

ECF Area	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aud. when Sold	Aud./Adj. Sale	Cur. Appraisal	Land Yr/d	Bldg. Res./Use	Cost Min. \$	E.C.F.	Floor Area	S/Fs.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.
D 35 005 02 2373 000	29544 WINDSOR		09/09/20	\$112,725	PFA	03-ARM'S LENGTH	\$112,725	\$96,800	38.64	\$128,989	\$31,171	\$13,554	\$99,081	0.823	1,082	975.37	D	82.3108	1.00 STORY	\$20,115		D NEIGHBORHOOD	401	45
D 35 005 01 2871 000	29523 CHESTER		07/27/20	\$110,683	PFA	03-ARM'S LENGTH	\$110,683	\$97,600	52.04	\$137,218	\$32,522	\$78,161	\$81,160	0.963	1,050	974.44	D	96.3052	1.00 STORY	\$29,417		D NEIGHBORHOOD	401	45
D 35 005 01 2571 000	29594 WINDSOR		11/04/20	\$120,000	PFA	03-ARM'S LENGTH	\$120,000	\$90,800	50.67	\$147,490	\$33,335	\$88,485	\$90,043	0.982	1,221	972.45	D	98.2479	1.00 STORY	\$30,115		D NEIGHBORHOOD	401	45
D 35 005 01 2689 001	29571 CHESTER		05/05/20	\$116,000	PFA	03-ARM'S LENGTH	\$116,000	\$54,900	41.33	\$135,241	\$20,525	\$95,475	\$87,377	1.083	1,060	990.07	D	109.2683	1.25 STORY	\$19,489		D NEIGHBORHOOD	401	45
D 35 005 01 2579 000	29895 WINDSOR		08/11/20	\$139,900	PFA	03-ARM'S LENGTH	\$139,900	\$64,400	46.09	\$152,551	\$26,322	\$114,578	\$98,705	1.161	1,282	989.37	D	116.0871	1.25 STORY	\$25,322		D NEIGHBORHOOD	401	45
D 35 005 02 2890 000	29646 WARREN		04/07/21	\$132,000	PFA	03-ARM'S LENGTH	\$132,000	\$61,400	45.52	\$148,698	\$36,794	\$112,066	\$98,009	1.189	1,266	982.25	D	116.8706	1.00 STORY	\$19,734		D NEIGHBORHOOD	401	45
D 35 005 05 0004 000	29538 RUSH		09/14/20	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$49,600	42.39	\$125,176	\$23,936	\$93,064	\$76,930	1.210	1,036	989.83	D	120.9719	1.00 STORY	\$22,392		D NEIGHBORHOOD	401	45
D 35 005 01 2616 004	29814 DOVER		02/24/21	\$123,000	PFA	03-ARM'S LENGTH	\$123,000	\$52,300	42.52	\$125,791	\$23,378	\$99,622	\$79,390	1.255	986	\$101.04	D	125.4884	1.00 STORY	\$22,586		D NEIGHBORHOOD	401	45
D 35 005 99 0000 000	29333 WOODFREET		06/16/21	\$136,000	PFA	03-ARM'S LENGTH	\$136,000	\$60,000	44.12	\$137,873	\$13,328	\$104,671	\$82,902	1.287	1,564	966.93	D	126.7322	2.00 STORY	\$30,530		D NEIGHBORHOOD	401	34
D 35 005 02 4013 002	29803 BRIDGE		05/05/21	\$150,500	PFA	03-ARM'S LENGTH	\$150,500	\$64,600	42.92	\$150,468	\$26,745	\$123,755	\$95,909	1.290	1,153	\$107.33	D	129.0334	1.00 STORY	\$22,586		D NEIGHBORHOOD	401	45
D 35 005 05 0008 000	29531 RUSH		09/11/20	\$134,000	PFA	03-ARM'S LENGTH	\$134,000	\$64,600	40.75	\$131,846	\$22,884	\$111,316	\$84,622	1.315	1,036	\$107.45	D	131.5454	1.00 STORY	\$22,586		D NEIGHBORHOOD	401	45
D 35 005 02 4046 000	29668 CAMBRIDGE		10/19/21	\$140,000	PFA	03-ARM'S LENGTH	\$140,000	\$95,500	42.50	\$127,051	\$30,155	\$109,885	\$81,006	1.324	1,092	\$101.56	D	132.3817	1.00 STORY	\$30,115		D NEIGHBORHOOD	401	45
D 35 005 01 2551 000	29417 CAMBRIDGE		12/29/20	\$149,000	PFA	03-ARM'S LENGTH	\$149,000	\$99,800	40.20	\$141,464	\$31,083	\$117,917	\$87,117	1.354	988	\$119.35	D	135.3547	1.00 STORY	\$30,115		D NEIGHBORHOOD	401	45
D 35 005 01 2668 000	29163 CHESTER		07/24/20	\$151,000	PFA	03-ARM'S LENGTH	\$151,000	\$99,000	39.07	\$141,509	\$29,427	\$121,583	\$86,893	1.399	925	\$133.44	D	139.9208	1.00 STORY	\$29,417		D NEIGHBORHOOD	401	45
D 35 005 99 0002 003	29463 RUSH		10/09/20	\$176,000	PFA	03-ARM'S LENGTH	\$176,000	\$66,200	37.61	\$161,063	\$22,703	\$153,297	\$107,256	1.429	1,225	\$125.14	D	142.9265	1.00 STORY	\$22,586		D NEIGHBORHOOD	401	45
D 35 005 01 4004 004	29640 BRIDGE		12/28/21	\$115,000	PFA	03-ARM'S LENGTH	\$115,000	\$64,900	39.91	\$109,843	\$22,978	\$91,022	\$63,461	1.434	964	\$94.42	D	143.4293	1.00 STORY	\$22,586		D NEIGHBORHOOD	401	45
D 35 005 01 2614 002	29644 DOVER		03/21/22	\$164,000	PFA	03-ARM'S LENGTH	\$164,000	\$83,900	38.96	\$146,967	\$23,503	\$146,497	\$97,299	1.465	1,243	\$115.24	D	144.4651	1.00 STORY	\$22,586		D NEIGHBORHOOD	401	45
D 35 005 01 2584 001	29645 WINDSOR		08/28/20	\$165,000	PFA	03-ARM'S LENGTH	\$165,000	\$98,300	35.33	\$148,304	\$22,586	\$142,414	\$93,502	1.523	1,036	\$137.47	D	152.3106	1.00 STORY	\$22,586		D NEIGHBORHOOD	401	45
D 35 005 02 4000 000	29548 BRIDGE		04/07/21	\$209,200	PFA	03-ARM'S LENGTH	\$209,200	\$77,800	37.23	\$181,174	\$30,797	\$178,433	\$116,569	1.531	1,820	\$98.05	D	153.2079	2.00 STORY	\$30,115		D NEIGHBORHOOD	401	45
D 35 005 02 2960 002	29552 JAMES		11/10/21	\$176,500	PFA	03-ARM'S LENGTH	\$176,500	\$63,100	37.01	\$165,200	\$30,785	\$139,715	\$88,717	1.575	1,040	\$134.34	D	157.4818	1+ STORY	\$30,530		D NEIGHBORHOOD	401	45
D 35 005 02 3975 000	29561 JAMES		01/11/22	\$160,000	PFA	03-ARM'S LENGTH	\$160,000	\$99,000	36.88	\$135,947	\$31,162	\$128,838	\$81,229	1.586	1,262	\$102.09	D	158.6115	1.50 STORY	\$30,115		D NEIGHBORHOOD	401	45
D 35 005 02 2942 001	29714 RUSH		03/11/22	\$275,000	PFA	03-ARM'S LENGTH	\$275,000	\$97,800	35.38	\$228,891	\$34,201	\$240,799	\$149,373	1.612	2,332	\$109.26	D	161.2075	2.50 STORY	\$30,530		D NEIGHBORHOOD	401	45
D 35 005 01 2581 002	29825 WINDSOR		04/09/21	\$157,500	PFA	03-ARM'S LENGTH	\$157,500	\$55,100	34.98	\$127,791	\$24,679	\$123,821	\$79,932	1.662	987	\$134.57	D	166.1679	1.25 STORY	\$22,586		D NEIGHBORHOOD	401	45
D 35 005 01 2567 000	29490 WINDSOR		08/17/20	\$182,000	PFA	03-ARM'S LENGTH	\$182,000	\$61,300	33.68	\$146,720	\$31,129	\$150,871	\$89,612	1.684	1,082	\$139.44	D	168.3610	1.00 STORY	\$30,115		D NEIGHBORHOOD	401	45
D 35 005 01 2547 002	29529 CAMBRIDGE		01/15/21	\$165,000	PFA	03-ARM'S LENGTH	\$165,000	\$54,700	33.15	\$133,937	\$23,818	\$141,184	\$83,799	1.685	1,082	\$130.48	D	168.4785	1.00 STORY	\$22,586		D NEIGHBORHOOD	401	45
D 35 005 01 2582 002	29880 WINDSOR		06/24/21	\$160,000	PFA	03-ARM'S LENGTH	\$160,000	\$64,500	34.06	\$126,462	\$22,586	\$137,414	\$80,524	1.706	989	\$138.94	D	170.6497	1.25 STORY	\$22,586		D NEIGHBORHOOD	401	45
D 35 005 02 2889 000	29691 WARREN		02/25/22	\$189,000	PFA	03-ARM'S LENGTH	\$189,000	\$62,800	33.51	\$142,420	\$22,452	\$131,547	\$92,157	1.722	1,018	\$138.89	D	172.6902	1.00 STORY	\$29,734		D NEIGHBORHOOD	401	45
Totals:				\$4,118,668			\$4,118,668	\$1,843,900	39.94	\$3,886,298	\$3,971,184	\$2,462,267		1.383		\$108.04		0.247157743						
									25%					1.379				Ave. Variance=>	137.8855					100

Not Used																								
D 35 005 01 2584 001	29645 WINDSOR		11/05/21	\$200,000	PFA	03-ARM'S LENGTH	\$200,000	\$61,400	30.70	\$143,304	\$22,586	\$177,414	\$93,502	1.897	1,036	\$171.25	D	189.7429	1.00 STORY	\$22,586		D NEIGHBORHOOD	401	45
D 35 005 02 4039 000	29504 CAMBRIDGE		01/29/21	\$140,000	PFA	03-ARM'S LENGTH	\$140,000	\$79,300	40.93	\$136,466	\$30,474	\$109,526	\$48,398	2.263	1,078	\$101.60	D	226.3039	1.00 STORY	\$30,115		D NEIGHBORHOOD	401	34
D 35 005 02 3975 000	29561 JAMES		06/03/21	\$61,000	PFA	03-ARM'S LENGTH	\$61,000	\$59,000	96.72	\$135,947	\$31,162	\$79,838	\$81,229	0.367	1,262	\$28.64	D	36.7333	1.00 STORY	\$30,115		D NEIGHBORHOOD	401	45
D 35 005 02 3997 000	29472 BRIDGE		06/30/21	\$95,000	PFA	19-MULTI PARCEL ARM'S LENGTH	\$95,000	\$69,300	72.95	\$167,673	\$39,431	\$55,569	\$92,758	0.999	1,366	\$40.68	D	59.9074	1.25 STORY	\$37,644	35 001 3998 001	D NEIGHBORHOOD	401	45

ECF Area	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ad. Sale \$	Aid. when Sold	Aid/Ad. Sale	Cur. Appraisal	Land + Yard	Bldg. Res./Rev.	Cost Mth. \$	E.C.F.	Floor Area	S/Fs Ft.	ECF Area	Dev. by Mean (N)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.	
F 35 009 01 2377 000	20122 JAMES		03/25/21	\$120,000	PTA	03 ARM'S LENGTH	\$120,000	\$76,400	63.63	\$175,850	\$24,895	\$95,105	\$105,563	0.601	1,335	501.86	F	#REF!	1.75 STORY	\$24,895		F NEIGHBORHOOD	401	48	
F 35 009 01 2415 000	29048 BRIDGE		09/07/21	\$130,000	PTA	03 ARM'S LENGTH	\$130,000	\$65,700	50.54	\$156,449	\$20,695	\$109,305	\$94,933	1.151	1,078	\$101.40	F	#REF!	1.00 STORY	\$20,063		F NEIGHBORHOOD	401	45	
F 35 009 01 2387 000	29107 JAMES		07/10/20	\$113,000	PTA	03 ARM'S LENGTH	\$113,000	\$55,900	49.47	\$134,616	\$21,090	\$91,810	\$79,389	1.158	1,156	\$79.51	F	#REF!	1.75 STORY	\$21,090		F NEIGHBORHOOD	401	45	
F 35 009 01 2416 000	4891 CENTRAL		10/01/20	\$115,000	PTA	03 ARM'S LENGTH	\$115,000	\$53,800	46.81	\$129,354	\$20,514	\$94,468	\$76,113	1.241	1,023	\$92.36	F	#REF!	1.00 STORY	\$20,512		F NEIGHBORHOOD	401	45	
F 35 009 01 2356 000	29039 RUSH		08/05/20	\$160,000	PTA	21 NOT USED/OTHER	\$160,000	\$49,700	31.06	\$168,815	\$25,560	\$134,440	\$100,178	1.342	1,168	\$115.10	F	#REF!	1.00 STORY	\$24,895		F NEIGHBORHOOD	401	45	
F 35 009 01 2388 000	29128 JAMES		11/24/21	\$180,000	PTA	03 ARM'S LENGTH	\$180,000	\$65,300	36.28	\$181,995	\$21,193	\$108,807	\$72,484	1.404	1,146	\$98.74	F	#REF!	1.25 STORY	\$20,824		F NEIGHBORHOOD	401	45	
F 35 009 01 2442 000	29020 CAMBRIDGE		07/21/21	\$140,000	PTA	03 ARM'S LENGTH	\$140,000	\$58,600	41.86	\$137,535	\$24,895	\$115,105	\$79,769	1.461	1,004	\$105.21	F	#REF!	1.00 STORY	\$24,895		F NEIGHBORHOOD	401	45	
F 35 009 01 2440 000	29108 CAMBRIDGE		04/19/21	\$176,000	PTA	03 ARM'S LENGTH	\$176,000	\$58,800	33.41	\$139,389	\$20,617	\$155,383	\$83,057	1.871	1,000	\$155.38	F	#REF!	1.25 STORY	\$20,119		F NEIGHBORHOOD	401	45	
F 35 009 01 2387 000	29048 BRIDGE		01/25/22	\$167,000	PTA	03 ARM'S LENGTH	\$167,000	\$53,200	31.86	\$120,960	\$20,263	\$143,737	\$71,047	2.029	836	\$172.58	F	#REF!	1.00 STORY	\$19,263		F NEIGHBORHOOD	401	45	
Totals:							\$1,251,000	\$544,000		\$1,294,863		\$1,052,280	\$766,534		1,373	\$108.36		2.8248							
							15%	Sale Ratio =>	43.49				E.C.F. =>	1.373		Std. Deviation=>	0.36829406								
								Std. Dev. =>	1.51				Avg. E.C.F. =>	1.401		Avg. Variance=>	#REF!	Coefficient of Var.=>	#REF!						
Not Used																									
F 35 009 01 2417 000	29123 BRIDGE		01/22/21	\$63,000	PTA	03 ARM'S LENGTH	\$63,000	\$65,200	101.49	\$159,758	\$25,434	\$17,566	\$93,933	0.400	1,120	\$33.54	F	#REF!	1.00 STORY	\$24,895		F NEIGHBORHOOD	401	45	

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H 35 008 01 0008 000	8838 ARCOLA		03/25/22	\$100,000	PFA	03-ARM'S LENGTH	\$100,000	\$90,400	60.40	\$143,311	\$26,643	\$73,337	\$87,533	0.61	1,236	539.35	H	83.8055 1.50 STORY	\$26,643			H NEIGHBORHOOD	401	45
H 35 008 01 0085 001	8903 INKSTER		12/28/20	\$114,000	PFA	19-MULTI PARCEL ARM'S LENGTH	\$114,000	\$63,800	47.19	\$140,072	\$18,513	\$95,487	\$92,793	1.029	1,508	563.32	H	102.9031 1.50 STORY	\$18,513 35 008 01 0085 001			H NEIGHBORHOOD	401	45
H 35 008 01 0168 000	8932 BELTON		11/12/21	\$151,000	PFA	03-ARM'S LENGTH	\$151,000	\$49,000	32.45	\$116,089	\$15,210	\$135,790	\$77,007	1.763	925	\$146.80	H	176.3349 1.25 STORY	\$14,688			H NEIGHBORHOOD	401	45
H 35 008 01 0108 000	8830 ARCOLA		08/31/21	\$105,000	PFA	03-ARM'S LENGTH	\$105,000	\$49,900	47.53	\$116,262	\$24,546	\$90,454	\$70,012	1.149	904	\$99.00	H	114.3421 1.00 STORY	\$14,546			H NEIGHBORHOOD	401	45
H 35 008 01 0112 000	8888 ARCOLA		01/15/21	\$134,000	PFA	03-ARM'S LENGTH	\$134,000	\$53,400	39.85	\$138,788	\$19,847	\$114,133	\$90,795	1.257	1,264	\$90.31	H	125.7266 QUAD/TRI-LEVEL	\$19,500			H NEIGHBORHOOD	401	45
H 35 008 01 0113 001	8916 ARCOLA		12/17/20	\$153,000	PFA	03-ARM'S LENGTH	\$153,000	\$52,400	34.25	\$120,788	\$19,500	\$142,400	\$89,724	1.604	1,264	\$112.86	H	168.6499 QUAD/TRI-LEVEL	\$19,500			H NEIGHBORHOOD	401	45
Totals:							\$765,000	\$318,800			\$746,288	\$44,641	\$696,492		933.57									
							20%	Sale Ratio =>	41.62	E.C.F. =>	1.266	Std. Deviation=>	0.350598069											
								Std. Dev. =>	18.79	Ave. E.C.F. =>	1.274	Ave. Variance=>	127.3559	Coefficient of Var=>										
Not Used																								
H 35 008 01 0060 001	7037 INKSTER		10/08/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$51,000	72.86	\$135,367	\$25,740	\$44,260	\$83,685	0.529	1,128	\$39.24	H	52.8800 1.50 STORY	\$24,474			H NEIGHBORHOOD	401	45

ECF Area	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ad. Sale \$	Aud. when Sold	Aud/Ad. Sale	Cur. Appraisal	Land + Yrd \$	Bldg. Res/Use	Cost Main \$	E.C.F.	Floor Area	S/Fsq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.	
J 35 008 03 0217 002	6565 DEERING		12/21/21	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$92,800	77.33	\$143,333	\$29,307	\$96,693	\$78,665	1.229	882	5109.63	J	122.8025	1.00 STORY	\$22,942		J NEIGHBORHOOD	401	45	
J 35 008 03 0235 002	6548 HARRISON		06/24/20	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$56,200	46.83	\$141,151	\$19,151	\$100,849	\$81,333	1.240	882	5114.34	J	123.9947	1.00 STORY	\$18,495		J NEIGHBORHOOD	401	45	
J 35 008 03 0220 000	6623 DEERING		12/30/20	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$94,200	78.50	\$139,603	\$19,606	\$100,394	\$77,331	1.298	882	5113.83	J	129.8232	1.00 STORY	\$19,606		J NEIGHBORHOOD	401	45	
J 35 008 03 0233 002	6719 LATHERS		07/10/20	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$51,800	38.36	\$155,005	\$19,934	\$115,566	\$90,048	1.318	1078	5110.91	J	123.7853	1.00 STORY	\$19,934		J NEIGHBORHOOD	401	45	
J 35 008 03 0418 000	6593 GILMAN		11/10/20	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$55,200	40.89	\$138,316	\$19,284	\$115,706	\$79,348	1.458	882	5131.19	J	145.8209	1.00 STORY	\$19,284		J NEIGHBORHOOD	401	45	
J 35 008 03 0202 000	2788 MARLEWOOD		08/21/21	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$50,180	37.17	\$133,273	\$16,499	\$115,501	\$78,849	1.322	910	5126.52	J	152.7989	1.25 STORY	\$19,284		J NEIGHBORHOOD	401	45	
J 35 008 03 0291 002	6704 HELEN		08/14/20	\$138,900	PTA	03-ARM'S LENGTH	\$138,900	\$54,600	39.31	\$136,496	\$21,171	\$117,729	\$76,883	1.531	864	5136.26	J	153.1268	1.00 STORY	\$21,171		J NEIGHBORHOOD	401	45	
J 35 008 03 0414 002	6459 GILMAN		11/02/21	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$81,600	42.97	\$185,280	\$22,432	\$167,448	\$108,565	1.543	1,413	5118.52	J	154.2555	1.00 STORY	\$19,284		J NEIGHBORHOOD	401	45	
J 35 008 03 0232 002	6664 HARRISON		03/05/21	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$54,900	37.86	\$137,789	\$18,557	\$126,143	\$79,488	1.591	882	5143.36	J	159.0718	1.00 STORY	\$18,495		J NEIGHBORHOOD	401	45	
J 35 008 03 0244 002	6487 HELEN		06/09/21	\$176,000	PTA	03-ARM'S LENGTH	\$176,000	\$72,700	41.31	\$164,605	\$19,798	\$156,202	\$96,538	1.618	1,161	5134.54	J	161.8036	1.00 STORY	\$19,798		J NEIGHBORHOOD	401	45	
J 35 008 03 0303 000	6516 HELEN		06/20/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$61,100	40.73	\$137,820	\$21,484	\$118,116	\$77,507	1.657	864	5148.75	J	165.7045	1.00 STORY	\$19,617		J NEIGHBORHOOD	401	45	
J 35 008 03 0290 000	6720 HELEN		06/26/20	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$50,600	36.93	\$125,762	\$22,106	\$114,894	\$69,104	1.663	882	5130.27	J	166.2624	1.00 STORY	\$19,617		J NEIGHBORHOOD	401	45	
J 35 008 03 0287 000	6681 HELEN		12/10/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,000	40.67	\$137,349	\$21,366	\$118,634	\$77,322	1.664	882	5146.84	J	166.3814	1.00 STORY	\$21,366		J NEIGHBORHOOD	401	45	
J 35 008 03 0401 000	6608 GILMAN		09/23/21	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$62,500	40.32	\$140,860	\$22,783	\$118,219	\$78,719	1.680	882	5149.91	J	167.9625	1.00 STORY	\$21,476		J NEIGHBORHOOD	401	45	
J 35 008 03 0491 000	6768 LATHERS		06/21/21	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$69,300	38.50	\$156,841	\$19,488	\$160,512	\$91,570	1.753	1,033	5155.38	J	175.2889	1.00 STORY	\$19,284		J NEIGHBORHOOD	401	45	
J 35 008 03 0309 002	6444 HELEN		05/01/21	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$58,100	34.18	\$150,078	\$26,267	\$143,733	\$65,207	2.077	882	5162.96	J	207.6844	1.00 STORY	\$25,676		J NEIGHBORHOOD	401	45	
Totals:							\$2,361,900	\$975,700	41.32	\$2,297,646	\$2,025,669	\$1,307,560	\$1,307,560	1.549				0.216072059							
							21%		4.31					1.553				155.3190	Coefficient of Var=>				100		

Not Listed
J 35 008 03 0305 002 6490 HELEN 07/08/20 \$60,000 PTA 03-ARM'S LENGTH \$60,000 \$55,200 92.00 \$137,518 \$20,024 \$39,976 \$78,329 0.510 882 545.32 J 51.0358 1.00 STORY \$19,617 J NEIGHBORHOOD 401 45

ECF Area	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Aid, State \$	Aid, when Sold	Aid/Aid, Sale	Cur. Appraisal	Land Yr 0 #	Bldg. Res/Aval	Cost Min. \$	E.C.F.	Floor Area	S/Fs Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.
O 35 024 02 2093 000	31022 PIERCE		02/27/21	\$100,000	PFA	03 ARM'S LENGTH	\$100,000	\$94,700	93.63	\$147,220	\$20,700	\$74,799	\$83,548	0.85	880	976.33	O	#REF!	1.00 STORY	\$12,441		O NEIGHBORHOOD	401	43
O 35 024 02 2154 000	32957 BROWN		02/17/22	\$140,000	PFA	03 ARM'S LENGTH	\$140,000	\$84,400	60.29	\$194,118	\$31,628	\$108,372	\$119,478	0.907	1,298	583.49	O	#REF!	1.00 STORY	\$31,260		O NEIGHBORHOOD	401	45
O 35 024 02 2098 001	31202 PIERCE		11/11/21	\$255,000	WD	03 ARM'S LENGTH	\$255,000	\$170,700	67.32	\$311,748	\$20,952	\$229,048	\$211,615	1.082	1,286	\$178.11	O	#REF!	2.00 STORY	\$25,952		O NEIGHBORHOOD	401	96
O 35 024 02 2144 002	1240 HANNINGTON		12/02/20	\$184,500	PFA	03 ARM'S LENGTH	\$184,500	\$94,600	51.85	\$214,684	\$22,853	\$161,647	\$141,052	1.146	2,235	572.33	O	#REF!	2.00 STORY	\$22,853		O NEIGHBORHOOD	401	46
O 35 024 02 2154 002	33330 MARQUETTE		07/29/21	\$128,000	PFA	03 ARM'S LENGTH	\$128,000	\$63,500	49.61	\$146,086	\$26,800	\$101,200	\$87,710	1.154	1,222	582.82	O	#REF!	1.50 STORY	\$22,990		O NEIGHBORHOOD	401	45
O 35 024 02 2139 002	32528 PIERCE		08/18/20	\$125,000	PFA	03 ARM'S LENGTH	\$125,000	\$64,800	51.84	\$146,406	\$26,800	\$100,191	\$86,724	1.109	1,204	581.28	O	#REF!	1.25 STORY	\$18,800		O NEIGHBORHOOD	401	45
O 35 024 02 2105 001	33133 PIERCE		12/12/20	\$130,000	PFA	03 ARM'S LENGTH	\$130,000	\$63,700	49.31	\$146,823	\$18,191	\$111,800	\$94,582	1.182	1,248	589.59	O	#REF!	QUAD/TRI-LEVEL	\$17,875		O NEIGHBORHOOD	401	45
O 35 024 02 0001 000	33580 MARQUETTE		05/21/21	\$165,000	PFA	03 ARM'S LENGTH	\$165,000	\$72,000	43.64	\$166,027	\$25,510	\$139,490	\$103,321	1.350	1,514	592.13	O	#REF!	1.50 STORY	\$25,127		O NEIGHBORHOOD	401	45
O 35 024 02 2116 002	33043 HENNEPIN		02/18/20	\$135,000	PFA	03 ARM'S LENGTH	\$135,000	\$63,000	46.67	\$134,938	\$23,445	\$111,555	\$81,980	1.281	1,028	\$108.52	O	#REF!	1.50 STORY	\$24,445		O NEIGHBORHOOD	401	45
O 35 024 02 2154 000	32957 BROWN		03/28/22	\$195,000	PFA	03 ARM'S LENGTH	\$195,000	\$84,400	43.28	\$194,118	\$31,628	\$108,372	\$119,478	1.367	1,298	\$125.86	O	#REF!	1.00 STORY	\$31,260		O NEIGHBORHOOD	401	45
O 35 024 02 0248 002	31545 BOCK		12/28/21	\$240,000	PFA	03 ARM'S LENGTH	\$240,000	\$120,200	50.17	\$232,474	\$23,167	\$214,833	\$153,902	1.409	1,860	\$116.58	O	#REF!	2.00 STORY	\$19,840		O NEIGHBORHOOD	401	60
O 35 024 02 2127 002	33109 HENNEPIN		06/21/20	\$135,000	PFA	03 ARM'S LENGTH	\$135,000	\$64,800	48.15	\$135,350	\$22,484	\$112,116	\$76,372	1.473	1,028	\$109.45	O	#REF!	1.50 STORY	\$21,882		O NEIGHBORHOOD	401	45
O 35 024 02 0078 000	33545 HENNEPIN		12/18/20	\$145,000	PFA	03 ARM'S LENGTH	\$145,000	\$61,300	42.38	\$131,789	\$19,769	\$125,231	\$83,838	1.484	1,198	\$104.53	O	#REF!	1.25 STORY	\$18,756		O NEIGHBORHOOD	401	45
O 35 024 02 2102 000	33235 PIERCE		06/21/21	\$165,000	PFA	03 ARM'S LENGTH	\$165,000	\$66,300	40.18	\$130,775	\$35,164	\$129,486	\$84,751	1.528	1,275	\$100.56	O	#REF!	1.50 STORY	\$33,426		O NEIGHBORHOOD	401	45
O 35 024 02 2152 000	33015 BROWN		08/26/21	\$167,500	PFA	03 ARM'S LENGTH	\$167,500	\$64,200	38.33	\$146,252	\$31,518	\$135,982	\$84,363	1.612	1,225	\$111.01	O	#REF!	1.75 STORY	\$31,260		O NEIGHBORHOOD	401	45
O 35 024 02 2126 001	33149 HENNEPIN		01/07/22	\$143,000	PFA	03 ARM'S LENGTH	\$143,000	\$64,200	37.90	\$123,668	\$25,891	\$117,109	\$71,895	1.629	1,029	\$113.81	O	#REF!	1.50 STORY	\$25,008		O NEIGHBORHOOD	401	45
O 35 024 02 2119 002	33300 HENNEPIN		08/25/21	\$155,000	PFA	03 ARM'S LENGTH	\$155,000	\$67,800	38.97	\$131,375	\$25,712	\$129,288	\$77,546	1.667	1,090	\$118.41	O	#REF!	1.75 STORY	\$25,008		O NEIGHBORHOOD	401	45
O 35 024 02 2095 000	33033 BOCK		11/11/21	\$235,000	PFA	03 ARM'S LENGTH	\$235,000	\$87,500	37.23	\$197,935	\$38,040	\$199,960	\$119,776	1.669	1,404	\$142.42	O	#REF!	QUAD/TRI-LEVEL	\$33,415		O NEIGHBORHOOD	401	54
O 35 024 02 0138 000	1483 HANNINGTON		08/27/21	\$185,000	PFA	03 ARM'S LENGTH	\$185,000	\$66,100	35.84	\$151,527	\$20,800	\$164,100	\$97,520	1.683	1,391	\$117.80	O	#REF!	1.50 STORY	\$19,114		O NEIGHBORHOOD	401	45
O 35 024 02 2154 002	33330 MARQUETTE		03/25/22	\$175,000	PFA	03 ARM'S LENGTH	\$175,000	\$63,200	36.29	\$146,086	\$26,800	\$148,200	\$87,710	1.690	1,222	\$121.28	O	#REF!	1.50 STORY	\$22,990		O NEIGHBORHOOD	401	45
O 35 024 02 0245 002	33511 BOCK		09/04/20	\$140,000	PFA	03 ARM'S LENGTH	\$140,000	\$43,700	31.21	\$115,963	\$20,267	\$119,733	\$69,703	1.718	948	\$126.30	O	#REF!	1.25 STORY	\$19,968		O NEIGHBORHOOD	401	45
O 35 024 02 0234 000	1461 HANNINGTON		05/22/21	\$147,000	PFA	03 ARM'S LENGTH	\$147,000	\$52,300	24.90	\$117,363	\$24,487	\$122,512	\$68,212	1.796	916	\$128.75	O	#REF!	1.25 STORY	\$23,004		O NEIGHBORHOOD	401	45
O 35 024 02 0046 000	33554 BROWN		02/12/21	\$150,000	PFA	03 ARM'S LENGTH	\$150,000	\$44,600	29.73	\$115,383	\$20,507	\$129,493	\$60,688	1.858	1,030	\$125.72	O	#REF!	1.50 STORY	\$20,507		O NEIGHBORHOOD	401	45
Totals:				\$3,748,500			\$1,550,000			\$3,690,712		\$3,156,627	\$2,278,779						\$10,114					
				21%			Sale Ratio =>		41.35			E.C.F. =>	1.385						SM Deviation=>	0.279639166				
							Std. Dev. =>		7.98			Ave. E.C.F. =>	1.427						#REF!	Coefficient of Var.=>				

Not Used
O 35 024 02 0046 000 33554 BROWN 08/31/20 \$70,000 PFA 03 ARM'S LENGTH \$70,000 \$44,600 63.71 \$115,383 \$20,507 \$48,493 \$60,688 0.710 1,030 \$48.05 O #REF! 1.50 STORY \$20,507 O NEIGHBORHOOD 401 45

ECF Area	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ad. Sale \$	Aid. when Sold	Ad/Aid. Sale	Cur. Appraisal	Land # Yrd #	Bldg. Res/Acr	Cost Main \$	E.C.F.	Floor Area	S/Fsq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.	
P 35 024 01 0004 000	1437 RADCLIFF		03/01/21	\$132,000	PTA	03 ARM'S LENGTH	\$132,000	\$06,600	11.97	\$184,217	\$25,975	\$08,025	\$88,655	1.196	981	5108.08	P	#REF!	1.00 STORY	\$216,975		P NEIGHBORHOOD	401	43	
P 35 024 01 0004 000	1428 RADCLIFF		04/01/20	\$165,000	PTA	03 ARM'S LENGTH	\$165,000	\$73,000	44.24	\$195,676	\$23,323	\$141,677	\$110,483	1.282	1,317	5107.58	P	#REF!	1.00 STORY	\$23,323		P NEIGHBORHOOD	401	45	
P 35 024 01 0005 000	1216 RAUPH		06/24/20	\$154,000	PTA	03 ARM'S LENGTH	\$154,000	\$60,500	39.29	\$160,912	\$24,128	\$129,872	\$87,682	1.481	981	5132.39	P	#REF!	1.00 STORY	\$23,560		P NEIGHBORHOOD	401	45	
P 35 024 01 0005 000	1313 RADCLIFF		09/20/21	\$135,250	PTA	03 ARM'S LENGTH	\$135,250	\$66,100	43.58	\$158,469	\$25,184	\$130,066	\$85,439	1.512	981	5132.59	P	#REF!	1.00 STORY	\$23,313		P NEIGHBORHOOD	401	45	
P 35 024 01 0006 000	1404 RADCLIFF		04/03/20	\$159,900	PTA	03 ARM'S LENGTH	\$159,900	\$59,600	37.37	\$158,493	\$23,993	\$135,907	\$86,218	1.576	981	5138.54	P	#REF!	1.00 STORY	\$23,323		P NEIGHBORHOOD	401	45	
P 35 024 01 0006 000	1333 RADCLIFF		01/21/22	\$168,000	PTA	03 ARM'S LENGTH	\$168,000	\$65,800	39.05	\$157,442	\$23,422	\$144,578	\$85,910	1.483	981	5147.58	P	#REF!	1.00 STORY	\$26,324		P NEIGHBORHOOD	401	45	
P 35 024 01 0006 000	1204 RAUPH		06/09/20	\$170,000	PTA	03 ARM'S LENGTH	\$170,000	\$66,200	35.41	\$159,167	\$26,618	\$143,382	\$84,967	1.687	981	5146.16	P	#REF!	1.00 STORY	\$26,618		P NEIGHBORHOOD	401	45	
P 35 024 01 0008 000	1403 RADCLIFF		08/13/21	\$174,000	PTA	03 ARM'S LENGTH	\$174,000	\$66,300	38.10	\$159,126	\$23,793	\$150,207	\$86,752	1.731	981	5153.12	P	#REF!	1.00 STORY	\$23,323		P NEIGHBORHOOD	401	45	
P 35 024 01 0008 000	1409 RAUPH		01/26/21	\$184,000	PTA	03 ARM'S LENGTH	\$184,000	\$59,400	32.28	\$158,117	\$23,323	\$160,677	\$86,403	1.860	981	5163.79	P	#REF!	1.00 STORY	\$23,323		P NEIGHBORHOOD	401	45	
Totals:							\$1,462,150	\$579,300		\$1,471,674		\$1,342,391	\$802,510			\$136.62		0.9596							
							Sale Ratio =>	39.62				E.C.F. =>	1.548		Std. Deviation=>	0.214482412									
							Std. Dev. =>	1.71				Avg. E.C.F. =>	1.568		Avg. Variance=>	#REF!	Coefficient of Var.=>	#REF!							

ECF Area	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ad. Sale \$	Aud. when Sold	Aud/Ad. Sale	Cur. Appraisal	Land # Yrd #	Bldg. Res/Abr	Cost Mth. \$	E.C.F.	Floor Area	S/Ds Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.	
Q 35 021 04 0002 003	32444	MANQUETTE	03/01/21	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$97,000	60.63	\$235,540	\$30,793	\$127,207	\$128,498	0.990	3,407	908.41	Q	RREFI	1.00 STORY	\$27,475		Q NEIGHBORHOOD	401	51	
Q 35 021 04 0008 003	32502	BROWN	06/03/21	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$81,000	45.00	\$196,596	\$30,352	\$149,648	\$110,829	1.350	1,414	1,035.83	Q	RREFI	1.00 STORY	\$27,475		Q NEIGHBORHOOD	401	45	
Q 35 021 04 0009 002	32516	MANQUETTE	12/27/21	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$65,600	39.76	\$157,755	\$30,994	\$134,006	\$84,507	1.586	1,036	1,129.35	Q	RREFI	1.00 STORY	\$27,475		Q NEIGHBORHOOD	401	45	
Q 35 021 04 0027 004	32339	HENNEPIN	10/22/20	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$59,400	35.99	\$158,124	\$24,021	\$140,408	\$80,021	1.577	1,078	1,130.15	Q	RREFI	1.00 STORY	\$24,113		Q NEIGHBORHOOD	401	45	
Q 35 021 04 0027 004	32415	HENNEPIN	12/30/20	\$176,900	PTA	03-ARM'S LENGTH	\$176,900	\$59,800	33.80	\$159,363	\$24,706	\$152,194	\$89,771	1.695	1,078	1,141.18	Q	RREFI	1.00 STORY	\$24,248		Q NEIGHBORHOOD	401	45	
Q 35 021 04 0004 003	32700	MANQUETTE	03/17/21	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$65,600	36.05	\$177,092	\$20,946	\$152,154	\$96,104	1.550	1,055	1,144.22	Q	RREFI	1.00 STORY	\$28,076		Q NEIGHBORHOOD	401	45	
Totals:							\$1,028,900	\$419,400		\$1,074,470		\$65,617	\$600,791		1.424	578.58	0.255346706		1.00 STORY	\$24,262		Q NEIGHBORHOOD	401	45	
								Sale Ratio =>		40.76			E.C.F. =>	1.424		Std. Deviation=>	0.255346706								
								Std. Dev =>		7.65			Ave. E.C.F. =>	1.458		Ave. Variance=>	0.0651	Coefficient of Var=>							
Not Used																									
Q 35 021 04 0028 004	32407	HENNEPIN	06/03/21	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$73,700	58.96	\$179,151	\$24,262	\$100,738	\$103,259	0.976	1,282	578.58	Q	RREFI	1.00 STORY	\$24,262		Q NEIGHBORHOOD	401	45	

ECF Area	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ad. Sale \$	Aud. when Sold	Aud/Aud. Sale	Cur. Appraisal	Land + Yard	Bldg. Res./Rev	Cost Main \$	E.C.F.	Floor Area	S/Fsq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.	
R 35 025 02 0691 000	880 DOUGLAS		11/21/20	\$115,000	PTA	03 ARM'S LENGTH	\$115,000	\$60,800	52.87	\$148,664	\$28,781	\$88,219	\$78,939	1.201	894	906.44	R	#REF!	1.00 STORY	\$28,781		R NEIGHBORHOOD	401	45	
R 35 025 02 0686 000	890 DOUGLAS		05/29/20	\$140,000	PTA	03 ARM'S LENGTH	\$140,000	\$64,000	45.71	\$148,314	\$31,063	\$108,937	\$81,994	1.329	894	\$121.85	R	#REF!	1.00 STORY	\$30,318		R NEIGHBORHOOD	401	45	
R 35 025 02 0632 000	872 RADCLIFF		11/20/20	\$157,000	PTA	03 ARM'S LENGTH	\$157,000	\$70,300	44.78	\$164,902	\$21,000	\$136,000	\$100,631	1.351	1,242	\$109.50	R	#REF!	1.00 STORY	\$21,000		R NEIGHBORHOOD	401	45	
R 35 025 02 0622 000	853 SCHUMAN		03/02/22	\$132,000	PTA	03 ARM'S LENGTH	\$132,000	\$66,400	49.76	\$137,760	\$21,000	\$111,000	\$81,600	1.369	894	\$124.16	R	#REF!	1.00 STORY	\$21,000		R NEIGHBORHOOD	401	45	
R 35 025 02 0352 000	851 RADCLIFF		07/09/20	\$152,000	PTA	03 ARM'S LENGTH	\$152,000	\$58,300	38.36	\$136,384	\$23,064	\$128,936	\$79,246	1.627	882	\$146.19	R	#REF!	1.00 STORY	\$22,310		R NEIGHBORHOOD	401	45	
R 35 025 02 0646 000	879 SCHUMAN		10/02/20	\$158,000	PTA	03 ARM'S LENGTH	\$158,000	\$68,800	43.55	\$147,102	\$22,206	\$126,594	\$86,806	1.400	894	\$146.46	R	#REF!	1.00 STORY	\$21,000		R NEIGHBORHOOD	401	45	
R 35 025 02 0336 000	8375 MARQUETTE		11/15/21	\$149,900	PTA	03 ARM'S LENGTH	\$149,900	\$66,600	44.49	\$128,219	\$26,280	\$123,620	\$71,286	1.734	882	\$140.16	R	#REF!	1.00 STORY	\$25,742		R NEIGHBORHOOD	401	45	
R 35 025 02 0641 000	893 SCHUMAN		04/15/21	\$161,000	PTA	03 ARM'S LENGTH	\$161,000	\$59,200	36.77	\$134,907	\$21,000	\$140,000	\$79,655	1.758	894	\$156.60	R	#REF!	1.00 STORY	\$21,000		R NEIGHBORHOOD	401	45	
R 35 025 02 0689 000	890 DOUGLAS		07/09/21	\$160,000	PTA	03 ARM'S LENGTH	\$160,000	\$64,400	40.25	\$125,585	\$25,538	\$126,464	\$69,964	1.808	894	\$141.46	R	#REF!	1.00 STORY	\$22,018		R NEIGHBORHOOD	401	45	
R 35 025 02 0337 000	8373 MARQUETTE		08/31/21	\$180,000	PTA	03 ARM'S LENGTH	\$180,000	\$63,100	35.06	\$143,373	\$26,578	\$153,422	\$81,675	1.878	882	\$173.95	R	#REF!	1.00 STORY	\$25,742		R NEIGHBORHOOD	401	45	
R 35 025 02 0689 000	840 DOUGLAS		11/03/21	\$177,500	PTA	03 ARM'S LENGTH	\$177,500	\$59,700	33.63	\$136,081	\$23,830	\$155,670	\$79,897	1.948	894	\$174.13	R	#REF!	1.00 STORY	\$21,000		R NEIGHBORHOOD	401	45	
R 35 025 02 0679 000	860 DOUGLAS		09/16/21	\$175,000	PTA	03 ARM'S LENGTH	\$175,000	\$68,400	39.08	\$131,966	\$29,226	\$152,774	\$72,161	1.973	894	\$170.33	R	#REF!	1.00 STORY	\$21,662		R NEIGHBORHOOD	401	45	
Totals:							\$1,842,600	\$723,800		\$1,646,359		\$1,551,476	\$962,402		1,614	\$141.77		0.281248333	0.9904						
							27%	Sale Ratio >>	39.28	6.02	E.C.F. <<	1.614	1.624	Sale Deviation >>	0.281248333	#REF! Coefficient of Var >>	#REF!								
Not Used																									
R 35 025 02 0341 000	911 RADCLIFF		02/17/22	\$221,000	PTA	03 ARM'S LENGTH	\$221,000	\$68,700	31.02	\$104,882	\$37,818	\$183,682	\$81,810	2.244	882	\$208.26	R	#REF!	1.00 STORY	\$30,318		R NEIGHBORHOOD	401	45	
R 35 025 02 0689 000	840 DOUGLAS		03/14/22	\$207,000	PTA	03 ARM'S LENGTH	\$207,000	\$95,500	46.14	\$135,467	\$22,378	\$184,632	\$79,083	2.335	894	\$206.51	R	#REF!	1.00 STORY	\$22,509		R NEIGHBORHOOD	401	45	
R 35 025 02 0692 000	33837 MARQUETTE		03/04/22	\$232,500	PTA	03 ARM'S LENGTH	\$232,500	\$76,600	32.95	\$174,534	\$28,321	\$204,179	\$102,247	1.997	1,310	\$155.86	R	#REF!	1.00 STORY	\$28,010		R NEIGHBORHOOD	401	45	

ECF Area	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ad. Sale \$	Asd. when Sold	Asd./Ad. Sale	Cur. Appraisal	Land + Yrd \$	Bldg. Res/Inv	Cost Minus \$	E.C.F.	Floor Area	S/Fsq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Line Table	Property Class	Building Dept.	
T 35 022 05 0003 000	33151	KATHRYN	20/05/20	\$140,000	PTA	03 ARM'S LENGTH	\$140,000	\$77,800	41.29	\$145,970	\$23,040	\$118,960	\$8,065	1.408	994	\$117.67	T	#REF!	1.00 STORY	\$21,040		T NEIGHBORHOOD	401	45	
T 35 022 05 0089 000	33211	FLORENCE	04/23/21	\$147,000	PTA	03 ARM'S LENGTH	\$147,000	\$69,300	45.78	\$152,002	\$21,552	\$125,448	\$8,142	1.423	972	\$129.06	T	#REF!	1.00 STORY	\$21,253		T NEIGHBORHOOD	401	45	
T 35 022 05 0044 000	33134	KATHRYN	06/05/21	\$146,000	PTA	03 ARM'S LENGTH	\$146,000	\$68,500	40.07	\$151,747	\$24,406	\$121,094	\$7,628	1.677	936	\$129.91	T	#REF!	1.00 STORY	\$21,614		T NEIGHBORHOOD	401	45	
T 35 022 05 0070 000	33268	AALYN	08/24/21	\$193,000	PTA	03 ARM'S LENGTH	\$193,000	\$95,400	31.96	\$156,889	\$21,962	\$171,088	\$9,167	1.876	972	\$175.97	T	#REF!	1.00 STORY	\$21,962		T NEIGHBORHOOD	401	45	
Totals:							\$626,000	\$253,000		\$586,614	\$35,040	\$384,901				\$138.15		0.1624							
							Sale Ratio ->	40.42					E.C.F. ->	1.398		Sale Over/Under ->	0.223883657		#REF! Coefficient of Var ->						
							Std. Dev. ->	4.04					Ave. E.C.F. ->	1.596		Sale Variance ->			#REF!						
T 35 022 05 0047 000	33164	KATHRYN	06/29/21	\$165,000	PTA	03 ARM'S LENGTH	\$165,000	\$68,200	35.27	\$151,108	\$22,868	\$142,132	\$7,135	1.943	950	\$149.61	T	#REF!	1.00 STORY	\$21,614		T NEIGHBORHOOD	401	45	
T 35 022 05 0072 000	33204	AALYN	10/27/21	\$208,000	PTA	03 ARM'S LENGTH	\$208,000	\$66,900	32.09	\$161,008	\$22,111	\$180,989	\$6,822	2.142	972	\$191.35	T	#REF!	1.00 STORY	\$21,961		T NEIGHBORHOOD	401	45	

ECF Area	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Aid. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Main \$	E.C.F.	Floor Area	S/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Dept.
	01093 25 DUEBRO 0011 000	25400 MACKDOW LANE	01/26/21	\$120,000	PTA	03. ADJ. SALE LENGTH	\$120,000	\$49,400	41.17	\$121,373	\$20,500	\$93,500	\$118,831	0.740	3,018	39.71	0.650	None	1.00 STORY	232,000		CAROLAN CITY AMBROUS	401	82
Totals:							\$120,000	\$49,400	41.17	\$121,373	\$20,500	\$93,500	\$118,831	0.740	3,018	39.71	0.650	None	1.00 STORY	232,000		CAROLAN CITY AMBROUS	401	82
							21%	Sale Ratio =>	41.17				E.C.F. =>	0.740		Std. Deviation=>	RDN/DI							
								Std. Dev. =>	RDN/DI				Avg. E.C.F. =>	0.740		Avg. Variance=>	RFEI	Coefficient of Var=>	RFEI					

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale	Adj. Sale \$	Adj. when Sold	Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	LV/Sale	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
C NEIGHBORHOOD	35 005 04 0138 000	30231 WINDSOR DR	09/26/21	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$120,000	59.37	\$149,261	(29,261)	\$22,769	\$24,769	52.4	110.0	0.13	0.13	(5168)	12%	(106,158)	(152.26)	50.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0139 000	6567 GOLDFUEV DR	09/26/21	\$124,000	PTA	03-ARMS LENGTH	\$124,000	\$124,000	51.28	\$149,410	(25,410)	\$24,017	\$24,017	57.9	102.8	0.14	0.14	(524)	19%	(153,022)	(101.23)	50.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0019 000	6711 HENRY RUFF	04/08/20	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$173,000	49.00	\$166,128	(16,128)	\$22,252	\$22,252	53.6	115.0	0.13	0.13	114	15%	\$46,394	\$1.07	50.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0026 000	30250 RUSH	11/15/21	\$130,000	PTA	03-ARMS LENGTH	\$130,000	\$172,000	56.46	\$151,589	(21,589)	\$9,450	\$30,669	74.6	126.7	0.21	0.21	\$127	24%	\$45,874	\$4.56	71.47	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0064 000	6712 HENRY RUFF	09/26/20	\$148,000	PTA	03-ARMS LENGTH	\$148,000	\$177,000	48.30	\$162,927	(14,927)	\$4,694	\$21,763	52.4	110.0	0.13	0.13	\$186	15%	\$69,000	\$1.98	50.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 02 0296 000	6405 SUNSET	04/07/21	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$64,400	53.67	\$135,384	\$11,979	\$26,863	\$26,863	64.7	103.3	0.16	0.16	\$177	22%	\$71,748	\$1.65	67.66	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0063 000	6724 HENRY RUFF	04/26/21	\$135,000	PTA	03-ARMS LENGTH	\$135,000	\$68,900	51.04	\$145,387	\$11,376	\$21,763	\$21,763	52.4	110.0	0.13	0.13	\$217	16%	\$99,286	\$2.97	50.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 02 0398 000	6424 SUNSET	09/26/20	\$124,000	PTA	03-ARMS LENGTH	\$124,000	\$58,600	42.76	\$121,416	(6,584)	\$21,864	\$21,864	56.7	102.8	0.14	0.14	\$271	12%	\$111,226	\$2.59	57.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 02 0353 000	6526 GOLDFUEV	09/02/20	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$65,700	43.80	\$148,770	\$23,605	\$22,375	\$22,375	53.9	102.8	0.13	0.13	\$438	15%	\$183,866	\$2.27	54.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 02 0376 000	6420 HAWTHORNE	09/02/20	\$160,000	PTA	03-ARMS LENGTH	\$160,000	\$69,300	44.19	\$156,363	\$29,868	\$26,231	\$26,231	63.2	102.8	0.16	0.16	\$473	16%	\$192,697	\$4.42	68.87	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0070 000	6811 BURNLY	11/15/21	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$81,200	41.99	\$149,430	\$29,389	\$21,609	\$21,609	51.5	102.8	0.15	0.15	\$189	16%	\$76,973	\$1.52	60.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0012 000	6936 BURNLY	01/14/22	\$157,500	PTA	03-ARMS LENGTH	\$157,500	\$71,500	48.19	\$129,808	\$32,244	\$24,552	\$24,552	59.2	140.0	0.16	0.16	\$545	18%	\$200,273	\$4.60	50.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 01 0166 000	30635 RUSH	10/26/20	\$157,000	WD	03-ARMS LENGTH	\$157,000	\$65,900	41.97	\$149,055	\$33,258	\$25,313	\$25,313	61.0	139.5	0.17	0.17	\$545	16%	\$199,350	\$4.57	52.06	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 02 0386 000	6426 GOLDFUEV	09/26/20	\$160,000	PTA	03-ARMS LENGTH	\$160,000	\$76,200	42.00	\$162,927	\$16,664	\$21,664	\$21,664	61.0	102.8	0.14	0.14	\$256	14%	\$211,124	\$5.31	60.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0067 000	6737 BURNLY	11/51/20	\$152,000	PTA	03-ARMS LENGTH	\$152,000	\$61,200	41.91	\$143,840	\$31,819	\$23,659	\$23,659	57.0	130.0	0.15	0.15	\$558	16%	\$121,550	\$4.90	50.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 01 0171 000	6725 ELIZABETH	04/74/21	\$168,000	PTA	03-ARMS LENGTH	\$168,000	\$72,800	43.33	\$152,712	\$51,877	\$36,589	\$36,589	92.9	69.7	0.21	0.21	\$558	22%	\$247,033	\$5.67	144.95	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 01 0168 000	6480 DILLON	09/09/20	\$173,000	PTA	03-ARMS LENGTH	\$173,000	\$74,000	42.77	\$164,654	\$31,456	\$23,120	\$23,120	54.4	116.4	0.14	0.14	\$565	13%	\$223,660	\$5.27	53.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0057 000	6565 BURNLY	06/12/21	\$165,000	PTA	03-ARMS LENGTH	\$165,000	\$80,400	44.30	\$140,906	\$34,507	\$24,413	\$24,413	58.8	130.0	0.16	0.16	\$687	16%	\$222,626	\$5.11	52.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 01 0178 000	6619 SHARON DR	07/17/20	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$62,100	41.40	\$140,388	\$32,735	\$23,123	\$23,123	55.7	103.8	0.14	0.14	\$588	15%	\$237,210	\$5.45	51.90	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 01 0155 000	6546 HAWTHORNE	10/05/20	\$160,000	PTA	03-ARMS LENGTH	\$160,000	\$65,200	40.75	\$147,780	\$35,564	\$23,364	\$23,364	56.3	102.8	0.14	0.14	\$622	15%	\$261,585	\$6.05	57.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0138 000	6541 WHYTE	08/04/20	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$61,200	40.73	\$138,024	\$36,768	\$24,792	\$24,792	59.7	134.1	0.14	0.14	\$615	17%	\$229,800	\$5.28	52.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 02 0282 000	6605 SUNSET	07/16/21	\$145,000	PTA	03-ARMS LENGTH	\$145,000	\$63,200	45.59	\$133,193	\$34,472	\$22,665	\$22,665	54.6	105.5	0.13	0.13	\$611	16%	\$263,145	\$6.04	54.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 01 0155 000	6546 HAWTHORNE	12/05/20	\$160,000	PTA	03-ARMS LENGTH	\$160,000	\$65,200	40.75	\$147,780	\$35,564	\$23,364	\$23,364	56.3	102.8	0.14	0.14	\$622	15%	\$261,585	\$6.05	57.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0097 000	6938 WHYTE	02/03/21	\$154,000	PTA	03-ARMS LENGTH	\$154,000	\$62,400	40.52	\$141,118	\$36,541	\$23,659	\$23,659	57.0	130.0	0.15	0.15	\$641	15%	\$245,242	\$5.63	50.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 02 0314 000	6522 SUNSET	09/30/21	\$155,000	PTA	03-ARMS LENGTH	\$155,000	\$62,700	40.45	\$141,929	\$36,590	\$23,519	\$23,519	56.7	116.5	0.14	0.14	\$646	15%	\$257,676	\$5.92	53.17	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 01 0210 000	6648 SHARON	06/22/20	\$168,000	PTA	03-ARMS LENGTH	\$168,000	\$79,400	40.98	\$179,227	\$46,784	\$26,108	\$26,108	62.9	102.3	0.14	0.13	\$648	13%	\$288,047	\$7.09	84.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 02 0368 000	6513 HAWTHORNE	12/15/20	\$157,500	WD	03-ARMS LENGTH	\$157,500	\$74,500	40.57	\$144,701	\$35,174	\$22,375	\$22,375	53.9	102.8	0.13	0.13	\$652	14%	\$276,961	\$6.36	54.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 01 0223 000	6449 ELIZABETH	10/26/20	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$60,000	40.40	\$136,905	\$35,470	\$22,375	\$22,375	53.9	102.8	0.13	0.13	\$658	15%	\$279,291	\$6.41	54.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 01 0205 000	6820 WHYTE	05/26/20	\$160,000	PTA	03-ARMS LENGTH	\$160,000	\$66,400	40.30	\$135,641	\$39,218	\$23,659	\$23,659	57.0	130.0	0.15	0.15	\$610	14%	\$256,497	\$5.88	50.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0089 000	6815 SCHALLER DR	11/29/20	\$175,000	PTA	03-ARMS LENGTH	\$175,000	\$89,500	48.99	\$157,763	\$34,806	\$17,644	\$17,644	59.7	139.0	0.15	0.15	\$954	15%	\$300,034	\$6.89	77.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 02 0306 000	6423 WHYTE	02/10/22	\$152,500	PTA	03-ARMS LENGTH	\$152,500	\$64,300	42.16	\$135,593	\$40,271	\$23,364	\$23,364	56.3	102.8	0.14	0.14	\$715	15%	\$298,304	\$6.85	57.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0131 000	6543 WHYTE	04/15/21	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$61,200	40.80	\$138,791	\$46,177	\$24,968	\$24,968	60.2	136.0	0.16	0.16	\$708	17%	\$283,043	\$6.54	52.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0012 000	6936 BURNLY	01/14/22	\$182,000	PTA	03-ARMS LENGTH	\$182,000	\$76,000	41.76	\$166,242	\$47,092	\$26,184	\$26,184	61.0	140.0	0.17	0.17	\$771	14%	\$291,988	\$6.47	52.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0084 000	6212 BURNLY	04/10/20	\$162,000	WD	03-ARMS LENGTH	\$162,000	\$61,800	38.15	\$139,746	\$45,893	\$23,659	\$23,659	57.0	130.0	0.15	0.15	\$805	15%	\$300,007	\$7.07	50.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0139 000	30301 WINDSOR	07/02/21	\$159,000	PTA	03-ARMS LENGTH	\$159,000	\$60,900	38.10	\$137,841	\$42,922	\$21,763	\$21,763	52.4	110.0	0.13	0.13	\$818	14%	\$340,651	\$7.82	50.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 026 01 0181 000	6547 SHARON	09/01/20	\$168,000	PTA	03-ARMS LENGTH	\$168,000	\$84,000	38.20	\$144,764	\$46,937	\$24,091	\$24,091	57.1	102.8	0.14	0.14	\$822	14%	\$343,533	\$7.86	58.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0131 000	6433 WHYTE	04/27/21	\$155,000	PTA	03-ARMS LENGTH	\$155,000	\$61,200	39.48	\$128,791	\$51,177	\$24,968	\$24,968	60.2	136.0	0.16	0.16	\$851	16%	\$315,907	\$7.25	52.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0093 000	30230 RUSH	12/19/21	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$59,600	39.78	\$126,397	\$47,802	\$23,999	\$23,999	55.9	125.0	0.14	0.14	\$855	15%	\$334,280	\$7.67	50.00	C		C NEIGHBORHOOD	401
C NEIGHBORHOOD	35 005 04 0174 000	3002 RUSH	07/08/21	\$180,000	PTA	03-ARMS LENGTH	\$180,000	\$71,500	40.61	\$150,295	\$56,211	\$26,966	\$26,966	63.8	126.6	0.18	0.18	\$880	15%	\$297,164	\$7.05	60.00	C		C NEIGHBORHOOD	401

Land Table	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	Dollar/FF	LV/Sale	Dollar/Acre	Dollar/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	
D NEIGHBORHOOD	35 005 02 3997 000	29472 BRIDGE	08/26/21	\$95,000	PTA	03-ARM'S LENGTH	\$95,000			\$138,368	\$56,368	\$57,242	100.4	262.0	0.30	0.24		\$95	\$95	\$120.17	\$0.40	100.00	D	35 005 02 3998 001	D	401
D NEIGHBORHOOD	35 005 01 2573 000	25644 WINDSOR	08/09/20	\$112,725	PTA	03-ARM'S LENGTH	\$112,725	\$66,500	58.64	\$144,609	\$11,089	\$93,115	80.3	131.0	0.24	0.24		(531)	27%	\$17,715	(101.38)	80.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 01 2671 000	29521 CHESTER	07/27/20	\$110,683	PTA	03-ARM'S LENGTH	\$110,683	\$57,600	52.04	\$125,386	\$14,714	\$29,417	78.4	125.0	0.23	0.23		\$188	27%	\$63,974	\$1.47	80.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 01 2570 000	29584 WINDSOR	11/04/20	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$60,800	50.67	\$154,612	\$15,503	\$30,115	80.3	131.0	0.24	0.24		\$193	25%	\$64,328	\$1.48	80.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 01 2668 001	29571 CHESTER	08/06/20	\$118,000	PTA	03-ARM'S LENGTH	\$118,000	\$54,800	47.83	\$130,632	\$14,867	\$18,989	82.0	125.0	0.15	0.15		\$286	17%	\$97,743	\$2.24	53.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 99 0005 000	7033 MIDDLEBELL	06/18/21	\$136,000	PTA	03-ARM'S LENGTH	\$136,000	\$60,000	44.12	\$125,970	\$40,560	\$30,530	114.9	100.0	0.48	0.30		\$353	22%	\$84,324	\$1.94	131.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 01 2279 000	29895 WINDSOR	08/17/20	\$139,900	PTA	03-ARM'S LENGTH	\$139,900	\$64,400	46.03	\$138,499	\$26,733	\$26,322	67.5	131.0	0.20	0.20		\$396	18%	\$13,090	\$3.02	67.08	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 02 3895 000	29645 WARREN	10/27/21	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$61,400	46.52	\$12,875	\$11,859	\$19,794	52.6	100.0	0.14	0.14		\$415	15%	\$34,399	\$3.64	60.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 05 0004 000	29538 RUSH	08/24/20	\$117,000	WD	03-ARM'S LENGTH	\$117,000	\$49,600	42.39	\$109,995	\$29,397	\$22,392	59.7	115.6	0.17	0.17		\$492	19%	\$174,882	\$4.02	63.33	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 01 2616 004	29824 DOVER	02/24/21	\$123,000	PTA	03-ARM'S LENGTH	\$123,000	\$52,300	42.52	\$124,343	\$31,243	\$22,586	60.2	131.0	0.18	0.18		\$519	18%	\$173,572	\$3.98	80.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 02 4046 000	29608 CAMBRIDGE	10/27/21	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$59,500	42.50	\$125,288	\$44,877	\$30,115	80.3	131.0	0.24	0.24		\$558	22%	\$386,004	\$4.27	80.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 02 4039 000	29504 CAMBRIDGE	03/29/21	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$57,300	40.93	\$125,090	\$45,065	\$30,115	80.3	131.0	0.24	0.24		\$561	22%	\$186,992	\$4.29	80.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 01 2551 000	29427 CAMBRIDGE	12/29/20	\$149,000	PTA	03-ARM'S LENGTH	\$149,000	\$59,900	40.20	\$130,900	\$48,215	\$30,115	80.3	131.0	0.24	0.24		\$600	20%	\$200,062	\$4.59	80.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 02 4031 002	29801 BRIDGE	06/09/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$64,600	42.92	\$136,441	\$36,645	\$22,586	60.2	131.0	0.18	0.18		\$608	15%	\$201,983	\$4.67	60.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 05 0008 000	29531 RUSH	09/12/20	\$134,000	PTA	03-ARM'S LENGTH	\$134,000	\$54,000	40.75	\$119,704	\$36,882	\$22,586	60.2	131.0	0.18	0.18		\$612	17%	\$204,900	\$4.70	60.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 01 2668 000	29613 CHESTER	07/24/20	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$59,000	39.07	\$129,043	\$51,374	\$29,417	78.4	125.0	0.23	0.23		\$655	19%	\$223,365	\$5.13	80.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 02 3942 002	29724 RUSH	03/12/22	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$45,800	39.93	\$97,762	\$39,374	\$22,586	60.2	131.0	0.18	0.18		\$661	20%	\$221,244	\$5.08	60.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 02 3942 002	29724 RUSH	03/12/22	\$275,000	PTA	03-ARM'S LENGTH	\$275,000	\$97,300	35.38	\$207,942	\$97,588	\$30,530	147.4	125.6	0.43	0.43		\$662	11%	\$225,898	\$5.19	100.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 02 3960 002	29552 JAMES	11/10/21	\$170,500	PTA	03-ARM'S LENGTH	\$170,500	\$63,100	37.01	\$132,513	\$68,517	\$30,530	100.4	131.0	0.30	0.30		\$683	18%	\$227,631	\$5.23	100.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 02 4004 004	29640 BRIDGE	12/28/21	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$45,900	39.93	\$97,762	\$39,374	\$22,586	60.2	131.0	0.18	0.18		\$661	20%	\$221,244	\$5.08	60.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 02 3975 000	29561 JAMES	02/12/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$59,000	36.88	\$125,686	\$64,429	\$30,115	80.3	131.0	0.24	0.24		\$802	19%	\$267,340	\$6.14	80.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 01 2614 002	29654 DOVER	03/21/22	\$164,000	PTA	03-ARM'S LENGTH	\$164,000	\$63,900	38.96	\$136,701	\$49,885	\$22,586	60.2	131.0	0.18	0.18		\$828	14%	\$277,139	\$6.36	60.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 99 0002 003	29463 RUSH	10/09/20	\$176,000	PTA	03-ARM'S LENGTH	\$176,000	\$66,200	37.61	\$145,671	\$52,915	\$22,586	60.2	131.0	0.18	0.18		\$879	13%	\$293,972	\$6.75	60.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 02 4000 000	29548 BRIDGE	04/26/21	\$209,250	PTA	03-ARM'S LENGTH	\$209,250	\$77,500	37.23	\$164,407	\$74,958	\$30,115	80.3	131.0	0.24	0.24		\$933	14%	\$31,029	\$7.14	80.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 01 2584 001	29645 WINDSOR	08/28/20	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$68,300	35.33	\$129,794	\$57,792	\$22,586	60.2	131.0	0.18	0.18		\$960	14%	\$321,067	\$7.37	60.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 01 2567 000	29490 WINDSOR	08/17/20	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$61,300	33.68	\$133,800	\$78,315	\$30,115	80.3	131.0	0.24	0.24		\$975	17%	\$324,959	\$7.46	80.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 01 2583 002	29825 WINDSOR	04/09/21	\$157,500	PTA	03-ARM'S LENGTH	\$157,500	\$55,800	34.98	\$116,180	\$64,506	\$22,586	60.2	131.0	0.18	0.18		\$1,061	14%	\$99,093	\$8.15	60.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 01 2582 002	28909 WINDSOR	06/24/21	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$54,500	34.06	\$114,914	\$67,672	\$22,586	60.2	131.0	0.18	0.18		\$1,124	14%	\$375,956	\$8.63	60.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 01 2547 002	29529 CAMBRIDGE	01/15/21	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$54,700	33.15	\$119,807	\$67,779	\$22,586	60.2	131.0	0.18	0.18		\$1,125	14%	\$376,550	\$8.64	60.00	D	D NEIGHBORHOOD	401	
				\$4,166,058			\$1,708,500		6.01	\$3,674,120	\$1,233,221	\$741,283	2,096.6		6.86	6.12		19%								
									Std. Dev. =>	8.50		Average per FF=>	\$588		Average per Net Acre=>	193,780.80			Average per SqFt=>	\$4.45						
D NEIGHBORHOOD	35 005 02 3889 000	29691 WARREN	02/25/22	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$62,000	33.51	\$132,920	\$71,814	\$19,734	52.6	100.0	0.14	0.14		\$1,365	11%	\$520,391	\$11.95	60.00	D	D NEIGHBORHOOD	401	
D NEIGHBORHOOD	35 005 01 2584 001	29645 WINDSOR	11/01/21	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$61,400	30.70	\$129,794	\$92,792	\$22,586	60.2	131.0	0.18	0.18		\$1,541	11%	\$515,511	\$11.83	60.00	D	D NEIGHBORHOOD	401	

Land Table	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	Dollar/Ft	LV/Sale	Dollar/Acre	Dollar/SqFt	Actual	ECF Area	Other Parcels in Sale	Land Table	Class
E NEIGHBORHOOD	35 007 01 0139 002	2993 ELMWOOD	06/14/20	\$104,000	PTA	03-ARMS LENGTH	\$104,000	\$70,500	67.80	\$143,832	(39,832)	\$29,572	120.9	298.2	0.57	0.57	(5751)	29%	(53,699)	(13.22)	82.50		E NEIGHBORHOOD	401	
E NEIGHBORHOOD	35 007 04 0934 300	29878 ELMWOOD	06/14/20	\$60,000	PTA	03-ARMS LENGTH	\$60,000	\$47,600	59.60	\$96,961	(36,961)	\$27,220	86.4	160.0	0.29	0.29	(2216)	45%	(57,146)	(15.54)	80.00		E NEIGHBORHOOD	401	
E NEIGHBORHOOD	35 007 02 0265 300	30149 BEECHWOOD	11/15/20	\$97,000	PTA	03-ARMS LENGTH	\$97,000	\$66,100	68.14	\$151,416	(54,416)	\$29,572	113.4	298.0	0.52	0.52	(5219)	30%	(47,869)	(13.10)	76.66		E NEIGHBORHOOD	401	
E NEIGHBORHOOD	35 006 01 0149 000	31121 BIRCHLAWN	07/14/20	\$96,700	PTA	19-MULTI PARCEL ARMS LENGTH	\$96,700	\$70,100	72.49	\$152,223	(59,523)	\$35,711	111.6	270.0	0.33	0.23	(5119)	37%	(60,968)	(15.40)	105.00		E 35 006 01 0148 302	401	
E NEIGHBORHOOD	35 006 02 0646 000	30734 BEECHWOOD	10/24/21	\$167,500	PTA	03-ARMS LENGTH	\$167,500	\$91,500	54.63	\$211,569	(54,069)	\$29,572	310.0	295.0	0.90	0.90	(3121)	18%	(219,950)	(60.67)	73.83			401	
E NEIGHBORHOOD	35 006 01 0118 000	31209 BEECHWOOD	10/24/21	\$180,000	PTA	03-ARMS LENGTH	\$180,000	\$100,800	56.00	\$212,833	(59,083)	\$29,572	75.4	135.0	0.23	0.23	(5121)	13%	(159,172)	(59.90)	75.00			401	
E NEIGHBORHOOD	35 006 02 0663 301	30733 DAWSON	06/26/20	\$234,500	PTA	03-ARMS LENGTH	\$234,500	\$119,000	50.66	\$273,664	(99,422)	\$29,562	93.1	295.0	0.41	0.41	(3101)	12%	(223,158)	(101.53)	60.00			401	
E NEIGHBORHOOD	35 007 01 0148 000	3469 BRANDY	12/16/20	\$133,000	PTA	03-ARMS LENGTH	\$133,000	\$71,200	53.91	\$191,657	(54,057)	\$29,572	391.6	295.0	1.00	1.00	(161)	22%	(148,861)	(61.11)	147.66			401	
E NEIGHBORHOOD	35 007 01 0157 000	29812 BEECHWOOD	10/24/21	\$136,500	PTA	03-ARMS LENGTH	\$136,500	\$82,300	60.29	\$170,281	(54,209)	\$29,572	91.6	295.0	1.00	1.00	(522)	22%	(14,209)	(61.10)	147.66			401	
E NEIGHBORHOOD	35 006 02 0663 000	3469 HENRY RUFF RD.	01/14/22	\$125,000	PTA	03-ARMS LENGTH	\$125,000	\$67,400	58.92	\$142,569	(51,209)	\$29,572	103.0	135.0	0.34	0.34	\$137	24%	\$34,994	\$0.80	110.73			401	
E NEIGHBORHOOD	35 006 02 0698 002	ELMWOOD	10/14/20	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$131,400	185.00	\$175,000	(24,000)	\$26,506	84.1	172.0	0.29	0.29	\$119	26%	\$34,247	\$0.79	73.83			401	
E NEIGHBORHOOD	35 007 01 0176 001	30033 DAWSON	09/04/20	\$118,000	PTA	03-ARMS LENGTH	\$118,000	\$58,600	49.66	\$133,748	(51,824)	\$29,572	102.0	295.0	0.45	0.46	\$136	25%	\$30,788	\$0.71	66.36			401	
E NEIGHBORHOOD	35 006 02 0662 000	30741 DAWSON	01/08/21	\$155,000	PTA	03-ARMS LENGTH	\$155,000	\$73,500	47.42	\$169,309	(51,263)	\$29,572	110.0	295.0	0.50	0.50	\$139	19%	\$30,524	\$0.70	73.83			401	
E NEIGHBORHOOD	35 007 04 0077 000	29545 BALMORAL	08/04/20	\$85,000	PTA	03-ARMS LENGTH	\$85,000	\$46,000	47.76	\$93,087	(57,547)	\$15,634	49.6	160.0	0.15	0.15	\$152	18%	\$51,340	\$1.78	73.83			401	
E NEIGHBORHOOD	35 007 02 0257 000	30232 BEECHWOOD	05/07/21	\$160,000	PTA	03-ARMS LENGTH	\$160,000	\$81,800	51.13	\$172,322	(51,720)	\$29,572	110.0	295.0	0.50	0.50	\$157	18%	\$34,500	\$0.79	73.83			401	
E NEIGHBORHOOD	35 006 03 1135 001	30935 BLOCK	12/22/20	\$179,900	PTA	03-ARMS LENGTH	\$179,900	\$83,500	46.64	\$190,800	(51,491)	\$21,881	88.8	295.0	0.21	0.21	\$168	12%	\$54,460	\$1.25	68.10			401	
E NEIGHBORHOOD	35 006 02 0683 002	30751 ELMWOOD	02/15/22	\$137,500	PTA	03-ARMS LENGTH	\$137,500	\$50,188	33.63	\$146,335	(51,697)	\$20,550	65.2	144.5	0.20	0.20	\$179	15%	\$58,779	\$1.39	60.00			401	
E NEIGHBORHOOD	35 007 04 0078 000	29527 BEECHWOOD	12/30/20	\$200,000	QC	03-ARMS LENGTH	\$200,000	\$140,600	52.00	\$204,415	(20,000)	\$20,415	86.4	160.0	0.29	0.29	\$231	102%	\$68,027	\$1.56	80.00			401	
E NEIGHBORHOOD	35 006 02 0644 000	3469 BRANDY	12/06/21	\$188,000	PTA	03-ARMS LENGTH	\$188,000	\$79,500	42.29	\$197,555	(50,017)	\$29,572	391.6	295.0	1.00	1.00	\$261	16%	\$50,017	\$1.15	147.66			401	
E NEIGHBORHOOD	35 006 02 0644 000	30427 KRAUTER	12/17/21	\$134,000	PTA	03-ARMS LENGTH	\$134,000	\$64,300	47.99	\$132,672	(30,500)	\$29,572	105.6	142.0	0.36	0.36	\$293	22%	\$83,956	\$1.97	110.74			401	
E NEIGHBORHOOD	35 006 03 1121 001	31032 BLOCK	12/04/20	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$52,200	43.50	\$133,150	(20,231)	\$21,731	69.0	131.9	0.21	0.21	\$293	18%	\$98,209	\$2.25	68.10			401	
E NEIGHBORHOOD	35 006 03 1093 001	31225 BALMORAL	04/01/20	\$132,000	WD	03-ARMS LENGTH	\$132,000	\$57,500	43.56	\$131,664	\$23,488	\$23,242	73.5	160.0	0.24	0.24	\$220	18%	\$97,867	\$2.25	65.31			401	
E NEIGHBORHOOD	35 006 03 1100 301	30502 ELMWOOD	04/10/20	\$235,000	PTA	03-ARMS LENGTH	\$235,000	\$122,200	52.00	\$233,580	(55,792)	\$23,930	76.0	160.0	0.25	0.25	\$340	10%	\$103,168	\$2.37	68.10	AA		401	
E NEIGHBORHOOD	35 006 03 1100 302	30504 ELMWOOD	06/11/20	\$239,999	PTA	03-ARMS LENGTH	\$239,999	\$122,200	50.92	\$235,498	(28,431)	\$23,930	76.0	160.0	0.25	0.25	\$374	10%	\$113,724	\$2.61	68.10	AA		401	
E NEIGHBORHOOD	35 006 03 1133 002	30965 ELMWOOD	12/22/20	\$110,000	PTA	03-ARMS LENGTH	\$110,000	\$49,800	41.08	\$134,239	\$47,492	\$13,731	69.0	131.9	0.21	0.21	\$399	18%	\$183,458	\$3.96	68.10			401	
E NEIGHBORHOOD	35 007 04 0030 000	29801 ELMWOOD	11/13/20	\$417,000	PTA	03-ARMS LENGTH	\$417,000	\$177,000	41.77	\$108,839	(91,795)	\$18,634	49.6	160.0	0.15	0.15	\$399	14%	\$134,660	\$3.09	40.00			401	
E NEIGHBORHOOD	35 006 02 0685 003	30733 ELMWOOD	04/17/20	\$175,000	PTA	03-ARMS LENGTH	\$175,000	\$74,200	40.40	\$168,264	(30,343)	\$23,607	74.9	164.4	0.25	0.25	\$405	13%	\$122,351	\$2.81	65.83			401	
E NEIGHBORHOOD	35 007 04 0031 000	29856 ELMWOOD	06/05/20	\$112,000	PTA	03-ARMS LENGTH	\$112,000	\$44,700	39.91	\$108,832	(22,002)	\$15,634	49.6	160.0	0.15	0.15	\$483	14%	\$156,476	\$3.59	40.00			401	
E NEIGHBORHOOD	35 007 04 0034 000	29574 ELMWOOD	10/06/20	\$105,000	PTA	03-ARMS LENGTH	\$105,000	\$41,900	39.90	\$96,970	(24,564)	\$15,634	49.6	160.0	0.15	0.15	\$495	15%	\$161,202	\$3.84	40.00			401	
E NEIGHBORHOOD	35 007 04 0031 000	29599 BALMORAL	10/20/20	\$169,000	PTA	03-ARMS LENGTH	\$169,000	\$69,400	40.97	\$159,098	(25,836)	\$15,634	49.6	160.0	0.15	0.15	\$521	9%	\$175,755	\$4.03	40.00			401	
E NEIGHBORHOOD	35 006 03 1094 002	31041 BALMORAL	08/04/20	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$76,900	36.62	\$179,211	(60,161)	\$29,572	106.7	160.0	0.38	0.38	\$666	14%	\$154,011	\$3.63	104.10			401	
E NEIGHBORHOOD	35 006 03 1118 001	30964 BLOCK	08/24/21	\$135,000	PTA	03-ARMS LENGTH	\$135,000	\$66,800	40.26	\$96,489	(39,382)	\$21,731	69.0	131.9	0.21	0.21	\$578	19%	\$191,408	\$4.44	68.10			401	
E NEIGHBORHOOD	35 007 04 0048 301	29975 BALMORAL	08/27/21	\$160,000	PTA	03-ARMS LENGTH	\$160,000	\$63,600	39.75	\$133,224	(55,397)	\$28,821	93.0	160.0	0.31	0.31	\$610	18%	\$176,987	\$4.06	85.18			401	
E NEIGHBORHOOD	35 006 02 0628 001	30623 BEECHWOOD	05/17/21	\$157,000	PTA	03-ARMS LENGTH	\$157,000	\$61,300	39.04	\$128,493	(55,408)	\$26,901	85.4	135.0	0.27	0.27	\$649	17%	\$203,706	\$4.68	87.66			401	
E NEIGHBORHOOD	35 006 03 1134 001	30965 BLOCK	11/25/20	\$200,000	PTA	03-ARMS LENGTH	\$200,000	\$77,000	38.50	\$174,161	(47,800)	\$21,881	69.8	135.0	0.21	0.21	\$685	13%	\$224,635	\$5.20	68.10			401	
E NEIGHBORHOOD	35 007 04 0077 000	29545 BALMORAL	02/02/22	\$113,000	PTA	03-ARMS LENGTH	\$113,000	\$44,300	39.20	\$93,664	(34,970)	\$15,634	49.6	160.0	0.15	0.15	\$705	14%	\$237,851	\$5.46	40.00			401	
E NEIGHBORHOOD	35 007 04 0026 000	29816 ELMWOOD	01/26/22	\$100,000	PTA	03-ARMS LENGTH	\$100,000	\$38,300	39.82	\$89,916	(35,718)	\$16,634	49.6	160.0	0.15	0.15	\$720	15%	\$242,980	\$5.58	40.00			401	
E NEIGHBORHOOD	35 007 04 0106 000	29608 BALMORAL	09/20/21	\$120,000	PTA	19-MULTI PARCEL ARMS LENGTH	\$120,000	\$43,800	35.50	\$97,667	(57,638)	\$25,305	79.1	205.1	0.19	0.19	\$729	21%	\$290,882	\$7.11	80.00		E 35 007 04 0105 000	401	
E NEIGHBORHOOD	35 007 04 0062 000	29729 BALMORAL	12/17/20	\$151,000	PTA	03-ARMS LENGTH	\$151,000	\$40,200	34.96	\$93,781	(36,853)	\$15,634	49.6	160.0	0.15	0.15	\$743	14%	\$250,701	\$5.76	40.00			401	
E NEIGHBORHOOD	35 007 04 0036 000	29896 ELMWOOD	08/17/21	\$207,000	PTA	03-ARMS LENGTH	\$207,000	\$80,200	38.74	\$188,767	(65,453)	\$27,220	86.4	160.0	0.29	0.29	\$757	13%	\$222,629	\$5.11	80.00			401	
E NEIGHBORHOOD	35 006 03 1081 001	30828 BALMORAL	08/27/21	\$173,500	PTA	03-ARMS LENGTH	\$173,500	\$64,600	27.56	\$135,301	(60,075)	\$23,976	75.8	150.0	0.24	0.24	\$793	14%	\$246,200	\$5.65	70.62			401	
E NEIGHBORHOOD	35 006 01 0149 000	31211 BIRCHLAWN	07/14/21	\$205,000	PTA	19-MULTI PARCEL ARMS LENGTH	\$205,000	\$76,100	37.12	\$152,223	(88,488)	\$35,711	111.6	270.0	0.33	0.23	\$793	17%	\$272,271	\$6.					

Land Table	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	LV/Sale	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
F NEIGHBORHOOD	35 009 01 2358 000	29039 RUSH	08/05/20	\$180,000	PTA	21-NOT LOED/OTHER	\$180,000	\$89,700	49.86	\$130,688	\$35,432	\$26,100	80.3	131.0	0.24	0.24	\$41	16%	\$147,204	\$3.38	80.00	F	F NEIGHBORHOOD	401	
F NEIGHBORHOOD	35 009 01 2357 000	29049 RUSH	01/25/22	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$51,200	30.66	\$111,915	\$75,280	\$20,195	62.1	131.0	0.18	0.18	\$1,211	12%	\$430,171	\$9.88	57.85	F	F NEIGHBORHOOD	401	
F NEIGHBORHOOD	35 009 01 2377 000	29222 JAMES	10/26/21	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$75,400	62.83	\$159,376	(\$13,276)	\$26,100	80.3	131.0	0.24	0.24	(\$165)	22%	(\$55,087)	(\$1.26)	80.00	F	F NEIGHBORHOOD	401	
F NEIGHBORHOOD	35 009 01 2387 000	29107 JAMES	07/16/20	\$113,000	PTA	03-ARM'S LENGTH	\$113,000	\$55,900	49.47	\$120,313	\$14,798	\$22,111	68.0	131.0	0.20	0.20	\$218	20%	\$75,887	\$1.74	65.32	F	F NEIGHBORHOOD	401	
F NEIGHBORHOOD	35 009 01 2388 000	29113 JAMES	11/24/21	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$55,900	43.00	\$118,059	\$33,824	\$21,833	67.2	131.0	0.18	0.18	\$593	17%	\$176,167	\$4.04	64.00	F	F NEIGHBORHOOD	401	
F NEIGHBORHOOD	35 009 01 2415 000	29049 BRIDGE	09/07/21	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$65,700	50.54	\$139,057	\$11,977	\$21,034	64.7	131.0	0.18	0.18	\$185	16%	\$65,092	\$1.49	60.88	F	F NEIGHBORHOOD	401	
F NEIGHBORHOOD	35 009 01 2416 000	6891 CENTRAL AVE	10/01/20	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$62,800	46.91	\$12,648	\$20,860	\$21,505	66.2	131.0	0.19	0.19	\$315	19%	\$110,957	\$2.55	63.10	F	F NEIGHBORHOOD	401	
F NEIGHBORHOOD	35 009 01 2417 000	29123 BRIDGE	01/22/21	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$65,000	100.00	\$147,788	(\$13,688)	\$26,100	80.3	131.0	0.24	0.24	(\$601)	41%	(\$212,772)	(\$5.11)	80.00	F	F NEIGHBORHOOD	401	
F NEIGHBORHOOD	35 009 01 2440 000	29108 CAMBRIDGE	04/19/21	\$176,000	PTA	03-ARM'S LENGTH	\$176,000	\$58,800	33.41	\$124,291	\$72,802	\$21,093	64.9	131.0	0.18	0.18	\$1,122	12%	\$395,663	\$9.08	61.30	F	F NEIGHBORHOOD	401	
F NEIGHBORHOOD	35 009 01 2442 000	29020 CAMBRIDGE	07/21/21	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$58,000	41.86	\$123,525	\$42,375	\$26,100	80.3	131.0	0.24	0.24	\$530	19%	\$176,660	\$4.06	80.00	F	F NEIGHBORHOOD	401	
Totals:							\$1,314,000	\$609,200		\$1,305,567	\$240,604	\$232,171	714.4		2.08	2.08		19%							
							Sale Ratio =>	46.36		Average	\$240,604	Average	714.4		Average	2.08	2.08		19%	Average					
							Std. Dev. =>	20.68		per FF=>	\$337	per Net Acre=>	115,563.88							per SqFt=>	\$2.65				

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	03-ARM'S LENGTH	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Area	Total Acres	Dollar/FF	LV/Sale	Dollar/Acre	Dollar/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
G NEIGHBORHOOD	35 008 04 0051 000	29187 CAMBRIDGE	06/25/21	\$72,700	WD	03-ARM'S LENGTH		\$72,700	\$51,300	70.24	\$118,286	(28,811)	\$16,385	42.0	131.0	0.12	0.12	9988	23%	(246,019)	(53.51)	40.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 01 0100 002	28456 RUSH	06/25/21	\$100,000	PTA	03-ARM'S LENGTH		\$100,000	\$93,300	66.64	\$176,164	(50,213)	\$20,946	51.0	138.0	0.17	0.17	(9570)	17%	(157,805)	(64.13)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 03 0451 002	6951 GILLMAN	08/05/21	\$117,500	PTA	03-ARM'S LENGTH		\$117,500	\$78,300	66.64	\$165,313	(25,240)	\$22,613	57.2	130.6	0.18	0.18	(8441)	19%	(124,599)	(53.27)	59.05	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 03 0262 002	7044 HELEN	07/04/20	\$85,000	PTA	03-ARM'S LENGTH		\$85,000	\$50,600	59.53	\$116,330	(11,204)	\$20,126	51.0	135.0	0.16	0.16	(8242)	24%	(274,155)	(61.25)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 01 0100 002	28455 RUSH	07/04/20	\$90,000	PTA	03-ARM'S LENGTH		\$90,000	\$52,800	57.83	\$119,890	(10,064)	\$19,826	50.2	131.0	0.15	0.15	(9261)	22%	(95,059)	(61.58)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 03 0126 002	28657 RUSH	09/17/20	\$100,500	PTA	03-ARM'S LENGTH		\$100,500	\$56,400	55.02	\$132,376	(58,479)	\$21,397	54.2	131.0	0.17	0.17	(8157)	21%	(55,188)	(51.18)	55.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 03 0251 000	28484 BRIDGE	09/20/21	\$250,000	PTA	03-ARM'S LENGTH		\$250,000	\$129,700	51.88	\$275,078	(55,252)	\$19,826	50.2	131.0	0.15	0.15	(8109)	8%	(55,013)	(60.80)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 04 0051 000	29110 CAMBRIDGE	07/21/21	\$110,000	WD	03-ARM'S LENGTH		\$110,000	\$56,500	51.41	\$184,366	(51,661)	\$18,885	42.0	131.0	0.12	0.12	(8288)	17%	(121,008)	(61.05)	40.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 01 0188 000	7029 BELTON	08/04/21	\$102,000	PTA	19-MULTI PARCEL ARM'S LENGTH		\$102,000	\$68,500	67.16	\$137,012	(9568)	\$34,044	86.2	276.0	0.25	0.25	(311)	33%	(51,811)	(60.09)	80.00	G	35 008 01 0188 000	G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 03 0438 000	6809 GILLMAN	05/25/22	\$135,000	WD	03-ARM'S LENGTH		\$135,000	\$72,400	53.63	\$19,483	(117)	\$19,796	50.1	130.6	0.15	0.15	(90)	15%	(50,119)	(60.09)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 01 0190 000	6842 BELTON	11/21/20	\$90,000	PTA	03-ARM'S LENGTH		\$90,000	\$60,700	59.29	\$117,403	(11,800)	\$22,478	49.2	130.0	0.14	0.14	(949)	22%	(138,478)	(61.14)	100.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 03 0451 002	6951 GILLMAN	11/28/21	\$144,000	PTA	03-ARM'S LENGTH		\$144,000	\$78,300	54.38	\$165,313	\$1,260	\$22,613	57.2	130.6	0.18	0.18	522	16%	(57,119)	(50.16)	59.05	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 01 0319 001	6815 HARRISON	04/10/20	\$170,000	PTA	03-ARM'S LENGTH		\$170,000	\$80,700	48.05	\$199,368	\$22,039	\$23,407	59.3	120.0	0.18	0.18	534	14%	\$11,391	(50.25)	65.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 01 0319 001	28656 RUSH	03/09/21	\$105,000	PTA	03-ARM'S LENGTH		\$105,000	\$64,500	51.78	\$118,600	\$4,066	\$19,826	50.2	131.0	0.15	0.15	(988)	16%	(112,896)	(56.06)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 03 0342 002	6873 HELEN	08/10/21	\$107,000	PTA	03-ARM'S LENGTH		\$107,000	\$60,700	47.38	\$118,741	\$8,571	\$20,312	51.4	130.5	0.16	0.16	516	19%	\$54,247	(51.26)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 01 0285 000	7096 DEERING	09/11/20	\$112,000	PTA	03-ARM'S LENGTH		\$112,000	\$52,600	46.96	\$121,273	\$11,180	\$22,353	56.6	124.7	0.17	0.17	923	20%	\$76,628	(51.76)	59.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 04 0051 000	28815 JAMES	03/28/21	\$136,500	PTA	03-ARM'S LENGTH		\$136,500	\$63,500	48.52	\$184,366	\$11,980	\$19,826	50.2	131.0	0.12	0.12	228	15%	\$79,867	(51.83)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 01 0324 000	7095 CARDWELL	08/11/21	\$150,000	PTA	03-ARM'S LENGTH		\$150,000	\$79,000	48.60	\$153,980	\$18,198	\$22,378	56.7	125.0	0.17	0.17	925	15%	\$106,965	(52.46)	59.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 03 0275 000	6906 HELEN	08/07/20	\$121,000	PTA	03-ARM'S LENGTH		\$121,000	\$52,700	43.45	\$121,812	\$19,314	\$20,126	51.0	135.0	0.16	0.16	939	17%	\$124,606	(52.86)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 03 0110 002	28455 RUSH	09/21/20	\$120,000	PTA	03-ARM'S LENGTH		\$120,000	\$52,100	43.42	\$119,890	\$19,936	\$19,936	50.0	130.0	0.15	0.15	939	17%	\$123,907	(50.05)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 03 0073 000	7016 HARRISON	12/21/21	\$125,000	PTA	03-ARM'S LENGTH		\$125,000	\$65,000	45.58	\$124,082	\$19,832	\$18,914	47.9	120.0	0.14	0.14	844	15%	\$144,759	(53.82)	49.80	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 03 0245 002	6939 DEERING	08/31/20	\$140,000	PTA	03-ARM'S LENGTH		\$140,000	\$99,800	42.71	\$138,630	\$21,238	\$19,968	50.3	131.6	0.15	0.15	842	14%	\$140,649	(53.23)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 03 0124 000	28620 RUSH	06/26/21	\$124,500	PTA	19-MULTI PARCEL ARM'S LENGTH		\$124,500	\$61,600	48.23	\$123,887	\$27,963	\$26,110	66.1	262.0	0.28	0.22	5423	21%	\$155,350	(53.57)	60.00	G	35 009 03 0123 002	G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 03 0267 002	7016 HELEN	07/31/20	\$125,000	PTA	03-ARM'S LENGTH		\$125,000	\$67,800	47.28	\$123,496	\$11,630	\$20,126	51.0	135.0	0.16	0.16	845	16%	\$139,548	(53.20)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 04 0054 002	29225 CAMBRIDGE	11/10/20	\$125,000	PTA	03-ARM'S LENGTH		\$125,000	\$52,800	42.24	\$122,119	\$22,707	\$19,826	50.2	131.0	0.15	0.15	842	14%	\$140,649	(53.23)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 03 0238 000	6893 DEERING	12/24/20	\$128,000	PTA	03-ARM'S LENGTH		\$128,000	\$50,600	42.09	\$127,074	\$24,676	\$19,950	50.5	132.6	0.15	0.15	849	15%	\$150,963	(53.38)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 03 0121 000	28615 RUSH	08/10/21	\$149,600	PTA	03-ARM'S LENGTH		\$149,600	\$84,500	43.38	\$136,376	\$42,427	\$19,203	87.4	100.0	0.30	0.30	485	20%	\$146,953	(54.4)	100.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 03 0144 002	28410 RUSH	07/30/21	\$150,000	WD	03-ARM'S LENGTH		\$150,000	\$68,400	45.60	\$144,179	\$30,172	\$24,351	61.6	147.6	0.20	0.20	849	16%	\$148,631	(54.1)	60.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 03 0364 002	7066 GILLMAN	06/26/20	\$126,000	PTA	03-ARM'S LENGTH		\$126,000	\$52,600	41.27	\$120,261	\$26,251	\$20,312	51.4	137.5	0.16	0.16	951	16%	\$166,146	(53.81)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 04 0049 000	29129 CAMBRIDGE	06/03/20	\$116,000	PTA	03-ARM'S LENGTH		\$116,000	\$48,200	41.55	\$111,014	\$12,974	\$16,985	42.0	131.0	0.12	0.12	954	14%	\$179,758	(53.13)	40.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 03 0191 002	28571 JAMES	02/15/22	\$125,000	PTA	03-ARM'S LENGTH		\$125,000	\$55,400	44.32	\$118,155	\$26,671	\$19,826	50.2	131.0	0.15	0.15	931	16%	\$177,807	(54.08)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 01 0276 002	7016 DEERING	12/04/20	\$115,000	PTA	03-ARM'S LENGTH		\$115,000	\$46,800	40.70	\$107,636	\$26,791	\$19,427	49.2	125.8	0.14	0.14	945	17%	\$186,049	(54.27)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 01 0118 002	6815 HARRISON	02/21/20	\$145,000	PTA	03-ARM'S LENGTH		\$145,000	\$68,200	40.54	\$142,423	\$14,471	\$21,094	60.0	120.0	0.18	0.18	935	16%	\$189,401	(54.38)	64.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 04 0011 000	28561 CAMBRIDGE	12/29/20	\$120,000	PTA	03-ARM'S LENGTH		\$120,000	\$48,500	40.42	\$113,298	\$24,657	\$16,585	44.0	131.0	0.12	0.12	987	14%	\$205,475	(54.72)	40.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 01 0469 002	7066 LATHERS	05/28/21	\$134,000	PTA	03-ARM'S LENGTH		\$134,000	\$56,500	42.16	\$119,997	\$36,167	\$21,364	54.1	130.6	0.17	0.17	967	16%	\$220,400	(55.06)	55.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 03 0245 002	28452 BRIDGE	05/06/20	\$175,000	PTA	03-ARM'S LENGTH		\$175,000	\$69,300	39.60	\$160,763	\$14,073	\$19,826	50.2	131.0	0.15	0.15	967	15%	\$227,153	(55.21)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 03 0277 002	6873 HELEN	07/30/20	\$140,000	PTA	03-ARM'S LENGTH		\$140,000	\$53,900	38.50	\$124,111	\$35,415	\$20,126	51.0	135.0	0.16	0.16	965	14%	\$228,484	(55.25)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 03 0251 002	7029 DEERING	08/18/20	\$135,000	PTA	03-ARM'S LENGTH		\$135,000	\$51,700	38.30	\$119,902	\$35,285	\$19,787	50.1	130.5	0.15	0.15	9704	15%	\$293,231	(56.40)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 04 0051 000	29219 CAMBRIDGE	06/26/21	\$146,000	PTA	03-ARM'S LENGTH		\$146,000	\$61,600	42.05	\$129,987	\$36,339	\$19,826	50.2	131.0	0.15	0.15	974	14%	\$242,260	(55.56)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 03 0223 002	28740 BRIDGE	10/20/20	\$140,000	PTA	03-ARM'S LENGTH		\$140,000	\$53,300	38.07	\$123,389	\$36,487	\$19,826	50.2	131.0	0.15	0.15	9727	14%	\$243,247	(55.58)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 008 03 0445 002	6887 GILLMAN	09/18/20	\$138,000	PTA	03-ARM'S LENGTH		\$138,000	\$62,200	37.90	\$120,693	\$37,103	\$19,796	50.1	130.6	0.15	0.15	9740	14%	\$247,353	(56.68)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 03 0118 000	28515 RUSH	09/18/20	\$123,000	PTA	03-ARM'S LENGTH		\$123,000	\$50,800	42.27	\$117,877	\$37,708	\$16,885	41.0	131.0	0.12	0.12	9755	12%	\$264,233	(56.07)	40.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 03 0094 000	28540 RUSH	01/29/21	\$147,000	PTA	03-ARM'S LENGTH		\$147,000	\$55,200	37.55	\$127,275	\$40,052	\$20,777	52.6	143.9	0.17	0.17	9761	14%	\$242,739	(55.57)	50.00	G		G NEIGHBORHOOD	401
G NEIGHBORHOOD	35 009 03 0100 002	28456 RUSH	11/10/21	\$196,000	PTA	03-ARM'S LENGTH		\$196,000	\$83,300	42.00	\$176,164	\$40,782	\$20,946	53.0	146.2	0.17	0.17	9769	11%	\$242,750	(55.57)	50.0				

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	03-ARM'S LENGTH	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	Dollar/FF	LV/Sale	Dollar/Acre	Dollar/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
I NEIGHBORHOOD	35 011 02 0100 002	6149 BELTON	06/15/20	\$97,000	PTA	03-ARM'S LENGTH		\$97,000	\$84,300	66.70	\$149,239	\$91,393	\$20,946	49.3	138.0	0.14	0.14	\$698	22%	\$248,882	\$153.02	45.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0048 000	6509 INWSTER	12/16/20	\$93,000	PTA	03-ARM'S LENGTH		\$93,000	\$61,000	69.99	\$143,232	\$78,443	\$21,688	51.0	125.0	0.14	0.14	\$559	23%	\$139,658	\$145.58	50.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 011 02 0066 000	6800 ARCOLA	07/27/20	\$108,500	PTA	03-ARM'S LENGTH		\$108,500	\$60,100	56.39	\$141,300	\$124,227	\$18,573	43.7	131.0	0.12	0.12	\$328	17%	\$118,558	\$12.72	40.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0119 000	6622 CARDWELL	09/03/20	\$110,000	PTA	03-ARM'S LENGTH		\$110,000	\$62,000	56.36	\$145,263	\$122,293	\$22,969	54.0	140.0	0.16	0.16	\$229	21%	\$76,708	\$17.76	50.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 011 02 0044 000	6335 INWSTER	09/18/20	\$117,000	WD	03-ARM'S LENGTH		\$117,000	\$69,200	59.16	\$146,172	\$99,480	\$19,992	46.3	110.0	0.12	0.12	\$205	17%	\$79,347	\$13.80	48.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0120 000	6612 CARDWELL	06/27/21	\$125,000	PTA	03-ARM'S LENGTH		\$125,000	\$67,400	54.08	\$142,656	\$52,297	\$22,953	54.0	140.0	0.16	0.16	\$98	18%	\$33,901	\$0.76	50.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 011 02 0044 002	6057 INWSTER	06/29/20	\$127,000	PTA	03-ARM'S LENGTH		\$127,000	\$69,300	46.69	\$139,193	\$72,499	\$19,692	46.3	110.0	0.12	0.12	\$162	16%	\$61,975	\$14.2	48.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 011 02 0119 002	6338 BELTON	07/16/20	\$137,000	WD	03-ARM'S LENGTH		\$137,000	\$61,300	44.74	\$143,762	\$14,154	\$20,946	49.3	138.0	0.14	0.14	\$287	15%	\$98,979	\$22.7	45.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0001 000	27763 CAMBRIDGE	07/15/20	\$151,000	PTA	03-ARM'S LENGTH		\$151,000	\$66,000	43.71	\$154,009	\$27,446	\$30,455	71.7	85.3	0.19	0.19	\$383	20%	\$144,453	\$3.2	97.02	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 011 02 0159 000	6159 BELTON	12/16/20	\$137,500	PTA	03-ARM'S LENGTH		\$137,500	\$69,200	49.06	\$138,939	\$19,968	\$21,407	50.4	138.0	0.14	0.14	\$396	16%	\$139,636	\$3.21	46.24	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 011 02 0102 002	6141 ARCOLA	09/16/20	\$145,000	PTA	03-ARM'S LENGTH		\$145,000	\$61,700	42.55	\$144,891	\$21,055	\$20,946	49.3	138.0	0.14	0.14	\$427	14%	\$147,238	\$3.38	45.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0138 002	6958 STERLING CT	07/15/20	\$136,500	PTA	03-ARM'S LENGTH		\$136,500	\$58,000	42.49	\$145,146	\$27,522	\$26,168	61.6	107.9	0.21	0.21	\$447	19%	\$128,607	\$2.95	35.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0146 000	6528 STERLING CT	03/07/21	\$200,000	WD	03-ARM'S LENGTH		\$200,000	\$91,700	45.85	\$193,918	\$29,035	\$22,953	54.0	140.0	0.16	0.16	\$538	11%	\$180,342	\$4.14	50.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 011 02 0106 002	6011 CARDWELL	11/21/20	\$166,000	PTA	03-ARM'S LENGTH		\$166,000	\$64,700	39.21	\$152,253	\$33,733	\$20,946	48.2	132.0	0.14	0.14	\$689	12%	\$244,360	\$5.61	45.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 011 02 0060 000	6122 ARCOLA	11/19/21	\$155,000	PTA	03-ARM'S LENGTH		\$155,000	\$66,900	43.16	\$141,102	\$35,387	\$21,489	50.6	131.0	0.14	0.14	\$700	14%	\$245,743	\$5.64	48.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 011 02 0069 000	6136 ARCOLA	12/14/21	\$155,000	PTA	03-ARM'S LENGTH		\$155,000	\$67,300	43.42	\$142,211	\$31,362	\$18,573	43.7	131.0	0.12	0.12	\$718	12%	\$261,350	\$6.00	40.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0145 000	6538 STERLING CT	06/29/20	\$161,000	PTA	03-ARM'S LENGTH		\$161,000	\$61,700	38.32	\$144,899	\$39,254	\$22,953	54.0	140.0	0.16	0.16	\$717	14%	\$243,814	\$5.60	50.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0071 000	6520 ARCOLA	07/20/20	\$173,000	PTA	03-ARM'S LENGTH		\$173,000	\$66,500	38.44	\$136,244	\$38,444	\$21,688	51.0	125.0	0.14	0.14	\$753	13%	\$268,839	\$6.17	50.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0153 000	6543 ARCOLA	09/23/20	\$161,000	PTA	03-ARM'S LENGTH		\$161,000	\$60,300	37.45	\$141,304	\$42,649	\$22,953	54.0	140.0	0.16	0.16	\$790	14%	\$264,901	\$6.08	50.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0155 000	6564 ARCOLA	12/07/20	\$155,000	PTA	03-ARM'S LENGTH		\$155,000	\$57,500	37.30	\$136,640	\$42,344	\$21,984	51.7	117.0	0.14	0.14	\$819	14%	\$296,157	\$6.85	53.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0078 000	6435 ARCOLA	10/01/21	\$146,000	PTA	03-ARM'S LENGTH		\$146,000	\$59,200	40.55	\$124,783	\$43,319	\$22,102	52.0	92.0	0.13	0.13	\$833	15%	\$330,679	\$7.59	62.01	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0059 000	27415 WINDSOR	09/18/22	\$185,000	PTA	03-ARM'S LENGTH		\$185,000	\$73,300	39.62	\$194,265	\$61,289	\$30,954	73.9	96.6	0.20	0.20	\$893	17%	\$306,445	\$7.94	90.17	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 011 02 0123 002	6058 BELTON	08/28/21	\$218,000	PTA	03-ARM'S LENGTH		\$218,000	\$92,500	42.61	\$196,648	\$42,298	\$20,946	49.3	138.0	0.14	0.14	\$838	10%	\$295,790	\$6.79	45.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0174 000	27606 WINDSOR	10/21/20	\$171,500	PTA	03-ARM'S LENGTH		\$171,500	\$70,500	41.11	\$148,958	\$43,525	\$20,983	49.4	117.0	0.13	0.13	\$882	12%	\$324,813	\$7.46	50.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0083 000	27559 CHESTER	02/23/21	\$160,000	PTA	03-ARM'S LENGTH		\$160,000	\$58,100	36.31	\$136,277	\$45,411	\$21,688	51.0	125.0	0.14	0.14	\$890	14%	\$317,559	\$7.29	50.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0155 000	6566 ARCOLA	01/06/22	\$170,000	PTA	03-ARM'S LENGTH		\$170,000	\$70,000	41.18	\$143,245	\$49,008	\$22,293	54.0	140.0	0.16	0.16	\$907	14%	\$284,298	\$6.89	50.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0112 000	6554 CARDWELL	12/24/20	\$165,500	PTA	03-ARM'S LENGTH		\$165,500	\$58,000	35.05	\$137,726	\$50,727	\$22,953	54.0	140.0	0.16	0.16	\$939	14%	\$315,075	\$7.23	50.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0119 000	6622 CARDWELL	01/22/21	\$175,000	PTA	03-ARM'S LENGTH		\$175,000	\$62,000	35.43	\$145,303	\$52,650	\$22,953	54.0	140.0	0.16	0.16	\$975	13%	\$327,019	\$7.51	50.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0110 000	6731 CARDWELL	08/30/21	\$176,000	PTA	03-ARM'S LENGTH		\$176,000	\$68,800	39.31	\$145,283	\$52,456	\$22,489	53.0	135.0	0.16	0.16	\$989	13%	\$336,426	\$7.77	50.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0078 000	6435 ARCOLA	12/29/21	\$153,000	PTA	03-ARM'S LENGTH		\$153,000	\$59,200	39.69	\$121,686	\$51,416	\$22,102	52.0	92.0	0.13	0.13	\$1,027	14%	\$407,756	\$9.36	62.01	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0005 000	6708 DERING	07/20/21	\$180,000	WD	03-ARM'S LENGTH		\$180,000	\$70,200	39.00	\$148,139	\$54,341	\$22,480	52.9	134.3	0.15	0.15	\$1,027	12%	\$352,864	\$8.10	50.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 011 02 0160 002	6149 BELTON	01/15/21	\$184,000	PTA	03-ARM'S LENGTH		\$184,000	\$64,700	35.16	\$149,219	\$55,707	\$20,946	49.3	138.0	0.14	0.14	\$1,110	11%	\$389,559	\$8.94	45.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 011 02 0172 002	6011 BELTON	08/27/21	\$185,000	PTA	03-ARM'S LENGTH		\$185,000	\$69,900	37.78	\$147,698	\$58,248	\$20,946	49.3	138.0	0.14	0.14	\$1,182	11%	\$407,329	\$9.35	45.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0135 001	6573 STERLING CT	08/24/22	\$200,000	PTA	03-ARM'S LENGTH		\$200,000	\$71,600	35.80	\$150,824	\$75,445	\$26,269	61.8	127.7	0.18	0.18	\$1,211	13%	\$426,243	\$9.79	67.55	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0171 000	27619 WINDSOR	06/04/21	\$180,000	PTA	03-ARM'S LENGTH		\$180,000	\$65,400	36.33	\$138,052	\$62,911	\$20,983	49.4	117.0	0.13	0.13	\$1,275	12%	\$469,634	\$10.78	50.00	I		I NEIGHBORHOOD	401
I NEIGHBORHOOD	35 008 04 0125 000	6536 CARDWELL	05/29/21	\$192,000	PTA	03-ARM'S LENGTH		\$192,000	\$66,500	34.64	\$140,177	\$74,776	\$22,953	54.0	140.0	0.16	0.16	\$1,385	12%	\$644,447	\$10.66	50.00	I		I NEIGHBORHOOD	401
			Totals:	\$5,649,500				\$2,960,000	\$2,259,046	\$5,649,500	\$5,259,046	\$1,194,302	\$803,848	1,891.4		5.40	5.41		15%							
				Sale Ratio =>		41.77			8.06							Average	per Net Acre=>	221,044.23		Average	per SqFt=>	55.07				
				Std. Dev. =>									\$631													
I NEIGHBORHOOD	35 008 04 0144 000	6548 STERLING CT	12/18/21	\$242,000	PTA	03-ARM'S LENGTH		\$242,000	\$77,300	31.94	\$158,964	\$205,889	\$22,953	54.0	140.0	0.16	0.16	\$1,963	9%	\$658,317	\$15.11	50.00	I		I NEIGHBORHOOD	401

Land Table	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	LV/Sale	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
J NEIGHBORHOOD	35 008 03 0125 002	6548 HARRISON	08/24/20	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$96,000	46.83	\$113,811	\$6,684	\$18,899	48.0	120.0	0.14	0.14	15%	\$129	\$48,833	\$1.11	50.00	J	J NEIGHBORHOOD	401	
J NEIGHBORHOOD	35 008 03 0211 002	6565 DEERING	12/22/21	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$60,800	52.33	\$129,839	\$12,803	\$22,642	58.8	135.2	0.19	0.19	39%	\$218	\$68,833	\$1.58	59.75	J	J NEIGHBORHOOD	401	
J NEIGHBORHOOD	35 008 03 0220 000	6623 DEERING	12/30/20	\$120,000	PTA	03-ARM'S LENGTH	\$120,000	\$54,200	45.17	\$126,772	\$12,834	\$19,606	50.9	134.9	0.16	0.16	16%	\$252	\$82,800	\$1.90	50.00	J	J NEIGHBORHOOD	401	
J NEIGHBORHOOD	35 008 03 0334 002	6718 LATHERS	07/10/20	\$139,500	PTA	03-ARM'S LENGTH	\$139,500	\$61,800	44.30	\$144,225	\$14,709	\$19,934	51.8	139.4	0.18	0.18	14%	\$284	\$83,574	\$1.92	50.00	J	J NEIGHBORHOOD	401	
J NEIGHBORHOOD	35 008 03 0418 000	6905 GUAMAN	11/20/20	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$55,200	40.89	\$129,252	\$25,042	\$19,294	50.1	130.6	0.15	0.15	14%	\$590	\$166,847	\$3.83	50.00	J	J NEIGHBORHOOD	401	
J NEIGHBORHOOD	35 008 03 0291 002	6704 HELEN ST	08/14/20	\$138,900	PTA	03-ARM'S LENGTH	\$138,900	\$54,600	39.31	\$127,718	\$32,353	\$21,171	55.0	135.0	0.17	0.17	15%	\$588	\$190,312	\$4.37	55.00	J	J NEIGHBORHOOD	401	
J NEIGHBORHOOD	35 008 03 0202 000	27838 MAPLEWOOD	08/15/21	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$59,300	43.78	\$124,595	\$29,655	\$19,250	50.0	130.0	0.15	0.15	14%	\$593	\$199,027	\$4.57	50.00	J	J NEIGHBORHOOD	401	
J NEIGHBORHOOD	35 008 03 0121 002	6664 HARRISON	03/15/21	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$54,500	37.86	\$128,706	\$34,789	\$18,895	48.0	120.0	0.14	0.14	13%	\$724	\$252,094	\$5.79	50.00	J	J NEIGHBORHOOD	401	
J NEIGHBORHOOD	35 008 03 0414 002	6459 GUAMAN	11/02/21	\$189,900	PTA	03-ARM'S LENGTH	\$189,900	\$81,600	42.97	\$172,637	\$36,557	\$19,294	50.1	130.6	0.15	0.15	10%	\$729	\$243,713	\$5.59	50.00	J	J NEIGHBORHOOD	401	
J NEIGHBORHOOD	35 008 03 0296 000	6720 HELEN	06/26/20	\$137,000	PTA	03-ARM'S LENGTH	\$137,000	\$50,600	36.99	\$117,685	\$38,932	\$19,617	51.0	135.0	0.16	0.16	14%	\$764	\$251,174	\$5.77	50.00	J	J NEIGHBORHOOD	401	
J NEIGHBORHOOD	35 008 03 0401 000	6605 GUAMAN	09/21/21	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$62,500	40.32	\$131,790	\$44,896	\$21,676	50.3	137.5	0.18	0.18	14%	\$797	\$253,593	\$5.82	56.00	J	J NEIGHBORHOOD	401	
J NEIGHBORHOOD	35 008 03 0301 000	6516 HELEN	08/20/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$61,100	40.73	\$128,834	\$40,783	\$19,617	51.0	135.0	0.16	0.16	13%	\$800	\$263,116	\$6.04	50.00	J	J NEIGHBORHOOD	401	
J NEIGHBORHOOD	35 008 03 0327 000	6681 HELEN	12/10/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$61,000	40.67	\$126,077	\$45,289	\$21,366	55.5	137.5	0.17	0.17	14%	\$816	\$260,282	\$5.98	55.00	J	J NEIGHBORHOOD	401	
J NEIGHBORHOOD	35 008 03 0314 002	6487 HELEN	06/09/21	\$176,000	PTA	03-ARM'S LENGTH	\$176,000	\$77,200	43.71	\$163,584	\$42,214	\$19,788	51.4	137.5	0.16	0.16	11%	\$821	\$287,177	\$6.13	50.00	J	J NEIGHBORHOOD	401	
Totals							\$2,011,300	\$848,300		\$1,874,025	\$417,530	\$280,255	727.9		2.23	2.22	14%								
							Sale Ratio =>	42.18		Average			5574			Average	187,149.26		Average	\$4.30					
							Std. Dev. =>	3.98		per FF=>						per Net Acre=>			per SqFt=>						
J NEIGHBORHOOD	35 008 03 0305 002	6490 HELEN	07/08/20	\$60,000	PTA	03-ARM'S LENGTH	\$60,000	\$55,200	92.00	\$120,322	(\$49,705)	\$19,617	51.0	135.0	0.16	0.16		(\$976)	(\$320,577)	(\$7.36)	50.00	J	J NEIGHBORHOOD	401	
J NEIGHBORHOOD	35 008 03 0491 000	6768 LATHERS	05/21/21	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$69,300	38.50	\$146,368	\$52,926	\$19,294	50.1	130.6	0.15	0.15		\$1,056	\$352,840	\$8.30	50.00	J	J NEIGHBORHOOD	401	
J NEIGHBORHOOD	35 008 03 0309 002	6444 HELEN	05/03/21	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$58,100	34.18	\$122,132	\$73,544	\$25,676	66.7	135.0	0.22	0.22		\$1,103	\$338,912	\$7.78	70.00	J	J NEIGHBORHOOD	401	

Land Tab	Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ac. Sale \$	Aud when Sold	Aud Adj. Sale	Cou. Appraisal	Land Residual	Est. Land Value	FFns. Front	Depth	Net Area	Total Area	Dollars/SqFt	LV/Sale	Dollars/Front	Dollars/Depth	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class																						
KNEIGHBORHOOD	35 002 02 003 00	2889 MARKWOOD	10/26/21	\$77,000	PFA	GS-ARMY LENGTH	\$77,000	\$90,400	66.45	\$306,456	(513,708)	\$13,753	426	147.3	0.14	0.34	(150)	20%	(151,594)	(53,33)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 02 004 00	2889 MARKWOOD	10/26/21	\$66,000	PFA	GS-ARMY LENGTH	\$66,000	\$78,120	61.29	\$224,65	(514,06)	\$12,65	256	147.3	0.14	0.34	(150)	20%	(151,594)	(53,33)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 02 007 00	2848 BLOCK	10/26/21	\$142,000	PFA	GS-ARMY LENGTH	\$142,000	\$158,000	131.76	\$168,023	(151,395)	\$14,628	395	127.0	0.11	0.32	(158)	20%	(199,393)	(61,24)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 02 048 00	2829 WAUVER	11/2/20	\$71,500	PFA	GS-ARMY LENGTH	\$71,500	\$47,200	58.32	\$96,579	(103,88)	\$14,229	36.4	120.0	0.11	0.31	(158)	20%	(198,27)	(57,27)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 02 050 00	2889 MARKWOOD	02/13/21	\$112,000	PFA	GS-ARMY LENGTH	\$112,000	\$138,000	101.88	\$138,000	(170)	\$13,800	418	147.3	0.12	0.32	(158)	20%	(198,27)	(57,27)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 02 047 00	2886 BECHWOOD	10/26/21	\$95,000	PFA	GS-ARMY LENGTH	\$95,000	\$50,500	51.38	\$118,173	(58,091)	\$14,029	40.8	120.0	0.12	0.32	(158)	20%	(165,250)	(51,50)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 02 049 00	2887 MARKWOOD	04/14/21	\$80,000	PFA	GS-ARMY LENGTH	\$80,000	\$48,000	52.02	\$60,000	(112,798)	\$13,798	42.5	147.0	0.14	0.34	(152)	20%	(141,798)	(50,96)	73.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 003 00	2765 DEERING	08/20/21	\$65,000	PFA	GS-ARMY LENGTH	\$65,000	\$48,700	40.00	\$108,889	(103,97)	\$21,88	70.6	138.5	0.25	0.25	(161)	39%	(141,563)	(50,10)	80.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 02 046 00	2886 BECHWOOD	10/26/21	\$80,000	PFA	GS-ARMY LENGTH	\$80,000	\$90,000	79.08	\$206,398	(155,05)	\$19,398	41.5	140.0	0.13	0.33	(151)	20%	(193,86)	(53,90)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 02 045 00	2886 BECHWOOD	10/26/21	\$71,000	PFA	GS-ARMY LENGTH	\$71,000	\$41,000	37.44	\$101,744	(104,44)	\$12,186	71.9	141.0	0.14	0.32	(158)	20%	(197,345)	(56,63)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 024 00	6025 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 023 00	6026 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 022 00	6024 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 021 00	6023 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 020 00	6022 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 019 00	6021 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 018 00	6020 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 017 00	6019 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 016 00	6018 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 015 00	6017 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 014 00	6016 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 013 00	6015 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 012 00	6014 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 011 00	6013 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 010 00	6012 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 009 00	6011 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 008 00	6010 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 007 00	6009 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 006 00	6008 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 005 00	6007 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 004 00	6006 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 003 00	6005 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 002 00	6004 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 001 00	6003 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
KNEIGHBORHOOD	35 002 04 000 00	6002 HELEN	06/20/21	\$70,000	PFA	GS-ARMY LENGTH	\$70,000	\$40,700	35.53	\$90,442	(78)	\$13,221	41.1	137.5	0.13	0.33	(159)	20%	(163,58)	(50,34)	40.00	K	KNEIGHBORHOOD	405																							
Total:																								\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500	\$13,977,500
<table border="0"> <tr> <td>Ac. Sale Price</td> <td>80.00</td> <td>Average</td> <td>182.56</td> </tr> <tr> <td>Sale Price</td> <td>8.02</td> <td>per Net Area</td> <td>228,466.04</td> </tr> <tr> <td>Sale Date >=</td> <td>5/21</td> <td></td> <td></td> </tr> </table>																								Ac. Sale Price	80.00	Average	182.56	Sale Price	8.02	per Net Area	228,466.04	Sale Date >=	5/21														
Ac. Sale Price	80.00	Average	182.56																																												
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Land Tab	Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ac. Sale \$	Aud when Sold	Aud Adj. Sale	Cou. Appraisal	Land Residual	Est. Land Value	FFns. Front	Depth	Net Area	Total Area	Dollars/SqFt	LV/Sale	Dollars/Front	Dollars/Depth	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
KNEIGHBORHOOD	35 015 04 055 00	DEERING	06/27/20	\$12,000	PFA	GS-ARMY LENGTH	\$12,000	\$7,500	0.50	\$55,043	\$12,000	\$15,043	4.07	134.3	0.13	0.32	59%	12%	(87,561)	(21,24)	40.00	K2	KNEIGHBORHOOD	005	

Land Tab	Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Ac. Sale \$	Aud when Sold	Aud Adj. Sale	Cou. Appraisal	Land Residual	Est. Land Value	FFns. Front	Depth	Net Area	Total Area	Dollars/SqFt	LV/Sale	Dollars/Front	Dollars/Depth	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
KNEIGHBORHOOD	35 015 03 046 00	5763 LATHERS	12/29/20	\$184,000	PFA	GS-ARMY LENGTH	\$184,000	\$90,300	27.34	\$359,489	\$94,027	\$116,498	43.9	136.8	0.12	0.33	39.4%	8%	(179,881)	(66,73)	41.00	K	KNEIGHBORHOOD	405	
KNEIGHBORHOOD	35 015 03 047 00	2889 MARKWOOD	06/14/21	\$200,000	PFA	GS-ARMY LENGTH	\$200,000	\$123,700	68.59	\$280,000	(156,300)	\$123,700	43.9	136.8	0.12	0.33	49.9%	8%	(189,819)	(67,58)	41.00	K	KNEIGHBORHOOD	405	
KNEIGHBORHOOD	35 015 01 041 00	5834 BELTON	03/26/21	\$89,300	PFA	GS-ARMY LENGTH	\$89,300	\$79,400	46.28	\$127,242	(153,96)	\$188	68.6	148.0	0.24	0.24</									

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	03-ARMS LENGTH	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollar/FF	LV/Sale	Dollar/Acre	Dollar/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
L.NEIGHBORHOOD	35 0112 0209 002	2868 ROCK	08/26/21	\$200,000	PTA	\$200,000	03-ARMS LENGTH	\$200,000	\$199,000	99.50	\$253,232	(\$2,193)	\$203,777	62.4	138.7	0.22	0.22	(\$208)	10%	(\$15,177)	(\$3.88)	68.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 0215 000	2830 JOHN HAUK	09/01/21	\$60,000	PTA	\$60,000	03-ARMS LENGTH	\$60,000	\$60,000	100.00	\$118,936		\$26,867	8.8	127.5	0.27	0.27	(\$468)	41%	(\$50,468)	(\$5.28)	84.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 0217 000	2225 GILMAN	05/12/20	\$140,000	PTA	\$140,000	03-ARMS LENGTH	\$140,000	\$139,400	99.57	\$194,409	(\$28,701)	\$215,708	77.9	138.6	0.22	0.22	(\$188)	18%	(\$106,300)	(\$2.44)	85.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0113 01 0085 000	2825 ROCK	08/19/21	\$75,000	PTA	\$75,000	03-ARMS LENGTH	\$75,000	\$75,000	100.00	\$112,620	(\$18,620)	\$29,400	10.1	112.0	0.53	0.53	(\$143)	39%	(\$51,166)	(\$5.81)	73.83			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 99 0004 002	2037 CARDWELL	08/29/21	\$110,000	PTA	\$110,000	03-ARMS LENGTH	\$110,000	\$109,200	99.27	\$142,100	(\$10,900)	\$21,850	65.0	165.0	0.26	0.26	(\$165)	20%	(\$15,659)	(\$1.90)	65.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 0219 002	1772 GILMAN	11/18/21	\$77,800	PTA	\$77,800	03-ARMS LENGTH	\$77,800	\$77,000	99.10	\$93,737	(\$1,736)	\$12,761	38.7	130.4	0.13	0.13	(\$82)	16%	(\$2,431)	(\$0.56)	43.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 01 1786 000	2029 CARDWELL	07/09/20	\$175,000	PTA	\$175,000	03-ARMS LENGTH	\$175,000	\$174,500	99.71	\$201,116	(\$1,236)	\$23,880	72.4	135.0	0.25	0.25	(\$17)	14%	(\$4,384)	(\$0.11)	80.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 02 1095 000	1845 HARRISON	06/29/20	\$90,000	PTA	\$90,000	03-ARMS LENGTH	\$90,000	\$89,500	99.44	\$111,004		\$24,517	13.2	130.0	0.28	0.28	(\$27)	22%	\$61,441	(\$0.68)	82.47			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0113 01 0141 000	28547 HENNEPIN	06/24/20	\$50,200	PTA	\$50,200	03-ARMS LENGTH	\$50,200	\$49,400	97.57	\$80,444	(\$844)	\$29,400	10.4	295.0	0.53	0.53	(\$8)	59%	(\$1,581)	(\$0.04)	78.83			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 01 1721 000	2045 ARCOLA	12/18/20	\$67,600	PTA	\$67,600	03-ARMS LENGTH	\$67,600	\$67,000	99.12	\$89,451	(\$2,293)	\$24,144	73.2	138.0	0.26	0.26	(\$31)	36%	\$9,063	\$0.21	80.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 02 1999 002	1714 LATHERS	09/04/21	\$99,400	PTA	\$99,400	03-ARMS LENGTH	\$99,400	\$98,400	98.80	\$120,224		\$28,424	10.1	129.0	0.30	0.30	(\$20)	29%	\$11,845	\$0.29	81.84			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 02 0037 000	2046 GARDEN	01/20/21	\$159,000	PTA	\$159,000	03-ARMS LENGTH	\$159,000	\$157,000	98.74	\$216,075	\$1,183	\$27,268	8.6	127.5	0.28	0.28	(\$63)	14%	\$11,884	\$0.41	94.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0113 01 0095 000	29155 ROCK	03/12/22	\$95,000	PTA	\$95,000	03-ARMS LENGTH	\$95,000	\$94,500	99.47	\$117,597	\$6,803	\$29,400	10.2	115.5	0.54	0.54	\$67	31%	\$12,716	\$0.29	73.83			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 02 1829 000	1829 GILMAN	08/26/21	\$54,000	PTA	\$54,000	03-ARMS LENGTH	\$54,000	\$53,800	99.63	\$68,006		\$12,793	8.6	129.0	0.26	0.26	(\$48)	18%	(\$2,431)	(\$0.31)	80.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0113 01 0044 000	29117 JOHN HAUK	01/16/20	\$136,000	WD	\$136,000	03-ARMS LENGTH	\$136,000	\$135,500	99.59	\$152,232	\$11,168	\$29,400	10.1	295.0	0.50	0.50	\$133	22%	\$26,336	\$0.60	73.83			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0113 01 0110 000	29056 HENNEPIN	06/17/20	\$130,000	PTA	\$130,000	03-ARMS LENGTH	\$130,000	\$129,500	99.62	\$146,148	\$13,232	\$29,400	98.7	295.0	0.50	0.50	\$134	23%	\$26,504	\$0.61	73.83			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 02 2018 001	1164 LATHERS	09/29/21	\$90,200	PTA	\$90,200	03-ARMS LENGTH	\$90,200	\$89,700	99.80	\$106,272		\$24,517	13.2	130.0	0.28	0.28	(\$28)	22%	\$61,028	\$0.72	80.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 01 1723 000	2071 ARCOLA	08/06/20	\$199,000	PTA	\$199,000	03-ARMS LENGTH	\$199,000	\$198,500	99.74	\$206,525	\$16,619	\$24,144	73.2	138.0	0.25	0.25	\$227	24%	\$65,668	\$1.61	80.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0113 01 0081 000	28811 ROCK	12/08/20	\$105,000	PTA	\$105,000	03-ARMS LENGTH	\$105,000	\$104,500	99.48	\$109,006	\$25,394	\$29,400	10.1	111.6	0.53	0.53	\$250	28%	\$48,095	\$1.10	73.83			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 01 1883 000	1108 HELEN	03/04/22	\$125,000	PTA	\$125,000	03-ARMS LENGTH	\$125,000	\$124,500	99.59	\$136,445	\$23,148	\$24,563	74.4	132.7	0.25	0.25	\$111	20%	\$91,494	\$2.10	83.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 01 1825 002	1529 DEERING	12/04/20	\$150,000	PTA	\$150,000	03-ARMS LENGTH	\$150,000	\$149,500	99.66	\$182,223	\$18,789	\$21,012	63.7	132.7	0.22	0.22	\$205	14%	\$88,986	\$2.00	73.83			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 01 1882 000	1122 HELEN	09/24/22	\$120,000	PTA	\$120,000	03-ARMS LENGTH	\$120,000	\$119,500	99.58	\$132,476	\$11,791	\$24,267	73.5	132.7	0.25	0.25	\$296	20%	\$87,164	\$2.00	82.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 01 1883 000	1119 HELEN	12/16/20	\$105,000	PTA	\$105,000	03-ARMS LENGTH	\$105,000	\$104,500	99.52	\$124,064	\$25,332	\$26,238	76.8	144.6	0.27	0.27	\$342	24%	\$96,463	\$2.21	82.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0113 01 0117 301	28914 HENNEPIN	02/01/22	\$140,000	PTA	\$140,000	03-ARMS LENGTH	\$140,000	\$139,500	99.64	\$171,033	\$27,236	\$24,269	73.5	295.0	0.37	0.37	\$370	17%	\$71,215	\$1.68	55.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 02 2096 002	1146 HARRISON	12/12/21	\$117,000	PTA	\$117,000	03-ARMS LENGTH	\$117,000	\$116,500	99.57	\$132,127	\$14,206	\$18,833	56.4	138.9	0.20	0.20	\$288	16%	\$11,789	\$2.57	85.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 02 1995 000	1824 LATHERS	07/14/20	\$134,000	PTA	\$134,000	03-ARMS LENGTH	\$134,000	\$133,500	99.63	\$179,073	\$13,400	\$26,113	79.7	138.6	0.28	0.28	\$392	20%	\$112,789	\$2.59	87.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0113 02 0071 000	28613 DONNELLY	12/06/21	\$160,000	PTA	\$160,000	03-ARMS LENGTH	\$160,000	\$159,500	99.69	\$192,446	\$36,758	\$29,400	90.8	130.0	0.31	0.31	\$405	18%	\$120,518	\$2.77	102.30			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 02 1524 000	2226 GILMAN	11/08/20	\$119,000	PTA	\$119,000	03-ARMS LENGTH	\$119,000	\$118,500	99.57	\$132,689	\$29,810	\$23,469	71.1	130.4	0.24	0.24	\$418	20%	\$124,729	\$2.86	80.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0113 01 0120 001	28835 HENNEPIN	05/27/21	\$160,000	PTA	\$160,000	19-MULTI PARCEL ARMS LENGTH	\$160,000	\$159,200	99.50	\$193,271	\$61,206	\$24,036	13.1	295.0	0.50	0.50	\$343	17%	\$126,330	\$2.90	147.66			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 01 1874 000	1546 HELEN	11/29/21	\$140,000	PTA	\$140,000	03-ARMS LENGTH	\$140,000	\$139,500	99.64	\$178,008	\$37,739	\$25,747	78.0	132.7	0.27	0.27	\$484	18%	\$142,411	\$3.27	87.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0113 01 0119 000	29123 HENNEPIN	12/01/21	\$166,000	PTA	\$166,000	03-ARMS LENGTH	\$166,000	\$165,500	99.70	\$196,107	\$48,293	\$29,400	98.7	295.0	0.50	0.50	\$489	18%	\$96,586	\$2.22	73.83			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 02 1814 000	1814 ARCOLA	08/26/20	\$140,000	PTA	\$140,000	03-ARMS LENGTH	\$140,000	\$139,500	99.64	\$178,008	\$37,739	\$25,747	78.0	132.7	0.27	0.27	\$484	18%	\$142,411	\$3.27	87.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 02 1931 000	1828 GILMAN	08/27/20	\$130,000	PTA	\$130,000	03-ARMS LENGTH	\$130,000	\$129,500	99.62	\$156,499	\$39,064	\$25,523	77.3	130.4	0.26	0.26	\$505	20%	\$150,246	\$3.45	87.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0113 04 0030 000	28448 JOHN HAUK	03/17/21	\$89,300	PTA	\$89,300	03-ARMS LENGTH	\$89,300	\$88,800	99.40	\$91,472	\$20,013	\$11,603	35.2	127.5	0.12	0.12	\$570	13%	\$17,205	\$3.91	40.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0113 01 0184 002	28950 MARQUETTE	10/14/20	\$138,000	PTA	\$138,000	03-ARMS LENGTH	\$138,000	\$137,500	99.64	\$161,498	\$24,358	\$26,238	60.2	295.0	0.31	0.31	\$571	14%	\$112,649	\$2.59	45.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 02 1972 000	2015 GILMAN	07/17/20	\$170,000	PTA	\$170,000	03-ARMS LENGTH	\$170,000	\$169,500	99.71	\$190,244	\$45,464	\$25,708	77.9	138.6	0.27	0.27	\$584	15%	\$168,385	\$3.87	85.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0113 01 0134 002	28473 HENNEPIN RD	10/16/20	\$134,000	PTA	\$134,000	03-ARMS LENGTH	\$134,000	\$133,500	99.63	\$149,561	\$42,366	\$22,945	69.5	295.0	0.35	0.35	\$609	17%	\$120,332	\$2.76	82.00			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0112 02 2075 002	1162 HARRISON	05/29/20	\$118,000	PTA	\$118,000	03-ARMS LENGTH	\$118,000	\$117,500	99.57	\$139,707	\$26,900	\$18,812	56.4	138.8	0.20	0.20	\$654	16%	\$180,291	\$4.27	61.50			L.NEIGHBORHOOD	401
L.NEIGHBORHOOD	35 0113 03 0032 000	28465 JOHN HAUK	09/17/20	\$100,000	WD	\$100,000	19-MULTI PARCEL ARMS LENGTH	\$100,000	\$99,500	99.50	\$121,373	\$35,151	\$17,124	51.9	260.0	0.18	0.18	\$677	17%							

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	03-ARMS LENGTH	Terms of Sale	Adj. Sale \$	Adj. Sale %	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollar/Ft	LV/Sale	Dollar/Acre	Dollar/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
N NEIGHBORHOOD	35 021 01 1241 003	31403 DONNELLY	09/18/21	596,200	WD	03-ARMS LENGTH		596,200	100.00	67.43	515,226	134,110	221,446	61.3	146.0	0.30	0.30	199,610	19%	131,670	131,670	152.81	58.92		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 01 2487 000	31960 JOHN HANK	09/17/21	569,000	PTA	03-ARMS LENGTH		569,000	100.00	59.75	517,976	155,633	221,446	102.1	150.0	0.41	0.81	141,805	27%	157,855	157,855	151.11	104.32		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 01 1365 002	36868 BOCK	10/12/20	513,900	PTA	03-ARMS LENGTH		513,900	100.00	59.26	519,377	151,548	222,279	63.7	147.0	0.21	0.21	149,860	16%	151,348	151,348	153.52	61.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 020 01 0881 001	31500 DONNELLY	10/28/20	585,500	PTA	03-ARMS LENGTH		585,500	100.00	63.39	512,320	221,358	226,200	75.9	142.0	0.48	0.48	151,600	30%	156,959	151,600	147.46	72.83		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 020 01 0844 000	31418 BOCK	07/27/21	513,200	WD	03-ARMS LENGTH		513,200	100.00	59.32	518,234	151,041	221,446	62.1	145.1	0.48	0.48	151,630	25%	156,959	151,630	154.80	147.66		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 01 1286 002	33408 JOHN HANK	08/14/20	519,100	PTA	03-ARMS LENGTH		519,100	100.00	49.18	521,739	151,205	221,446	60.3	135.0	0.19	0.19	110,811	11%	154,941	150,800	160.30	60.30		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 020 02 2485 003	31944 JOHN HANK	08/12/20	510,400	PTA	03-ARMS LENGTH		510,400	100.00	53.65	510,856	151,116	221,446	61.8	130.0	0.19	0.19	109,411	21%	152,755	150,440	152.44	63.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 01 1307 001	31125 JOHN HANK	09/17/21	510,000	WD	03-ARMS LENGTH		510,000	100.00	59.26	519,815	151,246	221,446	72.1	135.0	0.24	0.24	124,446	27%	154,750	151,246	151.49	77.50		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 020 01 0900 001	31436 BROWN	01/11/22	517,000	PTA	03-ARMS LENGTH		517,000	100.00	53.74	519,643	154,782	225,435	72.7	135.0	0.23	0.23	125,435	26%	151,253	150,490	154.99	72.67		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 01 1243 000	32974 PARD0	02/15/22	516,000	PTA	03-ARMS LENGTH		516,000	100.00	56.26	518,313	153,350	223,663	122.2	140.0	0.39	0.39	110,811	29%	154,319	153,350	151.79	121.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 020 01 0814 000	31120 DONNELLY	07/16/20	517,000	PTA	03-ARMS LENGTH		517,000	100.00	63.00	511,205	152,138	221,446	75.2	142.0	0.48	0.48	144,488	29%	154,482	151,677	147.66	74.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 03 2279 001	36112 DONNELLY	07/30/20	511,000	PTA	29-SELLERS INTEREST IN A LC		511,000	100.00	48.00	512,283	151,209	224,042	68.7	130.0	0.21	0.21	116,329	22%	151,632	151,209	150.70	70.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 020 01 0871 001	31505 PERCE	02/28/21	525,000	PTA	03-ARMS LENGTH		525,000	100.00	66.40	536,687	154,234	225,941	73.8	135.0	0.23	0.23	119,212	100%	161,308	154,420	154.20	73.83		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 01 1356 001	31751 SCHUMAN	06/22/20	516,000	PTA	03-ARMS LENGTH		516,000	100.00	45.56	517,068	151,246	221,446	72.4	135.0	0.24	0.24	124,446	25%	154,750	151,246	151.49	77.50		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 020 01 0894 000	31455 HENNENPIN	04/28/20	515,000	PTA	03-ARMS LENGTH		515,000	100.00	67.00	516,430	154,842	227,200	61.8	135.0	0.23	0.23	119,822	19%	156,718	154,420	154.42	93.84		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 03 2284 001	32780 DONNELLY	04/28/20	5125,700	PTA	03-ARMS LENGTH		5125,700	100.00	45.51	5114,152	152,149	220,601	58.9	130.0	0.18	0.18	120,616	16%	167,872	151,566	159.98	74.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 020 03 3013 000	32151 DONNELLY	08/28/20	5122,500	PTA	03-ARMS LENGTH		5122,500	100.00	45.22	5133,011	151,996	226,307	57.2	135.0	0.25	0.25	124,446	24%	158,559	151,789	160.00	74.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 01 1322 001	33420 DONNELLY	12/15/21	515,000	PTA	03-ARMS LENGTH		515,000	100.00	47.67	516,480	152,000	224,500	70.0	135.0	0.22	0.22	128,866	15%	152,258	152,000	151.70	70.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 020 01 0848 001	31761 BOCK	10/02/20	5145,000	PTA	03-ARMS LENGTH		5145,000	100.00	44.62	5149,194	151,378	225,572	73.1	149.5	0.24	0.24	129,318	18%	169,824	152,066	167.42	84.24		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 020 02 2477 000	32140 PARD0	07/30/20	510,200	PTA	03-ARMS LENGTH		510,200	100.00	46.67	512,142	152,248	226,307	68.8	135.0	0.27	0.27	127,502	25%	159,944	152,066	154.20	87.32		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 020 01 0883 001	31509 BOCK	11/09/21	5175,000	PTA	03-ARMS LENGTH		5175,000	100.00	49.94	5177,414	151,930	221,744	62.1	144.7	0.20	0.20	130,111	17%	169,136	152,231	160.00	74.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 020 01 0844 000	31618 BOCK	06/03/21	5215,000	PTA	03-ARMS LENGTH		5215,000	100.00	40.47	5182,204	155,459	223,663	151.1	145.1	0.49	0.49	142,818	16%	173,047	153,056	147.66	74.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 03 2265 001	32651 JOHN HANK	01/21/21	5116,000	PTA	03-ARMS LENGTH		5116,000	100.00	44.05	5115,567	150,475	224,042	70.0	135.0	0.21	0.21	128,866	21%	159,767	152,258	151.70	70.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 01 9900 001	31648 VENOY	04/30/21	5139,000	PTA	03-ARMS LENGTH		5139,000	100.00	45.18	5132,089	153,836	226,925	76.9	145.9	0.21	0.25	144,000	19%	158,854	153,836	154.00	74.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 01 1307 001	31125 JOHN HANK	08/21/21	5133,000	PTA	03-ARMS LENGTH		5133,000	100.00	45.04	5125,915	154,140	227,055	77.3	135.0	0.24	0.24	144,200	20%	154,250	153,277	157.30	77.30		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 024 99 0004 706	33623 BECK	08/06/21	5266,000	PTA	03-ARMS LENGTH		5266,000	100.00	39.80	5189,288	164,376	233,663	198.8	149.0	0.70	0.70	184,212	13%	162,021	152,766	160.00	74.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 020 02 2552 000	31411 DONNELLY	07/30/20	5115,000	PTA	03-ARMS LENGTH		5115,000	100.00	42.07	5125,536	154,708	223,663	89.3	137.0	0.28	0.28	145,456	23%	145,907	153,350	153.52	88.18		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 99 0007 001	32645 BOCK	08/28/20	5154,500	PTA	03-ARMS LENGTH		5154,500	100.00	37.35	5135,141	152,582	223,663	108.2	288.8	0.49	0.49	148,889	22%	150,790	152,488	154.00	74.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 01 1300 002	33732 DONNELLY	02/11/22	5145,000	PTA	03-ARMS LENGTH		5145,000	100.00	46.97	5134,286	153,524	222,446	68.6	135.0	0.20	0.20	155,516	16%	158,029	158,029	154.00	74.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 99 0018 001	1605 HURBAND	01/22/21	5165,000	PTA	03-ARMS LENGTH		5165,000	100.00	38.35	5142,445	156,198	223,663	109.7	151.5	0.20	0.20	153,187	20%	153,187	153,187	153.52	143.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 020 02 2522 002	31978 PERCE	07/21/21	5182,500	PTA	03-ARMS LENGTH		5182,500	100.00	35.29	5135,029	151,134	223,663	152.1	140.0	0.48	0.48	154,188	18%	156,029	153,883	149.32	74.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 020 01 0849 001	31715 BOCK	06/11/21	5136,500	PTA	03-ARMS LENGTH		5136,500	100.00	43.61	5116,881	158,411	224,792	70.8	148.0	0.23	0.23	125,562	19%	156,704	153,883	154.00	77.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 01 1366 001	31418 JOHN HANK	08/18/20	5124,100	PTA	03-ARMS LENGTH		5124,100	100.00	42.17	5127,068	151,422	221,446	72.9	135.0	0.24	0.24	124,446	22%	154,193	151,422	151.49	77.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 03 2270 000	32459 JOHN HANK	09/14/21	5159,900	PTA	03-ARMS LENGTH		5159,900	100.00	40.21	5138,845	158,718	223,663	98.1	130.0	0.30	0.30	159,811	21%	159,700	154,520	100.00	100.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 021 03 2276 001	32518 DONNELLY	10/27/21	5137,500	PTA	03-ARMS LENGTH		5137,500	100.00	41.02	5118,547	154,712	225,759	71.6	130.0	0.22	0.22	126,608	19%	159,607	154,588	154.00	75.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 020 02 2482 000	31839 PARD0	06/11/21	5199,000	PTA	03-ARMS LENGTH		5199,000	100.00	40.60	5169,846	162,717	223,663	101.0	130.0	0.31	0.31	160,919	30%	160,919	160,919	160.00	100.00		N	N NEIGHBORHOOD	401
N NEIGHBORHOOD	35 020 01 0873 002	31467 PERCE	05/26/21	5159,900	PTA	03-ARMS LENGTH		5159,900	100.00	41.53	5139,745	154,996	225,941	73.8	135.0	0.23	0.23	126,316	16%	160,856	154,611	161.00	73.83		N	N NEIGHBORHOOD	40

Land Table	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	LV/Sale	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
O NEIGHBORHOOD	35 024 02 0248 000	3564 BROWN	08/21/20	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$44,600	63.71	\$109,432	(\$15,231)	\$20,181	85.1	130.0	0.20	0.20	(\$248)	29%	(\$7,381)	(\$1.76)	65.60	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 021 02 2098 001	32202 PIERCE	11/17/21	\$255,000	PTA	03-ARM'S LENGTH	\$255,000	\$135,700	53.22	\$288,084	(\$7,644)	\$25,540	82.4	140.0	0.26	0.26	(\$92)	10%	(\$29,354)	(\$0.67)	80.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 021 02 2154 000	32957 BROWN	02/17/22	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$84,400	60.29	\$177,793	(\$7,029)	\$30,764	99.2	130.0	0.30	0.30	(\$71)	22%	(\$23,587)	(\$0.54)	100.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 021 02 2094 000	33012 PIERCE	05/27/21	\$108,500	PTA	03-ARM'S LENGTH	\$108,500	\$64,700	59.63	\$125,298	\$5,128	\$31,929	103.0	140.0	0.32	0.32	\$50	29%	\$15,976	\$0.37	100.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 021 02 2144 002	3240 FARMINGTON RD	12/02/20	\$184,500	PTA	03-ARM'S LENGTH	\$184,500	\$94,600	45.85	\$198,789	\$8,200	\$22,891	72.6	114.2	0.30	0.30	\$133	12%	\$40,208	\$0.92	78.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 024 02 0119 002	35228 PIERCE	09/16/20	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$54,800	43.84	\$130,487	\$14,007	\$19,494	62.9	145.0	0.20	0.20	\$223	16%	\$70,035	\$1.61	60.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 021 02 2164 002	33130 MARQUETTE	07/29/21	\$128,000	PTA	03-ARM'S LENGTH	\$128,000	\$63,500	49.61	\$133,468	\$17,157	\$22,625	73.0	125.0	0.22	0.22	\$235	18%	\$79,800	\$1.83	75.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 021 02 2159 001	33133 PIERCE	12/21/20	\$130,000	PTA	03-ARM'S LENGTH	\$130,000	\$53,700	41.31	\$130,468	\$17,221	\$17,689	57.1	130.0	0.17	0.17	\$302	14%	\$100,122	\$2.30	57.50	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 021 02 2116 002	33042 HENNEPIN	08/18/20	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$52,000	38.52	\$123,359	\$34,714	\$23,073	74.4	130.0	0.22	0.22	\$466	17%	\$154,973	\$3.56	75.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 024 02 2090 000	35930 MARQUETTE	05/21/21	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$72,000	43.64	\$151,485	\$38,243	\$24,728	79.8	110.0	0.22	0.22	\$479	15%	\$173,045	\$3.97	87.20	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 021 02 2154 000	32957 BROWN	03/29/22	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$84,400	43.28	\$177,793	\$47,971	\$30,764	99.2	130.0	0.30	0.30	\$483	16%	\$160,977	\$3.70	100.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 021 02 2102 000	33235 PIERCE	06/21/21	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$66,300	40.18	\$139,072	\$59,554	\$33,626	114.1	130.0	0.34	0.34	\$522	20%	\$173,627	\$3.89	115.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 021 02 2127 002	33109 HENNEPIN	06/23/20	\$135,000	PTA	03-ARM'S LENGTH	\$135,000	\$48,000	36.15	\$115,519	\$41,016	\$21,535	69.5	130.0	0.21	0.21	\$590	16%	\$196,249	\$4.51	70.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 021 02 2152 000	33051 BROWN	08/26/21	\$167,000	PTA	03-ARM'S LENGTH	\$167,000	\$64,200	38.33	\$134,206	\$64,038	\$30,764	99.2	130.0	0.30	0.30	\$645	18%	\$214,893	\$4.93	100.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 021 02 2126 001	33149 HENNEPIN	01/07/22	\$143,000	PTA	03-ARM'S LENGTH	\$143,000	\$54,200	37.90	\$131,699	\$53,932	\$24,611	79.4	130.0	0.24	0.24	\$679	17%	\$223,573	\$5.18	80.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 024 02 0079 000	3545 HENNEPIN	12/18/20	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$51,300	35.38	\$121,955	\$41,504	\$18,459	59.5	130.0	0.18	0.18	\$697	13%	\$231,866	\$5.32	60.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 024 02 0148 002	3545 BOCK	12/28/21	\$240,000	PTA	03-ARM'S LENGTH	\$240,000	\$101,200	42.17	\$214,688	\$44,926	\$19,824	61.3	146.9	0.20	0.20	\$710	8%	\$221,408	\$5.11	60.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 021 02 2119 002	33200 HENNEPIN	08/25/21	\$155,000	PTA	03-ARM'S LENGTH	\$155,000	\$57,300	36.97	\$120,134	\$59,477	\$24,611	79.4	130.0	0.24	0.24	\$749	16%	\$248,858	\$5.71	80.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 021 02 2085 000	33033 BOCK	11/17/21	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$87,500	37.23	\$183,620	\$84,461	\$33,081	106.7	150.3	0.35	0.35	\$791	14%	\$244,814	\$5.62	100.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 024 02 0134 000	1661 FARMINGTON	05/21/21	\$147,000	PTA	03-ARM'S LENGTH	\$147,000	\$51,300	34.90	\$107,470	\$62,169	\$22,639	73.0	110.0	0.20	0.20	\$851	15%	\$187,767	\$7.07	80.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 024 02 0145 002	33511 BOCK	09/04/20	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$43,700	31.21	\$105,197	\$54,454	\$19,651	63.4	147.3	0.20	0.20	\$859	14%	\$268,246	\$6.16	60.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 021 02 2164 002	33130 MARQUETTE	03/25/22	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$63,500	36.29	\$133,864	\$63,761	\$22,625	73.0	125.0	0.22	0.22	\$874	13%	\$296,563	\$6.81	75.00	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 024 02 0046 000	3564 BROWN	02/17/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$44,600	29.73	\$105,432	\$64,749	\$20,181	65.1	130.0	0.20	0.20	\$995	12%	\$130,352	\$7.58	65.60	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 024 02 0138 000	1683 FARMINGTON	08/25/21	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$66,300	35.84	\$139,768	\$64,042	\$18,810	60.7	110.0	0.17	0.17	\$1,055	10%	\$381,202	\$8.75	66.47	0		O NEIGHBORHOOD	401
Totals:							\$3,818,500	\$1,594,600		\$3,487,110	\$910,882	\$579,492	1,875.0				5.64	5.64	16%						
							Sale Ratio =>	41.76		Average		\$486				Average		per Net Acre=>	161,389.44		Average				
							Std. Dev. =>	9.04		Average						Average		per SqFt=>	\$3.70						
Not Used																									
O NEIGHBORHOOD	35 024 02 0046 000	3564 BROWN	02/17/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$44,600	29.73	\$105,432	\$64,749	\$20,181	65.1	130.0	0.20	0.20	\$995	12%	\$130,352	\$7.58	65.60	0		O NEIGHBORHOOD	401
O NEIGHBORHOOD	35 024 02 0138 000	1683 FARMINGTON	08/25/21	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$66,300	35.84	\$139,768	\$64,042	\$18,810	60.7	110.0	0.17	0.17	\$1,055	10%	\$381,202	\$8.75	66.47	0		O NEIGHBORHOOD	401

Land Table	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	LV/Sale	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
P NEIGHBORHOOD	35 024 01 0005 000	1315 RADCLIFF	08/20/21	\$155,250	PTA	03-ARM'S LENGTH	\$155,250	\$96,300	42.38	\$139,096	\$38,977	\$23,323	61.4	98.0	0.14	0.14	3635	20%	\$261,410	\$6.44	62.00	P	P NEIGHBORHOOD	401	
P NEIGHBORHOOD	35 024 01 0008 000	1351 RADCLIFF	01/31/22	\$168,000	PTA	03-ARM'S LENGTH	\$168,000	\$65,600	39.05	\$144,408	\$46,915	\$23,323	61.4	98.0	0.14	0.14	5764	28%	\$337,518	\$7.75	62.00	P	P NEIGHBORHOOD	401	
P NEIGHBORHOOD	35 024 01 0010 000	1401 RADCLIFF	08/13/21	\$174,000	PTA	03-ARM'S LENGTH	\$174,000	\$66,300	38.10	\$140,066	\$57,237	\$23,323	61.4	98.0	0.14	0.14	5933	33%	\$411,921	\$9.46	62.00	P	P NEIGHBORHOOD	401	
P NEIGHBORHOOD	35 024 01 0014 000	1457 RADCLIFF	09/01/21	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$68,600	51.97	\$144,830	\$12,145	\$26,975	68.4	100.6	0.17	0.17	5192	10%	\$78,713	\$3.81	60.12	P	P NEIGHBORHOOD	401	
P NEIGHBORHOOD	35 024 01 0018 000	1428 RADCLIFF	04/01/20	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$73,000	44.24	\$171,441	\$16,882	\$23,323	61.4	98.0	0.14	0.14	5275	10%	\$212,453	\$2.79	62.00	P	P NEIGHBORHOOD	401	
P NEIGHBORHOOD	35 024 01 0026 000	1404 RADCLIFF	04/03/20	\$159,900	PTA	03-ARM'S LENGTH	\$159,900	\$59,600	37.27	\$139,539	\$43,684	\$23,323	61.4	98.0	0.14	0.14	5712	27%	\$314,273	\$7.21	62.00	P	P NEIGHBORHOOD	401	
P NEIGHBORHOOD	35 024 01 0038 000	1409 RALPH	01/28/21	\$184,000	PTA	03-ARM'S LENGTH	\$184,000	\$69,400	37.28	\$139,163	\$68,160	\$23,323	61.4	98.0	0.14	0.14	\$1,111	37%	\$490,360	\$11.26	62.00	P	P NEIGHBORHOOD	401	
P NEIGHBORHOOD	35 024 01 0055 000	1216 RALPH	06/24/20	\$154,000	PTA	03-ARM'S LENGTH	\$154,000	\$60,200	39.29	\$141,650	\$35,910	\$23,560	62.0	100.0	0.14	0.14	5579	23%	\$252,887	\$5.81	62.00	P	P NEIGHBORHOOD	401	
P NEIGHBORHOOD	35 024 01 0056 000	1204 RALPH	06/09/20	\$170,000	PTA	03-ARM'S LENGTH	\$170,000	\$60,200	35.41	\$140,531	\$56,087	\$26,618	70.0	100.0	0.16	0.16	5801	33%	\$348,366	\$8.00	70.00	P	P NEIGHBORHOOD	401	
Totals:							\$1,462,150	\$579,300		\$1,301,224	\$377,017	\$216,091	568.7		1.30	1.30		25%							
							Sale Rate =>	39.62		Average	5683	per FF=>	5683	Average	per Net Acre=>	289,123.47		Average	per SqFt=>	56.64					
							Std. Dev. =>	5.71		per FF=>	5683	per FF=>	5683	per Net Acre=>	289,123.47		per SqFt=>	56.64							

Land Table	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	LV/Sale	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
Q NEIGHBORHOOD	35 021 04 0004 002	21700 MARQUETTE	03/17/71	\$182,000	PTA	03-ARM'S LENGTH	\$182,000	\$96,800	36.99	\$15,083	\$55,999	\$29,022	69.1	124.9	0.21	0.21	\$810	16%	\$44,362	\$5.81	64.50	Q	Q NEIGHBORHOOD	401	
Q NEIGHBORHOOD	35 021 04 0009 002	32516 MARQUETTE	12/27/71	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$65,600	39.76	\$145,507	\$47,299	\$27,806	66.2	142.5	0.21	0.21	\$734	17%	\$24,166	\$5.15	64.44	Q	Q NEIGHBORHOOD	401	
Q NEIGHBORHOOD	35 021 04 0012 002	32444 MARQUETTE	03/03/71	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$87,000	54.38	\$199,577	(\$11,771)	\$27,806	66.2	142.5	0.21	0.21	(\$178)	17%	(\$51,787)	(\$1.28)	64.44	Q	Q NEIGHBORHOOD	401	
Q NEIGHBORHOOD	35 021 04 0018 003	32501 BROWN	06/05/71	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$81,000	45.00	\$171,546	\$96,260	\$27,806	66.2	142.5	0.21	0.21	\$548	15%	\$171,848	\$3.85	64.44	Q	Q NEIGHBORHOOD	401	
Q NEIGHBORHOOD	35 021 04 0022 004	32539 HENNEPIN	10/27/20	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$59,600	36.00	\$138,178	\$11,327	\$24,505	58.3	110.7	0.16	0.16	\$980	15%	\$312,970	\$7.18	64.44	Q	Q NEIGHBORHOOD	401	
Q NEIGHBORHOOD	35 021 04 0027 004	32415 HENNEPIN	12/30/20	\$176,900	PTA	03-ARM'S LENGTH	\$176,900	\$59,800	33.80	\$139,244	\$62,196	\$24,540	58.4	111.0	0.16	0.16	\$1,064	14%	\$379,244	\$8.71	64.44	Q	Q NEIGHBORHOOD	401	
Q NEIGHBORHOOD	35 021 04 0028 004	32407 HENNEPIN	08/05/21	\$125,000	PTA	03-ARM'S LENGTH	\$125,000	\$73,300	58.96	\$15,999	(\$6,444)	\$24,555	58.5	111.1	0.16	0.16	(\$110)	20%	(\$29,293)	(\$0.90)	64.46	Q	Q NEIGHBORHOOD	401	
				Total:			\$1,153,900	\$483,100			\$1,109,114	\$234,826	\$186,040	443.0			1.95	1.95		16%					
								Sale Ratio =>	42.73			Average			Average		per Net Acre=>	173,431.31		per SqFt=>	\$3.98				
								Std. Dev. =>	9.76			per FF=>	\$530		per Net Acre=>	173,431.31			per SqFt=>	\$3.98					

Land Table	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	Dollar/FF	LV/Sale	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
R NEIGHBORHOOD	35 025 02 0699 000	960 DOUGLAS	11/17/20	\$115,000	PTA	03-ARM'S LENGTH	\$115,000	\$90,800	52.87	\$111,430	\$11,666	\$28,096	68.5	126.7	0.19	0.19	\$170	24%	\$61,400	\$1.81	65.00		R	R NEIGHBORHOOD	401
R NEIGHBORHOOD	35 025 02 0686 000	930 DOUGLAS	09/29/20	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$94,000	45.71	\$138,346	\$11,654	\$30,318	105.6	162.7	0.41	0.41	\$390	22%	\$78,365	\$1.80	50.26		R	R NEIGHBORHOOD	401
R NEIGHBORHOOD	35 025 02 0632 000	872 RADCLIFF	11/20/20	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$70,300	44.78	\$152,233	\$25,267	\$20,500	50.0	115.0	0.13	0.13	\$505	13%	\$191,417	\$4.39	50.00		R	R NEIGHBORHOOD	401
R NEIGHBORHOOD	35 025 02 0662 000	832 SCHUMAN	03/02/22	\$132,000	PTA	03-ARM'S LENGTH	\$132,000	\$60,400	45.76	\$125,907	\$26,593	\$20,500	50.0	115.0	0.13	0.13	\$502	10%	\$201,462	\$4.82	50.00		R	R NEIGHBORHOOD	401
R NEIGHBORHOOD	35 025 02 0353 000	851 RADCLIFF	07/09/20	\$152,000	PTA	03-ARM'S LENGTH	\$152,000	\$58,800	38.36	\$126,217	\$47,562	\$21,779	53.1	120.0	0.14	0.14	\$895	14%	\$351,603	\$7.64	52.00		R	R NEIGHBORHOOD	401
R NEIGHBORHOOD	35 025 02 0336 000	33735 MARQUETTE	11/15/21	\$149,900	PTA	03-ARM'S LENGTH	\$149,900	\$56,600	37.76	\$118,948	\$56,081	\$25,129	61.3	120.0	0.17	0.17	\$915	17%	\$339,885	\$7.80	60.00		R	R NEIGHBORHOOD	401
R NEIGHBORHOOD	35 025 02 0366 000	879 DOUGLAS	12/02/20	\$153,200	PTA	03-ARM'S LENGTH	\$153,200	\$58,600	38.25	\$126,800	\$46,900	\$20,500	50.0	115.0	0.13	0.13	\$938	13%	\$355,303	\$8.16	50.00		R	R NEIGHBORHOOD	401
R NEIGHBORHOOD	35 025 02 0344 000	911 RADCLIFF	02/17/22	\$221,500	PTA	03-ARM'S LENGTH	\$221,500	\$68,700	31.02	\$142,954	\$108,964	\$30,318	105.6	162.7	0.41	0.41	\$1,021	14%	\$366,824	\$6.13	50.26		R	R NEIGHBORHOOD	401
R NEIGHBORHOOD	35 025 02 0690 000	970 DOUGLAS	07/09/21	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$54,400	36.27	\$114,488	\$57,054	\$21,552	52.6	127.1	0.15	0.15	\$1,085	14%	\$390,781	\$8.97	50.00		R	R NEIGHBORHOOD	401
R NEIGHBORHOOD	35 025 02 0641 000	893 SCHUMAN	04/15/21	\$161,000	PTA	03-ARM'S LENGTH	\$161,000	\$59,200	36.77	\$124,272	\$56,728	\$20,500	50.0	115.0	0.13	0.13	\$1,135	13%	\$429,758	\$9.87	50.00		R	R NEIGHBORHOOD	401
R NEIGHBORHOOD	35 025 02 0317 000	33723 MARQUETTE	08/21/21	\$180,000	PTA	03-ARM'S LENGTH	\$180,000	\$61,500	33.96	\$112,825	\$72,304	\$25,129	61.3	120.0	0.17	0.17	\$1,180	14%	\$418,206	\$10.86	60.00		R	R NEIGHBORHOOD	401
R NEIGHBORHOOD	35 025 02 0679 000	860 DOUGLAS	09/10/21	\$175,000	PTA	03-ARM'S LENGTH	\$175,000	\$58,400	33.37	\$123,134	\$72,807	\$20,941	51.1	120.0	0.14	0.14	\$1,425	12%	\$527,587	\$12.11	50.00		R	R NEIGHBORHOOD	401
R NEIGHBORHOOD	35 025 02 0669 000	849 DOUGLAS	11/03/21	\$177,500	PTA	03-ARM'S LENGTH	\$177,500	\$59,700	33.63	\$125,862	\$72,138	\$20,500	50.0	115.0	0.13	0.13	\$1,443	12%	\$546,500	\$12.55	50.00		R	R NEIGHBORHOOD	401
R NEIGHBORHOOD	35 025 02 0692 000	33637 MARQUETTE	03/04/22	\$232,500	PTA	03-ARM'S LENGTH	\$232,500	\$76,600	32.96	\$159,639	\$100,204	\$27,843	66.7	120.0	0.18	0.18	\$1,503	12%	\$564,689	\$12.78	65.00		R	R NEIGHBORHOOD	401
Totals:							\$2,296,600	\$869,100		\$1,848,565	\$786,140	\$383,105	877.7	2.60	2.60			15%							
							Sale Ratio >>	37.84		Average		5886	Average		302,013.06		Average		56.93						
							Std. Dev. >>	6.25		per FF>>			per Net Acre>>												

Not Used	R NEIGHBORHOOD	35 025 02 0689 000	960 DOUGLAS	03/14/22	\$207,000	PTA	03-ARM'S LENGTH	\$207,000	\$59,500	28.74	\$123,927	\$104,656	\$21,583	52.6	127.5	0.15	0.15	\$1,988	10%	\$716,822	\$16.46	50.00		R	R NEIGHBORHOOD	401
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Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	03-ARMS LENGTH	Terms of Sale	Adj. Sale \$	Acq. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Area	Total Area	Dollars/FF	LV/Sale	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class	
5 NEIGHBORHOOD	55 025 02 0262 000	33422 AVALON	09/18/20	\$112,000	PTA	\$176,000		\$112,000	68.13	\$176,000	(243,000)	\$20,020	\$20,020	48.8	110.0	0.13	0.13	(8601)	18%	(334,378)	(127.86)	51.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 025 02 0483 000	35522 LIONA	09/18/20	\$89,375	PTA	\$89,375		\$89,375	71.06	\$148,085	(58,680)	\$20,020	\$20,020	48.8	110.0	0.16	0.16	(2792)	22%	(285,922)	(66.89)	51.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 01 0122 000	32970 ROSSLYN	09/18/20	\$118,000	PTA	\$167,947		\$118,000	66.27	\$167,947	(528,203)	\$21,744	\$21,744	53.0	135.0	0.16	0.16	(5532)	18%	(181,953)	(64.18)	50.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 01 0144 000	33605 ROSSLYN	07/15/21	\$90,000	PTA	\$65,000		\$90,000	72.45	\$129,761	(527,618)	\$22,243	\$22,243	54.0	140.0	0.16	0.16	(5511)	20%	(171,540)	(62.88)	50.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 025 02 0457 000	33701 ALTA	12/21/20	\$82,500	PTA	\$92,500		\$82,500	63.35	\$121,497	(198,977)	\$20,020	\$20,020	48.2	120.0	0.13	0.13	(4949)	24%	(104,109)	(63.98)	51.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 02 0051 000	32470 CHERRY HILL	04/02/21	\$108,000	PTA	\$68,800		\$108,000	63.70	\$145,178	(515,718)	\$21,460	\$21,460	52.3	131.5	0.15	0.15	(8300)	20%	(104,093)	(62.39)	50.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 025 02 0557 000	33510 AVALON	07/28/20	\$121,500	PTA	\$66,800		\$121,500	54.98	\$156,245	(144,333)	\$20,412	\$20,412	49.8	110.0	0.13	0.13	(2988)	17%	(109,412)	(62.51)	52.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 01 0076 000	33010 SHERIDAN	04/21/21	\$110,000	PTA	\$61,000		\$110,000	52.30	\$144,633	(184,372)	\$22,443	\$22,443	51.0	135.0	0.16	0.16	(4618)	21%	(125,013)	(62.16)	52.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 08 0007 000	32960 CHERRY HILL	03/18/21	\$120,000	PTA	\$120,000		\$120,000	59.40	\$156,956	(222,457)	\$4.8	\$10.0	0.14	0.14	572	19%	(120,627)	(60.66)	60.00	5		5 NEIGHBORHOOD	401			
5 NEIGHBORHOOD	55 022 01 0125 000	32980 ROSSLYN	10/20/20	\$115,000	PTA	\$115,000		\$115,000	49.39	\$132,369	\$4,375	\$21,744	\$21,744	53.0	135.0	0.16	0.16	582	19%	(226,226)	(60.65)	50.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 025 02 0348 000	451 RADCLIFF	06/18/20	\$118,000	PTA	\$63,500		\$118,000	51.14	\$134,486	\$5,034	\$20,020	\$20,020	50.8	120.0	0.14	0.14	5107	17%	(246,313)	(60.81)	50.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 021 01 0005 000	32129 AVALON	12/21/21	\$100,000	PTA	\$50,100		\$100,000	50.17	\$129,000	\$13,237	\$22,237	\$22,237	54.0	135.0	0.16	0.16	5244	19%	(181,252)	(61.91)	51.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 025 02 0562 000	33422 AVALON	07/15/20	\$170,000	PTA	\$76,300		\$170,000	44.88	\$175,000	\$14,940	\$20,020	\$20,020	48.8	110.0	0.13	0.13	3306	12%	(115,814)	(62.66)	51.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 01 0186 000	33020 ROSSLYN	06/23/20	\$115,000	PTA	\$58,300		\$115,000	41.09	\$126,664	(184,626)	\$21,443	\$21,443	54.0	140.0	0.16	0.16	(4462)	19%	(124,662)	(62.61)	50.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 09 0001 000	256 VENUDY	08/05/20	\$135,000	WD	\$135,000		\$135,000	44.70	\$137,493	\$20,191	\$22,484	\$22,484	55.3	110.0	0.15	0.15	3365	17%	(118,295)	(61.17)	57.50	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 01 0127 000	32920 ROSSLYN	03/21/21	\$138,000	PTA	\$69,500		\$138,000	42.97	\$118,448	\$21,296	\$21,744	\$21,744	53.0	135.0	0.16	0.16	5402	16%	(137,394)	(61.15)	50.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 01 0136 000	32980 ROSSLYN	04/20/20	\$137,500	PTA	\$58,300		\$137,500	42.40	\$135,959	\$23,484	\$22,243	\$22,243	54.0	135.0	0.16	0.16	5419	16%	(147,000)	(61.88)	50.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 025 02 0393 002	33470 CHERRY HILL	04/12/20	\$142,500	PTA	\$69,500		\$142,500	42.97	\$138,232	\$29,213	\$25,945	\$25,945	63.3	117.3	0.17	0.17	5462	18%	(169,843)	(53.15)	50.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 01 0058 000	33221 BARTON	10/09/20	\$137,000	PTA	\$57,400		\$137,000	41.90	\$133,624	\$25,120	\$21,744	\$21,744	53.0	135.0	0.16	0.16	5474	16%	(162,065)	(63.72)	50.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 04 0004 002	33352 ALTA	02/17/22	\$150,000	PTA	\$57,800		\$150,000	45.20	\$145,500	\$26,006	\$21,506	\$21,506	52.5	104.3	0.14	0.14	5496	14%	(191,221)	(64.39)	55.02	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 08 0036 000	258 N VENUDY CIRCLE	11/25/20	\$145,000	PTA	\$60,200		\$145,000	41.52	\$140,442	\$27,015	\$22,457	\$22,457	54.8	100.0	0.16	0.16	5414	15%	(159,761)	(64.49)	50.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 01 0059 000	33213 BARTON	02/27/22	\$152,400	PTA	\$68,900		\$152,400	45.21	\$147,878	\$26,266	\$21,744	\$21,744	53.0	135.0	0.16	0.16	5495	14%	(169,458)	(63.89)	50.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 025 02 0589 000	33646 FLORENCE	07/17/20	\$192,500	PTA	\$88,000		\$192,500	42.60	\$188,201	\$24,711	\$20,412	\$20,412	49.8	110.0	0.13	0.13	5496	11%	(118,634)	(64.33)	52.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 01 0087 000	32971 SHERIDAN	10/09/20	\$165,000	PTA	\$68,400		\$165,000	41.45	\$159,401	\$27,343	\$21,744	\$21,744	53.0	135.0	0.16	0.16	5516	13%	(176,406)	(64.05)	50.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 01 0091 000	33013 SHERIDAN	06/27/21	\$163,000	PTA	\$69,400		\$163,000	45.56	\$149,288	\$27,496	\$24,744	\$24,744	53.0	135.0	0.16	0.16	5511	14%	(178,364)	(64.09)	50.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 01 0011 000	32111 AVALON	04/21/20	\$132,000	PTA	\$118,217		\$132,000	39.98	\$125,763	\$29,217	\$21,580	\$21,580	51.6	132.6	0.16	0.16	5516	17%	(185,405)	(64.18)	51.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 025 02 0388 000	4111 RADCLIFF	03/03/21	\$155,000	PTA	\$63,100		\$155,000	41.71	\$146,724	\$37,419	\$29,143	\$29,143	71.1	120.0	0.20	0.20	5526	19%	(190,913)	(64.38)	70.80	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 025 02 0446 000	33864 ALTA	08/10/20	\$133,262	PTA	\$52,400		\$133,262	39.22	\$122,289	\$29,885	\$20,412	\$20,412	49.8	110.0	0.13	0.13	5687	17%	(228,130)	(62.24)	52.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 025 02 0450 000	33511 ALTA	05/27/21	\$129,000	PTA	\$129,000		\$129,000	39.34	\$119,596	\$29,218	\$20,400	\$20,400	48.8	110.0	0.13	0.13	5295	15%	(228,866)	(62.35)	51.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 01 0005 000	32135 MARQUETTE	02/04/22	\$159,500	PTA	\$68,500		\$159,500	42.95	\$146,576	\$39,601	\$26,677	\$26,677	65.1	128.0	0.19	0.19	5609	17%	(214,059)	(63.61)	53.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 025 02 0596 000	33512 FLORENCE	07/08/20	\$174,000	PTA	\$70,100		\$174,000	40.29	\$163,965	\$30,447	\$20,412	\$20,412	49.8	110.0	0.13	0.13	5612	17%	(212,420)	(64.34)	62.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 01 0117 000	33020 ROSSLYN	07/15/20	\$155,000	PTA	\$68,500		\$155,000	41.40	\$142,848	\$31,796	\$21,443	\$21,443	54.0	135.0	0.16	0.16	5417	16%	(214,039)	(64.00)	50.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 08 0029 000	281 N VENUDY CIRCLE	09/22/21	\$155,000	PTA	\$66,800		\$155,000	41.00	\$140,739	\$37,232	\$22,991	\$21,404	\$21,404	56.4	104.0	0.14	0.14	5664	15%	(228,556)	(65.94)	60.00	5		5 NEIGHBORHOOD	401
5 NEIGHBORHOOD	55 022 04 0022 000	211 HOSOD	10/09/20	\$160,000	PTA	\$62,900		\$160,000	39.31	\$147,134	\$32,948	\$20,132	\$20,132	49.1	107.0	0.13	0.13	5671	13%	(225,409)	(65.91)	52.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 025 02 0407 000	33521 LIONA	07/15/20	\$126,000	PTA	\$68,500		\$126,000	38.65	\$113,116	\$32,511	\$18,927	\$18,927	47.9	110.0	0.13	0.13	5679	16%	(204,024)	(65.92)	50.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 02 0040 000	211 HUBBARD	07/17/20	\$158,500	PTA	\$60,300		\$158,500	38.04	\$140,379	\$32,282	\$22,991	\$21,404	55.9	111.2	0.16	0.16	5714	15%	(226,532)	(66.19)	62.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 022 01 0068 000	33072 SHERIDAN	10/29/21	\$162,000	WD	\$67,400		\$162,000	41.60	\$144,664	\$39,949	\$22,613	\$22,613	55.2	135.0	0.16	0.16	5724	14%	(248,130)	(66.79)	52.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 025 02 0484 000	33421 KATHRYN	12/01/20	\$173,000	PTA	\$64,800		\$173,000	38.83	\$118,801	\$39,129	\$20,020	\$20,020	48.8	100.0	0.13	0.13	5801	15%	(202,348)	(66.96)	51.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 025 02 0483 000	33521 LIONA	04/28/21	\$165,000	WD	\$70,100		\$165,000	41.48	\$148,085	\$36,935	\$20,020	\$20,020	48.8	110.0	0.13	0.13	5756	12%	(178,618)	(66.57)	51.00	5		5 NEIGHBORHOOD	401	
5 NEIGHBORHOOD	55 025 02 0450 000																										

Land Table	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	LV/Sale	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
T NEIGHBORHOOD	35 022 05 0029 000	22653 KATHRYN	10/05/20	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$57,800	41.29	\$136,486	\$26,012	\$22,498	54.2	130.0	0.15	0.15	\$400	16%	\$172,265	\$3.85	51.49		T	T NEIGHBORHOOD	401
T NEIGHBORHOOD	35 022 05 0044 000	31134 KATHRYN	08/05/21	\$146,000	PTA	03-ARM'S LENGTH	\$146,000	\$58,500	40.07	\$133,232	\$45,874	\$21,106	50.9	110.0	0.13	0.13	\$663	14%	\$354,916	\$7.69	52.00		T	T NEIGHBORHOOD	401
T NEIGHBORHOOD	35 022 05 0047 000	33164 KATHRYN	06/29/21	\$165,000	PTA	03-ARM'S LENGTH	\$165,000	\$58,200	35.27	\$122,633	\$63,473	\$21,106	50.9	110.0	0.13	0.13	\$1,248	13%	\$484,527	\$11.12	52.00		T	T NEIGHBORHOOD	401
T NEIGHBORHOOD	35 022 05 0070 000	33268 ALVIN	08/24/21	\$193,000	PTA	03-ARM'S LENGTH	\$193,000	\$69,400	35.96	\$146,552	\$67,893	\$21,445	51.7	110.0	0.13	0.13	\$1,314	11%	\$510,474	\$11.72	53.00		T	T NEIGHBORHOOD	401
T NEIGHBORHOOD	35 022 05 0089 000	33211 FLORENCE	09/23/21	\$147,000	PTA	03-ARM'S LENGTH	\$147,000	\$67,300	45.78	\$141,986	\$25,782	\$20,753	50.0	104.3	0.13	0.13	\$515	14%	\$264,500	\$4.60	52.50		T	T NEIGHBORHOOD	401
Totals:							\$791,000	\$311,200		\$670,889	\$227,019	\$106,908	257.6		0.67	0.67		14%							
							Sale Ratio =>	39.34		Average			5881		Average	per Net Acres=>	337,825.89		Average		per SqFt=>	57.76			
							Std. Dev =>	4.28		Average					per Net Acres=>	337,825.89		Average		per SqFt=>	57.76				

Not Used																									
T NEIGHBORHOOD	35 022 05 0072 000	33320 ALVIN	10/21/21	\$208,500	PTA	03-ARM'S LENGTH	\$208,500	\$66,900	32.09	\$141,102	\$88,842	\$21,444	51.7	110.0	0.13	0.13	\$1,719	10%	\$667,985	\$15.33	53.00		T	T NEIGHBORHOOD	401

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Std. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	LV/Sale	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
U NEIGHBORHOOD	35 022 07 0093 000	2428S SHERIDAN	02/14/72	\$129,900	PTA	03-ARMS LENGTH	\$129,900		47.50	\$136,840	\$23,225	\$29,909	80.5	288.8	0.26	0.36	\$260	18%	\$6,189	\$1.47	66.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0021 001	3213 FLORENCE	11/29/70	\$109,500	PTA	03-ARMS LENGTH	\$109,500		41.99	\$98,773	\$29,237	\$29,509	70.2	147.0	0.22	0.22	\$360	25%	\$13,170	\$2.40	66.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0049 001	32161 SHERIDAN	02/24/71	\$170,000	PTA	03-ARMS LENGTH	\$170,000		37.18	\$146,907	\$56,863	\$33,770	141.8	150.0	0.46	0.46	\$401	33%	\$124,974	\$2.87	132.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0005 003	3243D ROSSLYN	08/07/70	\$150,000	PTA	03-ARMS LENGTH	\$150,000		40.00	\$139,727	\$18,622	\$21,349	63.7	121.2	0.18	0.18	\$496	21%	\$171,899	\$3.95	66.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0005 007	3232 FLORENCE	09/29/70	\$170,000	PTA	03-ARMS LENGTH	\$170,000		39.29	\$155,778	\$36,337	\$22,115	66.0	150.4	0.21	0.21	\$550	21%	\$174,461	\$3.93	61.88			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0042 003	32429 ROSSLYN	10/04/71	\$125,000	PTA	03-ARMS LENGTH	\$125,000		42.00	\$110,427	\$36,206	\$21,633	64.6	124.4	0.19	0.19	\$561	29%	\$191,566	\$4.40	66.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0046 001	32260 FLORENCE	08/07/70	\$126,000	PTA	03-ARMS LENGTH	\$126,000		37.94	\$110,693	\$37,618	\$22,311	66.6	150.0	0.21	0.21	\$565	30%	\$176,610	\$4.05	62.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0050 004	32218 ROSSLYN	09/26/70	\$172,900	PTA	03-ARMS LENGTH	\$172,900		39.68	\$156,669	\$37,474	\$21,243	63.4	120.0	0.18	0.18	\$591	22%	\$205,901	\$4.73	66.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0103 006	32224 BARTON	10/08/70	\$182,500	PTA	03-ARMS LENGTH	\$182,500		40.11	\$168,616	\$31,374	\$17,490	52.2	113.0	0.15	0.15	\$601	17%	\$216,372	\$4.97	56.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0110 308	32338 BARTON	07/14/70	\$192,000	PTA	03-ARMS LENGTH	\$192,000		39.90	\$176,693	\$38,512	\$18,115	54.1	113.0	0.15	0.15	\$620	17%	\$223,433	\$5.13	58.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0050 001	32417 SHERIDAN	08/14/71	\$140,500	PTA	03-ARMS LENGTH	\$140,500		40.36	\$119,378	\$44,872	\$22,750	70.9	150.0	0.23	0.23	\$633	32%	\$197,674	\$4.54	66.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0072 001	836 VENOUY	09/30/71	\$138,000	PTA	03-ARMS LENGTH	\$138,000		39.57	\$114,737	\$49,115	\$25,852	77.2	158.0	0.25	0.25	\$636	36%	\$193,366	\$4.44	70.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0032 004	32633 ROSSLYN	12/01/71	\$170,000	PTA	03-ARMS LENGTH	\$170,000		41.88	\$150,268	\$41,155	\$21,423	64.0	122.1	0.19	0.19	\$644	24%	\$222,459	\$5.11	66.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0032 001	32229 FLORENCE	12/22/70	\$160,000	PTA	03-ARMS LENGTH	\$160,000		37.11	\$138,105	\$45,999	\$28,704	70.8	149.4	0.23	0.23	\$644	28%	\$201,766	\$4.63	66.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0041 001	32414 FLORENCE	10/08/70	\$147,000	WD	03-ARMS LENGTH	\$147,000		33.95	\$117,102	\$55,051	\$25,153	75.1	150.0	0.24	0.24	\$733	37%	\$228,427	\$5.24	69.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0108 007	32308 BARTON	07/16/71	\$190,000	PTA	03-ARMS LENGTH	\$190,000		37.00	\$168,601	\$39,202	\$17,803	53.1	113.0	0.15	0.15	\$738	21%	\$264,878	\$6.08	57.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0044 002	32314 FLORENCE	12/01/71	\$155,000	PTA	03-ARMS LENGTH	\$155,000		38.31	\$125,243	\$31,264	\$21,507	64.2	144.0	0.20	0.20	\$798	33%	\$233,782	\$5.83	61.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0044 007	32313 ROSSLYN	05/07/70	\$160,000	PTA	03-ARMS LENGTH	\$160,000		34.31	\$127,759	\$52,207	\$19,966	59.6	124.1	0.17	0.17	\$876	33%	\$300,040	\$6.89	61.01			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0063 005	32534 ROSSLYN	12/15/71	\$210,000	PTA	03-ARMS LENGTH	\$210,000		37.05	\$174,474	\$57,416	\$21,890	65.3	127.4	0.19	0.19	\$879	27%	\$297,492	\$6.83	66.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0044 002	32314 FLORENCE	12/01/71	\$155,000	PTA	03-ARMS LENGTH	\$155,000		38.31	\$125,243	\$31,264	\$21,507	64.2	144.0	0.20	0.20	\$798	33%	\$233,782	\$5.83	61.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0098 006	32235 BARTON	09/15/71	\$204,900	PTA	03-ARMS LENGTH	\$204,900		39.39	\$170,736	\$52,832	\$18,668	55.7	120.0	0.16	0.16	\$948	26%	\$330,200	\$7.58	58.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0047 007	32219 ROSSLYN	10/13/70	\$167,000	PTA	03-ARMS LENGTH	\$167,000		32.87	\$127,517	\$60,723	\$21,240	63.4	120.0	0.18	0.18	\$958	36%	\$333,643	\$7.66	66.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0098 001	32222 SHERIDAN	10/12/71	\$165,000	PTA	03-ARMS LENGTH	\$165,000		36.12	\$125,738	\$58,704	\$19,432	58.0	150.0	0.19	0.19	\$1,012	36%	\$335,613	\$7.25	54.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0101 005	32201 BARTON	05/10/71	\$208,500	PTA	03-ARMS LENGTH	\$208,500		37.03	\$163,290	\$64,200	\$18,990	56.7	120.0	0.16	0.16	\$1,133	31%	\$393,865	\$9.04	59.00			U NEIGHBORHOOD	401
			Totals:	\$3,889,700			\$3,889,700	\$1,501,200	38.59	\$3,340,723	\$1,082,173	\$533,194	1,632.6		5.07			28%							
									Sale Ratio =>	38.59			Average		5.07			Average							
									Std. Dev. =>	3.27			\$663		Average			213,488.06		Average				\$4.90	
Vacant Land Sales																									
U NEIGHBORHOOD	35 022 07 0015 001	32535 FLORENCE	08/07/70	\$20,000	WD	03-ARMS LENGTH	\$20,000		56.00	\$23,913	\$20,000	\$23,913	71.4	152.1	0.23	0.23	\$280	100%	\$86,957	\$2.00	66.00			U NEIGHBORHOOD	401
U NEIGHBORHOOD	35 022 07 0049 301	ROSSLYN	10/04/71	\$11,000	PTA	03-ARMS LENGTH	\$11,000		59.70	\$19,311	\$11,000	\$19,311	57.6	120.0	0.17	0.17	\$226	100%	\$78,788	\$1.81	60.00			U NEIGHBORHOOD	402

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acqd. when Sold	Adj./Add. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	LV/Sale	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
V NEIGHBORHOOD	35 023 02 3618 000	21480 LIONA	02/28/22	\$397,200	PTA	03-ARMS LENGTH	\$397,200	\$181,900	\$0.88	\$428,206	(50,556)	\$27,351	89.7	135.0	0.27	0.27	(5098)	8%	(5129,200)	(51,291)	88.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4173 000	31942 BARTON	11/24/21	\$396,000	PTA	03-ARMS LENGTH	\$396,000	\$170,100	\$5.59	\$369,863	(50,556)	\$24,305	79.7	129.0	0.24	0.24	(5183)	8%	(5129,937)	(51,265)	80.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 02 3712 000	31435 FLORENCE	02/28/21	\$80,000	PTA	03-ARMS LENGTH	\$80,000	\$43,500	\$4.38	\$103,145	\$790	\$23,935	78.5	125.1	0.23	0.23	30	30%	\$3,435	\$0.08	80.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4199 000	31959 BROWN	11/15/20	\$155,000	PTA	03-ARMS LENGTH	\$155,000	\$74,400	48.00	\$176,791	\$4,131	\$35,922	85.0	130.0	0.25	0.25	549	17%	\$16,264	\$8.37	85.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4316 000	31924 AVALON	09/11/21	\$130,000	PTA	03-ARMS LENGTH	\$130,000	\$73,100	66.45	\$146,053	\$12,881	\$46,900	100.9	200.0	0.48	0.24	580	44%	\$26,891	\$0.62	160.00	V	35 023 03 4315 000	403	
V NEIGHBORHOOD	35 023 99 0010 003	32303 KATHRYN	07/28/20	\$190,000	PTA	03-ARMS LENGTH	\$190,000	\$88,100	46.37	\$208,332	\$12,749	\$31,081	101.9	135.0	0.31	0.31	5125	16%	\$41,126	\$0.94	100.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 02 3840 000	31753 BARTON	12/14/21	\$125,000	PTA	03-ARMS LENGTH	\$125,000	\$65,500	52.40	\$137,864	\$13,522	\$26,386	86.6	135.0	0.26	0.26	5156	21%	\$51,220	\$1.18	84.39	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 02 3836 002	31753 BARTON	09/15/20	\$110,000	PTA	03-ARMS LENGTH	\$110,000	\$50,400	45.82	\$121,574	\$14,845	\$26,419	86.6	135.0	0.26	0.26	5171	20%	\$56,445	\$1.30	85.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 02 3873 000	31565 MARQUETTE	04/09/21	\$170,000	PTA	03-ARMS LENGTH	\$170,000	\$86,300	50.76	\$180,913	\$16,319	\$27,232	89.3	128.0	0.26	0.26	5183	16%	\$61,814	\$1.42	89.98	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 02 3846 000	31560 BARTON	11/29/21	\$229,000	PTA	03-ARMS LENGTH	\$229,000	\$107,500	46.94	\$236,186	\$20,352	\$27,338	89.6	129.0	0.27	0.27	5225	12%	\$75,759	\$1.74	89.98	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 02 3873 000	31565 MARQUETTE	02/02/22	\$181,000	PTA	03-ARMS LENGTH	\$181,000	\$86,300	47.68	\$187,635	\$20,617	\$27,232	89.3	128.0	0.26	0.26	5231	15%	\$78,095	\$1.79	89.98	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4124 000	31977 FLORENCE	05/28/20	\$104,000	PTA	03-ARMS LENGTH	\$104,000	\$45,700	43.94	\$109,867	\$19,827	\$25,694	84.2	137.0	0.26	0.26	5235	25%	\$76,849	\$1.76	82.23	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 02 3841 000	31748 BARTON	08/02/21	\$176,000	PTA	03-ARMS LENGTH	\$176,000	\$84,800	48.18	\$177,233	\$14,677	\$35,910	120.9	129.0	0.36	0.36	5287	20%	\$96,593	\$2.22	121.86	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 04 0244 000	31724 CHERRY HILL	09/28/21	\$154,000	PTA	03-ARMS LENGTH	\$154,000	\$73,100	47.47	\$164,922	\$16,610	\$17,542	57.6	120.0	0.17	0.17	5293	11%	\$102,485	\$3.36	60.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4167 000	31961 BARTON	02/17/22	\$145,000	PTA	03-ARMS LENGTH	\$145,000	\$65,900	45.45	\$143,868	\$25,996	\$24,864	81.5	135.0	0.25	0.25	5319	17%	\$104,823	\$2.41	80.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4093 304	32134 LIONA	03/25/22	\$320,000	PTA	03-ARMS LENGTH	\$320,000	\$146,300	45.09	\$318,522	\$24,167	\$22,689	74.4	135.0	0.23	0.23	5325	7%	\$106,934	\$2.45	73.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4162 000	32106 SHERIDAN	11/21/21	\$142,500	PTA	03-ARMS LENGTH	\$142,500	\$61,900	43.44	\$129,842	\$43,990	\$30,732	100.9	135.0	0.31	0.31	5431	12%	\$142,262	\$1.27	99.77	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4127 000	31927 FLORENCE	07/31/20	\$149,000	PTA	03-ARMS LENGTH	\$149,000	\$68,100	38.99	\$139,101	\$34,751	\$24,852	81.5	134.9	0.25	0.25	5426	17%	\$140,125	\$3.22	80.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 02 3775 000	31704 FLORENCE	03/21/21	\$192,500	PTA	03-ARMS LENGTH	\$192,500	\$79,400	41.25	\$188,934	\$34,139	\$30,683	100.3	130.9	0.30	0.30	5441	16%	\$123,963	\$1.62	100.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 04 0027 000	31416 LIONA	11/22/21	\$259,900	PTA	03-ARMS LENGTH	\$259,900	\$130,500	42.52	\$241,689	\$54,121	\$35,910	122.3	135.0	0.37	0.37	\$443	14%	\$145,487	\$3.34	120.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 02 3804 000	31711 LIONA	09/11/21	\$155,000	PTA	03-ARMS LENGTH	\$155,000	\$67,400	43.48	\$141,654	\$42,649	\$29,393	96.1	120.0	0.28	0.28	5444	19%	\$155,087	\$3.56	100.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 04 0026 000	31413 KATHRYN	09/03/21	\$165,000	PTA	03-ARMS LENGTH	\$165,000	\$73,400	44.48	\$155,111	\$28,538	\$38,649	61.2	125.0	0.19	0.19	5467	11%	\$153,430	\$1.52	60.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4180 000	31973 MARQUETTE	10/27/21	\$159,600	PTA	03-ARMS LENGTH	\$159,600	\$67,000	42.14	\$140,891	\$47,723	\$29,634	97.1	128.0	0.29	0.29	5482	19%	\$166,864	\$3.83	98.63	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 02 3831 302	31507 BARTON	09/20/21	\$154,500	PTA	03-ARMS LENGTH	\$154,500	\$64,200	41.55	\$134,950	\$47,523	\$27,973	91.7	135.0	0.28	0.28	5518	18%	\$170,333	\$3.91	90.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 02 3838 000	31737 BARTON	12/14/21	\$160,000	PTA	03-ARMS LENGTH	\$160,000	\$69,800	40.50	\$141,290	\$43,515	\$48,865	81.6	135.0	0.25	0.25	5584	18%	\$179,464	\$4.03	80.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4201 000	31944 BROWN	07/11/21	\$175,000	PTA	03-ARMS LENGTH	\$175,000	\$62,200	35.54	\$151,294	\$49,618	\$15,592	85.0	130.0	0.25	0.25	5684	15%	\$195,186	\$4.49	85.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4149 000	32124 ROSSLYN	07/13/21	\$215,000	PTA	03-ARMS LENGTH	\$215,000	\$88,200	41.02	\$186,854	\$60,365	\$31,219	102.4	135.0	0.31	0.31	5590	15%	\$193,478	\$4.44	100.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 02 3898 002	31442 AVALON	02/28/21	\$163,000	PTA	03-ARMS LENGTH	\$163,000	\$88,400	35.83	\$138,821	\$47,579	\$44,400	80.0	130.0	0.24	0.24	5595	15%	\$199,075	\$4.57	80.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4144 000	31930 ROSSLYN	10/08/21	\$167,500	PTA	03-ARMS LENGTH	\$167,500	\$68,300	40.78	\$145,822	\$48,542	\$48,864	81.6	135.0	0.25	0.25	5595	15%	\$195,784	\$4.49	80.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4147 000	31984 ROSSLYN	07/10/20	\$159,900	PTA	03-ARMS LENGTH	\$159,900	\$56,100	35.08	\$133,642	\$53,332	\$27,074	88.8	135.0	0.27	0.27	5601	17%	\$196,797	\$4.52	86.21	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 04 0019 000	31405 AVALON	12/29/20	\$173,000	WD	03-ARMS LENGTH	\$173,000	\$64,500	37.28	\$155,206	\$36,094	\$18,300	60.0	110.0	0.18	0.18	5602	11%	\$201,642	\$4.63	60.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 02 3758 000	31707 ROSSLYN	03/22/21	\$195,000	PTA	03-ARMS LENGTH	\$195,000	\$89,500	35.13	\$166,192	\$63,308	\$30,500	100.0	130.0	0.30	0.30	5633	16%	\$212,443	\$4.88	100.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 02 3772 000	31522 FLORENCE	01/07/22	\$157,000	PTA	03-ARMS LENGTH	\$157,000	\$59,900	38.15	\$130,622	\$50,619	\$24,241	79.5	128.3	0.24	0.24	5637	15%	\$214,487	\$4.92	80.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4185 000	31912 MARQUETTE	07/16/21	\$161,900	PTA	03-ARMS LENGTH	\$161,900	\$62,800	38.79	\$132,264	\$54,822	\$25,186	82.6	125.0	0.24	0.24	5664	16%	\$228,425	\$5.24	85.04	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4181 000	31965 MARQUETTE	09/13/21	\$175,000	PTA	03-ARMS LENGTH	\$175,000	\$68,700	39.26	\$146,744	\$54,667	\$24,211	79.4	128.0	0.24	0.24	5686	14%	\$231,774	\$5.32	80.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4139 000	31967 ROSSLYN	10/14/20	\$141,000	PTA	03-ARMS LENGTH	\$141,000	\$46,500	32.88	\$110,134	\$55,265	\$24,399	80.0	130.0	0.24	0.24	5691	17%	\$231,234	\$5.31	80.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 02 3841 002	31525 KATHRYN	07/12/21	\$181,000	PTA	03-ARMS LENGTH	\$181,000	\$70,900	39.17	\$169,469	\$56,990	\$24,859	81.5	135.0	0.25	0.25	5692	14%	\$227,379	\$5.22	79.98	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4292 302	32101 LIONA	01/14/22	\$186,000	PTA	03-ARMS LENGTH	\$186,000	\$72,000	38.71	\$157,833	\$49,504	\$31,737	71.3	135.0	0.22	0.22	5700	12%	\$230,065	\$5.28	70.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4156 000	31913 SHERIDAN	04/16/21	\$147,000	WD	03-ARMS LENGTH	\$147,000	\$53,600	36.46	\$112,555	\$59,339	\$24,894	81.6	134.0	0.25	0.25	5727	17%	\$239,270	\$5.49	80.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 04 0030 000	CHERRY HILL	09/14/22	\$90,000	PTA	19-MULTI PARCEL ARMS LENGTH	\$90,000	\$17,600	19.56	\$95,164	\$90,000	\$5,164	115.3	240.0	0.33	0.17	5781	39%	\$272,727	\$6.26	120.00	V	35 023 04 0031 000	402	
V NEIGHBORHOOD	35 023 02 3756 000	31435 ROSSLYN	05/20/21	\$190,000	PTA	03-ARMS LENGTH	\$190,000	\$71,500	37.63	\$150,821	\$69,379	\$34,400	80.0	130.0	0.24	0.24	5795	13%	\$266,021	\$6.11	80.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 03 4158 000	31928 SHERIDAN	11/18/20	\$182,500	PTA	03-ARMS LENGTH	\$182,500	\$54,800	30.03	\$130,254	\$77,110	\$24,864	81.5	135.0	0.25	0.25	5946	14%	\$310,927	\$7.14	80.00	V	V NEIGHBORHOOD	403	
V NEIGHBORHOOD	35 023 02 3765 000	31748 ROSSLYN	06/30/21	\$169,800	PTA	03-ARMS LENGTH	\$169,800	\$53,500	31.49	\$112,403	\$82,364	\$24,865	81.5	135.0	0.25	0.25	\$1,010	15%	\$332,113	\$7.62	80.00	V	V NEIGHBORHOOD	403	
		Total:		\$7,634,600			\$7,634,600		\$3,246,000	\$7,184,834	\$1,631,490	\$1,181,324	3,880.9			11.64	11.33		17%						
								Sale Ratio =>	42.54			Average					Average		Average						
								Std. Dev. =>	7.75			per FF=>	\$420			per Net Acre=>	140,210.55		per SqFt=>	\$3.22</					

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollar/FF	LV/Sale	Dollar/Acre	Dollar/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
W NEIGHBORHOOD	35 018 02 1294 002	30511 BARTON	09/30/20	\$100,000	PTA	03-ARMS LENGTH	\$100,000	\$85,700	85.70	\$180,084	(339,399)	\$36,225	90.0	138.0	0.26	0.26	(5599)	30%	(240,210)	(54.7)	62.2		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 02 0031 001	30711 FLORENCE	11/27/20	\$169,000	PTA	03-ARMS LENGTH	\$169,000	\$169,000	100	\$220,374	(293,107)	\$22,627	54.3	117.0	0.15	0.15	(8536)	13%	(135,005)	(54.34)	50.70		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 03 1641 003	30820 FLORENCE	07/30/20	\$80,000	WD	03-ARMS LENGTH	\$80,000	\$56,600	70.75	\$125,834	(523,506)	\$22,328	54.5	136.4	0.16	0.16	(8432)	23%	(148,720)	(53.44)	50.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0022 000	340 N LONA	05/02/20	\$100,000	PTA	03-ARMS LENGTH	\$100,000	\$60,600	60.60	\$135,196	(513,243)	\$21,863	53.3	108.0	0.14	0.14	(5240)	22%	(98,110)	(52.26)	55.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0066 000	354 E ROSE	03/26/20	\$112,000	PTA	03-ARMS LENGTH	\$112,000	\$62,800	56.06	\$140,102	(521,010)	\$22,820	63.6	104.5	0.16	0.16	(8120)	23%	(151,722)	(50.29)	68.86		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0064 000	390 E ROSE	12/31/20	\$115,000	PTA	03-ARMS LENGTH	\$115,000	\$60,100	52.26	\$133,766	(52,072)	\$20,838	50.8	102.1	0.15	0.15	841	18%	(14,290)	50.33	38.41		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0192 000	611 SUSAN CT	12/08/20	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$66,000	55.00	\$146,525	(55,716)	\$32,241	78.6	66.0	0.16	0.16	573	27%	(39,408)	50.84	103.80		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0125 000	512 W ROSE	11/30/21	\$140,000	PTA	03-ARMS LENGTH	\$140,000	\$74,400	53.15	\$18,462	\$1,825	\$20,677	50.4	117.0	0.13	0.13	576	15%	(24,545)	50.66	50.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0145 000	355 W ROSE	12/04/20	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$61,900	51.58	\$137,672	(82,777)	\$25,949	63.3	104.5	0.16	0.16	1311	22%	(52,720)	51.21	68.52		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0111 000	441 CLAR	04/24/20	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$58,900	49.08	\$131,358	(59,519)	\$20,677	50.4	117.0	0.13	0.13	1815	17%	(69,545)	51.60	50.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0045 000	461 W ROSE	09/21/20	\$122,000	PTA	03-ARMS LENGTH	\$122,000	\$58,800	48.16	\$111,206	(51,971)	\$20,677	50.4	117.0	0.13	0.13	5217	17%	(69,338)	52.95	50.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 02 0008 004	30509 FLORENCE	06/19/20	\$129,900	PTA	03-ARMS LENGTH	\$129,900	\$62,200	47.88	\$138,682	(513,428)	\$22,210	54.2	135.0	0.16	0.16	2248	17%	(88,612)	51.99	50.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 03 1616 002	30450 ROSSLYN	12/17/21	\$138,800	PTA	03-ARMS LENGTH	\$138,800	\$70,800	51.01	\$149,029	(57,891)	\$27,900	68.0	138.0	0.20	0.20	5260	20%	(89,802)	52.06	62.12		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 03 1628 000	30613 ROSSLYN	09/06/20	\$180,000	PTA	03-ARMS LENGTH	\$180,000	\$78,000	43.33	\$175,513	(56,732)	\$36,225	149.1	138.0	0.43	0.43	5273	20%	(94,408)	52.17	136.12		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0146 000	341 W ROSE	08/07/20	\$130,000	PTA	03-ARMS LENGTH	\$130,000	\$66,700	46.69	\$135,452	(515,225)	\$20,677	50.4	117.0	0.13	0.13	8302	16%	(116,619)	52.61	50.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 03 1631 302	30463 ROSSLYN	04/21/21	\$142,000	PTA	03-ARMS LENGTH	\$142,000	\$70,800	49.86	\$149,065	(519,883)	\$26,948	65.7	138.0	0.19	0.19	8303	19%	(104,647)	52.40	60.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 01 0055 004	30072 CHERM HILL	06/21/21	\$138,000	PTA	03-ARMS LENGTH	\$138,000	\$89,300	48.49	\$189,512	(59,264)	\$23,776	80.0	99.0	0.24	0.24	5332	13%	(153,662)	53.11	62.50		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0037 000	535 N LONA	06/24/20	\$134,900	PTA	03-ARMS LENGTH	\$134,900	\$61,600	45.66	\$137,835	(515,206)	\$18,131	44.2	119.8	0.11	0.11	5344	13%	(138,236)	52.10	50.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 02 0013 002	30721 FLORENCE	06/14/21	\$165,000	PTA	03-ARMS LENGTH	\$165,000	\$77,800	47.15	\$164,478	(522,461)	\$21,939	53.5	131.7	0.15	0.15	5420	13%	(148,748)	53.41	50.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 03 1598 002	30458 SHERIDAN	02/17/21	\$160,000	PTA	03-ARMS LENGTH	\$160,000	\$67,200	42.01	\$153,272	(55,156)	\$30,568	74.6	138.0	0.22	0.22	5472	19%	(162,244)	53.74	68.06		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 01 0004 000	149 HENRY RUFF	07/12/20	\$152,500	PTA	03-ARMS LENGTH	\$152,500	\$67,500	44.26	\$150,679	(54,032)	\$22,211	54.2	135.0	0.16	0.16	5444	15%	(155,045)	53.56	50.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0050 000	311 N LONA	02/18/22	\$140,000	PTA	03-ARMS LENGTH	\$140,000	\$66,200	47.29	\$137,602	(57,886)	\$24,948	60.8	121.6	0.15	0.15	5458	18%	(188,419)	54.33	71.63		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 03 1598 002	30458 SHERIDAN	02/17/21	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$65,000	43.33	\$148,481	(51,440)	\$26,281	64.1	84.0	0.15	0.15	5400	18%	(126,828)	54.98	75.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 03 1630 003	30503 ROSSLYN	10/13/20	\$168,500	PTA	03-ARMS LENGTH	\$168,500	\$72,800	43.20	\$162,084	(533,418)	\$27,002	65.9	138.0	0.19	0.19	5507	16%	(175,884)	54.04	60.12		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 05 0046 000	416 E ROSE	08/28/20	\$168,500	PTA	03-ARMS LENGTH	\$168,500	\$88,400	43.10	\$130,282	(59,795)	\$20,677	50.4	117.0	0.13	0.13	5511	15%	(109,200)	54.42	50.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0041 000	449 N LONA	04/13/20	\$140,000	PTA	03-ARMS LENGTH	\$140,000	\$60,100	42.93	\$139,992	(54,685)	\$20,677	50.4	117.0	0.13	0.13	5529	15%	(109,142)	54.57	50.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 03 1587 002	30814 BARTON	11/02/20	\$159,000	PTA	03-ARMS LENGTH	\$159,000	\$67,000	42.14	\$148,474	(540,721)	\$30,195	76.3	138.0	0.21	0.21	5553	19%	(191,178)	54.39	67.23		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0035 000	566 N LONA	06/30/20	\$152,000	WD	03-ARMS LENGTH	\$152,000	\$69,900	46.24	\$142,861	(58,334)	\$28,895	69.3	112.6	0.18	0.18	5564	17%	(211,790)	54.86	70.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0096 000	335 E ROSE	05/24/22	\$133,000	PTA	03-ARMS LENGTH	\$133,000	\$68,800	46.41	\$121,694	(54,370)	\$23,264	56.7	85.0	0.13	0.13	5609	17%	(260,984)	56.15	66.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 03 1586 002	30752 BARTON	06/19/20	\$162,500	PTA	03-ARMS LENGTH	\$162,500	\$66,400	40.86	\$147,620	(545,448)	\$30,568	74.6	138.0	0.22	0.22	5610	15%	(210,407)	54.83	68.06		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0153 000	30203 LONA	01/06/22	\$144,000	PTA	03-ARMS LENGTH	\$144,000	\$64,200	44.58	\$133,058	(511,424)	\$20,482	50.0	114.8	0.13	0.13	5629	14%	(218,061)	55.47	50.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0192 000	611 SUSAN CT	03/03/21	\$170,000	PTA	03-ARMS LENGTH	\$170,000	\$66,000	38.82	\$146,925	(55,716)	\$32,241	78.6	66.0	0.16	0.16	5709	19%	(364,879)	58.15	103.80		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 03 1608 001	30725 SHERIDAN	04/04/21	\$175,000	PTA	03-ARMS LENGTH	\$175,000	\$70,500	40.29	\$148,271	(57,297)	\$30,568	74.6	138.0	0.22	0.22	5769	17%	(260,264)	56.09	68.06		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 03 1597 002	30440 SHERIDAN	10/14/20	\$164,800	PTA	03-ARMS LENGTH	\$164,800	\$61,400	37.95	\$136,518	(552,230)	\$26,948	65.7	138.0	0.19	0.19	5795	17%	(274,895)	56.31	60.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0153 000	30140 LONA CT	09/09/21	\$155,000	PTA	03-ARMS LENGTH	\$155,000	\$63,200	40.77	\$133,236	(54,747)	\$22,883	56.1	115.8	0.14	0.14	5798	15%	(324,254)	57.44	63.52		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 01 0009 000	227 HENRY RUFF	08/28/21	\$157,000	PTA	03-ARMS LENGTH	\$157,000	\$63,900	40.70	\$134,728	(54,483)	\$22,211	54.2	135.0	0.16	0.16	5821	14%	(286,987)	57.59	50.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0097 000	462 CLAR	09/24/21	\$155,000	PTA	03-ARMS LENGTH	\$155,000	\$63,500	40.97	\$134,009	(545,886)	\$20,677	50.4	117.0	0.13	0.13	5826	13%	(310,731)	57.13	50.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 03 1616 002	30450 ROSSLYN	04/21/21	\$157,000	PTA	03-ARMS LENGTH	\$157,000	\$64,100	40.83	\$135,296	(54,421)	\$20,677	50.4	117.0	0.13	0.13	5841	13%	(316,575)	57.27	50.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 018 03 1625 006	30735 ROSSLYN	04/30/21	\$184,000	PTA	03-ARMS LENGTH	\$184,000	\$72,300	39.29	\$152,119	(561,973)	\$30,092	73.4	138.0	0.21	0.21	5844	16%	(292,325)	56.71	67.00		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0023 000	615 JANICE CT	12/27/21	\$178,000	PTA	03-ARMS LENGTH	\$178,000	\$68,600	38.54	\$141,709	(568,532)	\$32,241	78.6	66.0	0.16	0.16	5872	18%	(438,510)	53.02	103.80		W NEIGHBORHOOD	401	
W NEIGHBORHOOD	35 019 05 0199 000	460 SUSAN CT	08/21/20	\$154,000	PTA	03-ARMS LENGTH	\$154,000	\$59,800	39.83	\$132,869	(58,370)	\$17,739	43.3	103.5	0.13	0.13	5887	12%	(292,126)	56.94	2				

Land Table	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	LV/Sale	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
X NEIGHBORHOOD	35 019 04 0079 000	395 LITTLE PALCE	01/29/21	\$70,000	PTA	03-ARMS LENGTH	\$70,000	\$48,500	69.29	\$182,929	(59,898)	\$29,691	62.3	115.0	0.17	0.17	\$158	34%	(51,311)	(83.3)	65.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 04 0135 002	352 LITTLE PL	12/23/21	\$67,500	PTA	03-ARMS LENGTH	\$67,500	\$44,500	65.93	\$97,062	(57,717)	\$21,845	57.5	102.0	0.16	0.16	(5134)	32%	(45,468)	(51.34)	58.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 03 0011 000	29516 KATHRYN	03/22/21	\$82,000	PTA	03-ARMS LENGTH	\$82,000	\$49,200	60.00	\$107,032	(55,783)	\$19,249	50.7	110.0	0.14	0.14	(5114)	23%	(42,322)	(50.98)	54.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 03 0024 000	29417 ALVIN	05/12/21	\$118,000	PTA	03-ARMS LENGTH	\$118,000	\$46,200	39.15	\$96,644	\$49,481	\$28,125	121.7	110.0	0.33	0.33	\$407	24%	\$145,857	\$2.46	129.75	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 02 0139 000	29648 ROSSLYN	03/28/22	\$115,000	PTA	03-ARMS LENGTH	\$115,000	\$50,200	43.65	\$110,051	\$24,548	\$19,599	51.6	133.0	0.15	0.15	\$476	17%	\$160,444	\$3.68	50.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 02 0099 000	29435 SHERIDAN	05/20/21	\$120,000	WD	03-ARMS LENGTH	\$120,000	\$54,200	45.17	\$114,721	\$24,878	\$19,599	51.6	133.0	0.15	0.15	\$482	16%	\$162,601	\$3.73	50.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 03 0008 000	29468 KATHRYN	05/14/20	\$105,000	PTA	03-ARMS LENGTH	\$105,000	\$45,800	43.14	\$96,951	\$27,298	\$19,249	50.7	110.0	0.14	0.14	\$539	18%	\$200,721	\$4.61	54.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 03 0036 000	29546 ALVIN	10/29/20	\$100,000	PTA	03-ARMS LENGTH	\$100,000	\$40,800	40.80	\$98,934	\$35,879	\$22,613	59.5	76.1	0.14	0.14	\$600	23%	\$25,043	\$5.81	67.50	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 04 0156 002	421 BRANDT	12/30/21	\$104,000	PTA	03-ARMS LENGTH	\$104,000	\$41,800	40.00	\$90,888	\$30,972	\$17,860	47.0	115.0	0.13	0.13	\$659	17%	\$240,093	\$5.51	48.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 02 0044 000	29454 BARTON	06/24/20	\$130,000	PTA	03-ARMS LENGTH	\$130,000	\$55,600	42.23	\$115,225	\$34,374	\$19,599	51.6	133.0	0.15	0.15	\$666	15%	\$224,467	\$5.16	30.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 04 0070 000	518 BRANDT	06/08/20	\$145,000	PTA	03-ARMS LENGTH	\$145,000	\$55,000	37.93	\$119,708	\$46,733	\$21,491	56.6	120.3	0.16	0.16	\$826	15%	\$286,706	\$6.58	55.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 04 0080 002	29521 FLORENCE	02/22/21	\$105,000	PTA	03-ARMS LENGTH	\$105,000	\$38,200	36.38	\$82,811	\$40,393	\$18,224	48.0	115.0	0.13	0.13	\$842	17%	\$306,008	\$7.02	50.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 02 0158 000	29625 ROSSLYN	11/19/20	\$135,000	PTA	03-ARMS LENGTH	\$135,000	\$51,700	38.30	\$111,103	\$43,496	\$19,599	51.6	133.0	0.15	0.15	\$843	15%	\$284,288	\$6.53	50.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 02 0093 000	29464 SHERIDAN	01/21/21	\$142,000	PTA	03-ARMS LENGTH	\$142,000	\$54,700	38.39	\$117,884	\$44,509	\$19,599	51.6	133.0	0.15	0.15	\$863	14%	\$290,882	\$6.68	50.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 04 0108 000	29737 WINTER	08/20/21	\$132,500	PTA	03-ARMS LENGTH	\$132,500	\$50,100	37.81	\$106,016	\$46,979	\$20,495	53.9	128.6	0.16	0.16	\$871	15%	\$282,215	\$6.62	49.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 04 0068 000	468 BRANDT	03/09/22	\$151,000	PTA	03-ARMS LENGTH	\$151,000	\$56,100	37.15	\$123,029	\$47,577	\$19,606	51.6	110.0	0.14	0.14	\$922	13%	\$342,281	\$7.86	55.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 03 0038 000	29444 ALVIN	12/01/20	\$113,000	PTA	03-ARMS LENGTH	\$113,000	\$40,700	34.49	\$88,370	\$48,178	\$18,548	48.8	115.0	0.13	0.13	\$987	16%	\$353,537	\$8.25	50.88	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 04 0163 002	561 BRANDT	01/28/22	\$117,000	PTA	03-ARMS LENGTH	\$117,000	\$40,100	34.27	\$87,693	\$47,011	\$17,704	46.6	113.0	0.13	0.13	\$1,009	15%	\$370,165	\$8.50	49.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 02 0091 000	29464 SHERIDAN	06/08/20	\$151,000	PTA	03-ARMS LENGTH	\$151,000	\$55,200	36.56	\$118,303	\$52,296	\$19,599	51.6	133.0	0.15	0.15	\$1,014	13%	\$341,804	\$7.85	50.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 04 0102 000	29687 WINTER CT	06/25/21	\$135,800	PTA	03-ARMS LENGTH	\$135,800	\$45,500	33.51	\$96,157	\$61,468	\$21,825	57.4	123.1	0.18	0.18	\$1,070	16%	\$337,736	\$7.75	45.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 04 0088 000	29425 FLORENCE	12/10/21	\$130,000	PTA	03-ARMS LENGTH	\$130,000	\$40,900	31.46	\$86,328	\$66,888	\$23,216	61.1	90.0	0.15	0.15	\$1,095	18%	\$448,913	\$10.31	72.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 02 0065 000	29615 BARTON	01/25/22	\$140,500	PTA	03-ARMS LENGTH	\$140,500	\$51,500	34.26	\$112,763	\$56,736	\$19,599	51.6	133.0	0.15	0.15	\$1,100	13%	\$370,324	\$8.51	50.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 04 0151 002	291 BRANDT	08/13/21	\$140,000	PTA	03-ARMS LENGTH	\$140,000	\$46,800	33.43	\$98,940	\$61,926	\$20,866	54.9	116.0	0.15	0.15	\$1,128	15%	\$407,408	\$9.35	57.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 02 0103 000	29515 SHERIDAN	08/31/20	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$50,100	33.40	\$107,577	\$62,022	\$19,599	51.6	133.0	0.15	0.15	\$1,203	13%	\$406,373	\$9.31	50.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 04 0095 000	29763 BRANDT	05/04/21	\$168,000	PTA	03-ARMS LENGTH	\$168,000	\$43,800	25.46	\$80,844	\$65,736	\$18,699	49.2	110.9	0.14	0.14	\$1,236	14%	\$494,398	\$11.26	52.25	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 04 0075 000	395 LITTLE PALCE	08/01/21	\$165,000	PTA	03-ARMS LENGTH	\$165,000	\$49,000	29.70	\$103,529	\$85,162	\$23,691	62.3	115.0	0.17	0.17	\$1,366	14%	\$495,128	\$11.37	65.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 03 0011 000	29516 KATHRYN	10/08/21	\$159,900	PTA	03-ARMS LENGTH	\$159,900	\$50,600	31.64	\$107,032	\$72,117	\$19,249	50.7	110.0	0.14	0.14	\$1,424	12%	\$530,272	\$12.17	54.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 02 0122 000	29754 ROSSLYN	01/21/22	\$172,500	WD	03-ARMS LENGTH	\$172,500	\$59,900	34.29	\$118,113	\$78,986	\$19,599	51.6	133.0	0.15	0.15	\$1,485	11%	\$481,569	\$11.13	50.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 04 0146 000	381 BRANDT	10/15/21	\$155,000	PTA	03-ARMS LENGTH	\$155,000	\$46,800	29.87	\$98,003	\$77,217	\$20,220	53.2	117.0	0.15	0.15	\$1,451	13%	\$521,738	\$11.98	55.00	X	X NEIGHBORHOOD	401	
X NEIGHBORHOOD	35 019 02 0110 000	29625 SHERIDAN	04/06/21	\$176,000	PTA	03-ARMS LENGTH	\$176,000	\$54,100	30.74	\$114,475	\$81,126	\$19,599	51.6	133.0	0.15	0.15	\$1,573	11%	\$530,235	\$12.17	50.00	X	X NEIGHBORHOOD	401	
Totals:							\$4,039,102	\$1,505,900	37.28	\$3,282,909	\$1,438,151	Average	5841	1,711.3	4.81	4.81	17%	Average	298,973.32	per SqFt=>	56.86				
							Sale Ratio =>	9.70			Average	per Net Acre=>	298,973.32			per SqFt=>	56.86								

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	LV/Sale	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
Y NEIGHBORHOOD	35 014 04 0012 000	28630 FLORENCE	06/01/20	\$86,000	PTA	03-ARMS LENGTH	\$86,000	\$52,500	61.06	\$112,225	\$15,600	\$22,655	51.0	135.0	0.16	0.16	\$3071	29%	\$104,968	\$22.52	50.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 02 0055 002	28956 MARQUETTE	11/21/21	\$73,000	PTA	03-ARMS LENGTH	\$73,000	\$55,700	76.30	\$116,900	\$17,675	\$26,225	61.7	137.5	0.18	0.18	\$2361	36%	\$93,539	\$22.15	60.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 02 0002 000	29023 MARQUETTE	06/17/21	\$83,000	WD	03-ARMS LENGTH	\$83,000	\$67,139	\$888	\$97,139	\$888	\$15,037	35.4	132.9	0.11	0.11	\$25	18%	\$8,393	\$9.19	35.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 04 0440 000	28476 BARTON	06/15/21	\$70,000	WD	03-ARMS LENGTH	\$70,000	\$59,400	\$6,600	\$82,241	\$6,308	\$18,549	43.6	154.8	0.14	0.14	\$145	20%	\$44,423	\$12.02	40.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 04 0466 000	28686 BARTON	05/22/20	\$93,500	PTA	03-ARMS LENGTH	\$93,500	\$41,800	46.23	\$96,638	\$13,227	\$18,285	43.0	150.4	0.14	0.14	\$307	20%	\$95,848	\$22.20	40.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 05 0020 005	620 MIDDLEBELT	12/03/20	\$89,900	WD	03-ARMS LENGTH	\$89,900	\$41,800	46.50	\$94,592	\$16,114	\$20,806	49.0	103.0	0.13	0.13	\$339	23%	\$123,954	\$2.85	55.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 02 0067 000	28940 ROSSLYN	02/05/21	\$96,000	PTA	03-ARMS LENGTH	\$96,000	\$64,400	46.25	\$100,241	\$15,865	\$20,106	47.3	137.5	0.15	0.15	\$335	21%	\$109,414	\$2.51	46.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 05 0177 002	29049 MARQUETTE	06/26/21	\$108,000	PTA	03-ARMS LENGTH	\$108,000	\$53,300	49.26	\$111,589	\$22,604	\$26,193	61.6	110.0	0.17	0.17	\$307	24%	\$133,751	\$3.07	67.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 015 04 0016 000	846 HARRISON	04/29/21	\$130,000	PTA	03-ARMS LENGTH	\$130,000	\$62,800	48.31	\$131,855	\$28,145	\$30,000	72.9	141.2	0.23	0.23	\$386	23%	\$123,987	\$2.85	70.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 04 0382 002	28439 SHERIDAN	08/12/20	\$119,900	PTA	03-ARMS LENGTH	\$119,900	\$50,600	42.20	\$114,805	\$29,099	\$24,004	56.5	135.0	0.17	0.17	\$515	20%	\$168,180	\$3.88	55.43		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 04 0381 000	28632 SHERIDAN	06/26/20	\$125,500	PTA	03-ARMS LENGTH	\$125,500	\$52,500	41.83	\$118,700	\$32,786	\$25,986	61.1	135.0	0.19	0.19	\$536	21%	\$176,369	\$4.05	60.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 04 0427 000	28639 BARTON	03/13/21	\$109,000	PTA	03-ARMS LENGTH	\$109,000	\$45,400	41.65	\$103,568	\$22,756	\$17,324	40.8	135.0	0.12	0.12	\$558	20%	\$183,516	\$4.21	40.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 02 0076 002	29003 ROSSLYN	03/08/21	\$191,000	PTA	03-ARMS LENGTH	\$191,000	\$81,200	39.25	\$184,156	\$27,387	\$20,543	48.3	137.5	0.15	0.15	\$567	11%	\$185,047	\$4.25	47.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 05 0086 002	29147 SHERIDAN	08/12/20	\$130,100	PTA	03-ARMS LENGTH	\$130,100	\$52,500	40.36	\$118,847	\$36,404	\$25,351	59.6	137.5	0.18	0.18	\$614	19%	\$200,022	\$4.59	58.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 015 04 0088 000	811 GILMAN	08/18/20	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$47,100	39.25	\$106,560	\$35,774	\$22,334	52.6	143.6	0.17	0.17	\$681	19%	\$121,812	\$4.98	50.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 015 04 0136 002	651 HELEN	07/05/20	\$144,000	PTA	03-ARMS LENGTH	\$144,000	\$56,300	39.10	\$128,594	\$37,740	\$22,334	52.6	143.6	0.17	0.17	\$718	16%	\$228,727	\$5.25	50.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 015 04 0068 000	840 LAYERS	06/28/21	\$167,000	PTA	03-ARMS LENGTH	\$167,000	\$81,200	38.65	\$128,356	\$68,644	\$30,000	94.6	143.6	0.30	0.30	\$726	18%	\$231,125	\$5.31	90.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 015 04 0023 000	660 HARRISON	03/13/22	\$145,000	PTA	03-ARMS LENGTH	\$145,000	\$53,400	39.30	\$133,060	\$57,840	\$30,000	83.4	141.2	0.26	0.26	\$743	21%	\$239,151	\$5.49	80.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 04 0267 002	28430 FLORENCE	10/17/20	\$137,000	PTA	03-ARMS LENGTH	\$137,000	\$52,500	38.32	\$119,595	\$39,060	\$21,655	51.0	135.0	0.16	0.16	\$767	16%	\$252,000	\$5.79	50.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 015 04 0103 002	29149 MARQUETTE	07/16/20	\$123,000	PTA	03-ARMS LENGTH	\$123,000	\$49,300	37.25	\$111,562	\$45,458	\$25,030	58.9	110.0	0.26	0.26	\$772	19%	\$280,605	\$6.44	64.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 015 04 0134 000	627 HELEN	03/18/21	\$145,000	PTA	03-ARMS LENGTH	\$145,000	\$55,500	38.32	\$119,595	\$39,060	\$21,655	51.0	135.0	0.16	0.16	\$767	16%	\$252,000	\$5.79	50.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 015 04 0134 000	627 HELEN	03/18/21	\$145,000	PTA	03-ARMS LENGTH	\$145,000	\$55,500	38.32	\$119,595	\$39,060	\$21,655	51.0	135.0	0.16	0.16	\$767	16%	\$252,000	\$5.79	50.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 05 0039 002	29143 ROSSLYN	03/13/21	\$135,000	PTA	03-ARMS LENGTH	\$135,000	\$49,600	36.74	\$112,998	\$44,293	\$22,291	52.5	137.5	0.16	0.16	\$844	17%	\$275,112	\$6.32	51.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 05 0096 000	29154 SHERIDAN	12/02/20	\$140,000	PTA	03-ARMS LENGTH	\$140,000	\$52,500	37.50	\$120,051	\$40,055	\$20,106	47.3	137.5	0.16	0.16	\$847	14%	\$27,586	\$6.63	46.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 05 0042 302	29021 ROSSLYN	11/02/20	\$130,000	PTA	03-ARMS LENGTH	\$130,000	\$48,100	37.00	\$109,527	\$41,016	\$20,543	48.3	137.5	0.15	0.15	\$849	16%	\$277,135	\$6.36	47.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 04 0528 000	28425 MARQUETTE	02/25/21	\$130,000	PTA	03-ARMS LENGTH	\$130,000	\$49,300	37.92	\$111,082	\$34,556	\$15,638	36.8	110.0	0.10	0.10	\$939	12%	\$342,139	\$7.85	40.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 02 0049 000	28958 SHERIDAN	02/27/22	\$154,900	PTA	03-ARMS LENGTH	\$154,900	\$56,400	35.12	\$115,210	\$65,605	\$26,225	61.7	137.5	0.19	0.19	\$1,083	17%	\$947,146	\$7.87	68.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 04 0318 002	28439 ROSSLYN	07/30/21	\$168,000	PTA	03-ARMS LENGTH	\$168,000	\$64,800	38.57	\$136,661	\$52,128	\$20,798	45.9	135.0	0.15	0.15	\$1,066	17%	\$349,852	\$8.03	48.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 05 0069 001	856 MIDDLEBELT	02/23/21	\$158,000	PTA	03-ARMS LENGTH	\$158,000	\$52,700	33.35	\$119,274	\$64,261	\$25,135	69.2	103.0	0.16	0.16	\$1,070	16%	\$401,631	\$9.22	67.50		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 04 0467 000	28658 BARTON	02/23/22	\$110,000	PTA	03-ARMS LENGTH	\$110,000	\$38,400	34.91	\$81,555	\$46,715	\$18,270	43.0	150.1	0.14	0.14	\$1,087	17%	\$388,514	\$7.77	40.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 015 04 0139 000	683 HELEN	07/14/20	\$156,000	PTA	03-ARMS LENGTH	\$156,000	\$54,600	35.00	\$127,176	\$46,691	\$17,867	42.0	143.6	0.13	0.13	\$1,131	11%	\$353,720	\$8.22	40.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 02 0031 000	28977 BARTON	10/02/20	\$137,000	PTA	03-ARMS LENGTH	\$137,000	\$47,500	34.67	\$108,384	\$46,100	\$17,484	41.1	137.5	0.13	0.13	\$1,121	13%	\$363,873	\$8.40	40.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 04 0441 002	28430 BARTON	10/09/20	\$140,000	PTA	03-ARMS LENGTH	\$140,000	\$47,000	31.57	\$107,135	\$51,921	\$19,056	44.8	135.0	0.14	0.14	\$1,158	14%	\$181,772	\$8.76	44.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 04 0487 000	28821 MARQUETTE	03/29/21	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$33,400	31.81	\$76,741	\$41,897	\$15,638	36.8	110.0	0.10	0.10	\$1,193	15%	\$434,624	\$9.98	40.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 04 0289 003	28760 FLORENCE	03/12/21	\$167,000	PTA	03-ARMS LENGTH	\$167,000	\$55,200	33.05	\$126,209	\$62,446	\$21,655	51.0	135.0	0.16	0.16	\$1,236	13%	\$402,877	\$9.25	50.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 05 0079 002	29139 SHERIDAN	06/29/21	\$165,000	PTA	03-ARMS LENGTH	\$165,000	\$54,800	33.21	\$115,208	\$73,832	\$24,640	56.6	137.5	0.17	0.17	\$1,305	15%	\$424,322	\$9.74	55.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 02 0085 002	28917 ROSSLYN	08/06/21	\$175,000	PTA	03-ARMS LENGTH	\$175,000	\$57,700	33.97	\$111,304	\$77,716	\$24,640	56.6	137.5	0.17	0.17	\$1,374	14%	\$446,644	\$10.25	55.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 05 0115 000	29239 BARTON	08/26/21	\$153,000	PTA	03-ARMS LENGTH	\$153,000	\$53,300	34.84	\$112,376	\$58,108	\$17,484	41.1	137.5	0.13	0.13	\$1,413	11%	\$461,175	\$10.59	40.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 04 0448 002	28437 BARTON	12/05/20	\$149,999	PTA	03-ARMS LENGTH	\$149,999	\$49,900	29.27	\$103,291	\$67,523	\$18,915	44.5	135.0	0.14	0.14	\$1,517	13%	\$500,170	\$11.48	43.68		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 014 04 0438 000	28489 BARTON	04/21/21	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$48,900	32.40	\$103,111	\$64,705	\$17,214	40.8	135.0	0.12	0.12	\$1,575	12%	\$511,766	\$11.89	40.00		Y	NEIGHBORHOOD	401
Y NEIGHBORHOOD	35 015 04 0083 000	629 GILMAN	05/17/21	\$																					

Parcel Number	Street Address	Sale Date	Sale Price	Acres	Terms of Sale	Adj. Sale	Adj. Sale	Adj. when Sold	Adj./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres	Dollars/Ft	LV/Sale	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Other Parcels in Sale	Land Table	Class
Z NEIGHBORHOOD	35 015 01 0275 002 566 DEERING	07/10/21	593,500	28.50	03-ARMS LENGTH	\$980,000	\$980,000	72.50	\$0.00	\$1,027,250	\$4,000	\$1,027,250	526	130.0	0.17	0.21	\$58,200	35%	\$35,917	113	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 01 0054 300 102 GARDEN	07/10/21	517,500	PTA	03-ARMS LENGTH	\$1,217,500	\$775,200	58.98	\$170,544	\$1,510,544	\$25,263	\$1,510,544	898	143.0	0.23	0.23	\$117,230	31%	\$62,022	161	42.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 014 01 0095 000 253 GREENWOOD	11/15/21	513,000	PTA	03-ARMS LENGTH	\$1,830,000	\$1,830,000	58.88	\$163,343	\$1,993,343	\$29,889	\$1,993,343	509	140.0	0.15	0.15	\$132,188	19%	\$54,405	150	40.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 02 0311 002 387 DEERING	01/11/22	\$113,000	PTA	03-ARMS LENGTH	\$62,400	\$62,400	49.76	\$133,083	\$195,483	\$6,240	\$195,483	45.5	110.0	0.14	0.14	\$14,400	20%	\$10,669	20	47.86		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 01 0165 000 199 BELTON	08/15/21	\$113,000	PTA	03-ARMS LENGTH	\$112,000	\$58,100	51.88	\$129,954	\$147,154	\$22,128	\$147,154	51.5	143.0	0.16	0.16	\$8,100	20%	\$25,451	50	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 04 0283 002 852 CARDWELL	12/09/21	\$120,000	PTA	03-ARMS LENGTH	\$464,000	\$64,000	53.83	\$173,521	\$467,000	\$22,128	\$467,000	51.5	143.0	0.16	0.16	\$9,900	20%	\$28,091	50	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 01 0222 000 461 CARDWELL	07/21/21	\$120,000	PTA	03-ARMS LENGTH	\$464,000	\$64,000	53.83	\$173,521	\$467,000	\$22,128	\$467,000	51.5	143.0	0.16	0.16	\$9,900	20%	\$28,091	50	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 03 0010 000 118 HARRISON	07/24/20	\$122,000	PTA	03-ARMS LENGTH	\$566,000	\$50,000	50.09	\$125,419	\$596,000	\$22,505	\$596,000	52.3	147.0	0.17	0.17	\$17,400	20%	\$31,447	61	60.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 02 0335 002 180 HELEN	02/19/21	\$125,000	PTA	03-ARMS LENGTH	\$125,000	\$67,000	49.57	\$127,426	\$192,426	\$16,400	\$192,426	50.3	136.0	0.16	0.16	\$18,100	19%	\$58,688	51	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 014 03 0079 002 2851 LIONA	06/10/21	\$124,000	PTA	03-ARMS LENGTH	\$114,000	\$66,000	49.16	\$115,722	\$180,722	\$11,073	\$180,722	50.0	140.0	0.16	0.16	\$21,100	19%	\$44,444	51	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 01 0203 000 490 CARDWELL	03/12/22	\$120,000	WD	03-ARMS LENGTH	\$50,000	\$67,000	48.00	\$113,147	\$163,147	\$12,128	\$163,147	51.5	143.0	0.16	0.16	\$27,200	18%	\$85,250	51	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 02 0474 005 102 LATHERS	12/20/20	\$120,000	PTA	03-ARMS LENGTH	\$120,000	\$66,500	47.08	\$126,475	\$186,475	\$20,042	\$186,475	46.2	138.0	0.15	0.15	\$29,100	17%	\$92,293	52	46.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 04 0188 002 465 DEERING	08/10/20	\$120,000	PTA	03-ARMS LENGTH	\$55,400	\$69,000	49.76	\$129,800	\$184,800	\$6,400	\$184,800	51.5	141.0	0.16	0.16	\$14,400	20%	\$28,091	50	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 04 0170 002 27883 SHERIDAN	09/10/20	\$129,000	PTA	03-ARMS LENGTH	\$129,000	\$61,300	47.19	\$136,835	\$200,235	\$27,170	\$200,235	46.6	138.0	0.18	0.18	\$30,200	21%	\$114,322	52	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 04 0367 000 984 ARCOLA	08/11/20	\$135,000	PTA	03-ARMS LENGTH	\$135,000	\$61,300	46.41	\$137,995	\$202,794	\$22,889	\$202,794	53.2	153.0	0.18	0.18	\$39,100	17%	\$118,148	52	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 01 0088 002 431 ARCOLA	07/07/20	\$135,000	PTA	03-ARMS LENGTH	\$135,000	\$67,000	48.82	\$132,409	\$204,729	\$22,128	\$204,729	51.5	143.0	0.16	0.16	\$48,000	17%	\$150,728	57	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 014 01 0091 000 2890 LIONA	12/21/20	\$130,000	PTA	03-ARMS LENGTH	\$200,000	\$87,000	45.00	\$190,966	\$443,000	\$49,996	\$443,000	81.4	134.8	0.28	0.28	\$54,100	17%	\$156,490	53	60.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 01 0281 002 244 DEERING	08/10/20	\$130,000	PTA	03-ARMS LENGTH	\$55,600	\$65,000	42.77	\$124,048	\$188,525	\$22,573	\$188,525	51.5	142.8	0.17	0.17	\$54,300	17%	\$106,813	53	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 014 03 0155 002 28516 KATHRN	11/23/20	\$130,000	PTA	03-ARMS LENGTH	\$120,000	\$69,000	42.69	\$124,200	\$193,200	\$27,140	\$193,200	49.6	133.0	0.15	0.15	\$54,700	16%	\$177,386	54	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 04 0331 000 818 BELTON	06/25/21	\$140,000	PTA	03-ARMS LENGTH	\$140,000	\$62,000	44.29	\$129,749	\$196,656	\$35,405	\$196,656	82.3	143.0	0.26	0.26	\$55,200	25%	\$173,979	53	60.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 02 0295 000 251 DEERING	08/06/20	\$140,000	PTA	03-ARMS LENGTH	\$140,000	\$66,000	41.28	\$126,269	\$196,275	\$17,374	\$196,275	40.4	137.7	0.14	0.14	\$8,300	32%	\$20,289	54	40.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 02 0402 000 141 GILMAN	01/16/21	\$140,000	PTA	03-ARMS LENGTH	\$172,000	\$140,000	49.12	\$175,937	\$490,715	\$24,142	\$490,715	60.8	138.6	0.19	0.19	\$67,000	15%	\$211,168	54	60.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 02 0354 002 161 HELEN	12/30/21	\$146,000	PTA	03-ARMS LENGTH	\$146,000	\$62,100	44.25	\$131,947	\$198,016	\$23,963	\$198,016	55.7	138.6	0.18	0.18	\$68,200	16%	\$127,234	54	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 01 0292 002 340 DEERING	11/29/20	\$155,000	PTA	03-ARMS LENGTH	\$155,000	\$60,000	39.80	\$131,778	\$196,778	\$28,388	\$196,778	67.1	143.7	0.21	0.21	\$66,000	19%	\$215,234	54	60.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 014 03 0209 002 28470 AVIN	04/06/20	\$140,000	PTA	03-ARMS LENGTH	\$140,000	\$66,000	39.80	\$126,269	\$196,275	\$14,340	\$196,275	54.0	130.0	0.16	0.16	\$22,100	19%	\$228,179	55	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 014 03 0094 000 2848 LIONA	09/14/20	\$135,000	PTA	03-ARMS LENGTH	\$135,000	\$55,000	40.74	\$123,247	\$188,889	\$17,336	\$188,889	39.9	134.0	0.12	0.12	\$7,200	13%	\$234,870	55	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 02 0471 002 201 LATHERS	07/21/21	\$140,000	PTA	03-ARMS LENGTH	\$140,000	\$58,200	41.57	\$122,699	\$198,899	\$21,994	\$198,899	50.2	136.2	0.16	0.16	\$7,700	15%	\$243,127	57	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 04 0288 000 852 CARDWELL	08/03/21	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$69,000	45.78	\$126,436	\$199,436	\$20,498	\$199,436	49.8	139.0	0.18	0.18	\$24,200	19%	\$249,298	57	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 04 0288 000 862 BELTON	08/03/21	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$69,000	45.78	\$126,436	\$199,436	\$20,498	\$199,436	49.8	139.0	0.18	0.18	\$24,200	19%	\$249,298	56	65.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 014 03 0096 002 28511 LIONA	06/09/21	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$62,000	40.73	\$131,997	\$199,423	\$21,420	\$199,423	49.8	134.0	0.15	0.15	\$7,900	14%	\$254,994	58	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 01 0111 000 28721 AVIN	06/01/21	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$69,000	45.77	\$126,436	\$199,436	\$20,498	\$199,436	49.8	139.0	0.18	0.18	\$24,200	19%	\$249,298	57	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 014 03 0150 000 28551 AVIN	05/29/20	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$67,900	39.93	\$129,934	\$193,338	\$17,072	\$193,338	40.0	132.0	0.12	0.12	\$8,900	12%	\$263,426	56	40.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 01 0190 002 445 BELTON	02/15/21	\$150,000	PTA	03-ARMS LENGTH	\$150,000	\$68,000	39.90	\$130,280	\$194,488	\$22,128	\$194,488	51.5	143.0	0.16	0.16	\$8,100	15%	\$255,174	58	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 01 0181 000 2851 DEERING	01/22/21	\$132,000	WD	03-ARMS LENGTH	\$132,000	\$159,000	41.59	\$145,867	\$244,109	\$12,128	\$244,109	46.4	136.0	0.14	0.14	\$14,100	14%	\$250,798	58	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 01 0209 002 570 CARDWELL	01/26/21	\$162,000	PTA	03-ARMS LENGTH	\$162,000	\$63,800	39.26	\$142,671	\$149,957	\$22,128	\$149,957	51.3	143.0	0.16	0.16	\$8,100	14%	\$252,835	58	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 014 01 0050 000 28976 KATHRN	07/07/21	\$168,000	WD	03-ARMS LENGTH	\$168,000	\$74,000	41.44	\$157,413	\$47,616	\$25,089	\$53,106	51.3	119.6	0.16	0.16	\$8,100	14%	\$292,491	58	67.18		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 01 0292 000 244 DEERING	01/08/21	\$168,000	PTA	03-ARMS LENGTH	\$168,000	\$80,000	39.85	\$149,863	\$204,863	\$22,128	\$204,863	51.5	143.0	0.17	0.17	\$14,100	19%	\$258,969	58	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 015 01 0117 000 138 BELTON	04/21/20	\$175,000	PTA	03-ARMS LENGTH	\$175,000	\$69,100	39.49	\$154,400	\$47,728	\$22,128	\$51,430	51.5	143.0	0.16	0.16	\$8,300	13%	\$260,537	58	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 014 03 0241 002 28618 FLORENCE	10/27/20	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$68,000	38.67	\$129,274	\$141,856	\$21,630	\$141,856	50.3	136.6	0.16	0.16	\$8,300	14%	\$266,599	58	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 014 03 0241 000 28518 ARCOLA	10/27/20	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$68,000	38.67	\$129,274	\$141,856	\$21,630	\$141,856	50.3	136.6	0.16	0.16	\$8,300	14%	\$266,599	58	50.00		Z NEIGHBORHOOD	401	
Z NEIGHBORHOOD	35 014 01 0013 000 28936 AVIN	11/8/21	\$159,000	PT																					

Land Table	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	Other Parcels in Sale	Land Table	Class
GARDEN CITY MEADOWS	25 024 03 0013 000	2440 MEADOW LANE	03/26/21	\$120,000	PFA	03-ARM'S LENGTH	\$120,000	\$49,400	41.17	\$112,837	\$29,663	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	01603	GARDEN CITY MEADOWS	401	
Totals:							\$120,000	\$49,400	41.17	\$112,837	\$29,663	\$22,500	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	01603			
									Sale. Ratio =>	41.17		Average					Average							
									Std. Dev. =>	#DIV/0!		per FF=>					per Net Acre=>	#DIV/0!						

Keeping land value as-is

LV/SALE

19%

Land Table	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	Other Parcels in Sale	Land Table	Class
CAREFREE CONDOS 017-04	35 017 04 0003 000	31216 PARDO	11/26/20	\$450,000	PFA	19-MULTI PARCEL ARM'S LENGTH	\$450,000	\$179,400	39.87	\$378,144	\$119,856	\$48,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00	M 35 017 04 0002 000, 35 017 04 0003 000, 35 017 04 0004 000, 35 017 04 0005 000, 35 017 04 0006 000	CAREFREE CONDOS 017-04	401	
			Total:	\$450,000			\$450,000	\$179,400	39.87	\$378,144	\$119,856	\$48,000	0.0	0.0	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00				
									Sale. Ratio =>	39.87		Average					Average							
									Std. Dev. =>	#DIV/0!		per FF=>	#DIV/0!				per Net Acre=>	#DIV/0!						

2022- \$8,000 Site Value
2023-Increase to \$10,000/site
(\$56,250*22.5% approx \$12,000)

Sale included all 8 units @ \$56,250/unit

Name	2022 ECF	2022 SEV	Parcel Count	Sales Sample	% of Sample	AVG TCV	Proper Land TCV	Jess Recom	Recom ECF	% of Recom	TARGET 2023 SEV	2023 SEV	REDUCTION / INCREASE	2023 ECF
A	1.44	\$ 21,866,600	281	35	12.5%	\$ 155,600	\$ 35,010	1.425	1.426	-0.97%	\$ 21,654,008	\$ 23,625,200	8.04%	1.440
B	1.38	\$ 54,323,273	774	39	5.0%	\$ 140,400	\$ 31,590	1.365	1.363	-1.23%	\$ 53,654,073	\$ 58,517,000	7.72%	1.380
C	1.39	\$ 43,286,600	598	69	11.5%	\$ 144,800	\$ 32,580	1.520	1.518	9.21%	\$ 47,272,704	\$ 51,212,400	18.31%	1.390
D	1.29	\$ 17,742,900	262	27	10.3%	\$ 135,400	\$ 30,470	1.385	1.383	7.21%	\$ 19,022,039	\$ 20,403,700	15.00%	1.290
E	1.34	\$ 42,454,947	617	51	8.3%	\$ 137,600	\$ 30,960	1.320	1.319	-1.57%	\$ 41,789,608	\$ 46,026,100	8.41%	1.340
F	1.43	\$ 4,013,100	60	9	15.0%	\$ 133,800	\$ 30,110	1.375	1.373	-3.99%	\$ 3,853,137	\$ 4,186,500	4.32%	1.430
G	1.45	\$ 34,139,000	535	69	12.9%	\$ 127,600	\$ 28,710	1.400	1.397	-3.66%	\$ 32,891,161	\$ 36,291,600	6.31%	1.450
H	1.31	\$ 3,809,800	68	6	8.8%	\$ 112,100	\$ 25,220	1.265	1.266	-3.36%	\$ 3,681,837	\$ 4,073,400	6.92%	1.310
I	1.49	\$ 23,230,400	316	37	11.7%	\$ 147,000	\$ 33,080	1.480	1.479	-0.74%	\$ 23,058,900	\$ 25,222,300	8.57%	1.490
J	1.5	\$ 12,837,200	189	16	8.5%	\$ 135,800	\$ 30,560	1.550	1.549	3.27%	\$ 13,256,549	\$ 14,468,300	12.71%	1.500
K	1.27	\$ 38,658,449	739	92	12.4%	\$ 104,600	\$ 23,540	1.400	1.401	10.31%	\$ 42,646,053	\$ 45,898,900	18.73%	1.270
K2	1.27	\$ 16,143,000	281	33	11.7%	\$ 114,900	\$ 25,850	1.400	1.400	10.24%	\$ 17,795,433	\$ 19,057,000	18.05%	1.270
L	1.2	\$ 41,054,300	688	70	10.2%	\$ 119,300	\$ 26,840	1.305	1.307	8.92%	\$ 44,714,975	\$ 48,031,500	17.00%	1.200
Y	1.3	\$ 28,464,900	488	41	8.4%	\$ 116,700	\$ 26,260	1.475	1.476	13.54%	\$ 32,318,610	\$ 34,659,300	21.76%	1.300
Z	1.34	\$ 56,009,000	831	96	11.6%	\$ 134,800	\$ 30,330	1.500	1.503	12.16%	\$ 62,822,035	\$ 67,548,400	20.60%	1.340
M	1.34	\$ 62,187,000	910	60	6.6%	\$ 136,700	\$ 30,760	1.490	1.488	11.04%	\$ 69,055,415	\$ 74,762,800	20.22%	1.340
W	1.37	\$ 29,954,300	430	49	11.4%	\$ 139,300	\$ 31,340	1.360	1.359	-0.80%	\$ 29,713,791	\$ 32,603,100	8.84%	1.370
X	1.22	\$ 19,696,400	358	27	7.5%	\$ 110,000	\$ 24,750	1.410	1.410	15.57%	\$ 22,763,872	\$ 24,464,300	24.21%	1.220
N	1.33	\$ 52,986,900	772	77	10.0%	\$ 137,300	\$ 30,890	1.415	1.415	6.39%	\$ 56,373,281	\$ 59,709,300	12.69%	1.330
O	1.36	\$ 12,840,613	192	23	12.0%	\$ 133,800	\$ 30,110	1.385	1.385	1.84%	\$ 13,076,654	\$ 14,382,800	12.01%	1.360
P	1.56	\$ 4,545,500	61	9	14.8%	\$ 149,000	\$ 33,530	1.545	1.548	-0.77%	\$ 4,510,535	\$ 4,994,000	9.87%	1.560
Q	1.5	\$ 3,621,000	44	6	13.6%	\$ 164,600	\$ 37,040	1.425	1.425	-5.00%	\$ 3,439,950	\$ 3,764,600	3.97%	1.500
R	1.43	\$ 6,410,000	99	12	12.1%	\$ 129,500	\$ 29,140	1.610	1.614	12.87%	\$ 7,234,783	\$ 7,734,500	20.66%	1.430
S	1.48	\$ 47,506,100	662	79	11.9%	\$ 143,500	\$ 32,290	1.485	1.485	0.34%	\$ 47,666,594	\$ 51,509,400	8.43%	1.480
T	1.48	\$ 7,003,400	99	4	4.0%	\$ 141,500	\$ 31,840	1.600	1.600	8.11%	\$ 7,571,243	\$ 8,262,100	17.97%	1.480
U	1.5	\$ 17,230,900	252	24	9.5%	\$ 136,800	\$ 30,780	1.530	1.532	2.13%	\$ 17,598,493	\$ 19,152,100	11.15%	1.500
V	1.41	\$ 28,257,972	388	42	10.8%	\$ 145,700	\$ 32,780	1.350	1.350	-4.26%	\$ 27,055,505	\$ 29,977,200	6.08%	1.410
AA-New Const.	0.91	\$ 29,232,900	245	15	6.1%	\$ 238,600	\$ 53,690	0.880	0.881	-3.19%	\$ 28,301,302	\$ 30,941,800	5.85%	0.910
016-03, G.City Meadows	0.75	\$ 1,467,200	26	1	3.8%	\$ 112,900	\$ 25,400	0.740	0.740	-1.33%	\$ 1,447,637	\$ 1,560,900	6.39%	0.750
		\$ 760,973,654									\$ 796,240,177	\$ 863,040,500		
		\$ 197,000			(NON-Conforming:Commercal APTS)					Non-Conform	\$ 170,200			

Comm

Comm

1 sale-keeping ECF as-is for 2