48.0	83.0	0.08	0.08	\$2,776	\$1,585,905	\$36.41	44.00	RES1 3430/2020	
76-0340-0274-01-8	715 ELM ST	07/12/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$82,100	26.92	\$217,664	\$180,239	\$92,903	43.2	44.0	0.05	0.05	\$4,171	\$3,678,347	\$84.44	49.00	RES1 3429/4053	
76-0340-0324-00-7	807 COURT ST	11/25/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$127,900	55.61	\$258,217	\$82,252	\$110,469	51.4	132.0	0.12	0.12	\$1,601	\$679,769	\$15.61	40.00	RES1 3440/1001	
76-0340-0351-01-2	816 BROAD ST	10/31/24	\$226,900	WD	03-ARM'S LENGTH	\$226,900	\$114,900	50.64	\$235,288	\$74,119	\$82,507	38.4	92.0	0.06	0.06	\$1,931	\$1,256,254	\$28.84	28.00	RES1 3438/1312	
76-0340-0366-01-0	722 CHURCH ST	08/28/24	\$360,000	OTH	03-ARM'S LENGTH	\$360,000	\$118,900	33.03	\$245,665	\$222,007	\$107,672	50.1	132.0	0.12	0.12	\$4,433	\$1,930,496	\$44.32	38.00	RES1 3433/0270	
76-0340-0391-01-8	909 MARKET ST	11/22/24	\$152,000	WD	03-ARM'S LENGTH	\$152,000	\$68,100	44.80	\$148,821	\$85,908	\$82,729	38.5	61.0	0.05	0.05	\$2,233	\$1,867,565	\$42.87	33.00	RES1 3440/0351	
76-0340-0416-02-5	912 BROAD ST	08/31/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$149,700	42.77	\$335,673	\$127,524	\$113,197	52.6	132.0	0.13	0.13	\$2,422	\$1,004,126	\$23.05	42.00	RES1 3411/0614	
76-0340-0431-01-6	912 PARK ST	06/11/24	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$85,600	51.10	\$199,552	\$81,718	\$113,770	52.9	66.0	0.09	0.09	\$1,544	\$898,000	\$20.62	60.00	RES1 3428/0165	
76-0750-0003-00-9	2816 EVERGREEN DR	09/09/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$196,400	46.76	\$350,374	\$237,496	\$167,870	78.1	136.0	0.28	0.28	\$3,042	\$836,254	\$19.20	91.00	RES1 3436/1510	
76-0750-0009-00-7	2809 EVERGREEN DR	11/06/24	\$308,000	WD	03-ARM'S LENGTH	\$308,000	\$227,400	73.83	\$417,954	\$94,815	\$204,769	95.2	265.0	0.59	0.59	\$996	\$1,610,703	\$3.69	97.00	RES1 3438/2346	
76-0840-0008-00-0	519 ARCHER AVE	01/02/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$141,800	51.56	\$312,753	\$83,840	\$121,593	56.6	124.0	0.14	0.14	\$1,482	\$590,423	\$13.55	50.00	RES1 3418/3731	
76-0840-0020-01-8	1614 S STATE ST	05/25/23	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$91,600	28.85	\$224,661	\$195,901	\$103,062	47.9	100.0	0.09	0.09	\$4,087	\$2,129,359	\$48.88	40.00	RES1 3405/1165	
76-0900-0035-00-4	810 MYRTLE AVE	10/13/23	\$141,000	WD	03-ARM'S LENGTH	\$141,000	\$68,700	48.72	\$260,455	\$10,370	\$129,825	60.4	124.0	0.16	0.16	\$172	\$64,012	\$1.47	57.00	RES1 3414/0852	
76-0910-0005-00-5	818 LEWIS AVE	09/27/23	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$84,500	38.06	\$245,317	\$83,530	\$106,847	49.7	128.0	0.11	0.11	\$1,681	\$745,804	\$17.12	38.00	RES1 3413/0536	
76-0910-0024-00-0	926 LEWIS AVE	03/14/25	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$112,800	47.59	\$249,923	\$93,924	\$106,847	49.7	128.0	0.11	0.11	\$1,890	\$838,607	\$19.25	38.00	RES1 3446/2574	
76-0910-0046-00-3	903 LEWIS AVE	11/07/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$107,900	34.81	\$288,272	\$128,365	\$106,637	49.6	127.0	0.11	0.11	\$2,588	\$1,156,441	\$26.55	38.00	RES1 3438/3565	
76-0920-0011-00-2	836 GREENWOOD AVE	10/10/23	\$213,115	WD	03-ARM'S LENGTH	\$213,115	\$80,700	37.87	\$236,615	\$84,978	\$108,478	50.5	136.0	0.12	0.12	\$1,684	\$714,101	\$16.39	38.00	RES1 3413/0777	
76-0920-0035-00-9	829 GREENWOOD AVE	07/26/24	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$147,000	42.00	\$350,655	\$153,898	\$154,553	71.9	133.0	0.24	0.24	\$2,141	\$646,630	\$14.84	78.00	RES1 3431/1603	
76-0930-0004-00-3	1617 NILES AVE	03/03/25	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$105,300	40.19	\$251,269	\$124,167	\$113,436	52.8	127.0	0.13	0.13	\$2,353	\$993,336	\$22.80	43.00	RES1 3445/3401	
76-0930-0022-00-1	908 WOLCOTT AVE	10/18/24	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$120,800	30.82	\$274,186	\$248,025	\$130,211	60.6	130.0	0.17	0.17	\$4,095	\$1,485,180	\$34.10	56.00	RES1 3437/0601	
76-0930-0027-00-3	922 WOLCOTT AVE	08/14/24	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$74,800	32.54	\$215,936	\$130,688	\$116,724	54.3	130.0	0.13	0.13	\$2,407	\$975,284	\$22.39	45.00	RES1 3432/1692	
76-0930-0044-00-5	913 WOLCOTT AVE	06/21/24	\$197,900	WD	03-ARM'S LENGTH	\$197,900	\$80,200	40.53	\$200,229	\$104,933	\$107,262	49.9	130.0	0.11	0.11	\$2,103	\$928,611	\$21.32	38.00	RES1 3428/0940	
76-0930-0051-00-1	841 WOLCOTT AVE	07/26/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$89,100	27.84	\$261,339	\$165,923	\$107,262	49.9	130.0	0.11	0.11	\$3,326	\$1,468,345	\$33.71	38.00	RES1 3409/2646	
76-0930-0062-00-3	813 WOLCOTT AVE	09/30/24	\$399,950	WD	03-ARM'S LENGTH	\$399,950	\$109,600	27.40	\$289,685	\$224,365	\$114,100	53.1	130.0	0.13	0.13	\$4,228	\$1,752,852	\$40.24	43.00	RES1 3435/2806	
76-0970-0007-00-1	2404 LANGLEY AVE	08/14/24	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$93,300	40.57	\$223,930	\$124,871	\$118,801	55.3	113.0	0.13	0.13	\$2,260	\$960,546	\$22.05	50.00	RES1 3432/2591	
76-0970-0009-00-4	2412 LANGLEY AVE	12/04/23	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$69,100	32.52	\$232,603	\$95,695	\$115,798	53.9	102.0	0.12	0.12	\$1,777	\$817,906	\$18.78	50.00	RES1 3417/0934	
76-0970-0019-00-0	1100 KINGSLEY AVE	05/08/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$85,800	34.32	\$228,753	\$145,908	\$124,661	58.0	137.0	0.16	0.16	\$2,516	\$929,350	\$21.33	50.00	RES1 3403/3117	
76-0970-0022-00-1	1112 KINGSLEY AVE	04/20/23	\$215,557	WD	03-ARM'S LENGTH	\$215,557	\$98,300	45.60	\$302,801	\$65,434	\$152,678	71.0	137.0	0.24	0.24	\$921	\$277,263	\$6.37	75.00	RES1 3402/4170	
76-0970-0032-00-6	1105 KINGSLEY AVE	12/31/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$103,700	46.09	\$242,213	\$105,825	\$123,038	57.2	130.0	0.15	0.15	\$1,849	\$710,235	\$16.30	50.00	RES1 3442/1088	
76-0970-0035-00-5	2309 MORTON AVE	09/19/24	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$96,600	67.08	\$245,851	\$70,453	\$172,304	80.1	125.0	0.29	0.29	\$879	\$245,481	\$5.64	100.00	RES1 3434/3446	
76-0970-0044-00-4	2307 BRYAN ST	11/01/24	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$123,300	31.22	\$346,874	\$193,304	\$145,178	67.5	112.0	0.19	0.19	\$2,863	\$1,001,575	\$22.99	75.00	RES1 3438/0940	
76-1130-0031-00-5	1804 S STATE ST	08/23/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$122,200	42.88	\$231,281	\$162,693	\$108,974	50.7	80.0	0.09	0.09	\$3,210	\$1,768,402	\$40.60	50.00	RES1 3410/3570	
76-1130-0062-00-8	1910 S STATE ST	05/05/23	\$301,250	WD	03-ARM'S LENGTH	\$301,250	\$88,700	29.44	\$227,061												

76-2250-0033-00-4	910 MICHIGAN AVE	01/10/25	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$138,200	38.39	\$284,077	\$174,904	\$98,981	46.0	125.0	0.10	0.10	\$3,799	\$1,841,095	\$42.27	33.00	RES1 3442/3630
76-2250-0033-01-2	908 MICHIGAN AVE	05/26/23	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$117,200	39.08	\$254,384	\$142,986	\$97,470	45.3	125.0	0.09	0.09	\$3,154	\$1,554,196	\$35.68	32.00	RES1 3405/3006
76-2320-0003-00-2	606 HOWARD AVE	06/14/23	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$93,100	39.28	\$196,864	\$140,238	\$100,102	46.6	89.0	0.08	0.08	\$3,012	\$1,710,220	\$39.26	40.00	RES1 3406/2118
76-2320-0025-00-6	2109 S STATE ST	04/28/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$89,300	37.21	\$199,805	\$143,257	\$103,062	47.9	100.0	0.09	0.09	\$2,989	\$1,557,141	\$35.75	40.00	RES1 3403/0927
76-2320-0044-00-1	2006 FORRES AVE	01/15/25	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$121,400	41.15	\$245,548	\$170,544	\$121,092	56.3	127.0	0.14	0.14	\$3,028	\$1,192,615	\$27.38	49.00	RES1 3442/3480
76-2390-0001-00-1	1322 LANGLEY AVE	09/08/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$142,100	40.60	\$396,411	\$151,483	\$197,894	92.0	137.0	0.40	0.40	\$1,646	\$382,533	\$8.78	126.00	RES1 3411/4413
76-2390-0009-00-1	1309 HARRISON AVE	03/18/24	\$183,500	WD	03-ARM'S LENGTH	\$183,500	\$98,100	53.46	\$259,621	\$161,078	\$137,199	63.8	201.0	0.23	0.23	\$957	\$264,407	\$6.07	50.00	RES1 3423/0969
76-2390-0011-00-6	1301 HARRISON AVE	10/30/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$118,300	41.51	\$284,509	\$147,451	\$146,960	68.4	135.0	0.22	0.22	\$2,157	\$679,498	\$15.60	70.00	RES1 3438/0600
76-2400-0007-00-0	1319 MICHIGAN AVE	01/16/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$121,400	49.55	\$287,681	\$79,641	\$122,322	56.9	127.0	0.15	0.15	\$1,400	\$545,486	\$12.52	50.00	RES1 3419/1513
76-2400-0008-01-4	1313 MICHIGAN AVE	11/04/24	\$213,500	WD	03-ARM'S LENGTH	\$213,500	\$102,200	47.87	\$199,534	\$93,816	\$79,850	37.1	127.0	0.07	0.07	\$2,526	\$1,285,151	\$29.50	25.00	RES1 3439/2337
76-2400-0014-00-6	1330 MICHIGAN AVE	11/14/24	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$133,500	48.02	\$287,310	\$114,894	\$124,204	57.8	135.0	0.16	0.16	\$1,989	\$741,252	\$17.02	50.00	RES1 3438/4254
76-2400-0022-00-9	1304 MICHIGAN AVE APT 1	12/01/23	\$287,000	OTH	03-ARM'S LENGTH	\$287,000	\$151,800	52.89	\$338,487	\$78,779	\$130,266	60.6	135.0	0.17	0.17	\$1,300	\$463,406	\$10.64	55.00	RES1 3417/0497
76-2650-0006-00-2	1005 HARRISON AVE	11/18/24	\$306,800	WD	03-ARM'S LENGTH	\$306,800	\$103,400	33.70	\$260,382	\$146,756	\$100,338	46.7	132.0	0.10	0.10	\$3,145	\$1,467,560	\$33.69	33.00	RES1 3438/4472
76-2650-0020-00-5	813 HARRISON AVE	07/19/24	\$179,650	WD	03-ARM'S LENGTH	\$179,650	\$122,400	68.13	\$275,900	\$27,258	\$123,508	57.4	132.0	0.15	0.15	\$475	\$179,329	\$4.12	50.00	RES1 3430/1651
76-2650-0030-00-1	904 HARRISON AVE	04/25/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$113,200	40.43	\$273,952	\$127,885	\$121,837	56.7	125.0	0.14	0.14	\$2,257	\$894,301	\$20.53	50.00	RES1 3403/0349
76-2650-0031-00-7	908 HARRISON AVE	05/04/23	\$318,531	WD	03-ARM'S LENGTH	\$318,531	\$104,600	32.84	\$257,205	\$183,163	\$121,837	56.7	125.0	0.14	0.14	\$3,232	\$1,280,860	\$29.40	50.00	RES1 3403/4309
76-2650-0039-00-8	1004 HARRISON AVE	08/03/23	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$84,900	30.00	\$208,931	\$173,050	\$98,981	46.0	125.0	0.10	0.10	\$3,759	\$1,821,579	\$41.82	33.00	RES1 3409/3095
76-2650-0040-00-6	1008 HARRISON AVE	03/22/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$128,100	54.51	\$289,600	\$67,237	\$121,837	56.7	125.0	0.14	0.14	\$1,186	\$470,189	\$10.79	50.00	RES1 3423/0746
76-2700-0003-03-8	2710 LAKEVIEW AVE	06/28/24	\$364,530	WD	03-ARM'S LENGTH	\$364,530	\$134,100	36.79	\$307,247	\$229,656	\$172,373	80.2	189.3	0.36	0.36	\$2,864	\$645,101	\$14.81	82.00	RES1 3429/1816
76-2750-0003-00-0	2901 VERNONICA DR	12/27/23	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$153,000	47.81	\$406,729	\$54,394	\$141,123	65.6	100.0	0.17	0.17	\$829	\$316,244	\$7.26	75.00	RES1 3418/2693
76-2800-0001-00-7	836 NAPIER AVE	06/26/23	\$154,000	WD	03-ARM'S LENGTH	\$154,000	\$36,000	23.38	\$187,556	\$83,952	\$117,508	54.7	100.0	0.12	0.12	\$1,536	\$705,479	\$16.20	52.00	RES1 3407/1786
76-2800-0007-00-5	2512 WILLA DR	05/23/23	\$251,025	WD	03-ARM'S LENGTH	\$251,025	\$78,000	31.07	\$225,587	\$143,174	\$117,736	54.8	109.0	0.13	0.13	\$2,615	\$1,145,392	\$26.29	50.00	RES1 3404/3251
76-2800-0025-00-3	906 NAPIER AVE	08/14/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$84,800	56.53	\$213,566	\$45,747	\$109,313	50.8	100.0	0.10	0.10	\$900	\$444,146	\$10.20	45.00	RES1 3432/1240
76-2800-0027-00-1	2523 THAYER DR	10/10/24	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$106,000	39.70	\$236,694	\$146,679	\$116,373	54.1	100.0	0.12	0.12	\$2,710	\$1,253,667	\$28.78	51.00	RES1 3436/2573
76-2800-0039-00-4	2517 THAYER DR	07/24/23	\$341,000	WD	03-ARM'S LENGTH	\$341,000	\$111,300	32.64	\$308,112	\$187,480	\$154,592	71.9	100.0	0.21	0.21	\$2,607	\$905,700	\$20.79	90.00	RES1 3408/4349
76-2800-0042-00-5	2513 THAYER DR	06/13/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$122,900	43.89	\$255,585	\$139,641	\$115,226	53.6	100.0	0.12	0.12	\$2,606	\$1,214,270	\$27.88	50.00	RES1 3428/1690
76-2800-0053-00-7	2506 MORTON AVE	03/01/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$82,900	33.16	\$243,793	\$147,330	\$141,123	65.6	100.0	0.17	0.17	\$2,245	\$856,570	\$19.66	75.00	RES1 3421/2635
76-3000-0008-00-6	714 MYRTLE AVE	09/03/24	\$274,900	OTH	03-ARM'S LENGTH	\$274,900	\$143,600	52.24	\$341,822	\$105,382	\$172,304	80.1	125.0	0.29	0.29	\$1,315	\$367,185	\$8.43	100.00	RES1 3434/1488
76-3050-0011-00-3	2229 MT CURVE AVE	05/17/24	\$551,500	WD	03-ARM'S LENGTH	\$551,500	\$228,600	41.45	\$416,442	\$285,295	\$150,237	69.9	100.0	0.20	0.20	\$4,083	\$1,463,051	\$33.59	85.00	RES1 3426/3709
76-3050-0024-00-8	2214 MT CURVE AVE	07/12/24	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$242,800	58.51	\$462,453	\$158,545	\$205,998	95.8	200.0	0.52	0.52	\$1,655	\$305,482	\$7.01	113.00	RES1 3429/3642
76-3050-0038-00-9	2110 MORTON AVE	01/24/25	\$496,000	WD	03-ARM'S LENGTH	\$496,000	\$166,600	33.59	\$448,632	\$264,448	\$217,080	101.0	270.0	0.67	0.67	\$2,619	\$395,288	\$9.07	108.00	RES1 3443/1715
76-3060-0074-00-2	2305 WILLA DR	04/29/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$174,800	47.89	\$376,791	\$132,956	\$144,747	67.3	105.0	0.19	0.19	\$1,975	\$714,817	\$16.41	77.00	RES1 3425/2860
76-3100-0024-00-8	2611 PIXLEY AVE	12/04/23	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$60,700	31.13	\$211,441	\$106,833	\$123,274	57.3	131.0	0.15	0.15	\$1,863	\$712,220	\$16.35	50.00	RES1 3417/0275
76-3100-0032-00-1	2630 WILLA DR	08/23/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$84,200	33.69	\$247,273	\$125,901	\$123,274	57.3	131.0	0.15	0.15	\$2,196	\$839,340	\$19.27	50.00	RES1 3411/0371
76-3100-0039-00-5	2612 WILLA DR	06/15/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$94,300	40.13	\$271,599	\$86,675	\$123,274	57.3	131.0	0.15	0.15	\$1,512	\$577,833	\$13.27	50.00	RES1 3406/2053
76-3100-0042-00-6	2602 WILLA DR	06/14/24	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$100,400	40.65	\$242,398	\$127,876	\$123,274	57.3	131.0	0.15	0.15	\$2,230	\$852,507	\$19.57	50.00	RES1 3428/2492
76-3100-0044-00-9	2601 WILLA DR	07/26/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$76,000	31.67	\$226,069	\$129,157	\$115,226	53.6	100.0	0.12	0.12	\$2,410	\$1,123,104	\$25.78	50.00	RES1 3409/0855
76-3100-0044-00-9	2601 WILLA DR	06/07/24	\$259,900	WD	03-ARM'S LENGTH	\$259,900	\$95,700	36.82	\$226,069	\$149,057	\$115,226	53.6	100.0	0.12	0.12	\$2,781	\$1,296,148	\$29.76	50.00	RES1 3428/0016
76-3100-0050-00-9	2617 WILLA DR	10/24/24	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$118,100	38.72	\$275,003	\$145,223	\$115,226	53.6	100.0	0.12	0.12	\$2,710	\$1,262,809	\$28.99	50.00	RES1 3437/2398
76-3100-0057-00-3	2624 THAYER DR	11/01/23	\$300,000	OTH	03-ARM'S LENGTH	\$300,000	\$95,200	31.73	\$244,711	\$170,515	\$115,226	53.6	100.0	0.12	0.12	\$3,182	\$1,482,739	\$34.04	50.00	RES1 3415/0054
76-3100-0067-00-9	2603 THAYER DR	06/07/23	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$76,900	36.64	\$223,565	\$101,561	\$115,226	53.6	100.0	0.12	0.12	\$1,895	\$883,139	\$20.27	50.00	RES1 3405/3342
76-3110-0002-00-1	2705 NILES AVE	11/03/23	\$222,008	WD	03-ARM'S LENGTH	\$222,008	\$103,200	46.48	\$220,601	\$42,444	\$141,037	65.6	125.0	0.19	0.19	\$647	\$221,063	\$5.07	67.00	RES1 3415/1880
76-3110-0033-00-4	2701 WILLA DR	04/08/24	\$218,500	WD	03-ARM'S LENGTH	\$218,500	\$98,900	45.26	\$233,763	\$117,122	\$132,385	61.6	100.0	0.15	0.15	\$1,902	\$770,539	\$17.69	66.00	RES1 3424/1398
76-3110-0055-00-8	2707 THAYER DR	03/22/24	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$84,500	29.86	\$253,338	\$158,039	\$128,377	59.7	107.0	0.15	0.15	\$2,647	\$1,075,095	\$24.68	60.00	RES1 3426/1913
76-3110-0056-00-4	2709 THAYER DR	11/01/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$119,600	47.84	\$270,992	\$107,385	\$128,377	59.7	107.0	0.15	0.15	\$1,798	\$730,510	\$16.77	60.00	RES1 3439/0120
76-3160-0013-05-1	1017 MARKET ST	07/23/24	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$93,400	39.74	\$209,447	\$144,876	\$119,323	55.5	66.0	0.10	0.10	\$2,610	\$1,448,760	\$33.26	66.00	RES1 3430/4083
76-3160-0026-00-4	1104 PEARL ST	12/20/23	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$132,200	43.34	\$320,691	\$131,186	\$146,877	68.3	264.0	0.30	0.30	\$1,920	\$432,957	\$9.94	50.00	RES1 3417/4435
76-3160-0053-00-1	823 COURT ST	07/08/24	\$337,500	WD	03-ARM'S LENGTH	\$337,500	\$146,800	43.50	\$292,354	\$187,046	\$141,900	66.0	132.0	0.20	0.20	\$2,834	\$935,230	\$21.47	66.00	RES1 3429/3562
76-3160-0067-01-1	914 WAYNE ST	07/15/24	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$137,600	37.09	\$299,804	\$239,639	\$168,443	78.3	132.0	0.28	0.28	\$3,059	\$849,784	\$19.51	93.00	RES1 3430/0564
76-3160-0078-00-4	918 CHURCH ST	12/06/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$79,000	42.70	\$193,302	\$81,998	\$90,300	42.0	132.0	0.09	0.09	\$1,952	\$964,682	\$22.15		

76-4490-0010-00-7	1405 MARION AVE	05/01/24	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$92,600	43.68	\$223,073	\$106,757	\$117,830	54.8	135.0	0.14	0.14	\$1,948	\$768,036	\$17.63	45.00	RES1 3425/3635
76-4490-0012-00-0	1325 MARION AVE	07/21/23	\$237,500	WD	03-ARM'S LENGTH	\$237,500	\$93,000	39.16	\$285,147	\$118,990	\$166,637	77.5	135.0	0.28	0.28	\$1,535	\$426,487	\$9.79	90.00	RES1 3408/1976
76-4490-0024-00-8	1307 MARION AVE	10/12/23	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$109,300	35.26	\$278,129	\$149,701	\$117,830	54.8	135.0	0.14	0.14	\$2,732	\$1,076,986	\$24.72	45.00	RES1 3414/0826
76-4490-0027-00-7	1302 MARION AVE	04/14/23	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$70,600	40.93	\$232,413	\$57,917	\$117,830	54.8	135.0	0.14	0.14	\$1,057	\$416,669	\$9.57	45.00	RES1 3402/3270
76-4510-0001-00-6	1507 LANGLEY AVE	08/13/24	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$110,100	45.89	\$252,672	\$120,612	\$133,384	62.0	100.0	0.15	0.15	\$1,944	\$783,195	\$17.98	67.00	RES1 3432/1438
76-4510-0012-00-8	1409 MARGARET PL	12/14/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$77,600	32.33	\$235,131	\$137,483	\$132,614	61.7	135.0	0.18	0.18	\$2,229	\$776,740	\$17.83	57.00	RES1 3418/3109
76-4540-0002-01-2	1218 RIVERWOOD TERR	04/18/24	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$157,400	39.45	\$350,915	\$198,339	\$150,254	69.9	132.0	0.22	0.22	\$2,838	\$885,442	\$20.33	74.00	RES1 3424/3788
76-4540-0017-00-1	1227 RIVERWOOD TERR	08/08/24	\$360,000	OTH	03-ARM'S LENGTH	\$360,000	\$169,600	47.11	\$323,406	\$174,302	\$137,708	64.1	204.0	0.23	0.23	\$2,721	\$744,880	\$17.10	50.00	RES1 3432/1264
76-4540-0020-00-2	2405 LANGLEY AVE	08/12/24	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$166,300	39.60	\$382,150	\$223,474	\$185,624	86.3	115.0	0.32	0.32	\$2,588	\$700,545	\$16.08	121.00	RES1 3432/0872
76-4550-0003-00-8	2507 RIVERWOOD TERR	05/31/23	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$265,300	37.90	\$495,096	\$428,104	\$223,200	103.8	390.0	0.85	0.85	\$4,124	\$503,060	\$11.55	95.00	RES1 3405/1724
76-4550-0006-00-7	2504 RIVERWOOD TERR	04/10/23	\$403,900	WD	03-ARM'S LENGTH	\$403,900	\$157,800	39.07	\$383,936	\$174,718	\$154,754	72.0	166.0	0.27	0.27	\$2,427	\$654,375	\$15.02	70.00	RES1 3402/2385
76-4580-0008-00-1	2104 LANGLEY AVE	10/02/23	\$247,500	WD	03-ARM'S LENGTH	\$247,500	\$104,400	42.18	\$302,130	\$119,283	\$173,913	80.9	150.0	0.32	0.32	\$1,475	\$372,759	\$8.56	93.00	RES1 3413/2555
76-4580-0013-00-5	1203 ORCHARD AVE	12/06/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$92,300	52.74	\$257,139	\$53,920	\$136,059	63.3	135.0	0.19	0.19	\$852	\$289,892	\$6.66	60.00	RES1 3440/1396
76-4660-0028-01-2	506 KINGSLEY AVE	07/24/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$92,400	39.32	\$213,219	\$129,873	\$108,092	50.3	100.0	0.10	0.10	\$2,583	\$1,285,871	\$29.52	44.00	RES1 3409/0713
76-4660-0031-00-5	2403 LAKEVIEW AVE	03/29/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$132,200	55.08	\$278,269	\$76,957	\$115,226	53.6	100.0	0.12	0.12	\$1,436	\$669,191	\$15.36	50.00	RES1 3423/3097
76-4660-0047-00-9	518 WHITTLESLEY AVE	11/01/23	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$113,100	45.26	\$238,648	\$143,637	\$132,385	61.6	100.0	0.15	0.15	\$2,333	\$944,980	\$21.69	66.00	RES1 3415/1922
76-4670-0062-01-3	511 GRANADA AVE	07/15/24	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$141,600	36.78	\$297,991	\$219,394	\$132,385	61.6	100.0	0.15	0.15	\$3,563	\$1,443,382	\$33.14	66.00	RES1 3430/2121
76-4670-0085-00-5	511 DONNA DR	04/12/24	\$264,326	WD	03-ARM'S LENGTH	\$264,326	\$107,500	40.67	\$226,242	\$153,882	\$115,798	53.9	102.0	0.12	0.12	\$2,857	\$1,315,231	\$30.19	50.00	RES1 3434/2399
76-4670-0099-00-6	2604 S STATE ST	07/31/23	\$279,500	WD	03-ARM'S LENGTH	\$279,500	\$112,300	40.18	\$310,782	\$137,164	\$168,446	78.3	82.0	0.22	0.22	\$1,751	\$671,856	\$14.18	118.00	RES1 3410/3572
76-4670-0108-01-3	2515 LAKEVIEW AVE	08/15/24	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$219,400	44.78	\$482,838	\$192,708	\$185,546	86.3	134.0	0.35	0.35	\$2,233	\$558,574	\$12.82	112.00	RES1 3432/1654
76-4830-0023-00-3	2019 SUNSET DR	05/01/23	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$87,000	36.25	\$298,054	\$88,906	\$146,960	68.4	135.0	0.22	0.22	\$1,301	\$409,705	\$9.41	70.00	RES1 3403/1584
76-4830-0039-00-7	1214 MOHAWK LN	06/30/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$74,600	33.91	\$226,777	\$119,809	\$126,586	58.9	140.0	0.16	0.16	\$2,035	\$730,543	\$16.77	51.00	RES1 3411/2037
76-5080-0015-00-1	2800 S STATE ST	11/07/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$121,600	55.27	\$305,834	\$68,609	\$154,443	71.8	120.0	0.23	0.23	\$955	\$303,580	\$6.97	82.00	RES1 3416/4042
76-5400-0001-01-6	1417 NEWBERRY HLS LN	04/19/24	\$905,000	WD	03-ARM'S LENGTH	\$905,000	\$835,200	92.29	\$1,053,744	\$151,957	\$300,701	139.9	148.0	0.95	0.95	\$1,086	\$159,787	\$6.67	280.00	RES1 3423/3097
76-5990-0003-01-6	808 WISCONSIN AVE	03/11/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$83,200	36.98	\$204,192	\$119,661	\$98,853	46.0	64.0	0.07	0.07	\$2,603	\$1,759,721	\$40.40	46.00	RES1 3422/2722
76-5990-0007-00-3	819 WISCONSIN AVE	04/12/24	\$406,000	WD	03-ARM'S LENGTH	\$406,000	\$163,700	40.32	\$279,009	\$249,313	\$122,322	56.9	127.0	0.15	0.15	\$4,382	\$1,707,623	\$39.20	50.00	RES1 3424/3085
76-5990-0012-00-7	824 WISCONSIN AVE	04/16/24	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$143,700	33.73	\$357,936	\$190,386	\$122,322	56.9	127.0	0.15	0.15	\$3,346	\$1,304,014	\$29.94	50.00	RES1 3424/2412
76-5990-0039-00-2	937 WISCONSIN AVE	05/10/24	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$150,000	71.43	\$285,271	\$47,051	\$122,322	56.9	127.0	0.15	0.15	\$827	\$322,267	\$7.40	50.00	RES1 3426/0722
76-6680-0015-00-5	2816 S STATE ST	10/17/24	\$331,000	WD	03-ARM'S LENGTH	\$331,000	\$165,000	49.85	\$332,517	\$150,319	\$151,836	70.6	134.0	0.23	0.23	\$2,129	\$650,732	\$14.94	75.00	RES1 3437/1784
76-6780-0002-00-7	2720 HIGHLAND CT	03/14/25	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$149,500	48.23	\$336,145	\$151,110	\$177,255	82.4	140.0	0.32	0.32	\$1,833	\$470,748	\$10.81	100.00	RES1 3446/2617
76-6840-0002-00-4	1705 LANGLEY AVE	01/15/25	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$121,900	54.18	\$277,508	\$87,472	\$139,980	65.1	125.0	0.19	0.19	\$1,344	\$462,815	\$10.62	66.00	RES1 3442/3541
76-6840-0005-00-3	1807 LANGLEY AVE	06/20/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$109,200	35.23	\$275,636	\$173,280	\$138,916	64.6	125.0	0.19	0.19	\$2,682	\$926,631	\$21.27	65.00	RES1 3428/4174
76-6890-0001-00-4	1901 LANGLEY AVE	03/21/25	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$82,200	29.25	\$298,245	\$113,760	\$131,005	60.9	120.0	0.16	0.16	\$1,867	\$697,914	\$16.02	59.00	RES1 3447/0801
76-6900-0019-00-1	1416 MICHIGAN AVE	07/21/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$95,300	25.08	\$266,315	\$240,349	\$126,664	58.9	135.0	0.16	0.16	\$4,080	\$1,492,851	\$34.27	52.00	RES1 3408/4421
76-6900-0023-00-9	1505 LANGLEY AVE	02/16/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$78,800	39.40	\$244,876	\$93,550	\$138,426	64.4	116.0	0.18	0.18	\$1,453	\$525,562	\$12.07	67.00	RES1 3421/0255
76-6950-0013-00-0	2103 LANGLEY AVE	12/01/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$93,000	33.21	\$262,659	\$136,665	\$119,324	55.5	115.0	0.13	0.13	\$2,462	\$1,035,341	\$23.77	50.00	RES1 3417/2397
76-6950-0015-00-2	2115 LANGLEY AVE	12/23/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$122,000	40.67	\$278,728	\$167,413	\$146,141	68.0	115.0	0.20	0.20	\$2,463	\$845,520	\$19.41	75.00	RES1 3441/2965
76-7170-0048-00-7	711 BOTHAM AVE	01/26/24	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$94,100	35.51	\$240,887	\$143,727	\$119,614	55.6	126.0	0.14	0.14	\$2,583	\$1,034,007	\$23.74	48.00	RES1 3420/0473
76-7230-0004-00-7	2810 WILLA DR	10/19/23	\$215,000	OTH	03-ARM'S LENGTH	\$215,000	\$100,300	46.65	\$309,134	\$43,255	\$137,389	63.9	116.0	0.18	0.18	\$677	\$245,767	\$5.64	66.00	RES1 3414/2635
76-7230-0015-00-9	2811 WILLA DR	04/12/24	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$129,200	48.03	\$277,070	\$127,290	\$135,360	63.0	100.0	0.16	0.16	\$2,022	\$805,633	\$18.49	69.00	RES1 3424/3088
76-7230-0037-00-2	2807 THAYER DR	08/31/23	\$272,650	WD	03-ARM'S LENGTH	\$272,650	\$115,100	42.22	\$318,637	\$108,605	\$154,592	71.9	100.0	0.21	0.21	\$1,510	\$524,662	\$12.04	90.00	RES1 3411/4042
76-7300-0001-00-2	513 COLUMBIA AVE	10/31/24	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$142,300	59.29	\$318,142	\$72,487	\$150,629	70.1	120.0	0.22	0.22	\$1,035	\$337,149	\$7.74	78.00	RES1 3438/0732
76-7300-0006-00-4	2716 S STATE ST	08/30/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$93,700	46.85	\$260,375	\$86,083	\$146,458	68.1	116.0	0.20	0.20	\$1,264	\$430,415	\$9.88	75.00	RES1 3411/2215
76-7300-0008-00-7	2717 SUNNYDALE DR	06/13/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$102,700	37.35	\$286,553	\$134,905	\$146,458	68.1	116.0	0.20	0.20	\$1,980	\$674,525	\$15.48	75.00	RES1 3406/1417
76-7330-0016-00-1	407 NORTH ST	06/12/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$229,800	54.07	\$419,861	\$187,273	\$182,134	84.7	150.0	0.35	0.35	\$2,211	\$533,541	\$12.25	102.00	RES1 3428/0730
76-8200-0006-00-3	851 MOHAWK LN	03/08/24	\$260,000	OTH	03-ARM'S LENGTH	\$260,000	\$88,000	33.85	\$260,795	\$122,233	\$123,028	57.2	100.0	0.13	0.13	\$2,136	\$933,076	\$21.42	57.00	RES1 3422/1909
76-8550-0008-00-1	1714 LAKEVIEW AVE	03/08/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$110,700	38.17	\$230,419	\$168,555	\$108,974	50.7	80.0	0.09	0.09	\$3,325	\$1,832,120	\$42.06	50.00	RES1 3422/2496
76-8550-0020-00-1	428 HOWARD AVE	10/24/24	\$178,000	WD	03-ARM'S LENGTH	\$178,000	\$75,200	42.25	\$172,879	\$108,183	\$103,062	47.9	100.0	0.09	0.09	\$2,257	\$1,175,902	\$26.99	40.00	RES1 3438/1292
76-8550-0021-00-8	426 HOWARD AVE	09/15/23	\$313,000	WD	03-ARM'S LENGTH	\$313,000	\$85,500	27.32	\$200,083	\$215,979	\$103,062	47.9	100.0	0.09	0.09	\$4,506	\$2,347,598	\$53.89	40.00	RES1 3412/1201
76-8550-0029-00-9	427 LA SALLE AVE	12/13/24	\$249,000	WD	03-ARM'S LENGTH	\$249,000	\$112,500	45.18	\$217,766	\$134,296	\$103,062	47.9	100.0	0.09	0.09	\$2,802	\$1,459,739	\$33.51	40.00	RES1 3441/0497
76-8600-0																				

76-7280-0004-00-3	1614 FORRES AVE	08/04/23	\$529,000	WD	03-ARM'S LENGTH	\$529,000	\$140,800	26.62	\$288,422	\$356,622	\$116,044	54.0	127.0	0.13	0.13	\$6,607	\$2,722,305	\$62.50	45.00	RES1 3409/2964
76-7280-0033-00-3	1723 FORRES AVE	04/26/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$201,000	42.32	\$291,345	\$295,765	\$112,110	52.1	127.0	0.12	0.12	\$5,672	\$2,424,303	\$55.65	42.00	RES1 3425/1843

2026 Land Analysis: RES2 - Residential West of Main Street to Bluff

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
76-0027-0125-08-3	222 CROFTON CIR	03/28/25	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$200,900	39.39	\$444,733	\$304,078	\$238,811	79.6	200.0	0.36	0.36	\$3,820	\$849,380	\$19.50	78.00	RES2	3447/3885
76-0340-0185-00-7	721 STATE ST	06/27/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$261,200	54.99	\$403,073	\$218,543	\$146,616	48.9	98.0	0.09	0.09	\$4,472	\$2,324,926	\$53.37	42.00	RES2	3428/4210
76-1350-0002-00-2	1104 STATE ST	07/18/24	\$595,000	WD	03-ARM'S LENGTH	\$595,000	\$172,800	29.04	\$385,645	\$349,362	\$140,007	46.7	132.0	0.10	0.10	\$7,486	\$3,493,620	\$80.20	33.00	RES2	3430/2799
76-1400-0008-00-1	221 N SUNNYBANK RD	12/23/24	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$135,900	41.69	\$354,444	\$176,791	\$205,235	68.4	118.0	0.20	0.20	\$2,584	\$870,892	\$19.99	75.00	RES2	3410/4013
76-2520-0007-00-1	604 CENTRAL AVE	11/27/23	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$137,300	58.43	\$344,781	\$33,804	\$143,585	47.9	86.0	0.09	0.09	\$706	\$397,694	\$9.13	43.00	RES2	3417/0547
76-3160-0110-00-5	613 JONES ST	03/27/24	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$116,600	54.74	\$291,992	\$56,953	\$135,945	45.3	66.0	0.07	0.07	\$1,257	\$850,045	\$19.51	44.00	RES2	3423/2425
76-3170-0070-02-7	508 JONES ST	04/23/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$101,200	46.00	\$210,495	\$111,194	\$101,689	33.9	56.0	0.04	0.04	\$3,280	\$3,088,722	\$70.91	28.00	RES2	3425/0652
76-5130-0017-01-0	1318 STATE ST	03/18/24	\$340,000	OTH	03-ARM'S LENGTH	\$340,000	\$0	0.00	\$360,571	\$155,001	\$175,572	58.5	183.6	0.19	0.19	\$2,648	\$837,843	\$19.23	44.00	RES2	3422/3917

Totals:			\$2,914,000			\$2,914,000	\$1,125,900		\$2,795,734	\$1,405,726	\$1,287,460	429.2		1.13	1.13						
							Sale. Ratio =>	38.64			Average			Average				Average			
							Std. Dev. =>	19.04			per FF=>	\$3,276		per Net Acre=>	1,246,210.99			per SqFt=>	\$28.61		

Avg Dollars/FF w/outliers	\$4,039																Mean:	\$3,282			
Std. Dev w/outliers	\$3,006																Median:	\$2,964			
Two Std. Dev. w/outliers	-\$1,973	\$10,051															Mode:	No mode			

Dollar/FF: \$2,964

NOTE:
The following sales were omitted because they significantly deviate from the norm, falling outside the range of two standard deviations.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
76-3170-0065-01-5	1014 STATE ST	05/23/23	\$734,900	WD	03-ARM'S LENGTH	\$734,900	\$153,100	20.83	\$371,654	\$516,802	\$153,556	51.2	130.0	0.12	0.12	\$10,097	\$4,342,874	\$99.70	40.00	RES2	3404/2264

2026 Land Analysis: RES3 - Residential Water View

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
76-0026-0073-00-0	1448 LAKE BLVD	03/31/25	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$224,400	49.87	\$601,072	\$255,989	\$407,061	81.4	325.0	0.48	0.48	\$3,144	\$535,542	\$12.29	64.00	RES2	3447/2692
76-0027-0128-03-1	2515 OLD LAKE SHORE RD	11/17/23	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$377,400	51.00	\$622,862	\$461,350	\$344,212	68.8	225.0	0.28	0.28	\$6,702	\$1,624,472	\$37.29	55.00	RES2	3416/0859
76-0027-0135-01-0	2401 OLD LAKE SHORE RD	04/28/23	\$979,900	WD	03-ARM'S LENGTH	\$979,900	\$382,400	39.02	\$762,592	\$615,672	\$398,364	79.7	289.0	0.43	0.43	\$7,728	\$1,428,473	\$32.79	65.00	RES2	3403/3312
76-0550-0007-00-1	3403 LAKE SHORE DR	12/10/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$199,100	49.78	\$285,548	\$400,000	\$285,548	114.2	296.0	0.90	0.90	\$3,502	\$445,931	\$10.24	132.00	RES1	3417/3315
76-1170-0001-00-8	2301 LAKE SHORE DR	04/21/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$167,500	45.89	\$681,111	\$132,194	\$448,305	89.7	136.0	0.38	0.38	\$1,474	\$352,517	\$8.09	120.00	RES1	3403/0504
76-3170-0008-00-3	924 LAKE BLVD	05/19/23	\$799,900	WD	03-ARM'S LENGTH	\$799,900	\$220,200	27.53	\$539,889	\$569,365	\$309,354	61.9	132.0	0.18	0.18	\$9,202	\$3,235,028	\$74.27	58.00	RES2	3405/3206
Totals:			\$3,734,800			\$3,734,800	\$1,571,000		\$3,493,074	\$2,434,570	\$2,192,844	495.7		2.64	2.64						
							Sale. Ratio =>	42.06			Average			Average				Average			
							Std. Dev. =>	9.12			per FF=>	\$4,912		per Net Acre=>	921,836.43			per SqFt=>	\$21.16		
Avg Dollars/FF w/outliers			\$5,292																Mean:	\$5,292	
Std. Dev w/outliers			\$3,020																Median:	\$5,102	
Two Std. Dev. w/outliers			-\$748	\$11,332															Mode:	No mode	
																			Dollar/FF:	\$5,102	

NOTE:

The following sales were omitted because they significantly deviate from the norm, falling outside the range of two standard deviations.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
---------------	----------------	-----------	------------	--------	---------------	--------------	----------------	---------------	----------------	---------------	-----------------	--------------	-------	-----------	-------------	------------	--------------	--------------	--------------	----------	------------

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libor/Page
76-0340-0047-03-8	616 LIONS PARK DR	12/09/24	\$575,000	WD	03-ARM'S LENGTH	\$575,000		56.09	\$519,872	\$485,367	\$430,239	61.9	129.0	0.18	0.18	\$7,835	\$2,757,767	\$63.31	59.50	RES3	3442/1173
76-0340-0051-01-9	714 LIONS PARK DR	02/26/25	\$400,000	WD	03-ARM'S LENGTH	\$400,000		64.38	\$602,622	\$346,459	\$549,081	59.3	86.0	0.13	0.13	\$5,843	\$2,665,069	\$61.18	66.00	RES3	3445/1493
76-0340-0081-01-5	717 LIONS PARK DR	07/19/24	\$770,000	WD	03-ARM'S LENGTH	\$770,000		38.86	\$610,145	\$592,010	\$432,155	46.7	132.0	0.10	0.10	\$12,685	\$5,920,100	\$135.91	33.00	RES3	3430/2649
76-0800-0008-00-1	816 LIONS PARK DR	07/19/24	\$900,000	WD	03-ARM'S LENGTH	\$900,000		36.27	\$643,739	\$688,416	\$432,155	46.7	132.0	0.10	0.10	\$14,751	\$6,884,160	\$158.04	33.00	RES3	3430/2921
76-0800-0017-01-8	909 LIONS PARK DR	04/04/24	\$925,000	OTH	03-ARM'S LENGTH	\$925,000		33.77	\$664,488	\$692,667	\$432,155	46.7	132.0	0.10	0.10	\$14,842	\$6,926,670	\$159.01	33.00	RES3	3424/0678
76-0800-0018-00-6	911 LIONS PARK DR	03/27/25	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000		31.27	\$878,618	\$803,537	\$432,155	46.7	132.0	0.10	0.10	\$17,218	\$8,035,370	\$184.47	33.00	RES3	3447/2426
76-0800-0028-00-1	1001 LIONS PARK DR	11/02/23	\$731,500	WD	03-ARM'S LENGTH	\$731,500		31.00	\$592,075	\$571,580	\$432,155	46.7	132.0	0.10	0.10	\$12,248	\$5,715,800	\$131.22	33.00	RES3	3416/3251
76-1900-0058-00-0	541 RIDGEWAY	06/15/23	\$1,155,000	WD	03-ARM'S LENGTH	\$1,155,000		48.97	\$1,269,204	\$563,624	\$637,828	73.2	87.0	0.20	0.20	\$7,700	\$2,818,120	\$64.70	100.00	RES4	3406/2310
76-1900-0103-00-5	361 RIDGEWAY	05/28/24	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000		37.92	\$1,176,994	\$593,248	\$670,242	72.4	105.0	0.22	0.22	\$8,196	\$2,759,293	\$63.34	89.00	RES4	3427/1448
76-1900-0131-00-9	462 UPTON DR	05/05/23	\$325,000	WD	03-ARM'S LENGTH	\$325,000		25.78	\$333,242	\$201,658	\$209,900	56.7	125.0	0.14	0.14	\$3,559	\$1,410,196	\$32.37	50.00	RES4	3403/1718
76-1900-0143-01-5	416 UPTON DR	03/21/25	\$480,000	WD	03-ARM'S LENGTH	\$480,000		40.35	\$499,146	\$256,617	\$275,763	74.4	123.0	0.25	0.25	\$3,447	\$1,043,159	\$23.95	87.00	RES4	3447/0758
76-4690-0006-00-2	102 LIGHTHOUSE DUNES PATH	08/09/24	\$1,475,000	WD	03-ARM'S LENGTH	\$1,475,000		53.65	\$1,388,711	\$836,949	\$750,660	81.1	145.0	0.32	0.32	\$10,324	\$2,648,573	\$60.80	95.00	RES4	3431/4131
Totals:			\$10,086,500			\$10,086,500	\$4,187,300		\$9,178,856	\$6,632,132	\$5,724,488	712.4		1.93	1.93						
							Sale, Ratio => Std. Dev. =>	41.51 11.71				Average per FF=>			Average per Net Acre=>			Average per SqFt=>			
Avg Dollars/FF w/outliers			\$9,887																		
Std. Dev w/outliers			\$4,525.47																		
Two Std. Dev. w/outliers			\$836.34	\$18,938.23																	
						</															

The following sales were omitted because they significantly deviate from the norm, falling outside the range of two standard deviations.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
---------------	----------------	-----------	------------	--------	---------------	--------------	----------------	---------------	----------------	---------------	-----------------	--------------	-------	-----------	-------------	------------	--------------	--------------	--------------	----------	------------

2026 Land Analysis: RES5 - Lake Front Property

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
76-0340-0023-00-7	501 LAKE ST	07/31/24	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$345,300	43.71	\$698,754	\$602,746	\$511,500	33.0	132.0	0.10	0.10	\$18,265	\$6,027,460	\$138.37	33.00	RES3	3432/1115
76-0800-0044-00-7	1102 LIONS PARK DR	11/03/23	\$2,050,000	WD	03-ARM'S LENGTH	\$2,050,000	\$954,300	46.55	\$1,846,978	\$1,226,022	\$1,023,000	66.0	92.0	0.14	0.14	\$18,576	\$8,820,302	\$202.49	66.00	RES3	3416/0736
11-76-1900-0061-07-0 & 10-0	492 RIDGEWAY	07/19/24	\$1,775,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,775,000	\$747,000	42.08	\$2,784,432	\$1,775,000	\$1,550,000	100.0	485.7	1.12	1.12	\$17,750	\$1,591,928	\$36.55	100.00	RES4	3430/1396
11-76-1900-0061-06-0 & 09-0	496 RIDGEWAY	09/11/24	\$1,775,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$1,775,000	\$875,400	49.32	\$3,435,247	\$1,775,000	\$1,550,000	100.0	431.7	0.99	0.99	\$17,750	\$1,791,120	\$41.12	100.00	RES4	3434/2481
Totals:			\$6,390,000			\$6,390,000	\$2,922,000		\$8,765,411	\$5,378,768	\$4,634,500	299.0		2.35	2.35						
						Average		45.73						Average			Average				
						Std. Dev. =>		3.19	per FF=>		\$17,989		per Net Acre=>	2,293,717.70		per SqFt=>	\$52.66				
Avg Dollars/FF w/outliers		\$18,085																			
Std. Dev w/outliers		\$407.44																			
Two Std. Dev. w/outliers		\$17,270.39	\$18,900.17																		
																Mean:	\$18,085				
																Median:	\$18,008				
																Mode:	\$17,750				
																Dollar/FF:	\$18,008				

NOTE:
The following sales were omitted because they significantly deviate from the norm, falling outside the range of two standard deviations.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
---------------	----------------	-----------	------------	--------	---------------	--------------	----------------	---------------	----------------	---------------	-----------------	--------------	-------	-----------	-------------	------------	--------------	--------------	--------------	----------	------------

2026 Land Analysis: RES6 - Residential Condos Downtown

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page		
76-0170-0002-00-9	327 STATE ST	08/25/23	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$201,900	46.41	\$395,253	\$181,578	\$141,831	0.0	0.0	0.02	0.02	#DIV/0!	\$11,348,625	\$260.53	0.00	RES7	3414/1202		
76-1180-0002-00-0	312 STATE ST	10/09/24	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$290,900	56.49	\$621,735	\$231,013	\$337,748	0.0	0.0	0.04	0.04	#DIV/0!	\$5,923,410	\$135.98	0.00	RES7	3438/2178		
76-2850-0001-00-3	403 STATE ST	01/15/25	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$249,000	55.33	\$421,338	\$166,312	\$137,650	0.0	0.0	0.02	0.02	#DIV/0!	\$10,394,500	\$238.62	0.00	RES7	3443/1032		
76-2850-0005-00-9	403 STATE ST	08/30/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$187,200	46.22	\$325,654	\$196,087	\$116,741	0.0	0.0	0.01	0.01	#DIV/0!	\$15,083,615	\$346.27	0.00	RES7	3412/2333		
Totals:			\$1,805,000			\$1,805,000	\$929,000		\$1,763,980	\$774,990	\$733,970	0.0		0.08	0.08								
							Sale. Ratio =>	51.47				Average			Average		Average						
							Std. Dev. =>	5.56				per FF=>	#DIV/0!		per Net Acre=>	9,226,071.43							
Avg Dollars/FF w/outliers		\$245.35																					
Std. Dev w/outliers		\$86.45																					
Two Std. Dev. w/outliers		\$72.45		\$418.26																			
																		Mean:	\$245.35				
																		Median:	\$249.58				
																		Mode:	No mode				
																		Dollars/SqFt:	\$249.58				

NOTE:
The following sales were omitted because they significantly deviate from the norm, falling outside the range of two standard deviations

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
---------------	----------------	-----------	------------	--------	---------------	--------------	----------------	---------------	----------------	---------------	-----------------	--------------	-------	-----------	-------------	------------	--------------	--------------	--------------	----------	------------

2026 Land Analysis: RES6 - Residential Condos Marina Influence

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
76-2981-0008-00-0	994 RIVER RUN	04/28/23	\$533,000	WD	03-ARM'S LENGTH	\$533,000	\$0	0.00	\$602,528	\$104,487	\$174,015	0.0	0.0	0.09	0.09	#DIV/0!	\$1,174,011	\$26.95	0.00	RES9 3403/2290	
76-2981-0010-00-0	980 RIVER RUN	07/28/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$0	0.00	\$558,646	\$208,909	\$147,555	0.0	0.0	0.08	0.08	#DIV/0!	\$2,785,453	\$63.95	0.00	RES9 3409/2521	
76-2981-0018-00-0	245 CAVELIER AVE	04/28/23	\$649,000	WD	03-ARM'S LENGTH	\$649,000	\$0	0.00	\$556,932	\$273,013	\$180,945	0.0	0.0	0.09	0.09	#DIV/0!	\$2,967,533	\$68.13	0.00	RES9 3403/1531	
76-2981-0019-00-0	239 CAVELIER AVE	01/09/24	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$0	0.00	\$593,290	\$261,435	\$184,725	0.0	0.0	0.09	0.09	#DIV/0!	\$2,781,223	\$63.85	0.00	RES9 3419/0856	
76-2983-0012-00-0	190 MARINERS COVE	05/01/24	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$0	0.00	\$691,621	\$76,079	\$167,700	0.0	0.0	0.04	0.04	#DIV/0!	\$2,002,079	\$45.96	0.00	RES9 3425/3518	
76-2983-0013-00-0	184 MARINERS COVE	12/13/23	\$624,000	WD	03-ARM'S LENGTH	\$624,000	\$0	0.00	\$658,459	\$113,441	\$147,900	0.0	0.0	0.03	0.03	#DIV/0!	\$3,336,500	\$76.60	0.00	RES9 3814/0120	
76-2983-0018-00-0	978 WHITWAM	04/28/23	\$518,000	WD	03-ARM'S LENGTH	\$518,000	\$0	0.00	\$583,866	\$76,649	\$142,515	0.0	0.0	0.07	0.07	#DIV/0!	\$1,049,986	\$24.10	0.00	RES9 3403/2222	
76-2983-0020-00-0	986 WHITWAM	07/07/23	\$498,225	WD	03-ARM'S LENGTH	\$498,225	\$0	0.00	\$633,162	\$7,578	\$142,515	0.0	0.0	0.07	0.07	#DIV/0!	\$103,808	\$2.38	0.00	RES9 3408/1253	
76-2983-0023-00-0	905 HARBOR DR E	08/21/23	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$0	0.00	\$547,440	\$197,575	\$165,015	0.0	0.0	0.08	0.08	#DIV/0!	\$2,352,083	\$54.00	0.00	RES9 3410/2357	
76-2983-0024-00-0	911 HARBOR DR E	06/29/23	\$459,000	WD	03-ARM'S LENGTH	\$459,000	\$0	0.00	\$500,905	\$45,215	\$87,120	0.0	0.0	0.04	0.04	#DIV/0!	\$1,027,614	\$23.59	0.00	RES9 3408/1239	
76-2983-0025-00-0	917 HARBOR DR E	07/31/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$0	0.00	\$499,359	\$30,916	\$85,275	0.0	0.0	0.04	0.04	#DIV/0!	\$702,636	\$16.13	0.00	RES9 3409/2412	
76-2983-0026-00-0	923 HARBOR DR E	12/19/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$0	0.00	\$498,139	\$136,506	\$84,645	0.0	0.0	0.04	0.04	#DIV/0!	\$3,174,558	\$72.88	0.00	RES9 3418/0686	
76-2983-0027-00-0	929 HARBOR DR E	10/27/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$0	0.00	\$499,809	\$135,916	\$85,725	0.0	0.0	0.04	0.04	#DIV/0!	\$3,089,000	\$70.91	0.00	RES9 3415/0923	
76-2983-0028-00-0	935 HARBOR DR E	05/23/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$0	0.00	\$501,294	\$30,916	\$87,210	0.0	0.0	0.04	0.04	#DIV/0!	\$702,636	\$16.13	0.00	RES9 3405/2254	
76-2983-0029-00-0	941 HARBOR DR E	07/18/23	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$0	0.00	\$491,761	\$57,819	\$104,580	0.0	0.0	0.05	0.05	#DIV/0!	\$1,090,925	\$25.04	0.00	RES9 3408/4374	
76-2983-0030-00-0	152 MARINERS COVE	01/03/24	\$679,000	WD	03-ARM'S LENGTH	\$679,000	\$0	0.00	\$649,984	\$177,316	\$148,300	0.0	0.0	0.03	0.03	#DIV/0!	\$5,215,176	\$119.72	0.00	RES9 3419/0117	
76-2983-0032-00-0	138 MARINERS COVE	10/13/23	\$668,000	WD	03-ARM'S LENGTH	\$668,000	\$0	0.00	\$646,932	\$166,268	\$145,200	0.0	0.0	0.03	0.03	#DIV/0!	\$5,038,424	\$115.67	0.00	RES9 3414/0436	
76-2983-0033-00-0	132 MARINERS COVE	02/05/24	\$668,000	WD	03-ARM'S LENGTH	\$668,000	\$0	0.00	\$646,932	\$166,268	\$145,200	0.0	0.0	0.03	0.03	#DIV/0!	\$5,038,424	\$115.67	0.00	RES9 3420/1471	
76-2983-0034-00-0	126 MARINERS COVE	01/05/24	\$679,000	WD	03-ARM'S LENGTH	\$679,000	\$0	0.00	\$642,184	\$177,316	\$140,500	0.0	0.0	0.03	0.03	#DIV/0!	\$5,541,125	\$127.21	0.00	RES9 3419/0063	
Totals:			\$10,880,225			\$10,880,225	\$0		\$11,003,243	\$2,443,622	\$2,566,640	0.0		1.06	1.06						
								Sale. Ratio ==>	0.00	Average				Average		Average					
								Std. Dev. ==>	0.00	per FF==>				#DIV/0!	per Net Acre==>		2,314,035.98	per SqFt==>		\$53.12	

Avg Dollars/FF w/outliers	\$65.95																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
---------------------------	---------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

NOTE:
The following sales were omitted because they significantly deviate from the norm, falling outside the range of two standard deviations.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
76-2983-0031-00-0	144 MARINERS COVE	03/20/24	\$775,000	PTA	03-ARM'S LENGTH	\$775,000	\$0	0.00	\$646,932	\$273,268	\$145,200	0.0	0.0	0.03	0.03	#DIV/0!	\$8,280,848	\$190.10	0.00	RES9	

[illegible]

The following sales were omitted because they significantly deviate from the norm, falling outside the range of two standard deviations.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
---------------	----------------	-----------	------------	--------	---------------	--------------	----------------	---------------	----------------	---------------	-----------------	--------------	-------	-----------	-------------	------------	--------------	--------------	--------------	----------	------------

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
76-3670-0005-00-6	2214 S STATE ST	06/20/23	\$344,000	WD	03-ARM'S LENGTH	\$344,000	\$124,600	36.22	\$295,278	\$131,063	\$82,341	0.0	0.0	0.14	0.14	#DIV/0!	\$970,837	\$22.29	0.00	RES7 3407/0371	
76-3670-0015-00-0	2214 S STATE ST	02/23/24	\$344,000	WD	03-ARM'S LENGTH	\$370,000	\$129,600	35.03	\$301,482	\$148,944	\$80,426	0.0	0.0	0.13	0.13	#DIV/0!	\$1,128,364	\$25.90	0.00	RES7 3421/1313	
76-3670-0017-00-0	2214 S STATE ST	09/03/24	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$214,300	54.53	\$392,708	\$111,356	\$111,064	0.0	0.0	0.18	0.18	#DIV/0!	\$611,846	\$14.05	0.00	RES7 3434/0546	
76-3670-0018-00-0	2214 S STATE ST	10/08/24	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$214,800	63.36	\$386,051	\$56,353	\$103,404	0.0	0.0	0.17	0.17	#DIV/0!	\$331,488	\$7.61	0.00	RES7 3436/0731	
76-3670-0021-00-0	2214 S STATE ST	07/10/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$143,100	47.70	\$332,176	\$55,909	\$88,085	0.0	0.0	0.14	0.14	#DIV/0!	\$388,257	\$8.91	0.00	RES7 3408/0360	

NOTE:
The following sales were omitted because they significantly deviate from the norm, falling outside the range of two standard deviations

NOTE:
The following sales were omitted because they significantly deviate from the norm, falling outside the range of two standard deviations

2026 Land Analysis: RES6 - Residential Condos Water Influence

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
76-1140-0004-00-5	215 WAYNE ST	10/24/24	\$500,000	WD	03-ARM'S LENGTH	\$178,300		35.66	\$430,508	\$322,574	\$253,082	0.0	0.0	0.09	0.09	#DIV/0!	\$3,665,614	\$84.15	0.00	RESS 3437/3207	
76-1143-0023-00-4	179 WAYNE ST	08/29/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$151,200	32.87	\$429,140	\$283,942	\$253,082	0.0	0.0	0.09	0.09	#DIV/0!	\$3,226,614	\$74.07	0.00	RESS 3411/2195	
76-4400-0011-00-8	3606 LAKE SHORE DR	11/21/23	\$170,500	WD	03-ARM'S LENGTH	\$170,500	\$60,200	35.31	\$197,547	\$98,736	\$125,783	0.0	0.0	0.02	0.04	#DIV/0!	\$6,171,000	\$141.67	0.00	RESS 3416/0939	
76-4400-0012-00-4	3608 LAKE SHORE DR	11/22/24	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$71,000	43.69	\$196,192	\$92,091	\$125,783	0.0	0.0	0.02	0.04	#DIV/0!	\$5,755,688	\$132.13	0.00	RESS 3439/3662	
76-4400-0016-00-0	3608 LAKE SHORE DR	06/24/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$71,000	61.74	\$199,679	\$41,104	\$125,783	0.0	0.0	0.04	0.04	#DIV/0!	\$934,182	\$21.45	0.00	RESS 3433/0433	
76-4400-0025-00-9	3610 LAKE SHORE DR	09/03/24	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$95,700	46.68	\$268,626	\$111,385	\$175,011	0.0	0.0	0.02	0.06	#DIV/0!	\$5,062,955	\$116.23	0.00	RESS 3435/4414	
76-4400-0038-00-3	3612 LAKE SHORE DR	06/06/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$81,300	24.64	\$268,626	\$236,385	\$175,011	0.0	0.0	0.02	0.06	#DIV/0!	\$10,744,773	\$246.67	0.00	RESS 3406/0609	
76-4400-0046-00-6	3616 LAKE SHORE DR	09/13/24	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$95,500	35.50	\$269,746	\$174,265	\$175,011	0.0	0.0	0.02	0.06	#DIV/0!	\$7,921,136	\$181.84	0.00	RESS 3434/2654	
76-4400-0054-00-9	3616 LAKE SHORE DR	04/15/24	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$95,700	39.06	\$269,432	\$150,579	\$175,011	0.0	0.0	0.02	0.06	#DIV/0!	\$6,844,500	\$157.13	0.00	RESS 3425/3155	
76-4400-0077-00-9	3622 LAKE SHORE DR	04/02/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$95,700	30.87	\$268,626	\$216,385	\$175,011	0.0	0.0	0.02	0.06	#DIV/0!	\$9,835,682	\$225.80	0.00	RESS 3423/3728	
76-4400-0082-00-2	3624 LAKE SHORE DR	05/09/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$81,300	38.71	\$272,172	\$112,839	\$175,011	0.0	0.0	0.02	0.06	#DIV/0!	\$5,129,045	\$117.75	0.00	RESS 3403/3721	
76-4400-0090-00-5	3618 LAKE SHORE DR	11/26/24	\$247,000	WD	03-ARM'S LENGTH	\$247,000	\$95,700	38.74	\$268,626	\$153,385	\$175,011	0.0	0.0	0.02	0.06	#DIV/0!	\$6,972,045	\$160.06	0.00	RESS 3439/3056	
76-4400-0108-00-1	3614 LAKE SHORE DR	03/18/25	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$95,700	40.21	\$264,727	\$148,284	\$175,011	0.0	0.0	0.08	0.06	#DIV/0!	\$1,853,550	\$42.55	0.00	RESS 3446/2993	
76-4400-0111-00-2	3626 LAKE SHORE DR	10/31/24	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$73,400	40.78	\$268,626	\$86,385	\$175,011	0.0	0.0	0.02	0.06	#DIV/0!	\$5,759,000	\$132.21	0.00	RESS 3438/2375	
76-4400-0118-00-7	3626 LAKE SHORE DR	12/06/24	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$73,400	32.62	\$268,626	\$131,385	\$175,011	0.0	0.0	0.02	0.06	#DIV/0!	\$8,759,000	\$201.08	0.00	RESS 3440/1335	
76-4710-0007-00-7	200 LAKE ST	01/29/25	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$428,800	56.79	\$696,577	\$353,422	\$294,999	0.0	0.0	0.05	0.05	#DIV/0!	\$6,929,843	\$159.09	0.00	RES6 3443/3789	
76-4710-0008-00-3	200 LAKE ST	07/16/24	\$1,075,000	WD	03-ARM'S LENGTH	\$1,075,000	\$616,900	57.39	\$1,027,268	\$515,515	\$467,783	0.0	0.0	0.08	0.08	#DIV/0!	\$6,364,383	\$146.11	0.00	RES6 3430/2142	
76-4710-0011-00-4	200 LAKE ST	04/12/24	\$1,195,000	WD	03-ARM'S LENGTH	\$1,195,000	\$681,800	57.05	\$1,068,153	\$599,934	\$473,087	0.0	0.0	0.08	0.08	#DIV/0!	\$7,316,268	\$167.96	0.00	RES6 3424/3148	
76-4710-0013-00-7	200 LAKE ST	07/25/24	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$469,000	62.53	\$710,748	\$344,883	\$305,631	0.0	0.0	0.05	0.05	#DIV/0!	\$6,507,226	\$149.39	0.00	RES6 3431/0981	
76-4710-0015-00-0	200 LAKE ST	06/27/24	\$1,070,000	WD	03-ARM'S LENGTH	\$1,070,000	\$713,100	66.64	\$1,050,241	\$498,161	\$478,402	0.0	0.0	0.08	0.08	#DIV/0!	\$6,001,940	\$137.79	0.00	RES6 3420/1998	
76-4710-0018-00-9	200 LAKE ST	09/30/24	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$713,100	62.01	\$1,069,285	\$575,065	\$494,350	0.0	0.0	0.09	0.09	#DIV/0!	\$6,686,802	\$153.51	0.00	RES6 3435/4121	
76-4710-0020-00-3	200 LAKE ST	07/18/24	\$1,550,000	WD	03-ARM'S LENGTH	\$1,550,000	\$910,500	58.74	\$1,450,578	\$817,113	\$717,691	0.0	0.0	0.13	0.13	#DIV/0!	\$6,536,904	\$150.07	0.00	RES6 3430/2820	
76-6860-0004-00-1	1117 BROAD ST	10/04/24	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$150,200	48.45	\$355,620	\$108,064	\$153,684	0.0	0.0	0.03	0.03	#DIV/0!	\$4,002,370	\$91.88	0.00	RESS 3436/0894	
76-6860-0026-00-5	1117 BROAD ST	12/10/24	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$186,300	43.84	\$614,396	\$123,882	\$313,278	0.0	0.0	0.05	0.05	#DIV/0!	\$2,294,111	\$52.67	0.00	RESS 3440/2390	
76-7207-0001-01-0	253 SHOREVIEW WAY	11/14/24	\$563,000	WD	03-ARM'S LENGTH	\$563,000	\$267,300	47.48	\$593,845	\$149,964	\$180,809	0.0	0.0	0.03	0.03	#DIV/0!	\$4,837,548	\$111.05	0.00	RESS 3439/0486	
76-7210-0003-00-6	1806 LAKE SHORE DR	03/21/24	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$178,000	28.25	\$599,729	\$421,999	\$391,728	0.0	0.0	0.07	0.07	#DIV/0!	\$6,205,868	\$142.47	0.00	RESS 3423/1557	
76-7210-0015-00-4	1804 LAKE SHORE DR	07/31/23	\$638,000	WD	03-ARM'S LENGTH	\$638,000	\$196,400	30.78	\$700,098	\$405,627	\$467,725	0.0	0.0	0.08	0.08	#DIV/0!	\$5,007,741	\$114.96	0.00	RESS 3409/1822	
76-7530-0001-00-7	1221 BROAD ST	09/29/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$164,600	47.71	\$365,260	\$138,312	\$158,572	0.0	0.0	0.03	0.03	#DIV/0!	\$4,939,714	\$113.40	0.00	RESS 3413/1934	
76-7530-0002-00-3	1221 BROAD ST	09/25/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$152,200	51.59	\$394,541	\$59,031	\$158,572	0.0	0.0	0.03	0.03	#DIV/0!	\$2,108,250	\$48.40	0.00	RESS 3412/3274	
76-7530-0004-00-6	1221 BROAD ST	09/18/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$160,500	46.52	\$403,686	\$99,886	\$158,572	0.0	0.0	0.03	0.03	#DIV/0!	\$3,567,357	\$81.90	0.00	RESS 3412/2088	
76-7530-0005-00-2	1221 BROAD ST	09/18/23	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$150,300	50.95	\$391,570	\$62,002	\$158,572	0.0	0.0	0.03	0.03	#DIV/0!	\$2,214,357	\$50.83	0.00	RESS 3412/3720	
76-7530-0010-00-6	1221 BROAD ST	08/12/24	\$358,000	WD	03-ARM'S LENGTH	\$358,000	\$169,400	47.32	\$380,483	\$136,089	\$158,572	0.0	0.0	0.03	0.03	#DIV/0!	\$4,860,321	\$111.58	0.00	RESS 3437/1109	
76-7530-0011-00-2	1221 BROAD ST	07/25/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$180,500	48.13	\$385,692	\$147,880	\$158,572	0.0	0.0	0.03	0.03	#DIV/0!	\$5,281,429	\$121.24	0.00	RESS 3433/3611	
76-8500-0010-00-0	240 WATER ST	03/21/25	\$746,500	WD	03-ARM'S LENGTH	\$746,500	\$246,500	33.02	\$636,739	\$435,856	\$326,095	0.0	0.0	0.06	0.06	#DIV/0!	\$7,646,596	\$175.54	0.00	RES6 3447/0726	

Totals:	\$16,737,500					\$16,737,500	\$8,150,500		\$17,035,408	\$8,352,409	\$8,650,317	0.0		1.56	1.97						
							Sale. Ratio ==>	48.70			Average			Average							
							Std. Dev. ==>	11.10			per FF==>	#DIV/0!		per Net Acre==>	5,343,831.73			Average			
																		per SqFt==>	\$122.68		

Avg Dollars/SqFt w/outliers	\$134.67																		Mean:	\$126.90	
Std. Dev w/outliers	\$59.57																		Median:	\$132.17	
Two Std. Dev. w/outliers	\$15.53	\$253.80																	Mode:	No mode	

Dollars/SqFt \$132.17

NOTE:
The following sales were omitted because they significantly deviate from the norm, falling outside the range of two standard deviations.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
76-4400-0060-00-9	3620 LAKE SHORE DR	06/15/23	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$81,300	23.91	\$268,626	\$246,385	\$175,011	0.0	0.0	0.02	0.06	#DIV/0!	\$11,199,318	\$257.10	0.00	RESS 3406/1373	
76-4400-0076-00-2	3622 LAKE SHORE DR	05/09/23	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$81,300	22.58	\$270,270	\$264,741	\$175,011	0.0	0.0	0.02	0.06	#DIV/0!	\$12,033,682	\$276.26	0.00	RESS 3403/3741	