Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
78-0340-0236-00-0	431 PAW PAW	09/28/21	$160,000	WD	03-ARM'S LENGTH	$160,000	$58,200	36.38	$143,762	$17,621	$142,379	$129,111	1.103	1,190	$119.65	WN	0.0327	1 3/4 STORY		$14,766	No	01/02/24		PAW PAW RIVER	401	74												
78-4700-0019-00-7	362 RIVERSIDE	09/27/21	$199,900	WD	03-ARM'S LENGTH	$199,900	$70,400	35.22	$178,624	$40,452	$159,448	$141,425	1.127	1,814	$87.90	WN	2.4345	BI LEVEL		$35,998	No	/ /		CITY LOT	401	65												
78-4700-0024-00-1	322 RIVERSIDE	01/31/23	$115,000	WD	03-ARM'S LENGTH	$115,000	$50,400	43.83	$130,266	$41,423	$73,577	$90,934	0.809	784	$93.85	WN	29.3975	1 STORY		$35,998	No	/ /		CITY LOT	401	63												
78-4700-0039-00-8	447 W PARSONS	10/25/21	$120,000	PTA	03-ARM'S LENGTH	$120,000	$36,800	30.67	$97,549	$36,800	$83,200	$62,179	1.338	700	$118.86	WN	23.4974	1 STORY		$35,094	No	/ /		CITY LOT	401	56												
78-4700-0047-00-1	818 PEACHTREE	04/27/22	$147,600	WD	03-ARM'S LENGTH	$147,600	$29,300	19.85	$103,592	$18,722	$128,878	$86,868	1.484	900	$143.20	WN	38.0512	1 STORY		$17,376	No	/ /		CITY LOT	401	80												
78-4700-0050-00-1	833 PROSPECT	07/08/21	$140,000	WD	03-ARM'S LENGTH	$140,000	$41,500	29.64	$105,531	$21,457	$118,543	$86,053	1.378	864	$137.20	WN	27.4459	MOBILE/MODULAR		$20,762	No	/ /		CITY LOT	401	70												
78-4700-0082-00-1	925 FOREST PARK	09/30/22	$143,500	WD	03-ARM'S LENGTH	$143,500	$40,600	28.29	$101,994	$22,075	$121,425	$81,800	1.484	1,260	$96.37	WN	38.1310	1 STORY		$18,537	No	/ /		CITY LOT	401	53												
78-4700-0092-00-6	414 W PARSONS	08/26/22	$185,000	WD	03-ARM'S LENGTH	$185,000	$57,200	30.92	$145,532	$50,518	$134,482	$97,251	1.383	1,372	$98.02	WN	27.9742	1 STORY		$37,287	No	/ /		CITY LOT	401	51												
78-4700-0178-00-8	283 W PARSONS	08/11/21	$140,000	WD	03-ARM'S LENGTH	$140,000	$43,400	31.00	$112,998	$39,485	$100,515	$75,244	1.336	808	$124.40	WN	23.2766	1 STORY		$35,094	No	/ /		CITY LOT	401	53												
78-4700-0190-00-8	272 RIVERSIDE	06/08/21	$75,000	WD	03-ARM'S LENGTH	$75,000	$40,200	53.60	$104,046	$28,385	$46,615	$77,442	0.602	784	$59.46	WN	50.1162	1 STORY		$27,358	No	/ /		CITY LOT	401	61												
78-4700-0223-00-3	331 E PARSONS	11/21/22	$180,000	WD	03-ARM'S LENGTH	$180,000	$66,500	36.94	$169,767	$41,200	$138,800	$131,594	1.055	1,000	$138.80	WN	4.8333	1 STORY		$37,287	No	/ /		CITY LOT	401	68												
78-4700-0294-00-8	457 E PARSONS	06/28/21	$150,000	WD	03-ARM'S LENGTH	$150,000	$82,200	54.80	$210,643	$55,632	$94,368	$158,660	0.595	1,524	$61.92	WN	50.8315	1 STORY		$49,630	No	/ /		CITY LOT	401	71												
78-4700-0300-00-8	409 E PARSONS	10/13/22	$130,000	WD	03-ARM'S LENGTH	$130,000	$49,000	37.69	$127,330	$37,287	$92,713	$92,163	1.006	1,284	$72.21	WN	9.7125	1 STORY		$37,287	No	/ /		CITY LOT	401	61												
78-4700-0303-00-7	428 E PARSONS	08/05/22	$125,000	WD	03-ARM'S LENGTH	$125,000	$59,900	47.92	$152,756	$36,259	$88,741	$119,240	0.744	1,116	$79.52	WN	35.8871	TRI LEVEL		$33,083	No	/ /		CITY LOT	401	65												
		Totals:	**$2,011,000**			**$2,011,000**	**$725,600**		**$1,884,390**		**$1,523,684**	**$1,429,963**			**$102.24**		**3.7555**																					
							Sale. Ratio =>	**36.08**				**E.C.F. =>**	**1.066**		**Std. Deviation=>**	**0.31504365**																					
							Std. Dev. =>	**10.00**				**Ave. E.C.F. =>**	**1.103**		**Ave. Variance=>**	**25.8301**	**Coefficient of Var=>**	**23.41603206**																			
												Orig ECF	1.043																								
												Orig St Dv	0.379																								
												Max ECF	1.612																								
												Min ECF	0.475																								
78-4700-0091-00-0	422 W PARSONS	06/09/22	$185,000	WD	03-ARM'S LENGTH	$185,000	$46,000	24.86	$120,357	$39,289	$145,711	$82,976	1.756	1,080	$134.92	WN	65.2957	1 STORY		$37,287	No	/ /		CITY LOT	401	56												
78-4700-0298-00-3	425 E PARSONS	04/26/21	$96,500	WD	03-ARM'S LENGTH	$96,500	$70,800	73.37	$177,323	$29,593	$66,907	$151,208	0.442	1,740	$38.45	WN	66.0612	1 STORY		$26,366	No	/ /		CITY LOT	401	63												