

Neighborhoods Used: 47.ECF TABLE 47

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|---------------|----------|---------------|--------------|
| 41-14-17-429-031 | 03/14/2025 47 | 401 | 325,000 | 104,781 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | TRI-LEVEL | 57 | 220,219 | 158,368 |
| | | | | E.C.F. 1.391 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|---------------|----------|---------------|--------------|
| 41-14-17-257-027 | 11/25/2024 47 | 401 | 232,500 | 83,441 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 1 STORY | 58 | 149,059 | 114,779 |
| | | | | E.C.F. 1.299 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|---------------|----------|---------------|--------------|
| 41-14-17-257-041 | 11/05/2024 47 | 401 | 340,000 | 89,461 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | TRI-LEVEL | 58 | 250,539 | 134,150 |
| | | | | E.C.F. 1.868 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|---------------|----------|---------------|--------------|
| 41-14-17-278-023 | 10/30/2024 47 | 401 | 341,000 | 85,587 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | BI-LEVEL | 70 | 255,413 | 165,042 |
| | | | | E.C.F. 1.548 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|---------------|----------|---------------|--------------|
| 41-14-17-258-003 | 10/21/2024 47 | 401 | 365,000 | 88,739 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 1 STORY | 61 | 276,261 | 131,835 |
| | | | | E.C.F. 2.096 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|---------------|----------|---------------|--------------|
| 41-14-17-277-021 | 10/18/2024 47 | 401 | 369,900 | 87,123 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | BI-LEVEL | 74 | 282,777 | 165,289 |
| | | | | E.C.F. 1.711 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|---------------|----------|---------------|--------------|
| 41-14-17-202-020 | 10/11/2024 47 | 401 | 300,000 | 96,963 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 1 STORY | 56 | 203,037 | 135,695 |
| | | | | E.C.F. 1.496 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue |
|------------------|---------------|----------|---------------|--------------|
| 41-14-17-429-013 | 08/29/2024 47 | 401 | 371,000 | 91,350 |
| Occupancy | Style | %Good | ResidualValue | CostByManual |
| Single Family | 1 STORY | 61 | 279,650 | 154,067 |
| | | | | E.C.F. 1.815 |



Neighborhoods Used: 47.ECF TABLE 47

1741 NE SIMMONS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-276-027 08/28/2024 47 401 325,000 87,196
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY DL 72 237,804 148,034 1.606



1624 NE SIMMONS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-280-022 07/31/2024 47 401 386,000 99,555
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 72 286,445 176,446 1.623



1451 NE SWEET ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-277-007 06/07/2024 47 401 465,000 91,013
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY DL 59 373,987 151,597 2.467



1424 NE EDITH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-429-039 06/05/2024 47 401 362,500 115,361
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 247,139 171,382 1.442



1659 NE EDITH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-279-019 06/03/2024 47 401 375,000 80,167
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 70 294,833 182,446 1.616



1774 NE BENJAMIN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-257-005 06/03/2024 47 401 285,000 83,441
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 59 201,559 107,767 1.870



1855 NE BALL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-230-012 05/31/2024 47 401 255,000 83,160
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 171,840 76,850 2.236



1605 NE CARLTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-257-044 05/31/2024 47 401 265,000 89,608
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 175,392 118,727 1.477



Neighborhoods Used: 47.ECF TABLE 47

1456 NE BALL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-302-004 05/20/2024 47 401 285,000 89,642
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 195,358 155,980 1.252



1533 NE EDITH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-428-022 05/02/2024 47 401 361,700 93,021
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 57 268,679 134,250 2.001



1460 NE LEWISON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-427-010 04/30/2024 47 401 280,000 91,350
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 188,650 132,628 1.422



1965 NE BENJAMIN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-201-009 04/26/2024 47 401 322,000 93,081
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 57 228,919 123,716 1.850



1525 NE BALL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-429-023 04/25/2024 47 401 330,000 92,930
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 237,070 144,882 1.636



1516 NE BENJAMIN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-402-007 03/14/2024 47 401 332,000 89,642
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 63 242,358 121,173 2.000



1245 NE DREXEL CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-251-005 02/15/2024 47 401 335,000 91,011
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 243,989 129,137 1.889



1500 NE CARLTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-426-011 01/25/2024 47 401 325,000 80,452
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 244,548 150,869 1.621



Neighborhoods Used: 47.ECF TABLE 47

1527 NE MAYFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-427-023 01/19/2024 47 401 320,000 93,663
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 226,337 143,160 1.581



1513 NE CARLTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-402-028 01/19/2024 47 401 250,000 86,804
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 163,196 125,746 1.298



1641 NE SIMMONS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-277-021 09/21/2023 47 401 350,000 87,123
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 74 262,877 165,289 1.590



1919 NE CARLTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-202-013 09/11/2023 47 401 271,550 95,816
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 57 175,734 111,766 1.572



1453 NE MAYFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-427-029 08/25/2023 47 401 279,000 86,092
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 192,908 126,796 1.521



1644 NE BALL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-152-004 08/14/2023 47 401 899,722 304,311
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 55 595,411 207,435 2.870



1925 NE BALL AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-230-009 07/13/2023 47 401 247,500 82,501
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 164,999 81,333 2.029



1527 NE LEWISON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-426-025 06/21/2023 47 401 370,000 90,869
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 279,131 151,009 1.848



Neighborhoods Used: 47.ECF TABLE 47

1754 NE AUBURN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-256-041 06/16/2023 47 401 295,000 114,566
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 63 180,434 148,059 1.219



1761 NE CARLTON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-257-029 06/02/2023 47 401 268,500 85,579
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 59 182,921 115,332 1.586



1238 NE PALMER CT
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-255-005 05/23/2023 47 401 345,000 78,820
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 66 266,180 176,725 1.506



1754 NE BENJAMIN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-257-007 05/18/2023 47 401 260,000 83,923
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 59 176,077 123,893 1.421



Neighborhoods Used: 48.ECF TABLE 48

1611 NE CENTER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-157-012 03/25/2025 48 401 283,900 53,498
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 230,402 121,329 1.899



124 NE DALE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-158-037 02/10/2025 48 401 265,000 45,921
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 53 219,079 106,772 2.052



6 NW PALMER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-13-278-014 02/06/2025 48 401 270,000 72,403
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 197,597 107,810 1.833



226 NE ANN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-176-009 12/18/2024 48 401 229,900 59,699
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 170,201 112,171 1.517



141 NE DALE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-156-027 11/26/2024 48 401 220,000 55,571
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 164,429 85,004 1.934



14 NW PALMER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-13-278-012 11/01/2024 48 401 219,000 54,207
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 164,793 98,913 1.666



19 NE CALEDONIA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-307-025 10/01/2024 48 401 182,000 35,096
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 146,904 66,652 2.204



302 NE PALMER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-180-001 10/01/2024 48 401 360,000 53,762
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.25-2.5 STY 56 306,238 214,567 1.427



Neighborhoods Used: 48.ECF TABLE 48

1525 NE COIT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-304-012 09/20/2024 48 401 207,000 51,961
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 56 155,039 87,975 1.762



31 NE DALE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-155-018 09/06/2024 48 401 237,000 38,461
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 53 198,539 87,630 2.266



106 NE COLFAX ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-304-002 08/15/2024 48 401 210,000 56,394
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.25-2.5 STY 53 153,606 109,243 1.406



1746 NE COIT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-176-003 07/31/2024 48 401 275,000 54,207
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 220,793 123,610 1.786



38 NE SWEET ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-301-008 07/29/2024 48 401 225,000 78,073
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 146,927 108,994 1.348



109 NE CALEDONIA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-307-037 06/27/2024 48 401 244,500 32,892
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 50 211,608 103,059 2.053



46 NE GROVE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-354-008 05/31/2024 48 401 235,000 61,976
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STY OLD ND 50 173,024 63,594 2.721



4 NE ANN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-151-001 05/21/2024 48 401 225,000 82,573
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 142,427 75,909 1.876



Neighborhoods Used: 48.ECF TABLE 48

6 NW PALMER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-13-278-014 05/06/2024 48 401 155,000 72,403
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 82,597 107,810 0.766



62 NE CALEDONIA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-353-010 03/22/2024 48 401 277,200 63,573
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 213,627 92,020 2.322



1559 NE COIT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-302-020 03/08/2024 48 401 278,650 47,398
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 53 231,252 107,360 2.154



20 NE ANN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-302-004 02/20/2024 48 401 235,000 64,240
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 170,760 84,575 2.019



1700 NE CENTER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-154-005 01/26/2024 48 401 160,000 58,388
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 101,612 98,170 1.035



109 NE SWEET ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-158-018 01/25/2024 48 401 165,000 48,523
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 55 116,477 95,417 1.221



111 NE SWEET ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-158-019 01/12/2024 48 401 189,900 47,426
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 55 142,474 89,691 1.589



252 NE DALE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-181-011 12/28/2023 48 401 320,000 92,784
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.25-2.5 STY 53 227,216 198,362 1.145



Neighborhoods Used: 48.ECF TABLE 48

1603 NE CENTER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-157-016 12/20/2023 48 401 165,000 42,214
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 53 122,786 108,258 1.134



30 NE SWEET ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-301-006 12/12/2023 48 401 232,000 62,684
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 50 169,316 122,183 1.386



8 NW TRAVIS ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-13-13-279-012 12/04/2023 48 401 195,000 47,065
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 147,935 89,256 1.657



19 NE SWEET ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-157-009 12/04/2023 48 401 150,000 47,426
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 102,574 103,018 0.996



31 NE MATHEWS CT
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-303-023 11/15/2023 48 401 105,000 28,629
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 76,371 47,563 1.606



118 NE ANN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-152-007 10/13/2023 48 401 252,500 62,934
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 57 189,566 95,333 1.988



4 NE TRAVIS ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-155-002 10/10/2023 48 401 187,900 47,426
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 140,474 76,556 1.835



62 NE CALEDONIA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-353-010 09/12/2023 48 401 161,000 63,573
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 97,427 92,020 1.059



Neighborhoods Used: 48.ECF TABLE 48

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-18-301-011 | 08/31/2023 48 | 401 | 260,000 | 62,342 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2 STORY | 53 | 197,658 | 93,099 | 2.123 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-18-151-008 | 08/25/2023 48 | 401 | 245,000 | 76,511 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.25-1.75 STY | 55 | 168,489 | 98,001 | 1.719 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-18-152-011 | 08/18/2023 48 | 401 | 270,000 | 60,728 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1 STORY | 59 | 209,272 | 105,227 | 1.989 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-13-13-277-005 | 08/14/2023 48 | 401 | 185,900 | 32,774 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.25-1.75 STY | 53 | 153,126 | 66,805 | 2.292 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-18-151-008 | 07/28/2023 48 | 401 | 230,000 | 76,511 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.25-1.75 STY | 55 | 153,489 | 98,001 | 1.566 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-18-152-016 | 07/17/2023 48 | 401 | 275,000 | 54,603 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2.25-2.5 STY | 56 | 220,397 | 120,473 | 1.829 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-18-307-017 | 06/30/2023 48 | 401 | 215,000 | 41,279 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.25-1.75 STY | 49 | 173,721 | 77,239 | 2.249 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-18-179-021 | 06/28/2023 48 | 401 | 485,000 | 63,264 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2.25-2.5 STY | 53 | 421,736 | 242,641 | 1.738 |



Neighborhoods Used: 48.ECF TABLE 48

1669 NE PLAINFIELD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-180-027 06/26/2023 48 401 320,000 71,888
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 248,112 166,006 1.495



42 NE QUIMBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-307-008 06/23/2023 48 401 140,000 41,279
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 98,721 81,892 1.206



1743 NE CENTER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-151-015 06/14/2023 48 401 212,000 58,388
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 53 153,612 73,861 2.080



226 NE ANN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-176-009 06/07/2023 48 401 205,000 59,699
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 145,301 112,171 1.295



1559 NE COIT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-302-020 05/30/2023 48 401 150,000 47,398
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 53 102,602 107,360 0.956



155 NE DALE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-156-030 05/19/2023 48 401 219,400 63,890
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 56 155,510 79,432 1.958



104 NE QUIMBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-307-017 05/10/2023 48 401 161,000 41,279
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 119,721 77,239 1.550



1715 NE COIT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-154-029 05/05/2023 48 401 280,000 54,498
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 53 225,502 110,498 2.041



Neighborhoods Used: 48.ECF TABLE 48

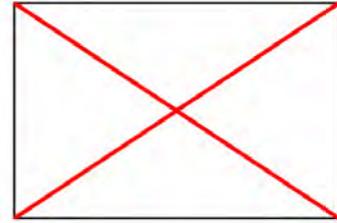
1745 NE COIT AVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-18-152-030 | 05/03/2023 48 | 401 | 326,500 | 48,279 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2 STORY | 56 | 278,221 | 111,928 | 2.486 |

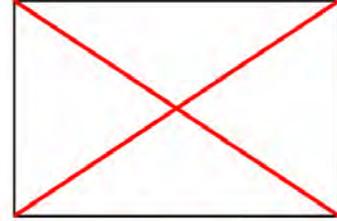


Neighborhoods Used: 49.ECF TABLE 49

325 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-337-028 03/27/2025 49 401 192,000 67,364
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 124,636 55,989 2.226



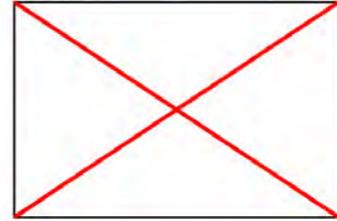
433 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-462-022 03/13/2025 49 401 242,000 68,829
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 173,171 80,684 2.146



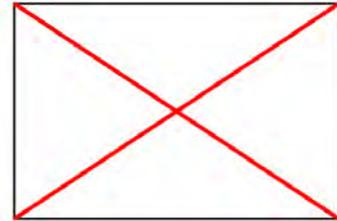
345 NE CARRIER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-381-025 03/07/2025 49 401 360,000 59,743
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 53 300,257 137,711 2.180



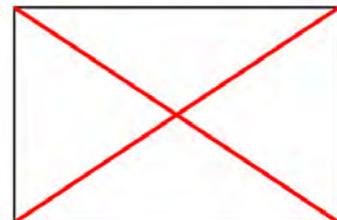
265 NE QUIMBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-330-005 02/24/2025 49 401 205,000 65,236
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.25-2.5 STY 52 139,764 118,559 1.179



322 NE QUIMBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-336-002 02/18/2025 49 401 205,000 54,101
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 49 150,899 99,632 1.515



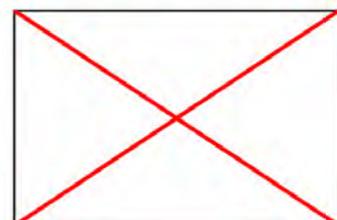
207 NE PAGE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-376-022 01/15/2025 49 401 259,900 62,817
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 197,083 132,272 1.490



433 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-462-022 12/31/2024 49 401 117,500 68,829
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 48,671 80,684 0.603

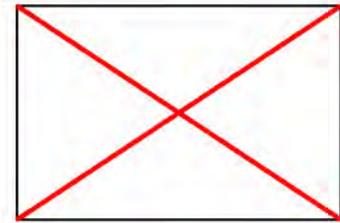


426 NE FERNANDO ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-452-008 12/31/2024 49 401 125,000 60,019
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 46 64,981 89,325 0.727

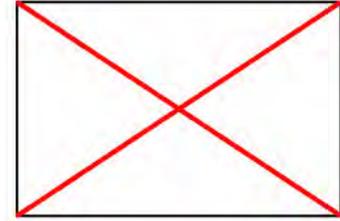


Neighborhoods Used: 49.ECF TABLE 49

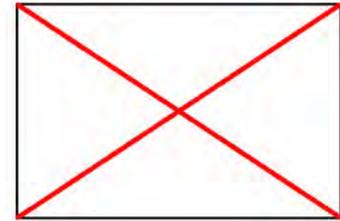
124 NE CARRIER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-382-007 12/30/2024 49 401 229,900 56,351
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 51 173,549 97,141 1.787



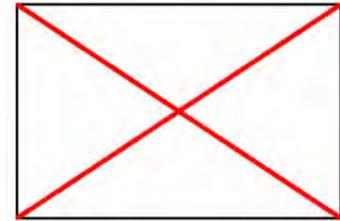
252 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-377-002 12/23/2024 49 401 200,000 66,547
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 57 133,453 89,081 1.498
!!MULTI-PARCEL SALE!!



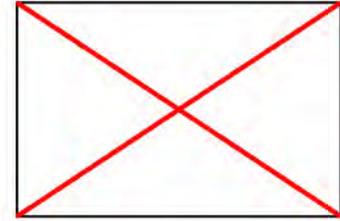
431 NE FERNANDO ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-451-023 12/20/2024 49 401 200,000 61,226
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 45 138,774 73,711 1.883



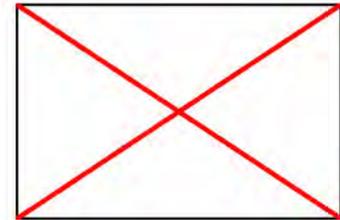
325 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-337-028 12/13/2024 49 401 110,000 67,364
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 42,636 55,989 0.762



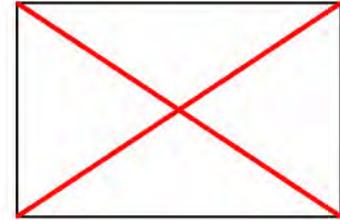
270 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-377-020 10/29/2024 49 401 252,000 58,758
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 193,242 75,726 2.552



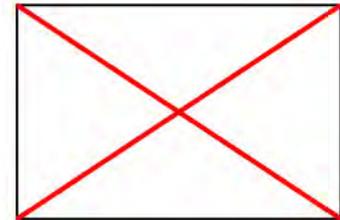
310 NE SWEET ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-329-013 10/09/2024 49 401 275,000 61,729
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 213,271 91,501 2.331



1565 NE FORREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-329-021 09/10/2024 49 401 235,000 62,817
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 56 172,183 123,366 1.396

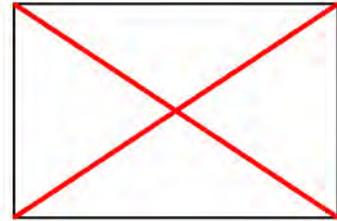


1507 NE COLE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-401-031 08/26/2024 49 401 209,000 47,583
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 161,417 105,897 1.524

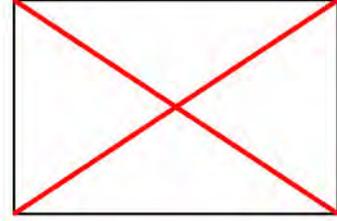


Neighborhoods Used: 49.ECF TABLE 49

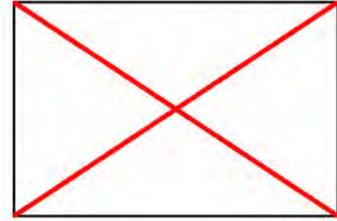
442 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-451-013 07/16/2024 49 401 238,000 43,911
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 194,089 90,175 2.152



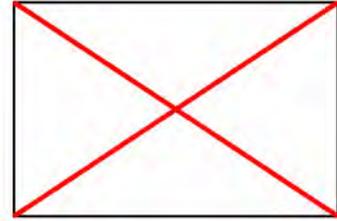
423 NE FERNANDO ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-451-021 07/03/2024 49 401 235,000 59,927
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 175,073 73,548 2.380



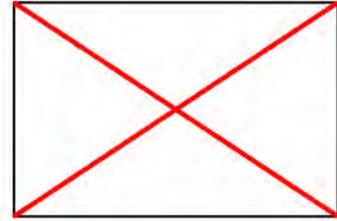
444 NE QUIMBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-406-012 07/02/2024 49 401 172,000 44,418
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 49 127,582 47,321 2.696



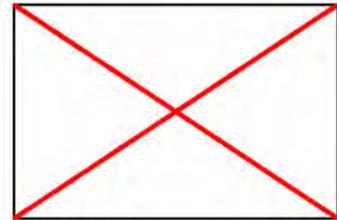
437 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-462-023 06/24/2024 49 401 212,500 68,759
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY WO 52 143,741 75,951 1.893



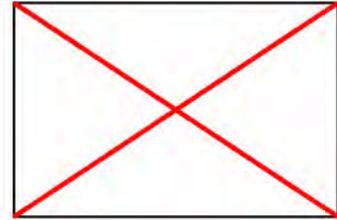
1308 NE LAFAYETTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-378-017 06/20/2024 49 401 198,900 37,156
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 161,744 65,961 2.452



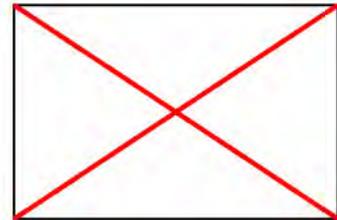
323 NE QUIMBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-330-017 06/20/2024 49 401 280,000 42,762
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.25-2.5 STY 55 237,238 116,225 2.041



1341 NE COLLEGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-452-026 06/17/2024 49 401 318,000 58,575
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 259,425 103,842 2.498

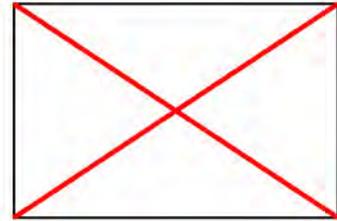


340 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-379-003 06/10/2024 49 401 236,000 50,401
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 185,599 104,387 1.778

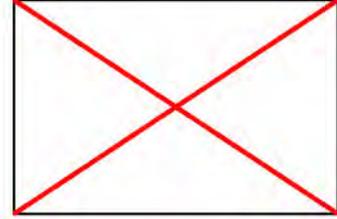


Neighborhoods Used: 49.ECF TABLE 49

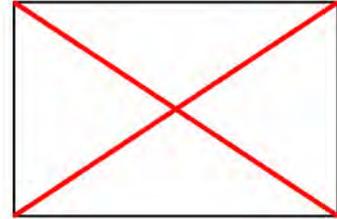
430 NE QUIMBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-406-009 05/21/2024 49 401 230,000 60,695
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 49 169,305 111,970 1.512



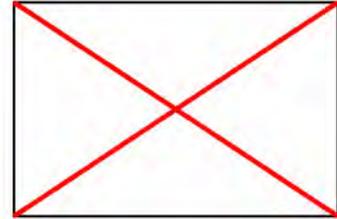
1300 NE BUFFALO AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-377-017 05/16/2024 49 401 260,000 56,030
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 55 203,970 98,500 2.071



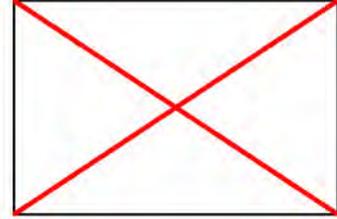
315 NE HANOVER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-329-006 05/07/2024 49 401 252,500 47,334
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 205,166 78,985 2.598



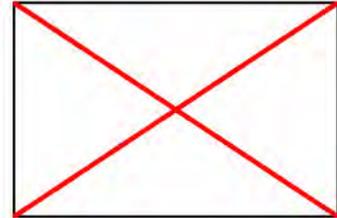
140 NE SHANAHAN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-359-010 05/06/2024 49 401 195,000 46,796
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 148,204 92,551 1.601



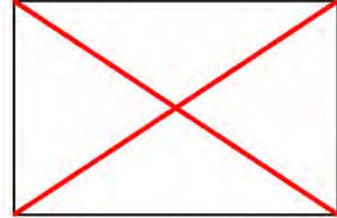
408 NE BRENNER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-459-003 05/01/2024 49 401 191,000 38,755
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 152,245 73,371 2.075



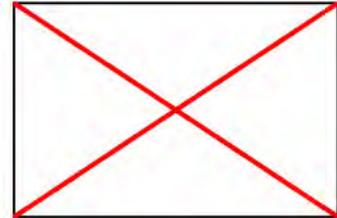
446 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-451-015 04/30/2024 49 401 183,000 46,759
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 136,241 83,346 1.635



210 NE PAGE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-380-022 04/10/2024 49 401 220,000 38,370
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 181,630 63,939 2.841

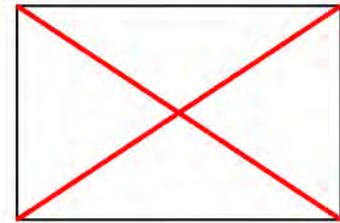


434 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-451-011 04/10/2024 49 401 229,500 48,120
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 181,380 69,496 2.610

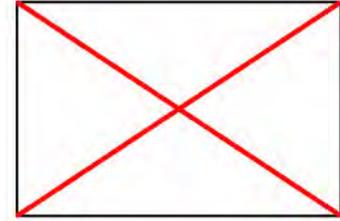


Neighborhoods Used: 49.ECF TABLE 49

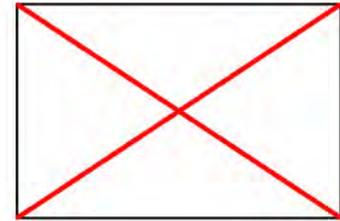
310 NE SWEET ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-329-013 03/19/2024 49 401 155,000 61,729
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 93,271 91,501 1.019



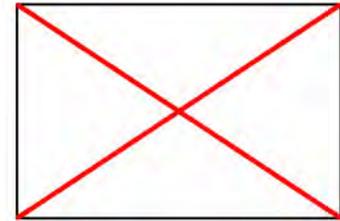
1536 NE COLE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-402-005 03/04/2024 49 401 225,000 65,436
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 159,564 95,650 1.668



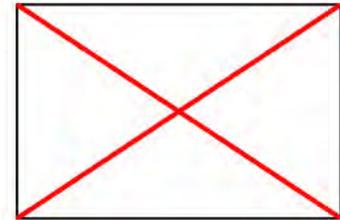
340 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-379-003 02/09/2024 49 401 110,000 50,401
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 59,599 104,387 0.571



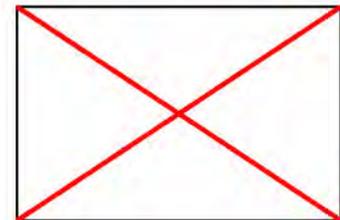
1324 NE LAFAYETTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-378-012 02/02/2024 49 401 170,000 50,168
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 119,832 97,657 1.227



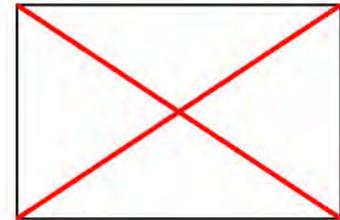
451 NE QUIMBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-404-024 01/26/2024 49 401 225,000 61,639
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 163,361 86,221 1.895



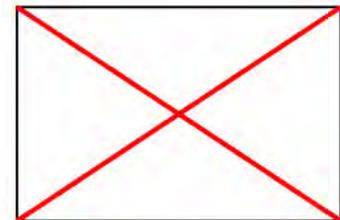
444 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-451-014 01/24/2024 49 401 165,000 46,758
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 118,242 73,432 1.610



224 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-376-002 01/24/2024 49 401 125,240 43,235
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 82,005 106,897 0.767

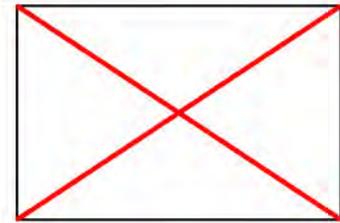


130 NE PAGE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-380-013 01/05/2024 49 401 226,000 59,675
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 166,325 112,043 1.484

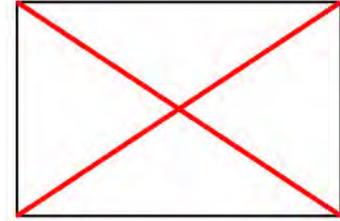


Neighborhoods Used: 49.ECF TABLE 49

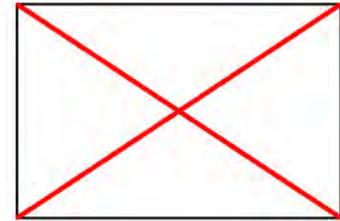
350 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-379-005 12/29/2023 49 401 319,000 60,995
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 93 258,005 197,032 1.309



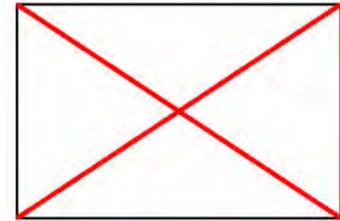
421 NE QUIMBY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-404-018 12/14/2023 49 401 303,000 60,695
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 75 242,305 166,425 1.456



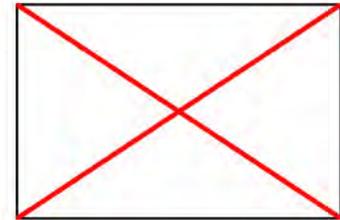
264 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-377-006 12/08/2023 49 401 156,000 38,858
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 117,142 70,437 1.663



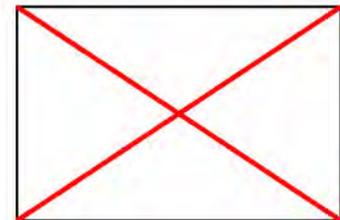
136 NE PAGE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-380-015 12/08/2023 49 401 230,000 62,790
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.25-2.5 STY 52 167,210 125,165 1.336



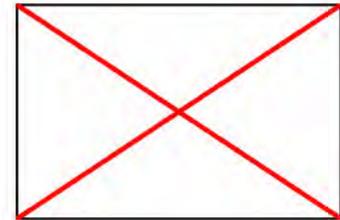
132 NE CARRIER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-382-009 11/22/2023 49 401 230,000 69,511
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 160,489 105,371 1.523



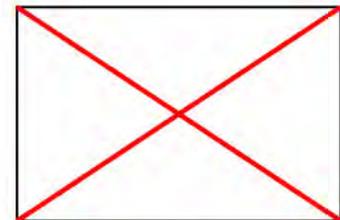
1544 NE FORREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-333-009 11/08/2023 49 401 118,200 38,370
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 79,830 66,037 1.209



338 NE HANOVER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-331-004 10/25/2023 49 401 208,000 57,562
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 150,438 72,060 2.088

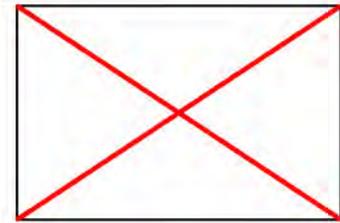


1522 NE FORREST AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-333-014 08/30/2023 49 401 230,000 63,269
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 166,731 93,602 1.781

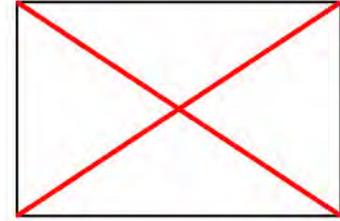


Neighborhoods Used: 49.ECF TABLE 49

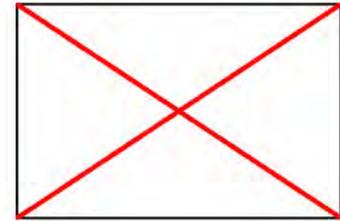
1250 NE FORD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-456-020 08/17/2023 49 401 230,000 84,682
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 145,318 96,378 1.508



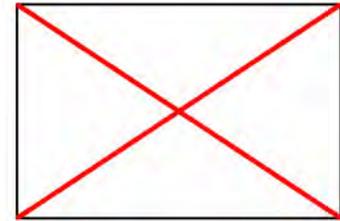
1351 NE MAUDE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-378-022 07/21/2023 49 401 210,000 47,073
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 60 162,927 83,984 1.940



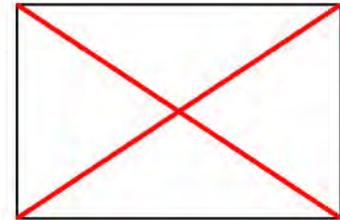
1300 NE MAUDE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-379-017 07/19/2023 49 401 185,000 38,970
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 146,030 77,494 1.884



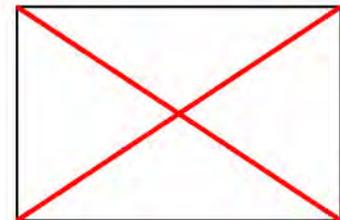
264 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-377-006 06/19/2023 49 401 100,000 38,858
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 61,142 70,437 0.868



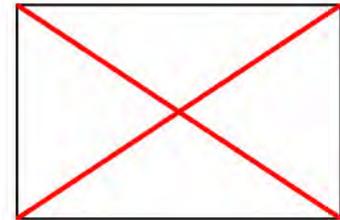
148 NE PAGE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-380-018 06/16/2023 49 401 305,000 63,725
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 241,275 153,074 1.576



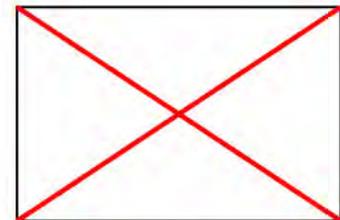
423 NE FERNANDO ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-451-021 06/08/2023 49 401 120,000 59,927
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 60,073 73,548 0.817



414 NE FERNANDO ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-452-005 06/08/2023 49 401 222,000 43,911
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 178,089 81,849 2.176



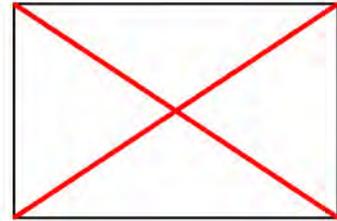
306 NE PAGE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-381-003 06/01/2023 49 401 246,000 70,231
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 175,769 80,772 2.176



Neighborhoods Used: 49.ECF TABLE 49

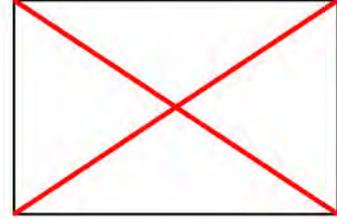
1522 NE FORREST AVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-18-333-014 | 05/19/2023 49 | 401 | 148,000 | 63,269 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2 STORY | 52 | 84,731 | 93,602 | 0.905 |



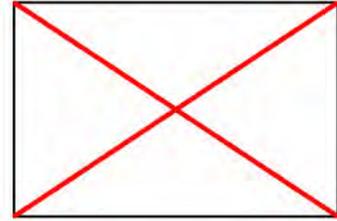
1550 NE NORTH AVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-18-401-007 | 04/24/2023 49 | 401 | 220,000 | 58,514 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.25-1.75 STY | 52 | 161,486 | 69,302 | 2.330 |



334 NE HANOVER ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-18-331-003 | 04/03/2023 49 | 401 | 200,000 | 57,562 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.25-1.75 STY | 55 | 142,438 | 88,234 | 1.614 |



Neighborhoods Used: 50.ECF TABLE 50

1250 NE COLLEGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-457-010 01/22/2025 50 401 205,000 55,157
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 149,843 117,407 1.276



1326 NE COLUMBIA AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-481-001 01/17/2025 50 401 221,000 60,103
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 160,897 85,419 1.884



1300 NE PENN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-477-006 01/14/2025 50 401 245,900 63,641
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 182,259 115,216 1.582



1371 NE ASHLAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-483-011 12/28/2024 50 401 220,000 62,496
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.25-2.5 STY 52 157,504 93,284 1.688



527 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-407-015 11/27/2024 50 401 224,800 73,733
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 56 151,067 84,563 1.786



1325 NE EASTERN PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-486-039 11/25/2024 50 401 235,000 76,408
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 158,592 77,811 2.038



1252 NE PARIS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-458-009 10/16/2024 50 401 80,000 69,541
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 49 10,459 90,860 0.115



539 NE MARIETTA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-403-019 10/01/2024 50 401 262,000 73,629
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 188,371 129,187 1.458



Neighborhoods Used: 50.ECF TABLE 50

744 NE CURTIS ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-483-014 09/12/2024 50 401 253,000 61,294
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 53 191,706 98,173 1.953



1329 NE EASTERN PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-486-038 08/29/2024 50 401 230,000 76,039
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 54 153,961 65,035 2.367



1325 NE PENN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-482-007 08/09/2024 50 401 315,000 67,733
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.25-2.5 STY 52 247,267 120,433 2.053



1320 NE UNION AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-480-002 07/26/2024 50 401 278,000 60,103
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 217,897 125,858 1.731



1250 NE PARIS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-458-010 07/25/2024 50 401 315,000 71,597
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 57 243,403 100,300 2.427



1371 NE PORTLAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-479-011 07/17/2024 50 401 221,900 64,944
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 49 156,956 110,359 1.422



1308 NE COLUMBIA AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-481-005 07/03/2024 50 401 255,000 39,525
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 215,475 80,937 2.662
!!MULTI-PARCEL SALE!!



1356 NE PENN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-479-004 06/25/2024 50 401 278,000 89,494
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 188,506 99,512 1.894



Neighborhoods Used: 50.ECF TABLE 50

1326 NE PENN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-483-001 06/24/2024 50 401 272,000 61,294
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 210,706 101,811 2.070



1338 NE EASTERN PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-352-013 06/06/2024 50 401 220,000 76,554
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 54 143,446 78,310 1.832



844 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-352-007 05/28/2024 50 401 250,000 76,006
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 173,994 97,062 1.793



1254 NE PENN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-485-001 05/10/2024 50 401 253,000 70,919
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 182,081 105,634 1.724



1325 NE PENN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-482-007 03/14/2024 50 401 202,000 67,733
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.25-2.5 STY 52 134,267 120,433 1.115



770 NE MARIETTA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-428-017 02/27/2024 50 401 270,000 124,260
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 145,740 106,158 1.373



1368 NE COLLEGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-453-002 01/24/2024 50 401 251,500 68,037
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family BI-LEVEL 71 183,463 91,166 2.012



553 NE CARRIER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-461-006 12/22/2023 50 401 244,000 66,783
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 177,217 101,985 1.738



Neighborhoods Used: 50.ECF TABLE 50

641 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-428-029 12/21/2023 50 401 184,200 66,386
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 117,814 69,155 1.704



1319 NE PENN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-482-009 12/01/2023 50 401 255,000 67,760
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 187,240 102,108 1.834



1352 NE ASHLAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-478-006 11/30/2023 50 401 180,000 61,473
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.25-2.5 STY 49 118,527 101,566 1.167



1411 NE UNION AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-407-021 11/10/2023 50 401 277,000 69,104
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 49 207,896 122,352 1.699



1226 NE PORTLAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-486-026 11/02/2023 50 401 260,000 68,882
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 191,118 78,663 2.430



521 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-463-018 10/11/2023 50 401 200,000 72,231
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 127,769 50,241 2.543



1318 NE EASTERN PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-351-002 09/13/2023 50 401 185,000 76,851
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 108,149 71,206 1.519



1304 NE PENN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-483-005 09/12/2023 50 401 250,000 63,523
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 186,477 70,080 2.661



Neighborhoods Used: 50.ECF TABLE 50

1357 NE PARIS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-453-016 09/05/2023 50 401 325,000 66,139
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 258,861 107,959 2.398



1336 NE UNION AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-476-010 08/10/2023 50 401 140,000 59,944
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.25-2.5 STY 49 80,056 103,490 0.774



1240 NE PENN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-485-004 08/04/2023 50 401 290,000 70,919
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 219,081 113,159 1.936



521 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-463-018 07/27/2023 50 401 94,000 72,231
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 21,769 50,241 0.433



543 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-463-023 07/27/2023 50 401 229,000 98,694
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 130,306 67,924 1.918



1226 NE PORTLAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-486-026 07/17/2023 50 401 172,000 68,882
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 103,118 78,663 1.311



1304 NE PENN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-483-005 07/14/2023 50 401 120,000 63,523
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 56,477 70,080 0.806



1347 NE UNION AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-454-017 07/07/2023 50 401 270,000 65,566
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.25-2.5 STY 55 204,434 122,451 1.670



Neighborhoods Used: 50.ECF TABLE 50

637 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-484-036 07/07/2023 50 401 237,000 80,009
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 156,991 85,260 1.841



522 NE BRENNER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-460-004 06/13/2023 50 401 200,000 61,124
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 138,876 67,792 2.049



516 NE BRENNER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-460-003 06/07/2023 50 401 90,000 52,799
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 37,201 58,780 0.633



530 NE MARIETTA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-405-009 05/25/2023 50 401 225,000 72,690
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 152,310 81,948 1.859



744 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-479-010 05/23/2023 50 401 175,000 63,733
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 111,267 61,032 1.823



545 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-18-407-019 04/28/2023 50 401 170,000 70,031
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 99,969 75,036 1.332

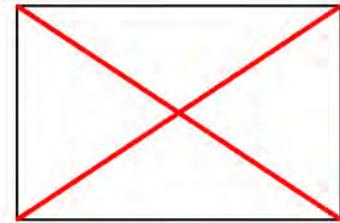


849 NE SPENCER ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-17-301-002 04/13/2023 50 401 282,500 83,482
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 54 199,018 142,357 1.398

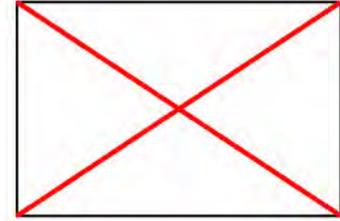


Neighborhoods Used: 51.ECF TABLE 51

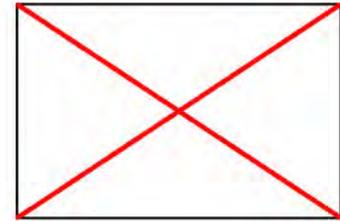
743 NE FULLER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-331-019 03/13/2025 51 401 299,000 88,254
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 58 210,746 121,545 1.734



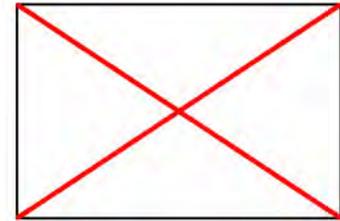
815 NE FULLER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-328-018 02/19/2025 51 401 260,000 80,019
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 179,981 94,568 1.903



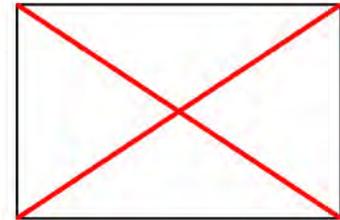
721 NE EMERALD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-301-013 02/17/2025 51 401 150,000 84,443
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 65,557 96,650 0.678



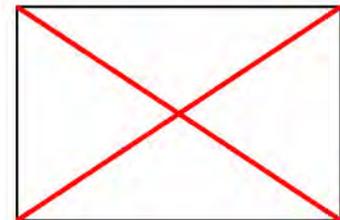
854 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-102-003 02/14/2025 51 401 209,000 49,730
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 159,270 80,869 1.969



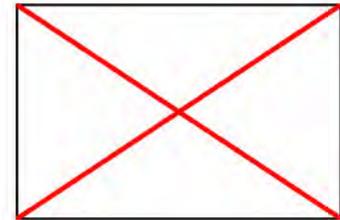
716 NE EMERALD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-302-006 02/12/2025 51 401 255,000 62,492
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 192,508 81,980 2.348



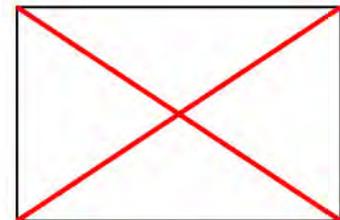
920 NE MALTA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-303-005 01/29/2025 51 401 410,000 86,629
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 62 323,371 153,769 2.103



1063 NE HOUSEMAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-102-031 01/24/2025 51 401 220,000 88,265
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY WO 66 131,735 92,335 1.427

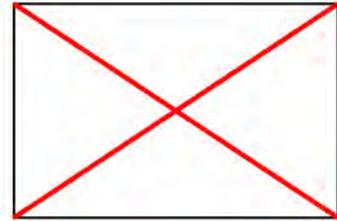


1135 NE CARRIER CREEK BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-130-014 01/16/2025 51 401 295,000 75,801
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 219,199 162,795 1.346

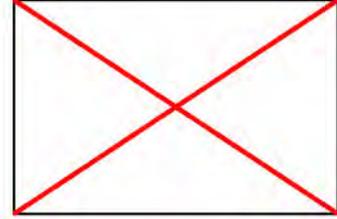


Neighborhoods Used: 51.ECF TABLE 51

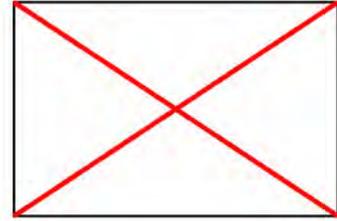
1051 NE EMERALD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-101-036 12/13/2024 51 401 305,000 96,677
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 208,323 139,033 1.498



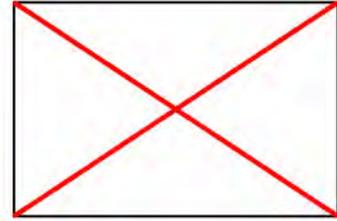
909 NE SPRING AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-176-015 11/15/2024 51 401 269,900 84,684
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 185,216 95,860 1.932



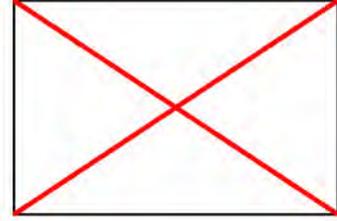
1041 NE FULLER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-127-073 11/04/2024 51 401 270,000 66,107
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 58 203,893 131,188 1.554



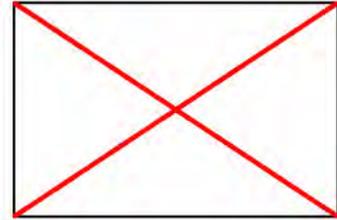
718 NE SPRING AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-330-005 10/30/2024 51 401 266,000 84,443
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 181,557 100,151 1.813



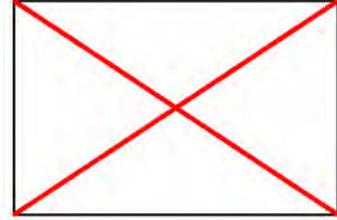
1116 NE HOUSEMAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-103-045 10/23/2024 51 401 343,000 88,826
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 80 254,174 199,718 1.273



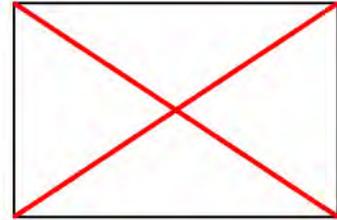
708 NE SPRING AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-330-007 10/21/2024 51 401 215,000 85,778
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 57 129,222 99,901 1.293



876 NE BURKE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-181-007 10/15/2024 51 401 305,000 106,064
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 198,936 118,288 1.682

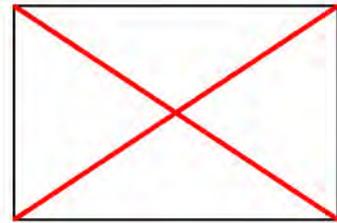


1076 NE CARRIER CREEK BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-177-021 09/30/2024 51 401 310,000 77,918
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 59 232,082 168,877 1.374

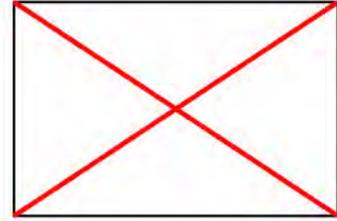


Neighborhoods Used: 51.ECF TABLE 51

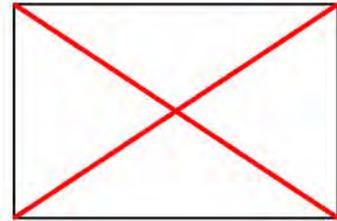
627 NE BURKE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-330-029 09/19/2024 51 401 282,500 70,637
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 64 211,863 115,429 1.835



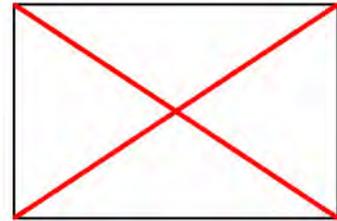
1041 NE FULLER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-127-073 08/28/2024 51 401 207,000 66,107
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 58 140,893 131,188 1.074



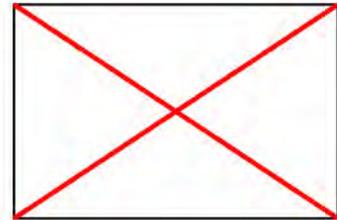
1051 NE EMERALD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-101-036 08/23/2024 51 401 206,000 96,677
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 109,323 139,033 0.786



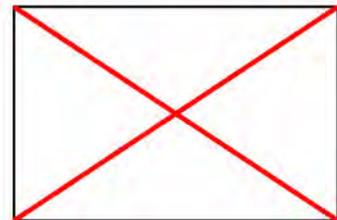
867 NE SPRING AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-179-015 08/06/2024 51 401 187,100 78,086
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 109,014 55,976 1.948



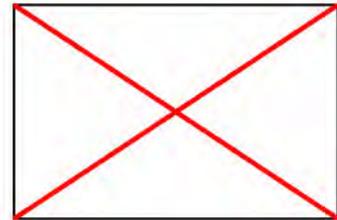
1045 NE DIAMOND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-103-033 07/17/2024 51 401 265,000 78,936
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 186,064 113,328 1.642



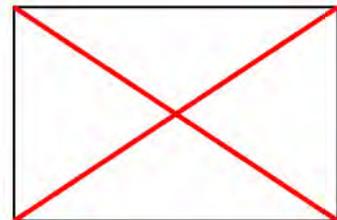
834 NE SPRING AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-327-003 07/03/2024 51 401 250,000 77,857
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 172,143 82,596 2.084



1011 NE DIAMOND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-106-013 07/01/2024 51 401 272,000 88,307
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 57 183,693 92,263 1.991

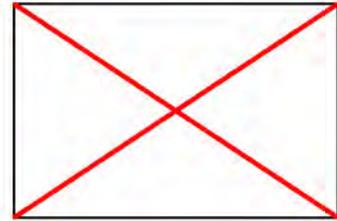


1104 NE DIAMOND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-126-016 06/21/2024 51 401 302,000 84,032
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 56 217,968 112,521 1.937

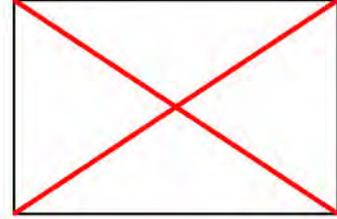


Neighborhoods Used: 51.ECF TABLE 51

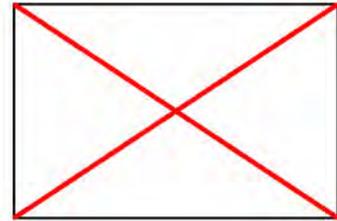
1104 NE DIAMOND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-126-016 06/21/2024 51 401 302,000 84,032
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 56 217,968 112,521 1.937



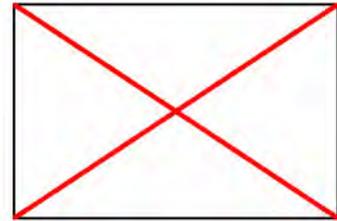
909 NE SPRING AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-176-015 06/17/2024 51 401 215,000 84,684
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 130,316 95,860 1.359



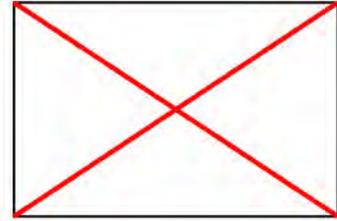
900 NE FLAT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-306-001 06/14/2024 51 401 350,000 63,128
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 286,872 138,790 2.067



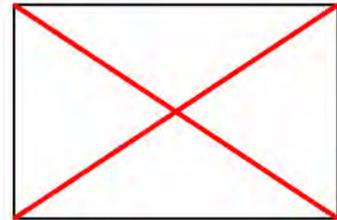
814 NE BURKE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-328-011 05/20/2024 51 401 275,000 65,335
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 209,665 108,649 1.930



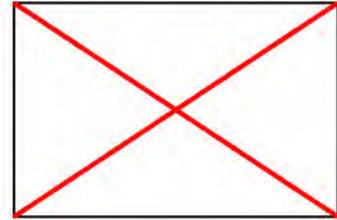
862 NE SPRING AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-180-006 05/06/2024 51 401 225,000 69,825
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 155,175 69,490 2.233



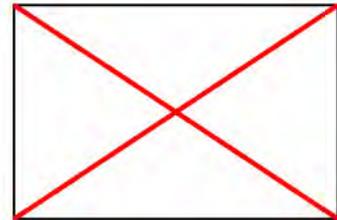
878 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-102-007 04/19/2024 51 401 197,000 83,422
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 113,578 69,492 1.634



857 NE CARRIER CREEK BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-105-019 04/17/2024 51 401 275,000 62,628
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 212,372 92,674 2.292

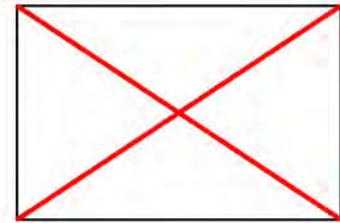


852 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-102-002 04/01/2024 51 401 250,000 69,340
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 180,660 104,982 1.721

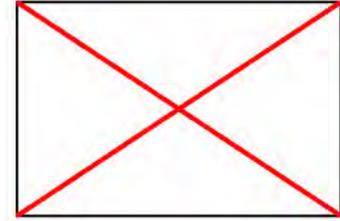


Neighborhoods Used: 51.ECF TABLE 51

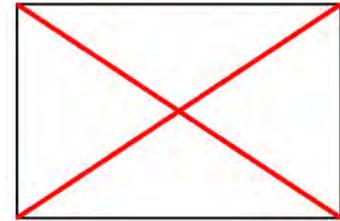
879 NE MALTA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-156-021 04/01/2024 51 401 150,000 63,061
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 86,939 51,691 1.682



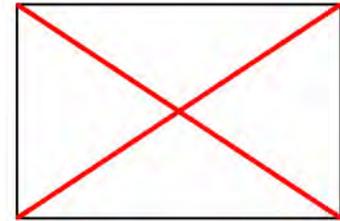
1114 NE MAYBELLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-181-004 03/26/2024 51 401 240,000 60,401
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 179,599 77,452 2.319



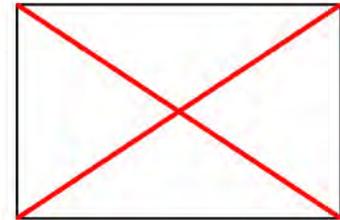
835 NE FLAT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-301-022 03/11/2024 51 401 276,000 69,022
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 206,978 94,054 2.201



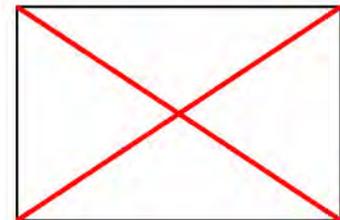
955 NE EMERALD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-104-014 03/08/2024 51 401 313,000 61,782
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 251,218 112,102 2.241



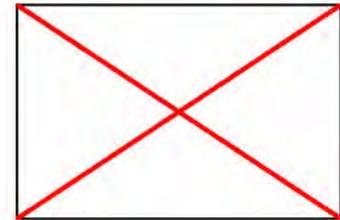
1064 NE HOUSEMAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-103-014 02/29/2024 51 401 301,000 120,872
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 180,128 191,607 0.940



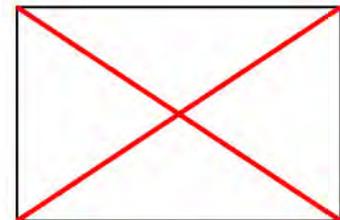
1103 NE DIAMOND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-103-028 02/07/2024 51 401 255,000 89,368
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 165,632 121,261 1.366



859 NE FLAT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-302-019 01/31/2024 51 401 260,000 81,793
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 50 178,207 89,428 1.993

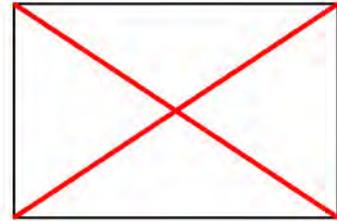


832 NE EMERALD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-156-002 01/23/2024 51 401 240,000 84,855
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 155,145 91,709 1.692

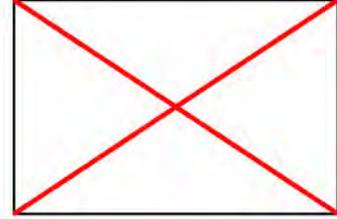


Neighborhoods Used: 51.ECF TABLE 51

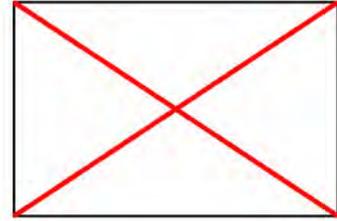
713 NE FULLER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-331-024 01/19/2024 51 401 150,000 67,805
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 82,195 76,003 1.081



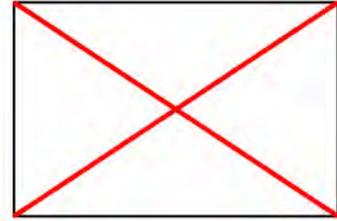
740 NE EASTERN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-301-001 12/15/2023 51 401 269,999 69,925
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 200,074 106,212 1.884



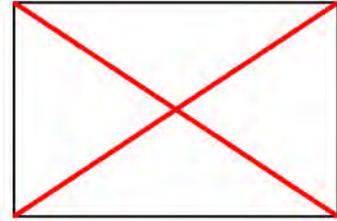
1135 NE EMERALD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-101-045 12/13/2023 51 401 235,000 60,893
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 174,107 108,999 1.597



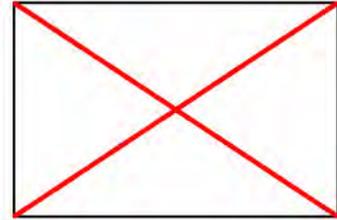
903 NE SPRING AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-176-017 12/07/2023 51 401 275,000 73,659
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 68 201,341 129,979 1.549



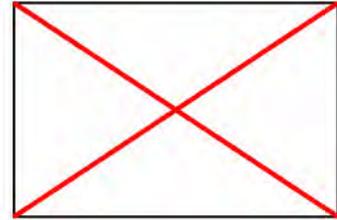
835 NE FLAT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-301-022 11/28/2023 51 401 140,000 69,022
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 70,978 94,054 0.755



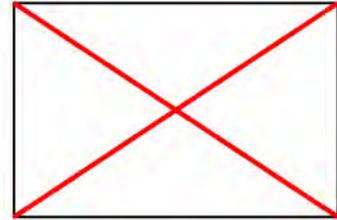
1128 NE EMERALD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-102-010 10/24/2023 51 401 256,000 132,731
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 55 123,269 124,987 0.986



707 NE BURKE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-330-024 10/18/2023 51 401 246,000 76,234
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 169,766 105,112 1.615

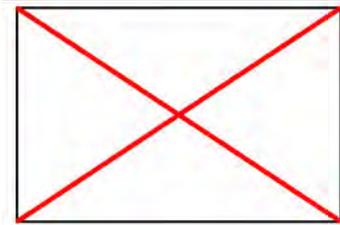


1111 NE CARRIER CREEK BLVD
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-130-011 10/16/2023 51 401 245,000 87,316
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 51 157,684 115,315 1.367

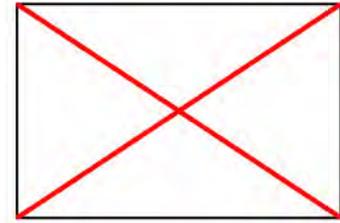


Neighborhoods Used: 51.ECF TABLE 51

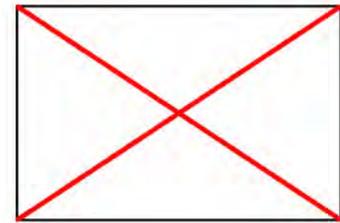
712 NE BURKE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-331-008 10/03/2023 51 401 275,000 82,959
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 57 192,041 116,639 1.646



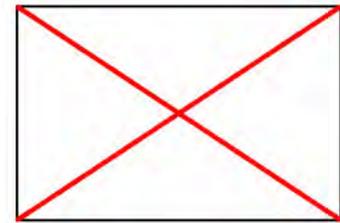
1103 NE DIAMOND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-103-028 09/08/2023 51 401 156,000 89,368
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 66,632 121,261 0.549



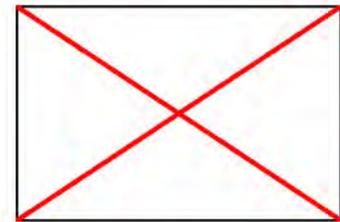
731 NE DIAMOND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-303-016 08/22/2023 51 401 272,000 70,982
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 201,018 86,681 2.319



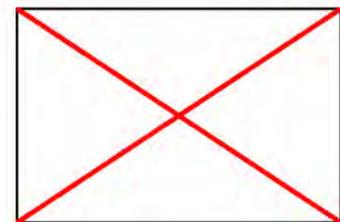
740 NE EASTERN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-301-001 08/04/2023 51 401 135,000 69,925
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 65,075 106,212 0.613



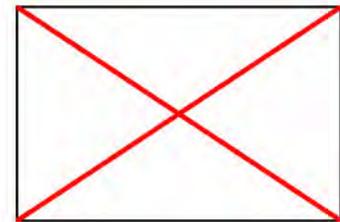
1102 NE BURKE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-127-042 08/02/2023 51 401 310,000 106,505
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 63 203,495 143,459 1.418



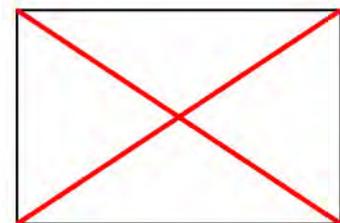
1104 NE SHORT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-328-002 07/28/2023 51 401 222,000 60,401
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 161,599 92,459 1.748



828 NE EMERALD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-156-003 07/25/2023 51 401 249,900 65,576
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 184,324 104,036 1.772

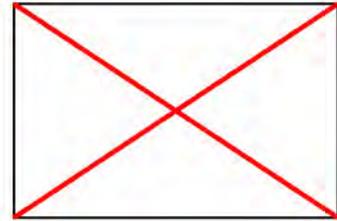


1118 NE EMERALD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-102-013 07/24/2023 51 401 227,000 78,994
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 148,006 97,431 1.519

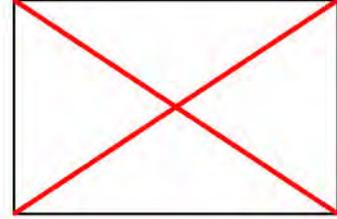


Neighborhoods Used: 51.ECF TABLE 51

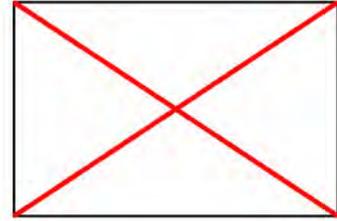
818 NE FLAT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-304-004 07/17/2023 51 401 215,000 62,494
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 152,506 61,242 2.490



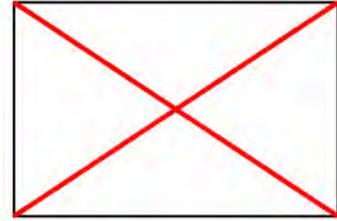
944 NE EMERALD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-105-010 07/12/2023 51 401 255,000 85,660
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 169,340 102,465 1.653



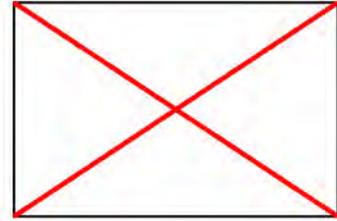
1112 NE SPRING AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-127-014 07/10/2023 51 401 255,000 87,056
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 167,944 123,177 1.363



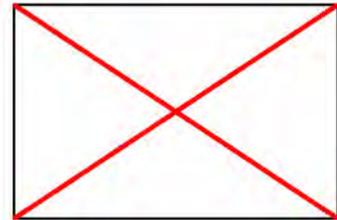
1110 NE EMERALD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-102-014 06/30/2023 51 401 220,000 87,290
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 132,710 92,498 1.435



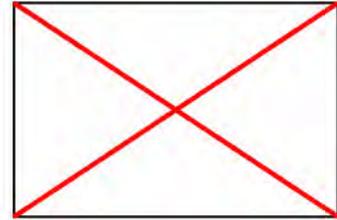
728 NE EMERALD AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-302-004 06/29/2023 51 401 215,300 62,235
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 53 153,065 57,223 2.675



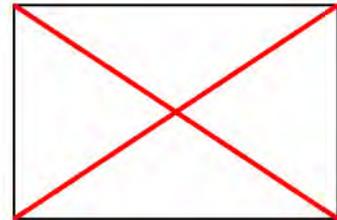
854 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-102-003 06/15/2023 51 401 147,000 49,730
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 97,270 80,869 1.203



859 NE COLDBROOK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-102-035 06/01/2023 51 401 252,455 81,621
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 53 170,834 69,232 2.468

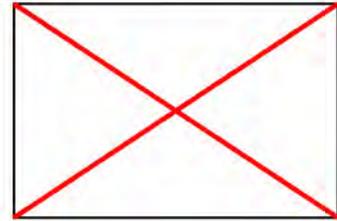


801 NE FLAT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-301-015 04/21/2023 51 401 200,000 66,548
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 133,452 80,409 1.660

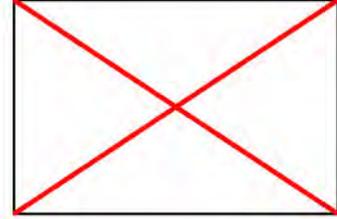


Neighborhoods Used: 51.ECF TABLE 51

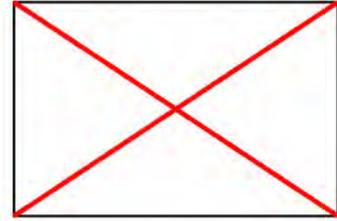
1060 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-127-003 04/21/2023 51 401 264,000 85,175
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 53 178,825 83,781 2.134



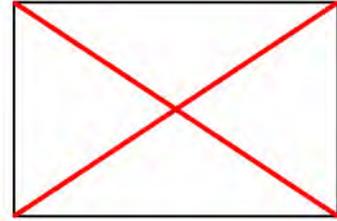
889 NE FULLER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-181-016 04/14/2023 51 401 215,000 75,595
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 139,405 126,605 1.101



1079 NE COLDBROOK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-127-048 04/11/2023 51 401 260,000 87,316
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 59 172,684 103,515 1.668

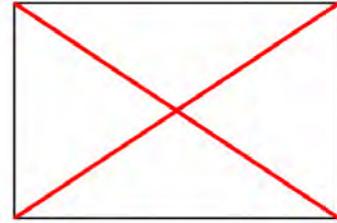


1001 NE MAYBELLE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-176-009 04/07/2023 51 401 260,000 73,659
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 186,341 115,720 1.610

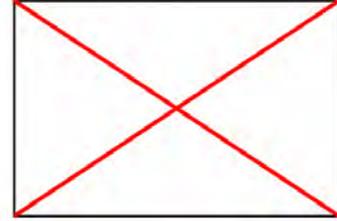


Neighborhoods Used: 52.ECF TABLE 52

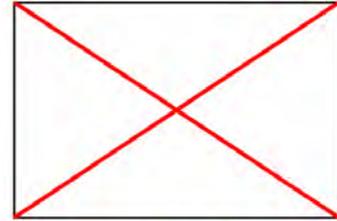
1354 NE HOUSEMAN AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-354-005 03/18/2025 52 401 145,000 58,002
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25-1.75 STY 54 86,998 84,353 1.031



1259 NE FULLER AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-380-017 02/10/2025 52 401 200,000 73,628
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family TRI-LEVEL 64 126,372 126,087 1.002



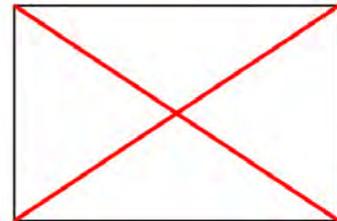
1230 NE LEWISON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-480-007 01/27/2025 52 401 288,000 65,430
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25-1.75 STY 61 222,570 143,147 1.555



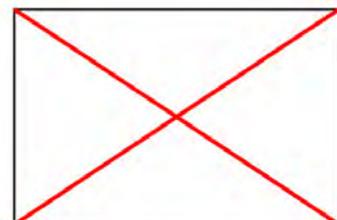
1225 NE BURKE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-376-036 01/24/2025 52 401 248,700 71,005
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25-1.75 STY 53 177,695 72,001 2.468



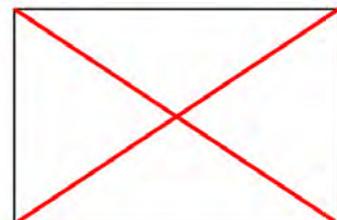
1230 NE DIAMOND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-377-009 12/27/2024 52 401 285,000 70,140
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25-1.75 STY 49 214,860 108,304 1.984



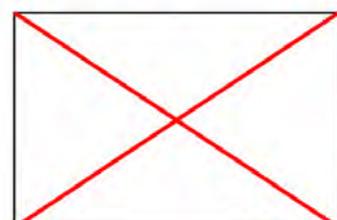
1258 NE EDITH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-482-013 12/16/2024 52 401 266,000 97,116
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 52 168,884 111,563 1.514



1214 NE CARLTON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-479-010 10/21/2024 52 401 270,000 63,711
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 52 206,289 93,776 2.200

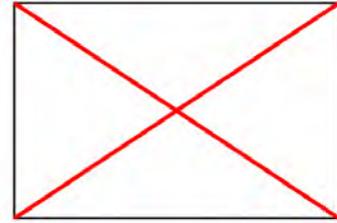


1359 NE DIAMOND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-354-028 09/05/2024 52 401 222,500 64,236
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 52 158,264 69,685 2.271

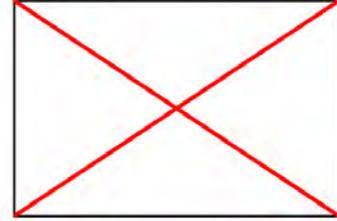


Neighborhoods Used: 52.ECF TABLE 52

1355 NE EDITH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-478-014 08/16/2024 52 401 225,000 69,363
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 55 155,637 115,136 1.352



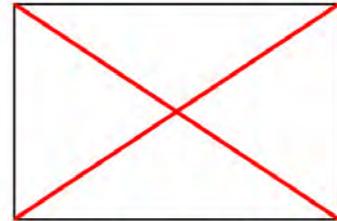
1320 NE EDITH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-482-009 08/06/2024 52 401 225,000 69,100
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 49 155,900 69,598 2.240



1239 NE LEWISON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-479-014 07/02/2024 52 401 249,900 64,207
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 53 185,693 89,452 2.076



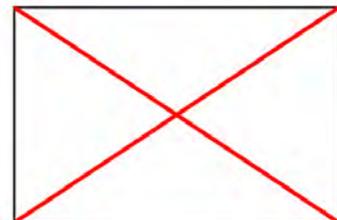
1340 NE MAYFIELD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-478-005 07/01/2024 52 401 296,000 68,750
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 49 227,250 113,652 2.000



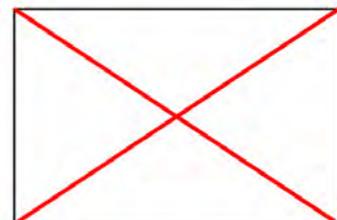
1400 NE BURKE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-378-002 06/28/2024 52 401 257,000 71,486
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 61 185,514 125,071 1.483



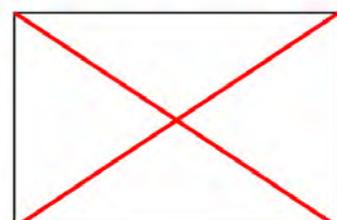
1350 NE MAYFIELD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-478-003 06/20/2024 52 401 262,000 68,750
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 49 193,250 80,960 2.387



1343 NE HERRICK AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-378-032 06/14/2024 52 401 249,900 62,899
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 56 187,001 108,907 1.717

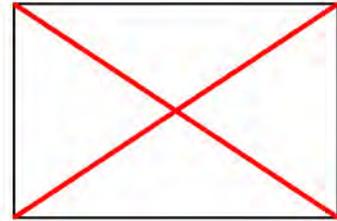


1363 NE HERRICK AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-378-028 05/10/2024 52 401 280,000 62,899
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 55 217,101 95,643 2.270

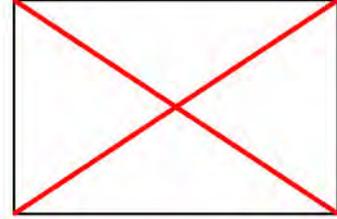


Neighborhoods Used: 52.ECF TABLE 52

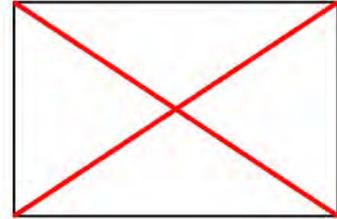
1250 NE EMERALD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-353-059 04/24/2024 52 401 234,900 96,169
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25-1.75 STY 49 138,731 62,493 2.220



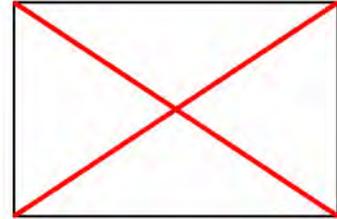
1220 NE DIAMOND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-377-011 03/18/2024 52 401 317,000 66,611
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25-1.75 STY 57 250,389 146,324 1.711



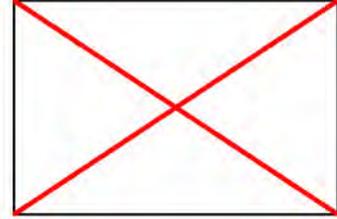
1309 NE CARLTON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-451-032 03/01/2024 52 401 332,000 74,997
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 56 257,003 115,827 2.219



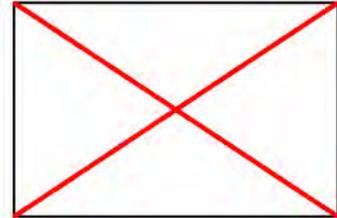
1218 NE SPRING AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-376-025 01/02/2024 52 401 270,000 71,005
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25-1.75 STY 52 198,995 90,456 2.200



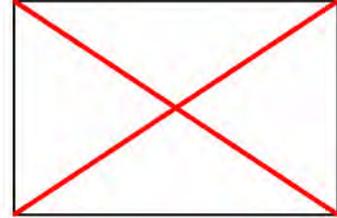
910 NE SPENCER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-353-028 12/08/2023 52 401 245,000 59,171
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 49 185,829 100,756 1.844



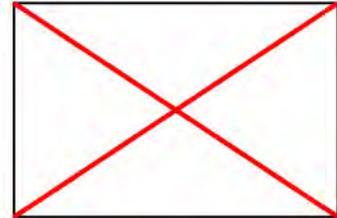
1250 NE EMERALD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-353-059 11/30/2023 52 401 160,000 96,169
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25-1.75 STY 49 63,831 62,493 1.021



1305 NE CARLTON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-451-033 11/29/2023 52 401 251,100 85,550
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 53 165,550 113,827 1.454

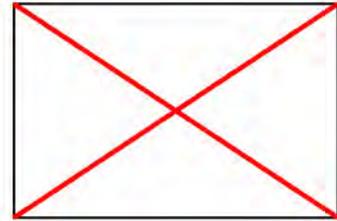


1330 NE MAYFIELD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-478-007 11/17/2023 52 401 240,000 70,186
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 49 169,814 138,944 1.222

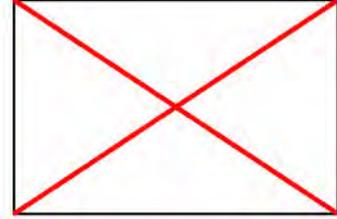


Neighborhoods Used: 52.ECF TABLE 52

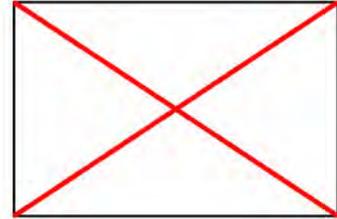
1359 NE EDITH AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-478-013 09/29/2023 52 401 224,500 68,750
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25-1.75 STY 52 155,750 78,047 1.996



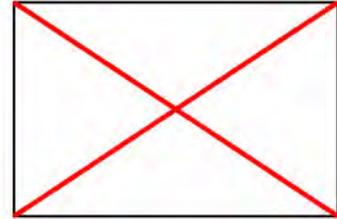
1250 NE DIAMOND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-377-005 09/22/2023 52 401 117,500 69,933
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 49 47,567 85,485 0.556



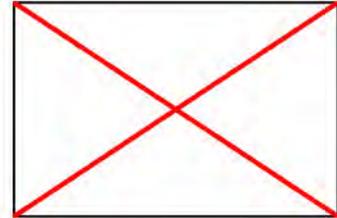
1344 NE BURKE AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-378-007 09/15/2023 52 401 266,000 71,005
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 63 194,995 132,768 1.469



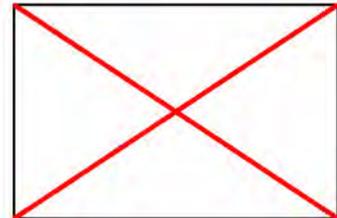
1404 NE EMERALD AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-353-002 07/18/2023 52 401 270,000 60,342
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25-1.75 STY 57 209,658 118,707 1.766



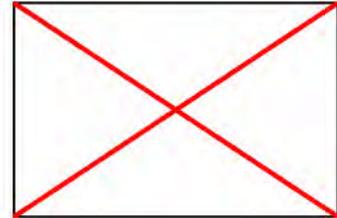
1304 NE SPRING AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-376-015 06/23/2023 52 401 260,000 71,005
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25-1.75 STY 53 188,995 86,045 2.196



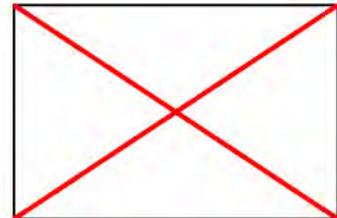
1423 NE LEONARD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-479-024 06/21/2023 52 401 250,000 59,103
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 53 190,897 97,474 1.958



1360 NE DIAMOND AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-376-003 06/01/2023 52 401 215,000 72,469
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2 STORY 49 142,531 103,380 1.379



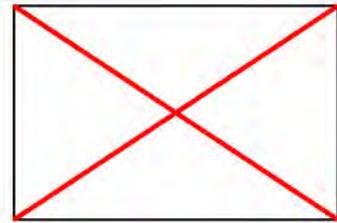
1118 NE SPENCER ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 41-14-17-379-001 05/26/2023 52 401 272,000 78,114
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1 STORY 58 193,886 110,360 1.757



Neighborhoods Used: 52.ECF TABLE 52

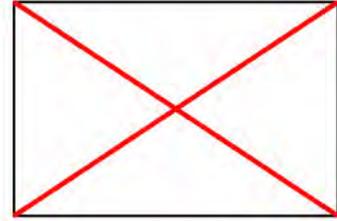
1308 NE BURKE AVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-17-378-014 | 05/23/2023 52 | 401 | 280,000 | 71,005 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.25-1.75 STY | 53 | 208,995 | 82,538 | 2.532 |



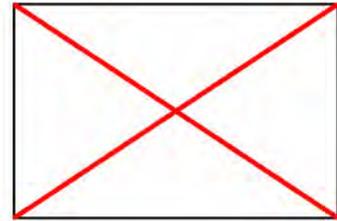
1254 NE EMERALD AVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-17-353-016 | 05/15/2023 52 | 401 | 255,000 | 70,153 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1 STORY | 59 | 184,847 | 124,230 | 1.488 |



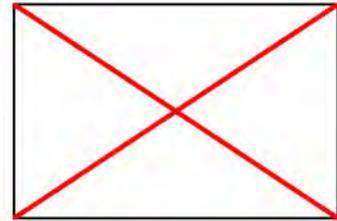
1213 NE MAYFIELD AVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-17-480-020 | 05/01/2023 52 | 401 | 265,000 | 65,430 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.25-1.75 STY | 52 | 199,570 | 88,338 | 2.259 |



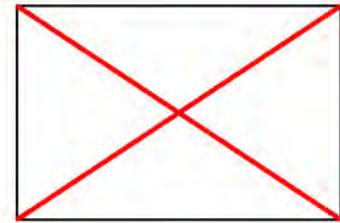
1254 NE SPRING AVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-17-376-018 | 04/21/2023 52 | 401 | 250,000 | 71,005 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.25-1.75 STY | 53 | 178,995 | 87,050 | 2.056 |

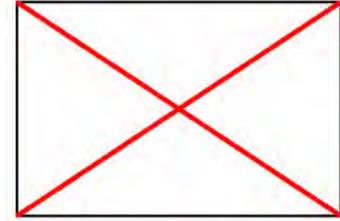


Neighborhoods Used: 53.ECF TABLE 53

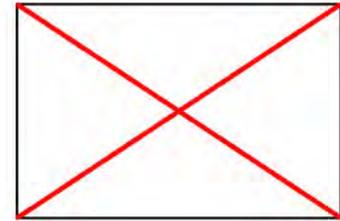
625 NE HARLAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-433-015 03/18/2025 53 401 235,000 63,924
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 171,076 96,441 1.774



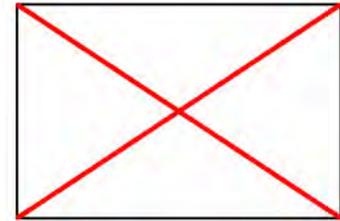
1109 NE EASTERN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-230-037 03/14/2025 53 401 259,000 61,115
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 56 197,885 100,728 1.965



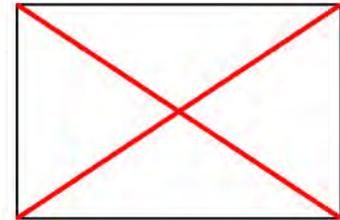
528 NE BISSELL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-407-008 03/14/2025 53 401 149,000 79,639
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 69,361 81,920 0.847



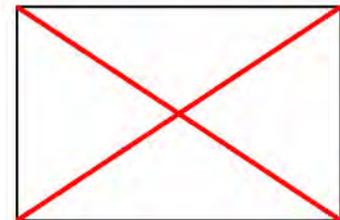
718 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-227-005 01/28/2025 53 401 215,000 87,924
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 127,076 128,013 0.993



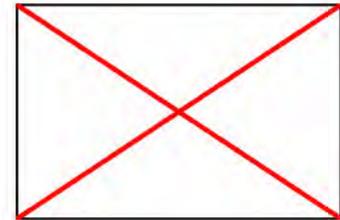
1043 NE EASTERN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-233-018 01/10/2025 53 401 201,500 62,086
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 139,414 109,327 1.275



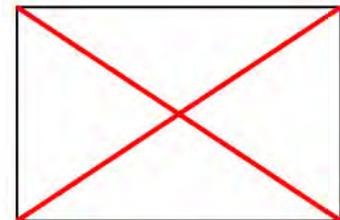
540 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-203-002 12/20/2024 53 401 225,000 54,366
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 170,634 104,861 1.627



1102 NE EDMUND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-230-041 11/15/2024 53 401 345,000 128,701
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 54 216,299 139,854 1.547

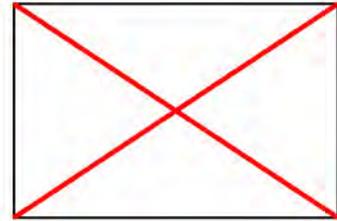


908 NE COLLEGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-254-004 10/31/2024 53 401 250,000 66,056
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 49 183,944 142,185 1.294

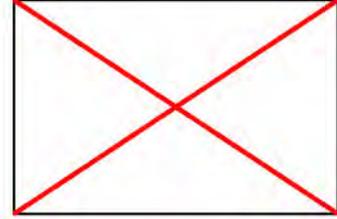


Neighborhoods Used: 53.ECF TABLE 53

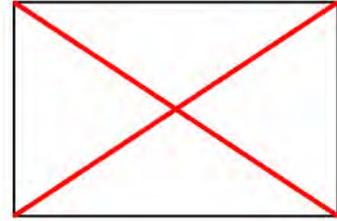
525 NE WALNUT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-252-008 10/28/2024 53 401 225,000 78,540
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 146,460 76,511 1.914



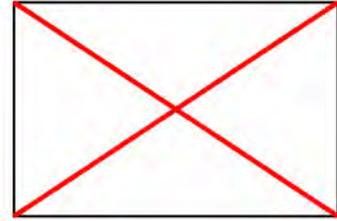
1100 NE PARIS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-203-015 10/25/2024 53 401 145,000 76,630
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 49 68,370 90,362 0.757



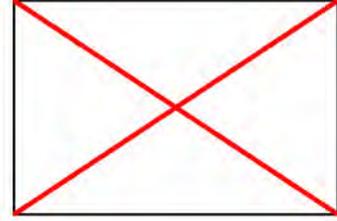
706 NE HARLAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-432-010 10/11/2024 53 401 238,500 57,783
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 51 180,717 79,835 2.264



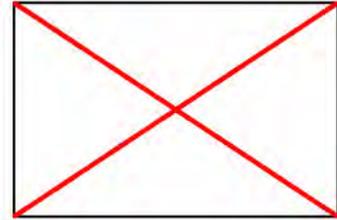
512 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-202-004 09/23/2024 53 401 274,000 60,962
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 56 213,038 130,697 1.630



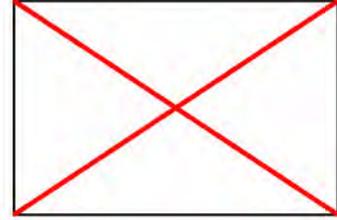
1133 NE UNION AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-203-019 09/13/2024 53 401 315,000 55,748
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 259,252 126,166 2.055



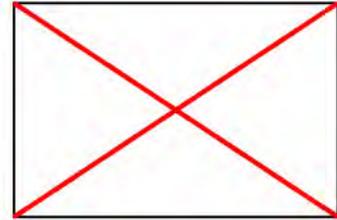
533 NE LYDIA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-403-008 09/09/2024 53 401 205,000 57,937
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 147,063 68,140 2.158



634 NE GRAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-433-002 08/30/2024 53 401 217,500 65,494
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 152,006 101,076 1.504

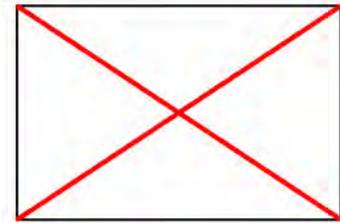


634 NE HARLAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-434-002 08/13/2024 53 401 251,000 62,659
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 188,341 85,526 2.202

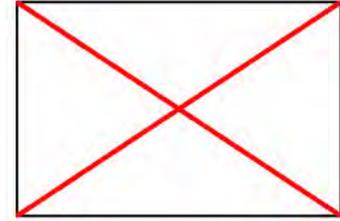


Neighborhoods Used: 53.ECF TABLE 53

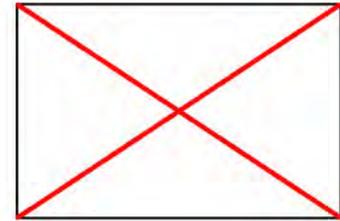
1146 NE UNION AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-226-009 08/05/2024 53 401 185,000 37,810
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 147,190 68,431 2.151



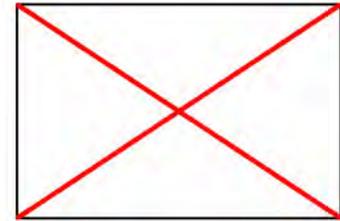
515 NE HOPSON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-256-017 07/11/2024 53 401 270,000 51,212
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 218,788 126,191 1.734



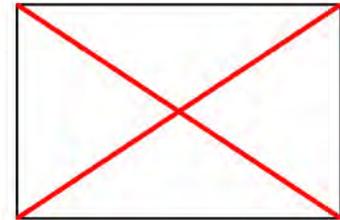
718 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-227-005 06/25/2024 53 401 239,900 87,924
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 151,976 128,013 1.187



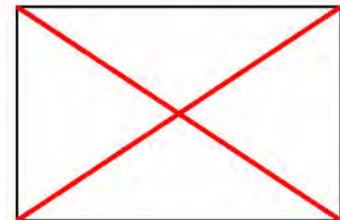
610 NE GRAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-433-007 04/30/2024 53 401 340,000 63,608
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 49 276,392 112,333 2.460



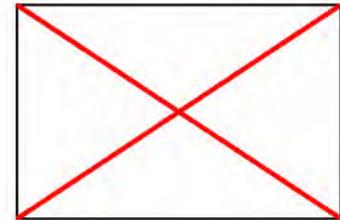
956 NE COLLEGE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-252-001 03/22/2024 53 401 265,000 79,836
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 WO 52 185,164 84,962 2.179



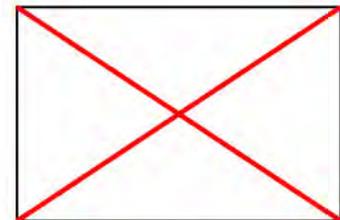
618 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-226-005 02/09/2024 53 401 255,000 78,540
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 176,460 106,395 1.659



577 NE HARLAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-433-021 02/01/2024 53 401 190,000 63,608
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 53 126,392 131,564 0.961

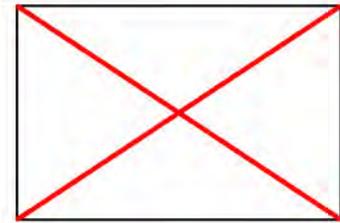


555 NE BISSELL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-404-025 01/19/2024 53 401 319,000 58,708
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 260,292 114,646 2.270

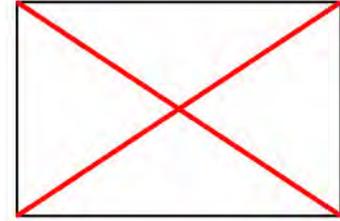


Neighborhoods Used: 53.ECF TABLE 53

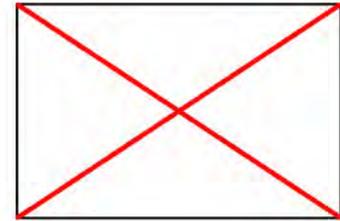
520 NE LYDIA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-404-008 01/05/2024 53 401 141,000 58,708
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 49 82,292 57,296 1.436



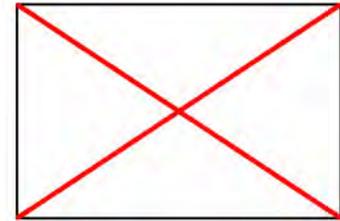
736 NE BARNETT PL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-230-029 11/03/2023 53 401 268,000 63,175
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 57 204,825 113,265 1.808



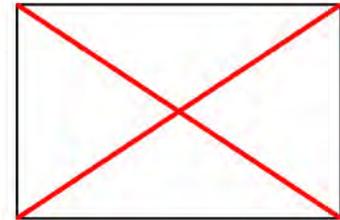
555 NE BISSELL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-404-025 08/29/2023 53 401 180,000 58,708
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 121,292 114,646 1.058



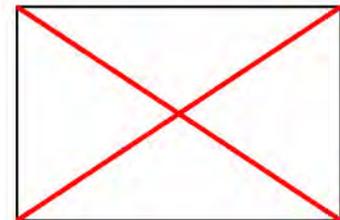
624 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-226-006 08/10/2023 53 401 220,000 78,540
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 141,460 73,832 1.916



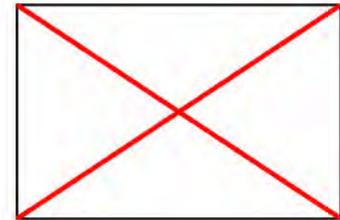
640 NE HARLAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-434-001 08/04/2023 53 401 315,000 62,659
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 252,341 179,413 1.406



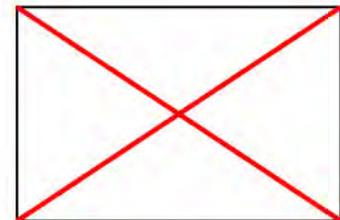
816 NE UNION AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-278-004 08/01/2023 53 401 289,000 56,351
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 232,649 104,224 2.232



818 NE PARIS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-259-006 07/07/2023 53 401 254,000 53,238
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 200,762 113,064 1.776

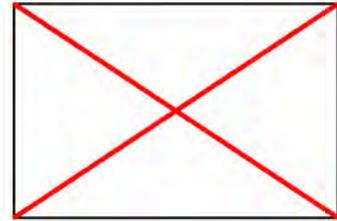


624 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-226-006 07/06/2023 53 401 220,000 78,540
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 141,460 73,832 1.916

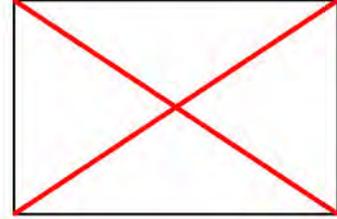


Neighborhoods Used: 53.ECF TABLE 53

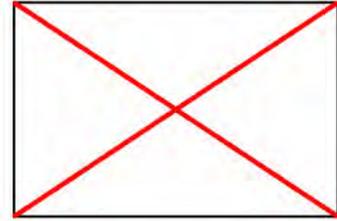
759 NE EASTERN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-432-012 06/29/2023 53 401 250,000 60,715
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 55 189,285 136,588 1.386



533 NE SHIRLEY ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-254-019 04/26/2023 53 401 240,000 58,017
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 52 181,983 113,561 1.603



835 NE PARIS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-258-009 04/03/2023 53 401 250,000 55,257
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 194,743 122,010 1.596



Neighborhoods Used: 54.ECF TABLE 54

1327 NE WALNUT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-252-014 02/28/2025 54 401 272,450 68,614
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 57 203,836 84,002 2.427



1402 NE WALNUT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-278-001 10/18/2024 54 401 269,900 50,896
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 219,004 105,290 2.080



1626 NE MATILDA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-152-004 10/09/2024 54 401 224,500 58,260
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 166,240 97,931 1.698



1634 NE MASON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-153-005 09/16/2024 54 401 224,500 62,460
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 59 162,040 80,480 2.013



1732 NE MASON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-153-016 07/19/2024 54 401 240,000 56,081
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 59 183,919 74,782 2.459



1312 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-201-015 07/12/2024 54 401 240,000 136,668
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 40 103,332 103,061 1.003



1322 NE MASON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-256-006 06/04/2024 54 401 286,000 51,945
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 61 234,055 92,131 2.540



1065 NE PLYMOUTH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-101-061 05/03/2024 54 401 390,000 98,798
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 57 291,202 148,051 1.967



Neighborhoods Used: 54.ECF TABLE 54

1323 NE MASON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-254-018 04/04/2024 54 401 245,100 50,896
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 68 194,204 112,443 1.727



1531 NE MASON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-281-019 03/12/2024 54 401 235,000 50,896
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 184,104 93,903 1.961



1434 NE WALNUT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-278-008 03/04/2024 54 401 235,000 51,707
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 183,293 73,923 2.479



1415 NE MATILDA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-278-014 03/01/2024 54 401 169,000 50,896
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 118,104 70,017 1.687



1415 NE MATILDA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-278-014 02/20/2024 54 401 150,000 50,896
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 99,104 70,017 1.415



1435 NE BRADFORD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-282-021 02/09/2024 54 401 235,000 83,131
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 64 151,869 102,744 1.478



1422 NE CEDAR ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-276-005 02/06/2024 54 401 250,000 49,824
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 63 200,176 103,077 1.942



1321 NE MATILDA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-253-022 01/19/2024 54 401 235,000 62,782
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 60 172,218 110,029 1.565



Neighborhoods Used: 54.ECF TABLE 54

1423 NE MATILDA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-278-016 01/12/2024 54 401 183,900 50,896
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 133,004 63,829 2.084



1539 NE WALNUT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-277-019 01/05/2024 54 401 170,000 49,607
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 120,393 48,856 2.464



1743 NE MATILDA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-151-020 12/07/2023 54 401 235,000 71,013
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 163,987 135,820 1.207



941 NE BENJAMIN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-251-006 12/01/2023 54 401 230,000 53,983
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 176,017 121,589 1.448



1531 NE MASON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-281-019 11/08/2023 54 401 170,000 50,896
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 56 119,104 93,903 1.268



1534 NE CEDAR ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-277-008 08/18/2023 54 401 240,000 50,470
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 189,530 115,329 1.643



1314 NE MASON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-256-004 08/14/2023 54 401 261,500 52,666
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 61 208,834 96,686 2.160



1600 NE LEONARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-101-001 08/10/2023 54 401 325,000 64,584
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 55 260,416 153,537 1.696



Neighborhoods Used: 54.ECF TABLE 54

1527 NE WALNUT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-277-016 08/07/2023 54 401 154,500 49,607
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 49 104,893 71,923 1.458



1227 NE MASON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-251-017 07/19/2023 54 401 270,000 108,831
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 161,169 132,876 1.213



1423 NE MASON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-280-016 06/23/2023 54 401 251,000 50,896
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 200,104 120,579 1.660



1527 NE MATILDA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-279-017 06/16/2023 54 401 220,000 71,262
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 148,738 79,565 1.869



1414 NE WALNUT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-278-004 06/09/2023 54 401 180,000 50,896
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 129,104 90,221 1.431



1737 NE MATILDA ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-151-019 05/19/2023 54 401 237,500 69,038
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 168,462 99,081 1.700



1512 NE WALNUT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-279-004 05/11/2023 54 401 233,000 50,896
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 52 182,104 77,866 2.339



1526 NE MASON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-20-283-007 04/28/2023 54 401 160,000 54,498
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 52 105,502 44,959 2.347



Neighborhoods Used: 54.ECF TABLE 54

1649 NE MATILDA ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-21-151-011 | 04/18/2023 54 | 401 | 225,000 | 66,590 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1 STORY | 59 | 158,410 | 93,083 | 1.702 |



1417 NE BRADFORD ST

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-20-282-014 | 04/10/2023 54 | 401 | 180,000 | 51,945 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1 STORY | 70 | 128,055 | 88,171 | 1.452 |



Neighborhoods Used: 55.ECF TABLE 55

1010 NE NORTH HAMPTON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-228-012 03/07/2025 55 401 292,000 96,979
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 195,021 163,467 1.193



1107 NE WORCESTER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-201-011 02/19/2025 55 401 364,900 89,715
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 275,185 129,257 2.129



2054 NE SOUTH EVENTIDE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-451-020 02/05/2025 55 401 364,900 101,516
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri-Level 68 263,384 190,066 1.386



1818 NE PERKINS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-201-010 01/31/2025 55 401 240,000 120,197
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 119,803 118,374 1.012



2470 NE ORCHARD VIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-22-102-007 01/08/2025 55 401 335,000 102,128
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 69 232,872 183,767 1.267



1264 NE WALWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-476-020 12/31/2024 55 401 320,000 91,902
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 68 228,098 167,439 1.362



1463 NE BANBURY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-402-049 12/30/2024 55 401 556,500 128,714
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY WO 65 427,786 205,071 2.086



1050 NE NORTH HAMPTON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-228-005 12/27/2024 55 401 349,000 88,159
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY WO 66 260,841 153,388 1.701



Neighborhoods Used: 55.ECF TABLE 55

951 NE NORTH HAMPTON DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-226-044 12/13/2024 55 401 355,000 88,181
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 266,819 140,224 1.903



1026 NE MARYLAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-22-102-004 11/21/2024 55 401 305,000 78,306
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 226,694 205,319 1.104



1070 NE APPLEWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-22-103-021 11/06/2024 55 401 450,000 83,614
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TRI-LEVEL 65 366,386 250,784 1.461
!!MULTI-PARCEL SALE!!



1055 NE WALWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-226-029 10/29/2024 55 401 378,000 89,801
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 288,199 173,946 1.657



1044 NE WORCESTER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-226-011 10/21/2024 55 401 366,000 88,085
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 277,915 127,608 2.178



1434 NE WALWOOD TER
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-476-034 09/19/2024 55 401 330,000 81,369
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 67 248,631 187,456 1.326



1351 NE BECKWITH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-15-355-008 08/23/2024 55 401 310,000 88,085
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 64 221,915 103,266 2.149



1411 NE WALWOOD TER
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-476-028 08/16/2024 55 401 319,900 113,104
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 206,796 168,450 1.228



Neighborhoods Used: 55.ECF TABLE 55

1417 NE WALWOOD TER
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-476-027 07/12/2024 55 401 345,000 88,725
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 68 256,275 170,312 1.505



2260 NE CHELSEA DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-477-022 06/27/2024 55 401 430,000 138,113
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY DL 68 291,887 227,797 1.281



1250 NE WALWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-476-022 06/07/2024 55 401 417,500 116,311
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri-Level 65 301,189 241,102 1.249



1111 NE WORCESTER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-201-010 05/30/2024 55 401 355,000 88,670
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 266,330 153,636 1.734



1430 NE BECKWITH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-15-320-004 05/21/2024 55 401 348,000 101,708
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri-Level 67 246,292 158,609 1.553



1136 NE WALWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-227-003 05/15/2024 55 401 320,000 80,197
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri-Level 66 239,803 146,667 1.635



1351 NE WEST EVENTIDE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-451-016 05/15/2024 55 401 390,000 95,523
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY DL 66 294,477 156,326 1.884



1427 NE WALWOOD TER
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-476-025 04/08/2024 55 401 350,000 83,255
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 266,745 165,584 1.611



Neighborhoods Used: 55.ECF TABLE 55

1842 NE ORCHARD LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-202-011 02/05/2024 55 401 330,000 130,582
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 199,418 155,335 1.284



1361 NE BECKWITH AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-15-355-007 01/26/2024 55 401 312,100 88,085
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri-Level 67 224,015 112,522 1.991



2309 NE BIRNAM WOODS DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-427-022 11/22/2023 55 401 420,000 131,218
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri-Level 70 288,782 372,696 0.775



925 NE WORCESTER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-201-028 11/21/2023 55 401 290,000 104,096
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 185,904 155,760 1.194



2214 NE KNAPP ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-226-001 11/10/2023 55 401 387,500 121,694
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 57 265,806 217,469 1.222



2048 NE HIGHBLUFF DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-402-015 10/30/2023 55 401 372,000 103,873
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 268,127 198,773 1.349



1267 NE PERKINS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-376-018 10/13/2023 55 401 299,000 72,842
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 226,158 176,465 1.282



1130 NE WALWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-227-002 10/02/2023 55 401 258,000 72,985
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Bi-Level 63 185,015 136,614 1.354



Neighborhoods Used: 55.ECF TABLE 55

2546 NE ORCHARD VIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-22-103-032 08/21/2023 55 401 388,000 102,985
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY DL 95 285,015 317,833 0.897



1826 NE ORCHARD LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-202-012 07/31/2023 55 401 360,000 115,555
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 61 244,445 193,576 1.263



1842 NE ORCHARD LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-202-011 07/21/2023 55 401 220,000 130,582
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 58 89,418 155,335 0.576



1426 NE WALWOOD TER
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-476-033 07/21/2023 55 401 320,000 88,093
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri-Level 65 231,907 209,780 1.105



1415 NE PERKINS AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-326-012 07/12/2023 55 401 360,000 129,372
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 230,628 184,878 1.247



1003 NE MARYLAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-229-043 07/06/2023 55 401 480,000 128,756
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY WO 59 351,244 306,798 1.145



1245 NE BANBURY AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-476-066 06/29/2023 55 401 342,000 112,518
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri-Level 68 229,482 182,843 1.255



1888 NE ORCHARD LN
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-202-008 06/21/2023 55 401 422,000 128,280
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 62 293,720 298,028 0.986



Neighborhoods Used: 55.ECF TABLE 55

1111 NE WALWOOD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-21-226-025 05/23/2023 55 401 355,250 89,450
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 265,800 168,125 1.581



2368 NE RIDGEFIELD DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-478-018 05/17/2023 55 401 454,000 109,785
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 73 344,215 352,123 0.978



2456 NE ORCHARD VIEW DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-22-102-006 05/12/2023 55 401 440,000 99,827
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 68 340,173 221,854 1.533



1263 NE WORCESTER DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-453-002 05/01/2023 55 401 260,000 96,126
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Tri-Level 61 163,874 136,718 1.199



2046 NE NORTH EVENTIDE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-452-001 04/20/2023 55 401 400,711 106,249
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 67 294,462 238,919 1.232



2201 NE CRANBROOK DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-16-455-018 04/06/2023 55 401 285,000 104,586
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 66 180,414 181,224 0.996



Neighborhoods Used: 56.ECF TABLE 56

1275 NE LEFFINGWELL AVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-15-326-019 | 10/18/2024 56 | 401 | 225,000 | 102,350 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1 STORY | 57 | 122,650 | 84,503 | 1.451 |



1390 NE LEFFINGWELL AVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-15-401-006 | 08/28/2024 56 | 401 | 380,000 | 148,901 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1 STORY | 63 | 231,099 | 150,602 | 1.535 |



1521 NE LEFFINGWELL AVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-15-326-006 | 09/13/2023 56 | 401 | 375,000 | 139,432 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1 STORY WO | 67 | 235,568 | 200,563 | 1.175 |



1551 NE LEFFINGWELL AVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-15-326-025 | 07/07/2023 56 | 401 | 494,500 | 135,285 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1 STORY WO | 73 | 359,215 | 365,227 | 0.984 |



Neighborhoods Used: 57.ECF TABLE 57

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-19-334-018 | 03/07/2025 57 | 401 | 220,000 | 53,660 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1 STORY | 51 | 166,340 | 65,145 | 2.553 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-19-333-025 | 03/07/2025 57 | 401 | 130,000 | 44,775 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2 STORY | 48 | 85,225 | 70,577 | 1.208 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-19-180-013 | 03/03/2025 57 | 401 | 200,000 | 45,974 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.25-1.75 STY | 54 | 154,026 | 64,612 | 2.384 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-19-326-016 | 02/19/2025 57 | 401 | 125,000 | 44,782 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.25-1.75 STY | 49 | 80,218 | 65,865 | 1.218 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-19-353-002 | 02/06/2025 57 | 401 | 235,000 | 74,900 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2.25-2.5 STY | 51 | 160,100 | 122,604 | 1.306 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-19-326-032 | 01/29/2025 57 | 401 | 225,000 | 73,043 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.25-1.75 STY | 51 | 151,957 | 75,990 | 2.000 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-19-334-016 | 12/23/2024 57 | 401 | 145,000 | 49,766 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2 STORY | 51 | 95,234 | 94,765 | 1.005 |



| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-19-327-040 | 11/15/2024 57 | 401 | 410,000 | 87,021 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2 STORY | 57 | 322,979 | 156,724 | 2.061 |



Neighborhoods Used: 57.ECF TABLE 57

701 NE LIVINGSTON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-308-010 10/03/2024 57 401 245,000 76,660
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 51 168,340 105,942 1.589



11 NE TROWBRIDGE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-311-013 09/16/2024 57 401 400,000 64,603
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 54 335,397 134,951 2.485



769 NE COIT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-305-014 08/13/2024 57 401 225,000 61,660
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 163,340 83,251 1.962



630 NE PROSPECT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-335-005 05/14/2024 57 401 163,500 65,247
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 98,253 77,749 1.264



641 NE LAFAYETTE AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-333-021 03/12/2024 57 401 210,000 44,603
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 57 165,397 76,159 2.172



7 NE TROWBRIDGE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-311-012 02/29/2024 57 401 455,000 62,130
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.25-2.5 STY 54 392,870 138,193 2.843



729 NE FAIRVIEW AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-306-005 02/01/2024 57 401 375,750 76,444
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 57 299,306 152,271 1.966



627 NE PROSPECT AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-334-021 01/19/2024 57 401 259,000 63,690
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 57 195,310 100,371 1.946



Neighborhoods Used: 57.ECF TABLE 57

| 716 NE FAIRVIEW AVE | | | | | | |
|---------------------|---------------|----------|---------------|--------------|--------|--|
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | | |
| 41-14-19-307-009 | 12/26/2023 57 | 401 | 153,000 | 32,109 | | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | 1.25-1.75 STY | 54 | 120,891 | 70,430 | 1.716 | |



| 607 NE FAIRVIEW AVE | | | | | | |
|---------------------|---------------|----------|---------------|--------------|--------|--|
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | | |
| 41-14-19-311-016 | 12/22/2023 57 | 401 | 340,000 | 47,763 | | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | 2.25-2.5 STY | 54 | 292,237 | 115,842 | 2.523 | |



| 243 NE FAIRBANKS ST | | | | | | |
|---------------------|---------------|----------|---------------|--------------|--------|--|
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | | |
| 41-14-19-327-021 | 11/30/2023 57 | 401 | 100,000 | 56,306 | | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | 2 STORY | 54 | 43,694 | 71,754 | 0.609 | |



| 857 NE CLANCY AVE | | | | | | |
|-------------------|---------------|----------|---------------|--------------|--------|--|
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | | |
| 41-14-19-180-019 | 10/25/2023 57 | 401 | 166,600 | 76,749 | | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | 1.25-1.75 STY | 27 | 89,851 | 43,042 | 2.088 | |



| 641 NE LAFAYETTE AVE | | | | | | |
|----------------------|---------------|----------|---------------|--------------|--------|--|
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | | |
| 41-14-19-333-021 | 09/22/2023 57 | 401 | 157,500 | 44,603 | | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | 1.25-1.75 STY | 57 | 112,897 | 76,159 | 1.482 | |



| 638 NE PROSPECT AVE | | | | | | |
|---------------------|---------------|----------|---------------|--------------|--------|--|
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | | |
| 41-14-19-335-003 | 09/19/2023 57 | 401 | 229,000 | 63,690 | | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | 1.25-1.75 STY | 54 | 165,310 | 87,790 | 1.883 | |



| 853 NE CLANCY AVE | | | | | | |
|-------------------|---------------|----------|---------------|--------------|--------|--|
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | | |
| 41-14-19-180-020 | 09/08/2023 57 | 401 | 195,000 | 44,081 | | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | 1.25-1.75 STY | 54 | 150,919 | 81,727 | 1.847 | |



| 726 NE CLANCY AVE | | | | | | |
|-------------------|---------------|----------|---------------|--------------|--------|--|
| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | | |
| 41-14-19-327-040 | 07/12/2023 57 | 401 | 412,000 | 87,021 | | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. | |
| Single Family | 2 STORY | 57 | 324,979 | 156,724 | 2.074 | |



Neighborhoods Used: 57.ECF TABLE 57

850 NE COIT AVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-19-180-004 | 07/06/2023 57 | 401 | 230,000 | 76,749 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1 STORY DL | 67 | 153,251 | 90,949 | 1.685 |



725 NE CLANCY AVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-19-326-027 | 06/07/2023 57 | 401 | 235,000 | 76,749 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 2 STORY | 54 | 158,251 | 76,690 | 2.064 |



637 NE PROSPECT AVE

| Parcel Number | ** Valid Sale | ** Class | AdjSalePrice | LandValue | |
|------------------|---------------|----------|---------------|--------------|--------|
| 41-14-19-334-019 | 04/14/2023 57 | 401 | 190,000 | 63,690 | |
| Occupancy | Style | %Good | ResidualValue | CostByManual | E.C.F. |
| Single Family | 1.25-1.75 STY | 54 | 126,310 | 90,350 | 1.398 |



Neighborhoods Used: 58.ECF TABLE 58

626 NE MICHIGAN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-30-226-007 10/04/2024 58 401 225,000 60,799
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 54 164,201 86,881 1.890



723 NE INNES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-30-230-022 09/25/2024 58 401 340,000 91,563
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 54 248,437 97,844 2.539



531 NE HARLAN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-477-003 08/30/2024 58 401 255,000 123,521
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 131,479 127,351 1.032
!!MULTI-PARCEL SALE!!



741 NE CRESCENT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-30-228-023 08/21/2024 58 401 385,000 93,188
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 54 291,812 155,225 1.880



636 NE INNES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-30-231-009 08/07/2024 58 401 275,000 90,402
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 184,598 89,834 2.055



157 NE GRAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-30-234-011 05/17/2024 58 401 374,000 68,524
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 57 305,476 129,095 2.366



430 NE GRAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-482-005 04/11/2024 58 401 250,000 112,288
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 137,712 105,491 1.305



739 NE INNES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-30-230-027 03/01/2024 58 401 385,000 94,300
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 54 290,700 127,055 2.288



Neighborhoods Used: 58.ECF TABLE 58

721 NE LYON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-30-232-021 02/27/2024 58 401 370,000 93,188
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 276,812 124,186 2.229



736 NE HAWTHORNE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-30-277-011 12/21/2023 58 401 380,000 92,259
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 54 287,741 115,067 2.501



607 NE HAWTHORNE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-30-234-017 10/25/2023 58 401 340,000 70,456
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.25-2.5 STY 54 269,544 135,637 1.987



618 NE INNES ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-30-231-005 10/03/2023 58 401 352,000 90,402
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 54 261,598 140,485 1.862



436 NE GRAND AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-19-482-004 09/29/2023 58 401 271,000 112,288
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 54 158,712 137,327 1.156



643 NE CRESCENT ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-30-227-016 06/08/2023 58 401 290,000 109,150
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 54 180,850 93,175 1.941



717 NE LYON ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
41-14-30-232-020 06/05/2023 58 401 385,000 94,196
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25-1.75 STY 54 290,804 123,163 2.361



