

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ad. Sale \$	Asd. when Sold	Ad/Adi. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Enc. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
41-13-15-452-028	1227 NW PARKHURST AVE	12/27/23	\$307,500	WD	03-ARMS-LENGTH	\$307,500	\$136,500		\$227,044	\$36,458	\$56,002	67.4	108.6	0.00	0.00	\$41	#DIV/0!	#DIV/0!	64.03	06	20231229007876		LAND TABLE 06	0	0	8/5/2019	RES SINGLE FAMILY 401	FF			
41-13-15-452-029	1545 NW COVELL AVE	03/07/25	\$275,000	WD	03-ARMS-LENGTH	\$275,000	\$135,000		\$229,487	\$48,155	\$55,542	79.0	218.0	0.00	0.00	\$510	#DIV/0!	#DIV/0!	79.51	06	20250220098982		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-378-036	1345 NW COVELL AVE	08/31/23	\$283,000	WD	03-ARMS-LENGTH	\$283,000	\$122,500		\$295,721	\$53,288	\$66,009	79.4	158.0	0.00	0.00	\$671	#DIV/0!	#DIV/0!	100.03	06	20230906005913		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-452-022	1841 NW HILLMOUNT ST	04/25/24	\$392,000	WD	03-ARMS-LENGTH	\$392,000	\$186,400		\$402,746	\$57,171	\$67,917	81.7	150.0	0.00	0.00	\$700	#DIV/0!	#DIV/0!	121.50	06	20240426002371		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-378-040	2029 NW RICHMOND ST	05/20/24	\$345,000	WD	03-ARMS-LENGTH	\$345,000	\$184,200		\$355,098	\$58,387	\$68,485	78.4	200.0	0.00	0.00	\$708	#DIV/0!	#DIV/0!	95.00	06	20240529002845		LAND TABLE 06	0	0	4/10/2019	RES SINGLE FAMILY 401	FF			
41-13-15-452-022	1501 NW SEYMOUR AVE	05/31/23	\$265,000	WD	03-ARMS-LENGTH	\$265,000	\$109,800		\$263,813	\$63,987	\$62,500	75.2	149.5	0.00	0.00	\$447	#DIV/0!	#DIV/0!	81.00	06	202308060031658		LAND TABLE 06	0	0	4/10/2019	RES SINGLE FAMILY 401	FF			
41-13-15-476-037	1834 NW MILFORD ST	12/21/23	\$257,000	WD	03-ARMS-LENGTH	\$257,000	\$105,900		\$253,206	\$61,964	\$58,170	70.0	140.0	0.00	0.00	\$885	#DIV/0!	#DIV/0!	60.00	06	20231227007289		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-454-006	1854 NW OAKGROVE ST	08/17/23	\$246,000	WD	03-ARMS-LENGTH	\$246,000	\$98,000		\$242,247	\$61,067	\$57,314	69.0	130.0	0.00	0.00	\$885	#DIV/0!	#DIV/0!	60.00	06	202308220047663		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-478-021	1241 NW DERBY DR	11/13/23	\$349,900	WD	19-MULTI PARCEL ARMS LENGTH	\$349,900	\$141,500		\$335,599	\$74,448	\$60,534	60.2	136.0	0.38	0.38	\$634	\$196,968	\$4.52	120.00	06	202311150065539	41-13-15-478-022	LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-428-027	1030 NW RICHMOND ST	04/07/24	\$239,000	WD	03-ARMS-LENGTH	\$239,000	\$105,700		\$227,587	\$86,139	\$74,726	69.9	420.0	0.00	0.00	\$656	#DIV/0!	#DIV/0!	60.00	06	202406240033322		LAND TABLE 06	0	0	4/10/2019	RES SINGLE FAMILY 401	FF			
41-13-15-426-009	1511 NW ANNIE AVE	08/23/24	\$303,000	WD	03-ARMS-LENGTH	\$303,000	\$140,500		\$306,313	\$75,225	\$61,538	74.1	132.5	0.26	0.26	\$1,016	\$293,848	\$6.75	84.00	06	202408280047285		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-428-034	1614 NW RICHMOND ST	12/02/24	\$365,000	WD	03-ARMS-LENGTH	\$365,000	\$158,600		\$344,413	\$97,660	\$77,073	92.7	343.0	0.00	0.00	\$1,053	#DIV/0!	#DIV/0!	100.00	06	202412160071030		LAND TABLE 06	0	0	4/10/2019	RES SINGLE FAMILY 401	FF			
41-13-15-466-017	1853 NW LEONARD ST	02/11/25	\$370,000	WD	03-ARMS-LENGTH	\$370,000	\$161,800		\$351,226	\$74,337	\$55,563	78.4	143.8	0.00	0.00	\$1,056	#DIV/0!	#DIV/0!	60.04	06	20250214008252		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-465-017	1817 NW MILFORD ST	07/22/23	\$296,000	WD	03-ARMS-LENGTH	\$296,000	\$116,400		\$278,264	\$74,292	\$57,376	69.3	114.0	0.00	0.00	\$1,072	#DIV/0!	#DIV/0!	79.00	06	202307130042604		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-378-037	1341 NW COVELL AVE	12/22/23	\$287,000	WD	03-ARMS-LENGTH	\$287,000	\$111,400		\$268,274	\$78,220	\$59,094	71.7	158.0	0.22	0.22	\$1,092	\$358,266	\$8.25	60.00	06	202312280073346		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-404-003	1830 NW RICHMOND ST	09/05/24	\$351,161	WD	03-ARMS-LENGTH	\$351,161	\$151,700		\$329,174	\$88,254	\$66,267	79.7	157.3	0.00	0.00	\$1,107	#DIV/0!	#DIV/0!	102.46	06	202409160051071		LAND TABLE 06	0	0	4/10/2019	RES SINGLE FAMILY 401	FF			
41-13-15-402-034	1415 NW PARKHURST AVE	04/18/24	\$232,500	WD	03-ARMS-LENGTH	\$232,500	\$91,200		\$203,643	\$88,542	\$59,685	71.8	108.6	0.00	0.00	\$1,233	#DIV/0!	#DIV/0!	88.00	06	202404220021981		LAND TABLE 06	0	0	12/4/2023	RES SINGLE FAMILY 401	FF			
41-13-15-452-002	1354 NW HILLCREST AVE	04/25/23	\$307,000	WD	03-ARMS-LENGTH	\$307,000	\$98,000		\$298,155	\$65,334	\$57,489	69.2	120.0	0.00	0.00	\$1,233	#DIV/0!	#DIV/0!	66.00	06	202305200024647		LAND TABLE 06	0	0	10/20/2020	RES SINGLE FAMILY 401	FF			
41-13-15-402-037	1410 NW HILLCREST AVE	06/26/23	\$270,000	WD	03-ARMS-LENGTH	\$270,000	\$102,200		\$244,188	\$78,823	\$53,011	63.8	120.0	0.00	0.00	\$1,236	#DIV/0!	#DIV/0!	44.00	06	202306280036179		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-452-049	1915 NW LEONARD ST	08/10/23	\$335,000	WD	03-ARMS-LENGTH	\$335,000	\$124,500		\$301,403	\$92,905	\$59,308	75.1	130.0	0.00	0.00	\$1,237	#DIV/0!	#DIV/0!	92.00	06	202308170046570		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-401-022	1551 NW HILLCREST AVE	06/07/24	\$165,000	WD	03-ARMS-LENGTH	\$165,000	\$59,500		\$151,419	\$53,911	\$60,330	72.6	120.0	0.00	0.00	\$1,294	#DIV/0!	#DIV/0!	84.00	06	202406120031354		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-428-015	1529 NW ANNIE AVE	06/12/24	\$242,000	WD	03-ARMS-LENGTH	\$242,000	\$96,400		\$207,953	\$61,344	\$57,297	68.9	121.8	0.00	0.00	\$1,325	#DIV/0!	#DIV/0!	63.00	06	202405020023241		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-477-007	1655 NW WALKER AVE	08/31/23	\$316,000	WD	03-ARMS-LENGTH	\$316,000	\$114,700		\$273,881	\$107,605	\$65,486	78.8	237.0	0.00	0.00	\$1,365	#DIV/0!	#DIV/0!	64.00	06	202309060056801		LAND TABLE 06	0	0	5/29/2025	RES SINGLE FAMILY 401	FF			
41-13-15-454-009	1331 NW DERBY DR	03/10/25	\$393,400	WD	03-ARMS-LENGTH	\$393,400	\$174,900		\$383,056	\$76,720	\$66,376	53.4	151.6	0.00	0.00	\$1,437	#DIV/0!	#DIV/0!	54.80	06	202503190041220		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			FF
41-13-15-378-006	1238 NW HOLLAND AVE	07/03/24	\$285,000	WD	03-ARMS-LENGTH	\$285,000	\$99,000		\$241,544	\$100,322	\$56,866	68.4	125.0	0.00	0.00	\$1,468	#DIV/0!	#DIV/0!	60.00	06	202407190037407		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-276-028	1639 NW BRISTOL AVE	04/05/23	\$270,000	PTA	03-ARMS-LENGTH	\$270,000	\$88,300		\$215,467	\$124,546	\$70,013	84.3	295.0	0.00	0.00	\$1,478	#DIV/0!	#DIV/0!	72.41	06	202306280036179		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-456-001	1888 NW HILLMOUNT ST	07/12/24	\$339,470	WD	03-ARMS-LENGTH	\$339,470	\$133,300		\$287,717	\$109,067	\$57,314	69.0	130.0	0.00	0.00	\$1,581	#DIV/0!	#DIV/0!	60.00	06	202407190038748		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-276-011	1631 NW RICHMOND ST	10/18/23	\$245,245	WD	03-ARMS-LENGTH	\$245,245	\$74,600		\$181,276	\$132,877	\$68,908	82.9	298.4	0.45	0.45	\$1,602	\$296,282	\$6.78	57.00	06	202310230060784		LAND TABLE 06	0	0	4/10/2019	RES SINGLE FAMILY 401	FF			
41-13-15-401-020	1408 NW COVELL AVE	07/28/23	\$247,000	WD	03-ARMS-LENGTH	\$247,000	\$82,500		\$194,392	\$106,436	\$55,828	67.2	120.0	0.00	0.00	\$1,114	#DIV/0!	#DIV/0!	60.00	06	202308200043301		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-402-039	1547 NW PARKHURST AVE	11/15/23	\$248,900	WD	03-ARMS-LENGTH	\$248,900	\$80,100		\$194,027	\$115,314	\$59,241	71.3	107.0	0.00	0.00	\$1,615	#DIV/0!	#DIV/0!	86.00	06	20231206006837		LAND TABLE 06	0	0	10/6/2021	RES SINGLE FAMILY 401	FF			
41-13-15-402-039	1547 NW PARKHURST AVE	06/23/23	\$250,000	WD	03-ARMS-LENGTH	\$250,000	\$80,100		\$194,027	\$115,314	\$59,241	71.3	107.0	0.00	0.00	\$1,616	#DIV/0!	#DIV/0!	86.00	06	202306290036524		LAND TABLE 06	0	0	10/6/2021	RES SINGLE FAMILY 401	FF			
41-13-15-401-037	1410 NW HILLCREST AVE	06/27/24	\$280,000	WD	03-ARMS-LENGTH	\$280,000	\$104,000		\$225,935	\$107,676	\$53,011	63.8	120.0	0.00	0.00	\$1,679	#DIV/0!	#DIV/0!	44.00	06	202407050035739		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-276-023	1629 NW BRISTOL AVE	10/18/24	\$210,000	WD	03-ARMS-LENGTH	\$210,000	\$74,100		\$155,262	\$105,573	\$60,855	61.2	65.0	0.00	0.00	\$1,725	#DIV/0!	#DIV/0!	66.00	06	20241021006827		LAND TABLE 06	0	0	4/8/2019	RES SINGLE FAMILY 401	FF			
41-13-15-451-007	1322 NW COVELL AVE	09/06/24	\$340,000	WD	03-ARMS-LENGTH	\$340,000	\$128,300		\$279,911	\$115,297	\$55,228	66.5	120.0	0.00	0.00	\$1,735	#DIV/0!	#DIV/0!	54.00	06	202409110056254		LAND TABLE 06	0	0	9/14/2022	RES SINGLE FAMILY 401	FF			
41-13-15-454-012	1861 NW GRATIOT ST	07/15/24	\$350,000	WD	03-ARMS-LENGTH	\$350,000	\$131,800		\$285,384	\$121,930	\$57,314</																				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur Appraisal	Land Residual	Est. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
41-13-21-129-014	1021 NW COLLINDALE AVE	07/14/23	\$431,000	WD	03-ARMS LENGTH	\$431,000	\$165,100	38.31	\$481,012	\$29,090	\$79,102	119.5	300.0	0.00	0.00	\$4243	#DIV/0!	#DIV/0!	78.50	07	202307280042387		LAND TABLE 07	0	0	10/7/2024	RES SINGLE FAMILY	401	FF			
41-13-21-202-029	1120 NW CARPENTER AVE	08/02/24	\$392,501	WD	03-ARMS LENGTH	\$392,501	\$152,900	42.10	\$460,692	\$42,922	\$81,083	122.5	195.0	0.00	0.00	\$359	#DIV/0!	#DIV/0!	120.00	07	202308300049580		LAND TABLE 07	0	0	6/16/2025	RES SINGLE FAMILY	401	FF			
41-13-21-501-001	7700 NW MAYNARD AVE	09/18/23	\$292,000	WD	03-ARMS LENGTH	\$292,000	\$122,800	42.05	\$318,804	\$42,341	\$69,145	104.4	130.0	0.00	0.00	\$405	#DIV/0!	#DIV/0!	105.00	07	202310080057792		LAND TABLE 07	0	0	5/8/2023	RES SINGLE FAMILY	401	FF			
41-13-21-202-028	1130 NW CARPENTER AVE	07/27/23	\$380,000	WD	03-ARMS LENGTH	\$380,000	\$177,700	46.78	\$414,228	\$56,517	\$90,743	137.1	185.0	0.00	0.00	\$412	#DIV/0!	#DIV/0!	159.00	07	202308150046219		LAND TABLE 07	0	0	6/12/2025	RES SINGLE FAMILY	401	FF			
41-13-21-127-017	1105 NW BARBER TER	08/02/24	\$200,000	QC	03-ARMS LENGTH	\$200,000	\$97,700	48.85	\$222,631	\$38,113	\$61,744	93.3	139.6	0.00	0.00	\$419	#DIV/0!	#DIV/0!	75.00	07	202409040048471		LAND TABLE 07	0	0	5/9/2023	RES SINGLE FAMILY	401	FF			
41-13-21-476-011	458 NW FAIRFIELD AVE	05/09/23	\$278,900	WD	03-ARMS LENGTH	\$278,900	\$120,300	42.98	\$288,777	\$42,334	\$62,211	94.0	143.2	0.00	0.00	\$459	#DIV/0!	#DIV/0!	75.00	07	202308300038875		LAND TABLE 07	0	0	5/12/2023	RES SINGLE FAMILY	401	FF			
41-13-21-228-089	1158 NW FAIRFIELD AVE	10/16/24	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$148,600	46.87	\$321,951	\$50,885	\$72,456	110.0	165.0	0.00	0.00	\$462	#DIV/0!	#DIV/0!	100.00	07	202410240060637		LAND TABLE 07	0	0	4/28/2023	RES SINGLE FAMILY	401	FF			
41-13-21-226-004	1117 NW MAPLEGROVE DR	01/31/24	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$134,500	44.83	\$318,633	\$43,812	\$62,445	94.3	133.0	0.00	0.00	\$464	#DIV/0!	#DIV/0!	100.00	07	202402006001886		LAND TABLE 07	0	0	4/19/2023	RES SINGLE FAMILY	401	FF			
41-13-21-251-006	932 NW CARPENTER AVE	05/08/23	\$360,000	WD	03-ARMS LENGTH	\$360,000	\$142,600	39.61	\$379,186	\$57,978	\$71,164	116.6	200.0	0.00	0.00	\$487	#DIV/0!	#DIV/0!	110.00	07	202306280036132		LAND TABLE 07	0	0	5/3/2023	RES SINGLE FAMILY	401	FF			
41-13-21-255-018	1017 NW DAKHURST AVE	12/14/23	\$498,900	WD	03-ARMS LENGTH	\$498,900	\$205,100	41.03	\$518,985	\$66,312	\$79,387	119.9	190.0	0.00	0.00	\$503	#DIV/0!	#DIV/0!	100.00	07	202312260027857		LAND TABLE 07	0	0	5/22/2024	RES SINGLE FAMILY	401	FF			
41-13-21-102-009	1100 NW BROWNWOOD AVE	01/14/24	\$360,000	WD	03-ARMS LENGTH	\$360,000	\$171,400	47.92	\$377,093	\$57,951	\$74,124	111.2	247.9	0.00	0.00	\$459	#DIV/0!	#DIV/0!	77.00	07	202401200013782		LAND TABLE 07	0	0	5/19/2023	RES SINGLE FAMILY	401	FF			
41-13-21-201-005	1155 NW CARPENTER AVE	04/05/24	\$315,000	WD	03-ARMS LENGTH	\$315,000	\$149,700	47.52	\$331,837	\$57,507	\$74,344	112.3	176.8	0.41	0.41	\$512	\$141,843	\$3.25	20.00	07	202404160020018		LAND TABLE 07	0	0	5/8/2023	RES SINGLE FAMILY	401	FF			
41-13-21-451-011	2700 NW BURRITT ST	04/23/24	\$385,000	WD	03-ARMS LENGTH	\$385,000	\$181,500	47.14	\$399,284	\$51,583	\$66,877	99.5	140.0	0.00	0.00	\$518	#DIV/0!	#DIV/0!	88.00	07	202405010022883		LAND TABLE 07	0	0	12/8/2023	RES SINGLE FAMILY	401	FF			
41-13-21-477-033	565 NW FAIRFIELD AVE	11/26/24	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$110,400	48.00	\$244,467	\$54,866	\$69,353	104.7	140.0	0.00	0.00	\$524	#DIV/0!	#DIV/0!	100.00	07	202412200008310		LAND TABLE 07	0	0	4/21/2023	RES SINGLE FAMILY	401	FF			
41-13-21-451-042	433 NW CARPENTER AVE	05/17/23	\$52,000	WD	03-ARMS LENGTH	\$52,000	\$19,300	37.12	\$61,185	\$52,000	\$62,185	95.4	110.0	0.00	0.00	\$545	#DIV/0!	#DIV/0!	95.00	07	202305220026887		LAND TABLE 07	0	0	7/28/2025	RES SINGLE FAMILY	401	FF			
41-13-21-403-013	2747 NW WOODPATH DR	04/19/24	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$154,200	47.45	\$337,130	\$60,598	\$72,288	109.9	180.0	0.00	0.00	\$552	#DIV/0!	#DIV/0!	100.00	07	202404250021959		LAND TABLE 07	0	0	5/8/2023	RES SINGLE FAMILY	401	FF			
41-13-21-401-006	732 NW COLLINDALE AVE	08/30/23	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$110,300	42.42	\$287,176	\$86,223	\$93,389	141.1	150.0	0.00	0.00	\$611	#DIV/0!	#DIV/0!	200.00	07	202309050050258		LAND TABLE 07	0	0	5/11/2023	RES SINGLE FAMILY	401	FF			
41-13-21-126-018	993 NW VAN ESS AVE	08/29/23	\$415,000	WD	03-ARMS LENGTH	\$415,000	\$199,800	40.82	\$418,759	\$70,425	\$74,184	112.1	130.3	0.00	0.00	\$628	#DIV/0!	#DIV/0!	125.00	07	20230906001013		LAND TABLE 07	0	0	5/9/2023	RES SINGLE FAMILY	401	FF			
41-13-21-301-012	630 NW OAKLEIGH RD	02/15/24	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$139,700	42.98	\$232,329	\$73,468	\$79,797	115.0	202.2	0.00	0.00	\$653	#DIV/0!	#DIV/0!	98.00	07	202402020013782		LAND TABLE 07	0	0	5/11/2023	RES SINGLE FAMILY	401	FF			
41-13-21-476-021	433 NW CHARLOTTE AVE	10/30/23	\$60,000	QC	03-ARMS LENGTH	\$60,000	\$18,900	31.50	\$61,797	\$60,000	\$61,797	93.3	140.0	0.00	0.00	\$643	#DIV/0!	#DIV/0!	75.00	07	202310300062031		LAND TABLE 07	0	0	4/23/2025	RES VAC	402	FF			
41-13-21-151-016	804 NW MAYNARD AVE	08/08/23	\$307,255	WD	03-ARMS LENGTH	\$307,255	\$127,200	41.40	\$308,714	\$63,827	\$66,286	98.6	150.0	0.00	0.00	\$647	#DIV/0!	#DIV/0!	100.00	07	202306140033993		LAND TABLE 07	0	0	5/9/2023	RES SINGLE FAMILY	401	FF			
41-13-21-227-036	1001 NW FAIRFIELD AVE	12/19/23	\$197,000	WD	03-ARMS LENGTH	\$197,000	\$78,800	40.00	\$198,295	\$57,245	\$86,540	88.4	142.4	0.00	0.00	\$647	#DIV/0!	#DIV/0!	70.00	07	202312280073398		LAND TABLE 07	0	0	4/27/2023	RES SINGLE FAMILY	401	FF			
41-13-21-126-006	955 NW COLLINDALE AVE	03/07/25	\$507,000	WD	03-ARMS LENGTH	\$507,000	\$187,000	36.88	\$412,334	\$176,936	\$82,270	200.1	288.0	1.22	1.22	\$680	\$134,042	\$3.38	200.00	07	202503170013883		LAND TABLE 07	0	0	7/24/2025	RES SINGLE FAMILY	401	FF			
41-13-21-226-016	1027 NW CHARLOTTE AVE	09/01/23	\$390,625	WD	03-ARMS LENGTH	\$390,625	\$153,400	39.27	\$387,099	\$74,772	\$71,246	107.6	135.0	0.00	0.00	\$656	#DIV/0!	#DIV/0!	110.00	07	202309080051614		LAND TABLE 07	0	0	5/12/2023	RES SINGLE FAMILY	401	FF			
41-13-21-351-039	440 NW OAKLEIGH RD	08/06/24	\$370,000	WD	03-ARMS LENGTH	\$370,000	\$167,800	45.35	\$385,010	\$74,861	\$70,771	106.9	220.0	0.00	0.00	\$700	#DIV/0!	#DIV/0!	75.00	07	202409130050840		LAND TABLE 07	0	0	5/12/2023	RES SINGLE FAMILY	401	FF			
41-13-21-476-021	433 NW CHARLOTTE AVE	03/04/25	\$75,000	WD	03-ARMS LENGTH	\$75,000	\$23,900	31.73	\$61,797	\$75,000	\$61,797	93.3	140.0	0.00	0.00	\$803	#DIV/0!	#DIV/0!	75.00	07	202504100052453		LAND TABLE 07	0	0	4/23/2025	RES VAC	402	FF			
41-13-21-477-004	528 NW CHARLOTTE AVE	07/18/24	\$335,000	WD	03-ARMS LENGTH	\$335,000	\$147,500	44.03	\$321,419	\$73,378	\$61,797	93.3	140.0	0.00	0.00	\$807	#DIV/0!	#DIV/0!	75.00	07	202407300049844		LAND TABLE 07	0	0	5/22/2023	RES SINGLE FAMILY	401	FF			
41-13-21-426-023	720 NW OAKHURST AVE	05/02/23	\$295,000	WD	03-ARMS LENGTH	\$295,000	\$96,600	32.75	\$279,080	\$77,717	\$61,797	93.3	140.0	0.00	0.00	\$833	#DIV/0!	#DIV/0!	75.00	07	202309200056204		LAND TABLE 07	0	0	5/3/2023	RES SINGLE FAMILY	401	FF			
41-13-20-476-022	653 NW MAYNARD AVE	07/20/23	\$295,000	WD	03-ARMS LENGTH	\$295,000	\$103,100	34.95	\$286,295	\$117,553	\$88,848	134.2	320.0	0.00	0.00	\$878	#DIV/0!	#DIV/0!	100.00	07	202308040044047		LAND TABLE 07	0	0	5/9/2023	RES SINGLE FAMILY	401	FF			
41-13-21-478-009	478 NW FAIRFIELD AVE	02/14/25	\$248,000	WD	03-ARMS LENGTH	\$248,000	\$104,100	41.98	\$227,857	\$82,280	\$62,137	93.9	142.6	0.00	0.00	\$877	#DIV/0!	#DIV/0!	75.00	07	202502200090442		LAND TABLE 07	0	0	5/13/2023	RES SINGLE FAMILY	401	FF			
41-13-21-102-010	1100 NW BROWNWOOD AVE	03/28/25	\$410,000	WD	03-ARMS LENGTH	\$410,000	\$175,900	42.90	\$385,903	\$84,335	\$62,238	91.0	124.1	0.00	0.00	\$827	#DIV/0!	#DIV/0!	77.00	07	20250410018623		LAND TABLE 07	0	0	5/9/2023	RES SINGLE FAMILY	401	FF			
41-13-21-127-001	1150 NW MAPLEGROVE DR	08/14/20	\$400,000	WD	03-ARMS LENGTH	\$400,000	\$168,100	42.03	\$386,995	\$112,174	\$79,169	116.6	225.7	0.00	0.00	\$938	#DIV/0!	#DIV/0!	75.00	07	202409110050285		LAND TABLE 07	0	0	4/19/2023	RES SINGLE FAMILY	401	FF			
41-13-21-202-003	2630 NW LEONARD ST	02/27/24	\$560,000	WD	03-ARMS LENGTH	\$560,000	\$216,700	38.78	\$505,009	\$175,977	\$120,886	182.8	313.0	1.58	1.58	\$963	\$111,307	\$2.56	220.00	07	202403010010492		LAND TABLE 07	0	0	5/11/2023	RES SINGLE FAMILY	401	FF			
41-13-21-428-023	654 NW FAIRFIELD AVE	03/01/24	\$355,000	WD	03-ARMS LENGTH	\$355,000	\$121,000	34.00	\$326,731	\$89,916	\$61,647	93.1	138.9	0.00	0.00	\$966	#DIV/0!	#														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3				
41-13-27-179-008	34 NW LURAY AVE	09/01/23	\$245,000	WD	03-ARMS LENGTH	\$245,000	\$106,900	43.63	\$283,280	\$17,261	\$55,841	73.5	128.3	0.00	0.00	\$235	#DIV/0!	#DIV/0!	70.00	12	202309070051115		LAND TABLE 12	0	0	4/11/2023	RES SINGLE FAMILY	401	FF						
41-13-27-180-016	2144 NW VALLEY FORGE ST	05/31/23	\$475,000	WD	03-ARMS LENGTH	\$475,000	\$153,800	40.80	\$593,787	\$29,982	\$56,849	74.8	130.0	0.00	0.00	\$375	#DIV/0!	#DIV/0!	74.80	12	202306060312228		LAND TABLE 12	0	0	4/12/2023	RES SINGLE FAMILY	401	FF						
41-13-27-102-011	2252 NW LAKE MICHIGAN DR	05/31/23	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$119,400	41.89	\$295,633	\$49,277	\$59,910	78.8	128.0	0.00	0.00	\$625	#DIV/0!	#DIV/0!	100.00	12	2023080200300611		LAND TABLE 12	0	0	5/30/2023	RES SINGLE FAMILY	401	FF						
41-13-27-179-007	42 NW LURAY AVE	10/22/24	\$340,000	PTA	03-ARMS LENGTH	\$340,000	\$164,700	48.44	\$346,626	\$51,368	\$57,994	76.3	128.0	0.00	0.00	\$673	#DIV/0!	#DIV/0!	85.00	12	202410250060449		LAND TABLE 12	0	0	4/11/2023	RES SINGLE FAMILY	401	FF						
41-13-27-162-016	2314 NW LAKE MICHIGAN DR	03/15/24	\$277,000	WD	03-ARMS LENGTH	\$277,000	\$0	0.00	\$288,402	\$83,312	\$74,714	98.3	215.0	0.41	0.41	\$847	\$304,698	\$4.70	82.50	12	202403210013893		LAND TABLE 12	0	0	4/12/2023	RES SINGLE FAMILY	401	FF						
41-13-27-126-011	335 NW EDISON PARK AVE	11/29/24	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$148,400	45.66	\$307,931	\$81,648	\$63,579	85.0	130.0	0.42	0.42	\$961	\$395,330	\$4.48	140.00	12	202412060060193		LAND TABLE 12	0	0	4/12/2023	RES SINGLE FAMILY	401	FF						
41-13-27-177-045	2145 NW VALLEY FORGE ST	03/06/25	\$445,000	WD	03-ARMS LENGTH	\$445,000	\$205,000	46.07	\$425,504	\$73,509	\$54,013	71.1	120.0	0.00	0.00	\$1,034	#DIV/0!	#DIV/0!	70.00	12	202503130012996		LAND TABLE 12	0	0	4/12/2023	RES SINGLE FAMILY	401	FF						
41-13-27-153-025	85 NW CANYON DR	08/28/24	\$315,000	WD	03-ARMS LENGTH	\$315,000	\$138,000	43.81	\$287,349	\$86,770	\$59,119	77.8	132.0	0.00	0.00	\$1,115	#DIV/0!	#DIV/0!	75.00	12	202409040048449		LAND TABLE 12	0	0	10/3/2023	RES SINGLE FAMILY	401	FF						
41-13-27-126-030	2218 NW SHENANDOH DR	10/21/24	\$340,500	WD	03-ARMS LENGTH	\$340,500	\$149,000	43.76	\$307,841	\$93,778	\$61,219	80.6	144.0	0.00	0.00	\$1,164	#DIV/0!	#DIV/0!	83.00	12	202410250060401		LAND TABLE 12	0	0	5/30/2025	RES SINGLE FAMILY	401	FF						
41-13-27-152-018	78 NW CANYON DR	08/16/24	\$400,000	WD	03-ARMS LENGTH	\$400,000	\$173,400	43.35	\$382,849	\$99,042	\$69,991	80.3	140.6	0.00	0.00	\$1,222	#DIV/0!	#DIV/0!	103.22	12	202402090047629		LAND TABLE 12	0	0	4/12/2023	RES SINGLE FAMILY	401	FF						
41-13-27-127-026	218 NW LURAY AVE	01/22/24	\$337,900	WD	03-ARMS LENGTH	\$337,900	\$110,400	32.67	\$284,221	\$99,464	\$55,785	73.4	128.0	0.00	0.00	\$1,355	#DIV/0!	#DIV/0!	70.00	12	202402020005584		LAND TABLE 12	0	0	4/11/2023	RES SINGLE FAMILY	401	FF						
41-13-27-178-001	2060 NW SIBBLEY ST	08/04/23	\$329,000	WD	03-ARMS LENGTH	\$329,000	\$109,300	33.22	\$280,332	\$105,006	\$56,338	74.1	127.0	0.00	0.00	\$1,417	#DIV/0!	#DIV/0!	75.00	12	202308150046172		LAND TABLE 12	0	1	4/13/2023	RES SINGLE FAMILY	401	FF						
41-13-27-177-002	2138 NW SIBBLEY ST	10/01/24	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$144,000	41.14	\$298,358	\$105,961	\$54,319	71.5	120.0	0.00	0.00	\$1,483	#DIV/0!	#DIV/0!	72.00	12	202410090056558		LAND TABLE 12	0	0	4/13/2023	RES SINGLE FAMILY	401	FF						
41-13-27-129-011	229 NW LURAY AVE	06/29/23	\$385,000	WD	03-ARMS LENGTH	\$385,000	\$118,700	32.52	\$298,484	\$123,632	\$56,116	73.8	126.0	0.00	0.00	\$1,661	#DIV/0!	#DIV/0!	75.00	12	202307090037447		LAND TABLE 12	0	0	4/13/2023	RES SINGLE FAMILY	401	FF						
41-13-27-180-005	2040 NW VALLEY FORGE ST	08/13/24	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$128,600	36.74	\$272,154	\$135,442	\$57,596	75.8	137.0	0.00	0.00	\$1,787	#DIV/0!	#DIV/0!	60.00	12	202405160051283		LAND TABLE 12	0	0	4/12/2023	RES SINGLE FAMILY	401	FF						
Totals:						\$5,179,400	\$2,099,600		\$4,833,251	\$1,231,532	\$885,383	1,165.0		0.83	0.83																				
						Sale Ratio =>	38.80	Average						Average						Average															
						Std. Dev. =>	11.71	per FF=>						per Net Acre=>						per SqFt=>															
								Libe=>						\$ 1.067																					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ass. when Sold	Assd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3		
41-13-13-330-011	1437 NW QUARRY AVE	05/08/23	\$439,000	WD	03-ARMS LENGTH	\$439,000	\$176,800	40.27	\$490,344	\$53,147	\$53,147	60.6	115.0	0.16	0.16	\$195	\$73,311	\$1.68	61.00	RMW4	202305110026196				0/21/2017	RES MULTI - CONV	401	FF					
41-13-13-378-011	1618 NW HAMILTON AVE	03/02/24	\$139,500	WD	03-ARMS LENGTH	\$139,500	\$54,300	38.92	\$156,339	\$9,658	\$26,897	49.4	115.0	0.11	0.11	\$159	\$87,009	\$2.00	42.00	17	202403270015173				0	10/24/2024	RES SINGLE FAMILY	401	FF				
41-13-13-378-012	509 NW CROSBY ST	04/05/24	\$132,000	WD	03-ARMS LENGTH	\$132,000	\$63,900	48.41	\$138,085	\$12,024	\$18,109	33.1	95.5	0.06	0.06	\$363	\$210,947	\$4.84	26.00	17	202404080017081				0	4/11/2016	RES SINGLE FAMILY	401	FF				
41-13-13-383-044	1231 NW HAMILTON AVE	05/02/24	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$117,600	48.00	\$251,578	\$22,926	\$34,504	63.1	90.0	0.17	0.17	\$363	\$138,945	\$3.19	80.00	17	202405060023883				0	6/21/2017	RES SINGLE FAMILY	401	FF				
41-13-13-453-001	408 NW CROSBY ST	12/13/24	\$163,532	PTA	03-ARMS LENGTH	\$163,532	\$76,200	46.60	\$162,544	\$21,751	\$30,763	38.0	65.0	0.07	0.07	\$573	\$124,642	\$7.45	45.00	17				0	4/11/2016	RES SINGLE FAMILY	401	FF					
41-13-13-377-024	1715 NW HAMILTON AVE	10/07/24	\$194,000	WD	03-ARMS LENGTH	\$194,000	\$89,800	46.19	\$192,003	\$38,946	\$36,949	67.5	120.0	0.20	0.20	\$577	\$197,695	\$4.54	66.00	17	202410100056733				0	5/16/2016	RES SINGLE FAMILY	401	FF				
41-13-13-333-008	1416 NW BROADWAY AVE	07/21/23	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$81,900	34.85	\$230,421	\$39,331	\$34,752	63.5	115.0	0.17	0.17	\$619	\$226,640	\$5.19	66.00	17	202307280042352				0	4/11/2016	RES SINGLE FAMILY	401	FF				
41-13-13-382-016	1219 NW QUARRY AVE	03/05/25	\$147,000	WD	19-MULTI PARCEL ARMS LENGTH	\$147,000	\$66,200	45.03	\$143,734	\$20,437	\$17,171	31.4	90.0	0.05	0.05	\$651	\$393,019	\$9.02	25.00	17	202503130013125				0	4/11/2016	RES SINGLE FAMILY	401	FF				
41-13-13-380-006	1332 NW BROADWAY AVE	02/26/25	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$103,700	45.09	\$224,452	\$26,765	\$21,217	38.8	115.0	0.08	0.08	\$690	\$347,597	\$7.98	29.00	RMW2	202502280010762				0	4/11/2016	RES MULTI - CONV	401	FF				
41-13-13-377-003	1722 NW ELIZABETH AVE	07/09/24	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$113,500	45.40	\$239,527	\$50,250	\$39,877	77.9	122.0	0.22	0.22	\$691	\$224,777	\$5.16	74.00	RMW2	202408290049486				0	9/11/2019	RES MULTI - BLT AS	401	FF				
41-13-13-153-015	1626 NW MCNEYNOLDS AVE	04/18/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$69,800	34.05	\$195,645	\$33,483	\$24,128	44.1	101.0	0.09	0.09	\$759	\$360,032	\$8.27	39.70	17	202304280023177				0	4/11/2016	RES SINGLE FAMILY	401	FF				
41-13-13-328-024	1551 NW BROADWAY AVE	09/06/24	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$118,800	44.00	\$255,997	\$47,798	\$33,795	61.8	115.0	0.17	0.17	\$774	\$287,940	\$6.61	63.00	RMW2	202409170051636				0	4/11/2016	RES MULTI - CONV	401	FF				
41-13-13-384-016	1237 NW BROADWAY AVE	05/06/24	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$75,700	43.26	\$161,413	\$43,006	\$29,419	53.8	115.0	0.13	0.13	\$600	\$325,803	\$7.48	50.00	17	202405070024098				0	4/11/2016	RES SINGLE FAMILY	401	FF				
41-13-13-377-022	1726 NW HAMILTON AVE	12/19/24	\$210,000	CD	03-ARMS LENGTH	\$210,000	\$99,400	43.05	\$194,139	\$44,391	\$29,290	51.7	131.0	0.13	0.13	\$654	\$350,484	\$9.05	42.00	RMW2	202501090001610				0	4/11/2016	RES MULTI - CONV	401	FF				
41-13-13-327-006	1560 NW QUARRY AVE	11/14/23	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$84,700	39.40	\$200,379	\$39,574	\$24,953	45.6	115.0	0.10	0.10	\$668	\$395,740	\$9.08	38.00	RMW2	202311150066632				0	4/11/2016	RES MULTI - CONV	401	FF				
41-13-13-332-001	1450 NW HAMILTON AVE	08/10/24	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$109,700	45.71	\$225,709	\$38,564	\$24,273	44.4	73.0	0.09	0.09	\$669	\$433,303	\$9.95	53.00	17	202409100049907				0	4/11/2016	RES SINGLE FAMILY	401	FF				
41-13-13-326-006	553 NW WEBSTER ST	02/05/25	\$210,000	WD	03-ARMS LENGTH	\$210,000	\$86,800	41.33	\$186,935	\$56,922	\$33,857	61.9	100.0	0.16	0.16	\$620	\$349,215	\$8.02	71.00	17	202502100007184				0	4/12/2016	RES SINGLE FAMILY	401	FF				
41-13-13-382-003	536 NW CROSBY ST	08/29/24	\$251,500	WD	03-ARMS LENGTH	\$251,500	\$105,500	41.85	\$225,058	\$53,450	\$27,008	49.4	104.4	0.11	0.11	\$1,093	\$473,099	\$19.98	47.00	17	202408090049508				0	5/20/2021	RES SINGLE FAMILY	401	FF				
41-13-13-332-016	1443 NW BROADWAY AVE	03/06/25	\$202,000	WD	03-ARMS LENGTH	\$202,000	\$75,300	37.28	\$161,916	\$74,636	\$34,752	63.5	115.0	0.17	0.17	\$1,178	\$430,092	\$9.87	66.00	RMW2	202503130013250				0	4/11/2016	RES MULTI - CONV	401	FF				
41-13-13-377-019	1315 NW QUARRY AVE	08/15/23	\$206,000	WD	03-ARMS LENGTH	\$206,000	\$60,900	29.56	\$168,338	\$63,007	\$25,345	46.3	115.0	0.10	0.10	\$1,360	\$611,718	\$14.04	39.00	17	2023090500050424				0	4/11/2016	RES SINGLE FAMILY	401	FF				
41-13-13-330-014	1425 NW QUARRY AVE	10/11/24	\$295,000	WD	03-ARMS LENGTH	\$295,000	\$115,500	38.15	\$247,264	\$76,182	\$30,466	55.7	115.0	0.14	0.14	\$1,404	\$558,443	\$12.92	53.00	RMW2	202410150057728				0	4/11/2016	RES MULTI - CONV	401	FF				
41-13-13-326-062	1523 NW QUARRY AVE	08/27/24	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$107,100	39.67	\$230,314	\$64,441	\$24,795	45.3	115.0	0.10	0.10	\$1,424	\$650,919	\$14.94	37.50	RMW2	202411090026230				0	3/12/2007	RES MULTI - CONV	401	FF				
41-13-13-379-013	1338 NW BROADWAY AVE	06/11/24	\$244,000	WD	03-ARMS LENGTH	\$244,000	\$82,800	25.74	\$193,921	\$80,545	\$30,466	55.7	115.0	0.14	0.14	\$1,446	\$575,221	\$13.21	53.00	17	202406240033465				0	9/12/2024	RES SINGLE FAMILY	401	FF				
41-13-13-383-003	508 NW CROSBY ST	03/20/24	\$175,000	MLC	03-ARMS LENGTH	\$175,000	\$48,000	27.43	\$129,048	\$73,694	\$27,742	50.7	116.7	0.12	0.12	\$1,453	\$604,049	\$13.87	43.00	17	202403210014033				0	7/22/2025	RES SINGLE FAMILY	401	FF				
41-13-13-352-004	1642 NW ALPINE AVE	11/07/24	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$76,400	37.27	\$162,953	\$87,345	\$25,196	46.1	104.0	0.10	0.10	\$1,460	\$672,450	\$15.44	42.00	17	202411120063994				0	4/11/2016	RES SINGLE FAMILY	401	FF				
41-13-13-451-010	1315 NW TURNER AVE	09/13/23	\$207,000	WD	03-ARMS LENGTH	\$207,000	\$61,200	29.57	\$169,972	\$56,881	\$21,653	39.6	115.0	0.08	0.08	\$1,482	\$742,797	\$17.05	30.00	17	202309260055245				0	5/21/2021	RES SINGLE FAMILY	401	FF				
41-13-13-330-009	1449 NW QUARRY AVE	12/13/24	\$283,000	WD	03-ARMS LENGTH	\$283,000	\$107,500	37.99	\$233,892	\$74,219	\$25,111	45.9	66.0	0.09	0.09	\$1,617	\$806,728	\$18.62	61.00	RMW2	202412170071479				0	4/11/2016	RES MULTI - CONV	401	FF				
41-13-13-326-057	1539 NW QUARRY AVE	05/28/24	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$98,000	37.69	\$210,774	\$73,783	\$24,557	44.9	115.0	0.10	0.10	\$1,644	\$752,888	\$17.28	37.00	RMW2	202406030029247				0	3/12/2007	RES MULTI - CONV	401	FF				
41-13-13-328-021	1561 NW BROADWAY AVE	04/03/24	\$220,000	WD	03-ARMS LENGTH	\$220,000	\$80,400	36.55	\$172,105	\$70,382	\$22,887	41.5	104.9	0.07	0.07	\$1,762	\$966,877	\$22.20	35.30	17	202405010029985				0	4/11/2016	RES SINGLE FAMILY	401	FF				
41-13-13-328-014	1512 NW HAMILTON AVE	03/07/25	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$81,700	34.77	\$172,596	\$91,623	\$29,419	53.8	115.0	0.13	0.13	\$1,707	\$969,629	\$19.07	50.00	17	202503170013601				0	4/11/2016	RES SINGLE FAMILY	401	FF				
Totals:						\$6,748,532	\$2,659,900		\$6,097,395	\$1,481,987	\$30,850	1,518.9			3.82	3.82																	
						Sale Ratio >>	39.41			Average per FF >>	\$976			Average per Net Acre >>	409,581.89			Average per SqFt >>	\$9.40														
						Std Dev >>	6.12			Use >>>	\$976																						

Parcel Number	Street Address	Sale Date	Sale Price	Instn	Terms of Sale	Adj. Sale \$	Ass. when Sold	Ass./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Area	Dollars/FF	Dollars/Car	Dollars/SqFt	Actual Front	ECF Area	Use/Pg	Other Parcels In Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3			
13-13-14-405-027	1254 NW GARFIELD AVE	03/14/24	\$170,000	WD	03-ARMS LENGTH	\$170,000	\$50,800	47.48	\$177,964	\$3,250	\$24,214	25.2	57.4	0.00	0.00	\$128	HWOV1	HWOV1	36.52	20	202404030016377		LAND TABLE 20	0	0	4/28/2023	RES SINGLE FAMILY	401	FF					
13-13-14-406-022	1329 NW MYRILE ST	01/19/25	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$174,400	69.58	\$186,739	\$6,688	\$51,727	52.9	129.6	0.00	0.00	\$139	HWOV1	HWOV1	50.00	20	202501200004206		LAND TABLE 20	0	0	4/18/2023	RES SINGLE FAMILY	401	FF					
13-13-14-409-019	1533 NW EMERSON AVE	04/12/23	\$241,000	WD	03-ARMS LENGTH	\$241,000	\$101,500	42.12	\$280,386	\$8,988	\$48,374	50.4	124.1	0.00	0.00	\$178	HWOV1	HWOV1	49.60	20	202304280022880		LAND TABLE 20	0	0	4/28/2023	RES SINGLE FAMILY	401	FF					
13-13-14-426-013	1520 NW TAMARACK AVE	10/19/23	\$132,500	WD	03-ARMS LENGTH	\$132,500	\$141,200	45.18	\$380,500	\$12,119	\$60,119	62.7	131.0	0.18	0.18	\$139	HWOV1	HWOV1	11.55	60.00	202310190060188		LAND TABLE 20	0	0	4/27/2023	RES SINGLE FAMILY	401	FF					
13-13-14-405-015	1221 NW POWERS AVE	12/15/23	\$180,000	WD	03-ARMS LENGTH	\$180,000	\$86,000	47.56	\$210,621	\$6,482	\$39,313	41.0	92.2	0.00	0.00	\$207	HWOV1	HWOV1	46.44	20	202321180071341		LAND TABLE 20	0	0	5/2/2023	RES SINGLE FAMILY	401	FF					
13-13-14-406-011	1029 NW CROSBY ST	08/04/24	\$244,000	WD	03-ARMS LENGTH	\$244,000	\$196,200	45.27	\$271,966	\$10,368	\$42,266	46.1	122.0	0.00	0.00	\$277	HWOV1	HWOV1	48.20	20	202401200040896		LAND TABLE 20	0	0	4/27/2023	RES SINGLE FAMILY	401	FF					
13-13-14-404-026	1531 NW TAMARACK AVE	08/14/23	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$118,800	43.24	\$297,891	\$17,204	\$40,995	41.8	131.1	0.00	0.00	\$411	HWOV1	HWOV1	40.00	20	202308020047318		LAND TABLE 20	0	0	4/27/2023	RES SINGLE FAMILY	401	FF					
13-13-14-428-006	1542 NW FREMONT AVE	02/18/25	\$190,000	WD	03-ARMS LENGTH	\$190,000	\$94,900	49.95	\$211,726	\$17,567	\$30,093	40.8	103.0	0.00	0.00	\$426	HWOV1	HWOV1	44.00	20	202503040011227		LAND TABLE 20	0	0	5/2/2023	RES SINGLE FAMILY	401	FF					
13-13-14-403-003	1533 NW EMERSON AVE	08/04/23	\$244,000	WD	03-ARMS LENGTH	\$244,000	\$100,400	42.27	\$283,621	\$9,600	\$48,374	50.4	124.1	0.00	0.00	\$178	HWOV1	HWOV1	49.60	20	202304280022880		LAND TABLE 20	0	0	4/27/2023	RES SINGLE FAMILY	401	FF					
13-13-14-434-028	1423 NW ALPINE AVE	03/12/25	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$110,800	48.17	\$255,837	\$22,572	\$48,409	50.5	130.0	0.15	0.15	\$447	HWOV1	HWOV1	33.57	48.00	2025052001561		LAND TABLE 20	0	0	4/26/2023	RES SINGLE FAMILY	401	FF					
13-13-14-376-017	1337 NW ARIANNA ST	02/14/25	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$150,900	50.30	\$341,276	\$48,726	\$88,002	91.8	124.8	0.00	0.00	\$509	HWOV1	HWOV1	48.50	20	202502190088084		LAND TABLE 20	0	0	4/18/2023	RES SINGLE FAMILY	401	FF					
13-13-13-301-042	1358 NW DAVIS AVE	12/20/24	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$132,400	48.00	\$293,229	\$25,600	\$40,919	45.8	130.0	0.00	0.00	\$561	HWOV1	HWOV1	44.00	20	202410120073966		LAND TABLE 20	0	0	5/4/2023	RES SINGLE FAMILY	401	FF					
13-13-14-405-002	1240 NW GARFIELD AVE	08/04/24	\$210,000	WD	03-ARMS LENGTH	\$210,000	\$109,400	43.23	\$249,478	\$14,623	\$26,902	53.1	117.9	0.00	0.00	\$316	HWOV1	HWOV1	45.50	20	202408010000082		LAND TABLE 20	0	0	4/27/2023	RES SINGLE FAMILY	401	FF					
13-13-14-405-008	1250 NW GARFIELD AVE	05/10/23	\$139,300	WD	03-ARMS LENGTH	\$139,300	\$59,500	42.71	\$148,675	\$15,296	\$24,631	25.7	57.4	0.00	0.00	\$94	HWOV1	HWOV1	36.44	20	202306120025059		LAND TABLE 20	0	0	4/28/2023	RES SINGLE FAMILY	401	FF					
13-13-14-408-007	1024 NW COURTNEY ST	12/06/24	\$286,000	WD	03-ARMS LENGTH	\$286,000	\$133,200	46.57	\$298,500	\$30,394	\$42,884	44.7	124.0	0.13	0.13	\$680	HWOV1	HWOV1	243.152	85.58	44.00	20	2024120007247		LAND TABLE 20	0	0	4/20/2023	RES SINGLE FAMILY	401	FF			
13-13-13-303-013	1534 NW HUBBARD AVE	01/22/24	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$119,000	44.93	\$237,302	\$15,364	\$42,266	46.1	122.0	0.00	0.00	\$287	HWOV1	HWOV1	48.00	20	202401200040896		LAND TABLE 20	0	0	5/4/2023	RES MULTI-FAMILY CONV	401	FF					
13-13-13-303-005	1340 NW ANDERSON PL	02/26/23	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$70,000	40.29	\$187,549	\$11,966	\$44,415	46.3	71.5	0.00	0.00	\$688	HWOV1	HWOV1	44.00	20	202311100036522		LAND TABLE 20	0	0	5/4/2023	RES SINGLE FAMILY	401	FF					
13-13-14-326-046	1335 NW MYRILE ST	09/29/23	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$112,200	41.56	\$284,396	\$50,602	\$64,998	67.8	98.0	0.17	0.17	\$477	HWOV1	HWOV1	59.67	75.00	202310030056936		LAND TABLE 20	0	0	4/18/2023	RES SINGLE FAMILY	401	FF					
13-13-14-388-002	1229 NW VALLEY AVE	05/26/23	\$220,000	WD	03-ARMS LENGTH	\$220,000	\$91,000	41.56	\$225,473	\$31,552	\$37,025	38.8	113.8	0.00	0.00	\$817	HWOV1	HWOV1	40.00	20	202306010030251		LAND TABLE 20	0	0	4/27/2023	RES SINGLE FAMILY	401	FF					
13-13-14-326-001	1521 NW EMERSON AVE	08/22/24	\$261,000	WD	03-ARMS LENGTH	\$261,000	\$115,800	46.32	\$296,718	\$41,656	\$48,574	50.4	124.1	0.00	0.00	\$1296	HWOV1	HWOV1	49.60	20	202408010000082		LAND TABLE 20	0	0	4/27/2023	RES SINGLE FAMILY	401	FF					
13-13-14-404-034	1508 NW PINE AVE	05/25/23	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$87,100	40.51	\$218,472	\$34,830	\$38,202	39.9	108.0	0.00	0.00	\$282	HWOV1	HWOV1	42.12	20	202306060031311		LAND TABLE 20	0	0	5/2/2023	RES SINGLE FAMILY	401	FF					
13-13-13-309-005	1434 NW HUBBARD AVE	12/7/23	\$239,800	WD	03-ARMS LENGTH	\$239,800	\$97,600	49.68	\$242,888	\$34,036	\$37,024	38.8	130.8	0.00	0.00	\$882	HWOV1	HWOV1	37.00	20	202312290079830		LAND TABLE 20	0	0	7/9/2024	RES SINGLE FAMILY	401	FF					
13-13-14-478-040	807 NW CROSBY ST	02/21/25	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$99,000	45.30	\$201,229	\$59,019	\$61,348	62.9	122.0	0.00	0.00	\$358	HWOV1	HWOV1	40.00	20	202502280018186		LAND TABLE 20	0	0	4/21/2023	RES SINGLE FAMILY	401	FF					
13-13-14-403-005	1038 NW RICHMOND ST	08/29/23	\$224,500	WD	03-ARMS LENGTH	\$224,500	\$84,800	37.77	\$223,307	\$36,900	\$35,713	37.2	115.3	0.00	0.00	\$991	HWOV1	HWOV1	40.00	20	202309070051280		LAND TABLE 20	0	0	4/25/2023	RES SINGLE FAMILY	401	FF					
13-13-14-405-009	1148 NW CROSBY ST	07/28/23	\$210,000	WD	03-ARMS LENGTH	\$210,000	\$81,500	38.81	\$208,574	\$42,744	\$41,518	43.1	110.0	0.00	0.00	\$992	HWOV1	HWOV1	48.00	20	202308030040859		LAND TABLE 20	0	0	4/20/2023	RES SINGLE FAMILY	401	FF					
13-13-14-406-002	1662 NW RICHMOND ST	12/30/24	\$199,900	WD	03-ARMS LENGTH	\$199,900	\$105,700	46.04	\$207,094	\$44,114	\$44,308	43.1	115.0	0.00	0.00	\$1108	HWOV1	HWOV1	40.00	20	202501090009318		LAND TABLE 20	0	0	4/25/2023	RES SINGLE FAMILY	401	FF					
13-13-14-401-014	1512 NW POWERS AVE	01/11/24	\$172,000	WD	03-ARMS LENGTH	\$172,000	\$91,000	41.01	\$205,127	\$16,277	\$24,214	52.4	121.9	0.00	0.00	\$124	HWOV1	HWOV1	40.00	20	202401200040896		LAND TABLE 20	0	0	5/1/2023	RES SINGLE FAMILY	401	FF					
13-13-14-381-002	10112A NW COURTNEY ST	10/11/24	\$192,500	WD	03-ARMS LENGTH	\$192,500	\$83,300	43.27	\$196,886	\$41,832	\$38,218	37.8	124.8	0.00	0.00	\$108	HWOV1	HWOV1	37.04	20	20241020005445		LAND TABLE 20	0	0	4/20/2023	RES SINGLE FAMILY	401	FF					
13-13-14-402-005	1044 NW MYRILE ST	10/24/24	\$227,000	WD	03-ARMS LENGTH	\$227,000	\$88,400	37.62	\$220,950	\$44,774	\$34,724	40.4	132.0	0.00	0.00	\$119	HWOV1	HWOV1	38.50	20	202403010401201		LAND TABLE 20	0	0	4/24/2023	RES SINGLE FAMILY	401	FF					
13-13-14-378-027	1252 NW ARIANNA ST	03/29/24	\$297,000	WD	03-ARMS LENGTH	\$297,000	\$131,200	44.18	\$291,544	\$36,818	\$33,662	33.0	81.8	0.00	0.00	\$1,110	HWOV1	HWOV1	40.00	20	202402090006493		LAND TABLE 20	0	0	9/18/2023	RES SINGLE FAMILY	401	FF					
13-13-14-403-018	1508 NW POWERS AVE	07/02/24	\$212,000	WD	03-ARMS LENGTH	\$212,000	\$91,400	41.23	\$216,494	\$31,344	\$39,869	38.5	113.0	0.00	0.00	\$1127	HWOV1	HWOV1	40.00	20	202407010000082		LAND TABLE 20	0	0	5/2/2023	RES SINGLE FAMILY	401	FF					
13-13-14-405-011	1408 NW GARFIELD AVE	02/29/24	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$101,500	38.30	\$257,705	\$48,064	\$41,399	43.2	122.8	0.00	0.00	\$1,128	HWOV1	HWOV1	42.50	20	202403050011135		LAND TABLE 20	0	0	4/28/2023	RES SINGLE FAMILY	401	FF					
13-13-14-382-013	1299 NW GARFIELD AVE	02/29/24	\$260,000	PTA	03-ARMS LENGTH	\$260,000	\$100,700	38.54	\$249,180	\$37,534	\$36,714	61.2	92.7	0.00	0.00	\$1,188	HWOV1	HWOV1	42.75	20	202403050011135		LAND TABLE 20	0	0	4/28/2023	RES MULTI-FAMILY CONV	401	FF					
13-13-14-403-010	1543 NW ANDERSON PL	01/22/24	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$117,000	43.98	\$283,221	\$40,963	\$47,129	51.2	129.8	0.00	0.00	\$1,187	HWOV1	HWOV1	48.50															

Parcel Number	Street Address	Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Std. when Sold	Appraisal	Land Record	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollar\$/FF	Dollar\$/Ac	Dollar\$/SqF	Actual Front	ECF Area	Liberal/Pg	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3		
41-13-23-233-020	1051 NW ALPINE AVE	08/18/24	\$251,000	WD	03 ARMS LENGTH	\$251,000	\$129,000	51.39	\$288,459	\$18,736	\$56,195	59.1	169.0	0.00	0.00	\$317	HDV01	HDV01	50.00	RNMW2	202408230046437				4/25/2022	RES MULTI - CONV	401	FF				
41-13-23-289-008	916 NW FREMONT AVE	08/18/24	\$245,000	WD	03 ARMS LENGTH	\$245,000	\$121,400	49.55	\$298,326	\$33,222	\$55,958	69.4	130.0	0.00	0.00	\$398	HDV01	HDV01	66.00	21	202408150044754				1/17/2024	RES SINGLE FAMILY	401	FF				
41-13-23-128-011	1032 NW VAN BUREN AVE	09/20/24	\$299,900	WD	03 ARMS LENGTH	\$299,900	\$141,500	47.18	\$321,888	\$12,934	\$34,922	67.7	68.0	0.00	0.00	\$352	HDV01	HDV01	0.00	21	202405090653778				4/25/2022	RES SINGLE FAMILY	401	FF				
41-13-23-126-027	1249 NW MORGAN ST	08/18/23	\$275,000	WD	03 ARMS LENGTH	\$275,000	\$112,800	41.02	\$308,741	\$23,319	\$7,860	60.0	100.0	0.15	0.15	\$389	HDV01	HDV01	\$3.52	66.00	21	202309070051073				4/25/2022	RES SINGLE FAMILY	401	FF			
41-13-24-104-018	1055 NW MCREYNOLDS AVE	11/17/23	\$170,000	MLC	03 ARMS LENGTH	\$170,000	\$76,600	45.06	\$186,538	\$11,470	\$28,008	29.5	69.0	0.00	0.00	\$389	HDV01	HDV01	39.00	RNMW2	202311220067008				4/25/2022	RES MULTI - CONV	401	FF				
41-13-23-282-016	905 NW WALKER AVE	12/06/24	\$243,000	WD	03 ARMS LENGTH	\$243,000	\$115,000	47.23	\$286,875	\$19,384	\$42,959	49.2	107.1	0.00	0.00	\$434	HDV01	HDV01	47.00	21	202412020072275				4/25/2022	RES SINGLE FAMILY	401	FF				
41-13-24-151-024	915 NW MCREYNOLDS AVE	09/06/23	\$195,000	WD	03 ARMS LENGTH	\$195,000	\$80,000	41.03	\$211,594	\$14,818	\$31,512	33.1	122.0	0.00	0.00	\$450	HDV01	HDV01	33.00	RNMW2	202309180053301				10/14/2024	RES MULTI - CONV	401	FF				
41-13-23-129-035	1130 NW WHITE AVE	04/26/24	\$160,000	WD	03 ARMS LENGTH	\$160,000	\$72,800	45.50	\$174,642	\$11,948	\$31,790	33.4	120.0	0.00	0.00	\$513	HDV01	HDV01	34.20	21	20240408017112				4/25/2022	RES SINGLE FAMILY	401	FF				
41-13-23-231-008	1038 NW WIDDOCOMB AVE	08/06/24	\$260,000	WD	03 ARMS LENGTH	\$260,000	\$136,800	49.57	\$289,412	\$31,244	\$40,756	42.9	132.2	0.12	0.12	\$731	HDV01	HDV01	\$5.80	41.00	21	202408150044754				2/6/2025	RES SINGLE FAMILY	401	FF			
41-13-23-204-019	1125 NW TAMARACK AVE	06/19/23	\$155,000	WD	03 ARMS LENGTH	\$155,000	\$61,100	39.42	\$162,100	\$24,778	\$31,383	31.0	121.0	0.00	0.00	\$796	HDV01	HDV01	33.00	21	20231009006621				4/25/2022	RES SINGLE FAMILY	401	FF				
41-13-23-205-031	1010 NW GARFIELD AVE	08/15/23	\$200,000	WD	03 ARMS LENGTH	\$200,000	\$95,000	41.65	\$242,720	\$44,477	\$7,197	60.1	121.6	0.00	0.00	\$740	HDV01	HDV01	60.00	RNMW2	202309010050151				4/25/2022	RES SINGLE FAMILY	401	FF				
41-13-23-203-013	1000 NW JENNETTE AVE	05/03/24	\$255,000	WD	03 ARMS LENGTH	\$255,000	\$118,100	48.31	\$259,740	\$26,759	\$31,505	33.1	79.0	0.00	0.00	\$808	HDV01	HDV01	41.00	RNMW2	202405130025029				4/26/2022	RES MULTI - CONV	401	FF				
41-13-24-106-003	1048 NW DAVIS AVE	10/13/24	\$235,000	WD	03 ARMS LENGTH	\$235,000	\$104,200	44.24	\$240,079	\$35,028	\$46,107	42.2	122.0	0.00	0.00	\$831	HDV01	HDV01	42.00	21	202410140057448				4/27/2022	RES SINGLE FAMILY	401	FF				
41-13-23-208-015	1051 NW TAMARACK AVE	10/02/23	\$301,000	WD	03 ARMS LENGTH	\$301,000	\$124,400	41.20	\$305,203	\$42,872	\$47,676	49.8	121.0	0.00	0.00	\$896	HDV01	HDV01	49.50	RNMW2	202310040037811				4/25/2022	RES MULTI - CONV	401	FF				
41-13-23-253-016	963 NW PINE AVE	02/14/25	\$215,000	WD	03 ARMS LENGTH	\$215,000	\$99,200	46.14	\$218,188	\$34,795	\$73,883	39.9	120.6	0.00	0.00	\$871	HDV01	HDV01	40.00	RNMW2	202502170008507				4/25/2022	RES MULTI - CONV	401	FF				
41-13-23-282-013	931 NW WALKER AVE	05/08/24	\$295,000	WD	03 ARMS LENGTH	\$295,000	\$125,000	42.68	\$290,801	\$78,590	\$74,360	78.2	175.0	0.00	0.00	\$1,005	HDV01	HDV01	65.01	21	202405140025241				4/25/2022	RES SINGLE FAMILY	401	FF				
41-13-24-104-013	1010 NW ALPINE AVE	04/23/24	\$238,000	WD	03 ARMS LENGTH	\$238,000	\$106,500	44.76	\$232,520	\$37,192	\$31,512	33.1	122.0	0.00	0.00	\$1,122	HDV01	HDV01	33.00	RNMW2	202404000223219				4/28/2022	RES MULTI - CONV	401	FF				
41-13-24-103-014	1118 NW DAVIS AVE	12/20/23	\$185,000	WD	03 ARMS LENGTH	\$185,000	\$65,600	35.46	\$178,556	\$37,659	\$31,512	33.1	122.0	0.00	0.00	\$1,145	HDV01	HDV01	33.00	21	2024011001002008				4/27/2022	RES SINGLE FAMILY	401	FF				
41-13-24-152-021	927 NW DAVIS AVE	07/31/24	\$198,000	WD	03 ARMS LENGTH	\$198,000	\$83,000	41.92	\$191,359	\$38,153	\$31,512	33.1	122.0	0.00	0.00	\$1,151	HDV01	HDV01	33.00	21	202408190045383				4/27/2022	RES SINGLE FAMILY	401	FF				
41-13-23-205-026	1017 NW LINCOLN AVE	11/21/24	\$287,500	WD	03 ARMS LENGTH	\$287,500	\$121,800	42.37	\$278,640	\$46,900	\$38,040	40.0	121.0	0.00	0.00	\$1,173	HDV01	HDV01	40.00	21	202412120070426				4/25/2022	RES SINGLE FAMILY	401	FF				
41-13-23-233-023	1037 NW ALPINE AVE	09/20/24	\$224,500	WD	03 ARMS LENGTH	\$224,500	\$91,000	40.53	\$208,269	\$72,420	\$56,195	55.1	168.0	0.00	0.00	\$1,226	HDV01	HDV01	36.00	21	202409040035384				4/28/2022	RES SINGLE FAMILY	401	FF				
41-13-23-206-021	1021 NW POWERS AVE	08/19/24	\$257,500	WD	03 ARMS LENGTH	\$257,500	\$106,700	41.44	\$244,939	\$39,514	\$38,253	40.3	123.0	0.00	0.00	\$1,282	HDV01	HDV01	40.00	21	202405180051912				4/25/2022	RES SINGLE FAMILY	401	FF				
41-13-23-128-014	1055 NW WHITE AVE	11/27/24	\$249,900	WD	03 ARMS LENGTH	\$249,900	\$104,300	41.74	\$239,463	\$41,561	\$31,124	32.7	100.0	0.00	0.00	\$1,270	HDV01	HDV01	36.00	21	20241203008282				4/22/2022	RES SINGLE FAMILY	401	FF				
41-13-23-231-010	1022 NW WIDDOCOMB AVE	04/25/23	\$260,000	WD	03 ARMS LENGTH	\$260,000	\$101,000	35.14	\$275,345	\$55,411	\$40,756	42.9	132.2	0.00	0.00	\$1,283	HDV01	HDV01	41.00	21	202305120026521				4/27/2022	RES SINGLE FAMILY	401	FF				
41-13-23-238-026	1243 NW MORGAN ST	02/04/25	\$290,000	WD	03 ARMS LENGTH	\$290,000	\$115,000	39.86	\$296,174	\$70,899	\$51,373	55.5	100.0	0.14	0.14	\$1,388	HDV01	HDV01	\$12.59	89.00	21	202403090018468				4/25/2022	RES SINGLE FAMILY	401	FF			
41-13-23-252-007	977 NW POWERS AVE	10/13/23	\$245,000	WD	03 ARMS LENGTH	\$245,000	\$83,400	34.04	\$227,463	\$55,505	\$37,968	39.9	120.5	0.00	0.00	\$1,390	HDV01	HDV01	40.00	21	202311030063431				4/25/2022	RES SINGLE FAMILY	401	FF				
41-13-23-277-007	963 NW JENNETTE AVE	03/10/25	\$210,000	WD	03 ARMS LENGTH	\$210,000	\$84,600	40.29	\$194,118	\$50,194	\$34,124	36.1	66.1	0.07	0.07	\$1,391	HDV01	HDV01	\$15.57	48.80	21	202503210014817				4/26/2022	RES SINGLE FAMILY	401	FF			
41-13-24-156-011	812 NW MCREYNOLDS AVE	12/06/23	\$265,300	WD	03 ARMS LENGTH	\$265,300	\$102,500	38.64	\$248,686	\$48,126	\$31,512	33.1	122.0	0.00	0.00	\$1,452	HDV01	HDV01	33.00	RNMW2	20231208009821				4/21/2022	RES MULTI - CONV	401	FF				
41-13-23-286-010	904 NW JENNETTE AVE	06/09/24	\$200,000	WD	03 ARMS LENGTH	\$200,000	\$122,300	40.63	\$208,609	\$34,411	\$32,070	34.8	84.6	0.00	0.00	\$1,452	HDV01	HDV01	64.00	RNMW2	202405150026960				4/26/2022	RES SINGLE FAMILY	401	FF				
41-13-23-208-026	1017 NW ELEVENTH ST	01/10/25	\$213,500	WD	03 ARMS LENGTH	\$213,500	\$92,500	38.64	\$188,836	\$59,752	\$36,088	37.9	108.9	0.00	0.00	\$1,575	HDV01	HDV01	40.00	21	202501210003456				6/3/2025	RES SINGLE FAMILY	401	FF				
41-13-23-231-014	1047 NW FREMONT AVE	10/19/23	\$260,000	WD	03 ARMS LENGTH	\$260,000	\$86,800	33.38	\$237,162	\$56,820	\$34,082	35.8	88.1	0.00	0.00	\$1,588	HDV01	HDV01	45.00	21	202310240061070				4/27/2022	RES SINGLE FAMILY	401	FF				
41-13-24-153-001	956 NW DAVIS AVE	02/19/25	\$355,000	WD	03 ARMS LENGTH	\$355,000	\$143,100	40.31	\$324,220	\$76,433	\$45,653	48.0	66.0	0.00	0.00	\$1,592	HDV01	HDV01	65.00	RNMW4	202502210009504				4/26/2022	RES MULTI - CONV	401	FF				
41-13-23-227-008	1108 NW WIDDOCOMB AVE	06/23/24	\$227,100	WD	03 ARMS LENGTH	\$227,100	\$71,900	30.28	\$211,762	\$62,260	\$37,242	39.2	122.0	0.00	0.00	\$1,596	HDV01	HDV01	39.00	21	202307070037799				4/27/2022	RES SINGLE FAMILY	401	FF				
41-13-23-202-022	1135 NW POWERS AVE	05/09/23	\$280,000	WD	03 ARMS LENGTH	\$280,000	\$93,500	33.39	\$253,754	\$64,599	\$38,253	40.3	123.0	0.00	0.00	\$1,602	HDV01	HDV01	40.00	21	202306090011229				4/25/2022	RES SINGLE FAMILY	401	FF				
41-13-23-286-007	816 NW EIGHTH ST	07/18/23	\$200,000	WD	03 ARMS LENGTH	\$200,000	\$65,700	32.85	\$179,754	\$49,632	\$29,386	30.9	104.0	0.00	0.00	\$1,606	HDV01	HDV01	33.33	21	202307004004846				4/28/2022	RES SINGLE						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asid/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libr/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
41-13-23-404-027	764 NW POWERS AVE	03/21/24	\$10,500	WD	03-ARMS-LENGTH	\$10,500	\$1,600		\$14,578	\$10,500	\$11,978	123.7	68.1	0.26	0.26	\$85	\$40,541	\$0.93	161.65	23	202403280014863					4/11/2016	RES VAC	001	FF			
41-13-23-452-012	1164 NW THIRD ST	03/06/24	\$105,000	WD	03-ARMS-LENGTH	\$105,000	\$102,200		\$121,152	\$7,445	\$59,597	61.6	140.0	0.00	0.00	\$121	#DIV/0!	#DIV/0!	57.90	23	202410080058985					2/19/2025	RES SINGLE FAMILY	401	FF			
41-13-23-177-008	916 NW FREDERICK AVE	12/15/24	\$143,000	WD	03-ARMS-LENGTH	\$143,000	\$68,600		\$6,598	\$6,598	\$38,482	89.8	107.0	0.00	0.00	\$256	#DIV/0!	#DIV/0!	42.10	23	202501020000081					4/11/2016	RES SINGLE FAMILY	401	FF			
41-13-23-452-027	1048 NW SECOND ST	10/11/24	\$295,900	WD	03-ARMS-LENGTH	\$295,900	\$158,400		\$343,425	\$152,209	\$62,734	64.8	140.0	0.00	0.00	\$235	#DIV/0!	#DIV/0!	60.00	23	202410210069153					4/12/2016	RES SINGLE FAMILY	401	FF			
41-13-23-427-001	756 NW PAT AVE	05/19/24	\$300,000	WD	03-ARMS-LENGTH	\$300,000	\$158,900		\$342,609	\$168,039	\$60,848	62.7	115.0	0.00	0.00	\$388	#DIV/0!	#DIV/0!	64.00	23	202405220027185					4/11/2016	RES SINGLE FAMILY	401	FF			
41-13-23-376-026	515 NW VALLEY AVE	03/09/25	\$268,000	WD	03-ARMS-LENGTH	\$268,000	\$174,400		\$388,837	\$89,698	\$187,835	164.8	415.5	0.00	0.00	\$554	#DIV/0!	#DIV/0!	164.17	23	202503050014654					4/9/2016	RES SINGLE FAMILY	401	FF			
41-13-23-533-017	1227 NW THIRD ST	04/21/23	\$180,000	WD	03-ARMS-LENGTH	\$180,000	\$87,100		\$26,744	\$29,636	\$76,380	79.8	160.0	0.00	0.00	\$176	#DIV/0!	#DIV/0!	55.00	23	202305020024128					4/12/2016	RES SINGLE FAMILY	401	FF			
41-13-23-257-002	1157 NW ATLANTIC ST	07/18/24	\$160,000	WD	03-ARMS-LENGTH	\$160,000	\$83,900		\$179,626	\$14,892	\$31,120	35.7	132.0	0.00	0.00	\$418	#DIV/0!	#DIV/0!	34.00	23	202407220039025					4/11/2016	RES SINGLE FAMILY	401	FF			
41-13-23-412-005	616 NW LINCOLN AVE	07/28/23	\$265,000	WD	03-ARMS-LENGTH	\$265,000	\$119,300		\$288,547	\$20,443	\$43,590	45.0	115.0	0.00	0.00	\$445	#DIV/0!	#DIV/0!	48.00	23	202308040044001					4/8/2016	RES SINGLE FAMILY	401	FF			
41-13-23-409-005	840 NW POWERS AVE	12/29/23	\$220,000	WD	03-ARMS-LENGTH	\$220,000	\$117,100		\$252,077	\$27,569	\$99,596	61.8	113.3	0.00	0.00	\$447	#DIV/0!	#DIV/0!	63.35	23	202312290073628					10/25/2024	RES SINGLE FAMILY	401	FF			
41-13-23-451-015	840 NW LINCOLN AVE	03/19/24	\$130,000	WD	03-ARMS-LENGTH	\$130,000	\$68,900		\$142,209	\$24,441	\$42,209	29.2	85.0	0.00	0.00	\$479	#DIV/0!	#DIV/0!	30.00	23	202410030055191					4/9/2016	RES SINGLE FAMILY	401	FF			
41-13-23-410-001	1024 NW FIFTH ST	02/28/25	\$322,000	WD	03-ARMS-LENGTH	\$322,000	\$162,500		\$354,028	\$24,138	\$75,065	47.5	78.0	0.00	0.00	\$543	#DIV/0!	#DIV/0!	94.89	23	202503030011063					4/11/2016	RES SINGLE FAMILY	401	FF			
41-13-23-330-024	657 NW GARFIELD AVE	12/23/24	\$213,000	WD	03-ARMS-LENGTH	\$213,000	\$106,300		\$238,546	\$26,549	\$42,005	43.5	135.0	0.00	0.00	\$611	#DIV/0!	#DIV/0!	41.00	23	202501020000200					9/21/2017	RES SINGLE FAMILY	401	FF			
41-13-23-403-015	799 NW POWERS AVE	10/29/23	\$200,000	WD	03-ARMS-LENGTH	\$200,000	\$97,800		\$223,920	\$48,113	\$67,033	69.2	162.0	0.00	0.00	\$623	#DIV/0!	#DIV/0!	58.40	23	202310010026997					4/11/2016	RES SINGLE FAMILY	401	FF			
41-13-23-281-017	1151 NW COBA ST	08/01/23	\$160,000	WD	03-ARMS-LENGTH	\$160,000	\$78,500		\$171,519	\$28,454	\$39,973	41.3	116.0	0.00	0.00	\$669	#DIV/0!	#DIV/0!	42.00	23	202410090045178					4/12/2016	RES SINGLE FAMILY	401	FF			
41-13-23-153-009	915 NW CALVARY AVE	08/15/24	\$305,000	WD	03-ARMS-LENGTH	\$305,000	\$149,900		\$124,807	\$51,451	\$71,258	73.6	122.0	0.00	0.00	\$699	#DIV/0!	#DIV/0!	73.00	23	202408190045422					9/11/2020	RES SINGLE FAMILY	401	FF			
41-13-23-334-009	1167 NW THIRD ST	08/30/24	\$205,000	WD	03-ARMS-LENGTH	\$205,000	\$97,500		\$210,587	\$31,858	\$37,445	60.7	160.0	0.00	0.00	\$824	#DIV/0!	#DIV/0!	33.50	23	202410300052621					4/12/2016	RES SINGLE FAMILY	401	FF			
41-13-23-183-035	1336 NW ATLANTIC ST	08/29/24	\$220,000	WD	03-ARMS-LENGTH	\$220,000	\$109,400		\$227,649	\$44,964	\$51,613	53.3	94.8	0.00	0.00	\$825	#DIV/0!	#DIV/0!	60.00	23	202408290047629					4/11/2016	RES SINGLE FAMILY	401	FF			
41-13-23-410-008	658 NW PINE AVE	09/30/24	\$265,000	WD	03-ARMS-LENGTH	\$265,000	\$125,200		\$269,949	\$48,038	\$48,867	51.6	128.0	0.00	0.00	\$872	#DIV/0!	#DIV/0!	50.00	23	202410020055192					4/11/2016	RES SINGLE FAMILY	401	FF			
41-13-23-412-037	1033 NW THIRD ST	11/19/24	\$220,000	WD	03-ARMS-LENGTH	\$220,000	\$128,400		\$224,354	\$41,291	\$45,645	47.2	91.5	0.12	0.12	\$678	\$35,699	\$7.71	45.00	23	202411150064744					2/10/2025	RES SINGLE FAMILY	401	FF			
41-13-23-402-006	715 NW LINCOLN AVE	08/01/23	\$275,000	WD	03-ARMS-LENGTH	\$275,000	\$113,200		\$278,027	\$40,501	\$46,000	46.0	120.0	0.00	0.00	\$880	#DIV/0!	#DIV/0!	46.00	23	202309060050981					4/8/2016	RES SINGLE FAMILY	401	FF			
41-13-23-176-019	911 NW FREDERICK AVE	04/21/23	\$272,000	WD	03-ARMS-LENGTH	\$272,000	\$111,200		\$276,672	\$36,984	\$40,656	42.0	120.0	0.00	0.00	\$881	#DIV/0!	#DIV/0!	42.00	23	202305200024076					4/12/2016	RES SINGLE FAMILY	401	FF			
41-13-23-329-005	736 NW GARFIELD AVE	12/19/23	\$219,900	WD	03-ARMS-LENGTH	\$219,900	\$90,600		\$223,380	\$39,821	\$40,301	41.6	130.0	0.00	0.00	\$884	#DIV/0!	#DIV/0!	40.00	23	202401110017395					4/9/2016	RES SINGLE FAMILY	401	FF			
41-13-23-452-010	1114 NW THIRD ST	03/15/24	\$245,000	QC	03-ARMS-LENGTH	\$100,600	\$100,600		\$248,439	\$58,295	\$62,734	64.8	140.0	0.00	0.00	\$900	#DIV/0!	#DIV/0!	60.00	RMWVZ	202403270015046					4/12/2016	RES MULTI-CONV	401	FF			
41-13-23-406-004	1027 NW FIFTH ST	10/21/24	\$340,000	WD	03-ARMS-LENGTH	\$340,000	\$238,900		\$341,010	\$77,021	\$78,031	80.6	135.0	0.00	0.00	\$655	#DIV/0!	#DIV/0!	78.00	23	202410250060337					4/11/2016	RES SINGLE FAMILY	401	FF			
41-13-23-281-011	1109 NW ATLANTIC ST	11/29/24	\$210,000	WD	03-ARMS-LENGTH	\$210,000	\$98,300		\$209,100	\$39,762	\$38,862	40.1	116.0	0.00	0.00	\$900	#DIV/0!	#DIV/0!	40.75	23	202412060069212					4/11/2016	RES SINGLE FAMILY	401	FF			
41-13-23-452-011	1110 NW THIRD ST	11/01/24	\$265,000	WD	03-ARMS-LENGTH	\$265,000	\$132,200		\$289,815	\$71,055	\$65,730	68.0	140.0	0.00	0.00	\$1,044	#DIV/0!	#DIV/0!	63.00	RMWVZ	202411050026800					4/12/2016	RES MULTI-CONV	401	FF			
41-13-23-411-007	606 NW PINE AVE	07/01/24	\$225,000	WD	03-ARMS-LENGTH	\$225,000	\$101,300		\$220,256	\$49,968	\$42,244	63.7	68.0	0.00	0.00	\$1,076	#DIV/0!	#DIV/0!	58.00	23	202407310041377					4/11/2016	RES SINGLE FAMILY	401	FF			
41-13-23-131-008	1010 NW FREDERICK AVE	07/19/23	\$226,000	WD	03-ARMS-LENGTH	\$226,000	\$88,600		\$226,849	\$43,891	\$37,740	39.0	114.0	0.00	0.00	\$1,126	#DIV/0!	#DIV/0!	40.00	23	202307210041013					4/11/2016	RES SINGLE FAMILY	401	FF			
41-13-23-453-007	546 NW PINE AVE	08/19/23	\$206,100	WD	03-ARMS-LENGTH	\$206,100	\$79,300		\$198,168	\$59,787	\$42,855	44.3	147.0	0.00	0.00	\$1,147	#DIV/0!	#DIV/0!	40.00	23	202308300049621					4/12/2016	RES SINGLE FAMILY	401	FF			
41-13-23-330-006	1237 NW FOURTH ST	09/11/23	\$195,000	WD	03-ARMS-LENGTH	\$195,000	\$75,700		\$186,222	\$46,786	\$39,960	41.3	128.0	0.00	0.00	\$1,190	#DIV/0!	#DIV/0!	40.00	23	202309140012648					4/12/2016	RES SINGLE FAMILY	401	FF			
41-13-23-328-010	743 NW GARFIELD AVE	08/05/24	\$252,719	WD	03-ARMS-LENGTH	\$252,719	\$107,500		\$234,504	\$83,835	\$85,710	73.9	135.0	0.00	0.00	\$1,235	#DIV/0!	#DIV/0!	64.00	23	202408140044598					4/8/2016	RES SINGLE FAMILY	401	FF			
41-13-23-183-036	827 NW VALLEY AVE	09/21/23	\$320,000	WD	03-ARMS-LENGTH	\$320,000	\$118,900		\$299,896	\$89,120	\$89,016	71.3	244.0	0.00	0.00	\$1,250	#DIV/0!	#DIV/0!	50.00	23	202310020056638					4/8/2016	RES SINGLE FAMILY	401	FF			
41-13-23-176-008	926 NW CALVARY AVE	03/22/24	\$320,000	WD	03-ARMS-LENGTH	\$320,000	\$119,300		\$297,769	\$78,419	\$56,188	58.0	107.9	0.00	0.00	\$1,351	#DIV/0!	#DIV/0!	61.23	23	202401300047995					4/11/2016	RES SINGLE FAMILY	401	FF			
41-13-23-130-018	970 NW CALVARY AVE	01/16/24	\$238,000	WD	03-ARMS-LENGTH	\$238,000	\$87,700		\$238,023	\$62,062	\$40,895	41.4	127.7	0.00	0.00	\$1,499	#DIV/0!	#DIV/0!	40.14	23	202401300050524					4/11/2016	RES SINGLE FAMILY	401	FF			
41-13-23-330-030	679 NW GARFIELD AVE	05/29/24	\$221,580	WD	03-ARMS-LENGTH	\$221,58																										

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Ass. when Sold	Ard./Adi. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/AC	Dollars/SqFt	Actual Front	ECF Area	Libe/Pg	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3		
41-13-23-47-017	853 NW SECOND ST	05/04/23	\$200,700	WD	03 ARMS LENGTH	\$200,700	\$88,000	43.85	\$248,941	\$12,310	\$60,251	38.3	140.0	0.17	0.17	\$1,211	\$70,747	\$1.62	54.00	24	202205110026307		LAND TABLE 24	0	0	10/5/2020	RES SINGLE FAMILY	401	FF				
41-13-23-49-019	813 NW NW LAKE AVE	01/29/24	\$240,000	WD	03 ARMS LENGTH	\$240,000	\$102,200	43.00	\$274,992	\$16,963	\$51,365	50.2	112.0	0.00	0.00	\$536			52.00	RMNW2	202402020005624		LAND TABLE 24	0	0	3/18/2025	RES MULTI - CONV	401	FF				
41-13-23-47-010	800 NW FOURTH ST	06/10/24	\$205,000	WD	03 ARMS LENGTH	\$205,000	\$102,300	49.90	\$234,426	\$23,645	\$53,071	51.4	101.0	0.00	0.00	\$460			56.00	RMNW2	202504100023217		LAND TABLE 24	0	0	4/13/2016	RES MULTI - CONV	401	FF				
41-13-23-47-009	806 NW FOURTH ST	11/02/23	\$200,000	WD	19 MULTI PARCEL ARMS LENGTH	\$200,000	\$87,400	43.70	\$222,528	\$22,661	\$45,589	44.1	157.0	0.00	0.00	\$513			55.00	RMNW2	202311140065271	41-13-23-43-023	LAND TABLE 24	0	0	4/13/2016	RES MULTI - CONV	401	FF				
41-13-23-48-024	800 NW FOURTH ST	05/01/23	\$40,740	WD	03 ARMS LENGTH	\$40,740	\$18,300	44.92	\$79,212	\$40,740	\$79,212	76.7	225.0	0.00	0.00	\$531			56.00	24	202205150026846		LAND TABLE 24	0	0	4/13/2016	RES VAC	402	FF				
41-13-23-43-015	1009 NW SECOND ST	04/27/23	\$277,000	WD	03 ARMS LENGTH	\$277,000	\$112,900	40.76	\$304,632	\$30,114	\$57,246	53.9	150.0	0.00	0.00	\$538			50.00	24	202205040024888		LAND TABLE 24	0	0	4/13/2016	RES SINGLE FAMILY	401	FF				
41-13-24-305-006	717 NW MCREYNOLDS AVE	03/26/24	\$148,979	WD	03 ARMS LENGTH	\$148,979	\$59,800	40.14	\$163,127	\$19,192	\$33,340	32.3	50.0	0.00	0.00	\$595			50.00	24	202403290015653		LAND TABLE 24	0	0	4/15/2016	RES SINGLE FAMILY	401	FF				
41-13-23-41-006	808 NW SIXTH ST	05/10/24	\$267,000	WD	03 ARMS LENGTH	\$267,000	\$121,200	46.39	\$273,890	\$45,793	\$52,683	51.0	120.0	0.00	0.00	\$898			51.00	24	202405150025627		LAND TABLE 24	0	1	9/11/2020	RES SINGLE FAMILY	401	FF				
41-13-23-48-012	875 NW FIFTH ST	05/15/23	\$195,000	WD	03 ARMS LENGTH	\$195,000	\$75,500	38.77	\$199,777	\$37,389	\$42,046	40.7	90.0	0.00	0.00	\$516			47.00	24	202302020005122		LAND TABLE 24	0	0	4/13/2016	RES SINGLE FAMILY	401	FF				
41-13-23-41-002	1020 NW FIFTH ST	12/30/24	\$350,000	WD	03 ARMS LENGTH	\$350,000	\$156,900	44.83	\$352,373	\$44,009	\$46,382	44.9	105.0	0.12	0.12	\$990	\$379,388		58.71	48.00	24	202501130002048		LAND TABLE 24	0	0	4/13/2016	RES SINGLE FAMILY	401	FF			
41-13-23-41-010	1019 NW THIRD ST	03/28/25	\$126,000	WD	03 ARMS LENGTH	\$126,000	\$55,000	43.65	\$126,215	\$33,610	\$33,825	32.7	105.0	0.00	0.00	\$1,026			35.00	24	202504110023807		LAND TABLE 24	0	0	4/13/2016	RES SINGLE FAMILY	401	FF				
41-13-23-48-005	864 NW FOURTH ST	12/18/24	\$242,500	WD	03 ARMS LENGTH	\$242,500	\$102,100	42.10	\$239,182	\$70,738	\$67,420	65.3	163.0	0.00	0.00	\$1,084			56.00	24	20241220072239		LAND TABLE 24	0	0	4/13/2016	RES SINGLE FAMILY	401	FF				
41-13-23-48-020	819 NW PETTIBONE AVE	07/03/24	\$299,900	WD	03 ARMS LENGTH	\$299,900	\$128,800	42.86	\$303,004	\$47,840	\$61,974	59.9	112.0	0.16	0.16	\$1,133	\$426,667		89.79	62.00	24	202407120031322		LAND TABLE 24	0	0	9/18/2019	RES SINGLE FAMILY	401	FF			
41-13-23-428-029	744 NW FREMONT AVE	12/29/23	\$199,900	WD	03 ARMS LENGTH	\$199,900	\$70,300	35.17	\$193,063	\$50,404	\$44,457	43.0	126.0	0.12	0.12	\$1,171	\$416,562		89.56	42.00	24	202401020000161		LAND TABLE 24	0	0	4/18/2016	RES SINGLE FAMILY	401	FF			
41-13-23-49-006	820 NW FOURTH ST	11/07/23	\$250,000	WD	03 ARMS LENGTH	\$250,000	\$94,200	37.68	\$241,759	\$61,312	\$53,071	51.4	101.0	0.00	0.00	\$1,193			56.00	RMNW2	202311140066203		LAND TABLE 24	0	0	1/15/2018	RES MULTI - CONV	401	FF				
41-13-23-47-005	842 NW FREMONT AVE	06/21/24	\$183,000	WD	03 ARMS LENGTH	\$183,000	\$69,400	37.92	\$183,511	\$95,567	\$50,098	48.5	90.0	0.00	0.00	\$1,435			56.00	24	202407080030977		LAND TABLE 24	0	0	4/15/2016	RES SINGLE FAMILY	401	FF				
41-13-23-436-015	873 NW FOURTH ST	02/07/24	\$139,000	WD	03 ARMS LENGTH	\$139,000	\$47,900	34.46	\$127,778	\$40,913	\$26,791	27.9	97.0	0.00	0.00	\$1,436			31.00	24	202402200009568		LAND TABLE 24	0	0	4/13/2016	RES SINGLE FAMILY	401	FF				
41-13-23-476-009	812 NW THIRD ST	11/12/24	\$202,500	WD	03 ARMS LENGTH	\$202,500	\$80,400	38.70	\$183,252	\$62,763	\$45,515	42.1	140.0	0.00	0.00	\$1,490			38.00	24	202411200068701		LAND TABLE 24	0	0	4/13/2016	RES SINGLE FAMILY	401	FF				
41-13-23-425-009	821 NW FOURTH ST	04/12/23	\$180,000	WD	03 ARMS LENGTH	\$180,000	\$69,900	38.83	\$170,664	\$30,126	\$30,790	20.1	62.0	0.00	0.00	\$1,497			28.00	RMNW2	202304270022709		LAND TABLE 24	0	0	4/13/2016	RES MULTI - CONV	401	FF				
41-13-23-41-017	813 NW LANE AVE	10/10/23	\$185,000	WD	03 ARMS LENGTH	\$185,000	\$59,900	32.38	\$187,421	\$51,905	\$38,326	37.1	123.3	0.00	0.00	\$1,907			36.75	24	202310130005109		LAND TABLE 24	0	0	4/15/2016	RES SINGLE FAMILY	401	FF				
41-13-23-42-004	822 NW FIFTH ST	02/14/25	\$215,000	WD	03 ARMS LENGTH	\$215,000	\$83,900	39.02	\$192,978	\$69,934	\$47,912	46.4	122.0	0.00	0.00	\$1,508			46.00	24	202502200006447		LAND TABLE 24	0	0	4/13/2016	RES SINGLE FAMILY	401	FF				
41-13-23-483-009	842 NW FIFTH ST	05/12/23	\$230,000	WD	03 ARMS LENGTH	\$230,000	\$74,500	32.39	\$206,289	\$73,162	\$48,451	47.9	118.0	0.00	0.00	\$1,528			50.00	24	202308180027597		LAND TABLE 24	0	0	4/13/2016	RES SINGLE FAMILY	401	FF				
41-13-24-385-003	790 NW SIXTH ST	06/12/23	\$250,501	WD	03 ARMS LENGTH	\$250,501	\$80,500	42.14	\$222,263	\$79,188	\$51,650	50.0	120.0	0.00	0.00	\$1,584			50.00	24	202306080035352		LAND TABLE 24	0	0	4/15/2016	RES SINGLE FAMILY	401	FF				
41-13-23-41-001	790 NW STOCKING AVE	02/26/24	\$255,000	WD	03 ARMS LENGTH	\$255,000	\$83,300	32.67	\$226,288	\$72,888	\$44,196	42.8	84.4	0.00	0.00	\$1,704			54.00	24	202402290005994		LAND TABLE 24	0	0	4/15/2016	RES SINGLE FAMILY	401	FF				
41-13-23-477-015	861 NW SECOND ST	11/01/24	\$260,500	WD	03 ARMS LENGTH	\$260,500	\$98,500	37.81	\$224,784	\$89,273	\$53,557	51.8	140.0	0.00	0.00	\$1,722			48.00	24	202411100026112		LAND TABLE 24	0	0	6/14/2016	RES SINGLE FAMILY	401	FF				
41-13-23-47-003	854 NW FREMONT AVE	05/23/23	\$295,000	WD	03 ARMS LENGTH	\$295,000	\$92,900	29.10	\$265,222	\$72,279	\$42,001	41.1	96.0	0.00	0.00	\$1,757			46.00	24	202305290029200		LAND TABLE 24	0	0	7/29/2025	RES SINGLE FAMILY	401	FF				
41-13-23-41-003	718 NW STOCKING AVE	08/29/23	\$259,000	WD	03 ARMS LENGTH	\$259,000	\$89,400	34.52	\$237,807	\$74,544	\$43,747	42.3	104.7	0.00	0.00	\$1,770			48.00	RMNW2	202306060050556		LAND TABLE 24	0	0	4/15/2016	RES MULTI - CONV	401	FF				
41-13-24-306-009	700 NW SIXTH ST	07/26/24	\$235,000	WD	03 ARMS LENGTH	\$235,000	\$91,600	38.98	\$206,746	\$67,702	\$39,448	38.2	70.0	0.00	0.00	\$1,773			50.00	24	202408050042478		LAND TABLE 24	0	0	4/15/2016	RES SINGLE FAMILY	401	FF				
41-13-24-313-007	738 NW FOURTH ST	10/30/23	\$225,000	WD	03 ARMS LENGTH	\$225,000	\$71,900	31.96	\$198,398	\$63,396	\$36,964	35.8	78.0	0.00	0.00	\$1,776			45.00	24	202311000608587		LAND TABLE 24	0	0	4/13/2016	RES SINGLE FAMILY	401	FF				
41-13-23-40-007	805 NW FREMONT AVE	07/07/23	\$225,000	WD	03 ARMS LENGTH	\$225,000	\$91,800	27.47	\$174,339	\$109,898	\$90,173	57.3	70.0	0.00	0.00	\$1,917			70.00	24	202307200046568		LAND TABLE 24	0	0	4/13/2016	RES SINGLE FAMILY	401	FF				
41-13-24-300-008	704 NW SIXTH ST	10/05/23	\$251,150	WD	03 ARMS LENGTH	\$251,150	\$79,000	31.21	\$212,649	\$79,849	\$39,448	38.2	70.0	0.00	0.00	\$2,094			50.00	24	202310110064546		LAND TABLE 24	0	0	4/15/2016	RES SINGLE FAMILY	401	FF				
41-13-23-428-022	801 NW PETTIBONE AVE	09/13/23	\$400,000	WD	03 ARMS LENGTH	\$400,000	\$143,300	35.83	\$333,448	\$115,059	\$48,507	47.0	96.0	0.00	0.00	\$2,450			52.50	RMNW3	202309200050561		LAND TABLE 24	0	0	10/19/2021	RES MULTIPLE BLDGS	401	FF				
41-13-23-478-010	827 NW SECOND ST	04/26/24	\$223,000	WD	03 ARMS LENGTH	\$223,000	\$69,900	31.35	\$161,015	\$102,470	\$40,485	39.2	80.0	0.00	0.00	\$2,615			48.00	24	202405030023733		LAND TABLE 24	0	0	4/13/2016	RES SINGLE FAMILY	401	FF				
41-13-23-47-009	852 NW THIRD ST	12/22/24	\$253,000	WD	03 ARMS LENGTH	\$253,000	\$95,100	37.59	\$209,151	\$70,785	\$26,366	26.0	79.5	0.00	0.00	\$2,717			32.00	RMNW2	202412210073998		LAND TABLE 24	0	0	4/13/2016	RES MULTI - CONV	401	FF				
41-13-23-43-018	853 NW NASOLD ST	11/30/23	\$193,000	WD	03 ARMS LENGTH	\$193,000	\$56,800	29.43	\$153,204	\$63,967	\$24,171	23.4</																					

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libr/Page	Other Parcels in Sale	Land Table	Grav	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
41-13-26-205-010	247 NW PINE AVE	03/15/24	\$240,000	WD	03-ARMY'S LENGTH	\$240,000	\$101,000	42.08	\$267,799	\$6,776	\$34,375	37.6	132.0	0.00	0.00	\$175	#DIV/0!	#DIV/0!	33.00	26	202403220014287		LAND TABLE 26	0	0	4/10/2024	RES SINGLE FAMILY	401	FF			
41-13-26-257-010	1116 NW VETO ST	06/04/24	\$203,000	WD	03-ARMY'S LENGTH	\$203,000	\$98,500	48.52	\$245,148	\$11,805	\$53,354	59.9	124.9	0.00	0.00	\$200	#DIV/0!	#DIV/0!	60.00	26	2024061000030534		LAND TABLE 26	0	0	5/18/2024	RES SINGLE FAMILY	401	FF			
41-13-26-252-022	1011 NW LAKE MICHIGAN DR	09/12/24	\$240,000	WD	03-ARMY'S LENGTH	\$240,000	\$123,500	51.46	\$267,579	\$10,809	\$38,388	42.0	121.0	0.00	0.00	\$257	#DIV/0!	#DIV/0!	40.00	26	2024092500302686		LAND TABLE 26	0	0	4/10/2024	RES SINGLE FAMILY	401	FF			
41-13-26-226-031	148 NW DOUGLAS ST	08/08/23	\$162,500	WD	03-ARMY'S LENGTH	\$162,500	\$72,600	44.68	\$189,616	\$18,284	\$45,700	50.0	120.0	0.00	0.00	\$372	#DIV/0!	#DIV/0!	50.00	RMNW2	202208150046005		LAND TABLE 26	0	0	9/5/2024	RES MULTI - CONW	401	FF			
41-13-26-253-022	109 NW MARION AVE	07/05/23	\$305,000	WD	03-ARMY'S LENGTH	\$305,000	\$134,200	40.75	\$338,117	\$33,885	\$97,002	73.3	132.0	0.00	0.00	\$462	#DIV/0!	#DIV/0!	76.00	26	202307190040271		LAND TABLE 26	0	0	12/30/2024	RES SINGLE FAMILY	401	FF			
41-13-26-278-022	838 NW LAKE MICHIGAN DR	11/03/23	\$235,000	WD	03-ARMY'S LENGTH	\$235,000	\$99,500	42.24	\$255,701	\$24,096	\$45,997	49.3	114.1	0.00	0.00	\$494	#DIV/0!	#DIV/0!	59.75	26	202311070064136		LAND TABLE 26	0	0	4/9/2024	RES SINGLE FAMILY	401	FF			
41-13-26-276-037	903 NW LAKE MICHIGAN DR	09/27/24	\$200,000	WD	03-ARMY'S LENGTH	\$200,000	\$107,200	48.77	\$237,515	\$22,121	\$39,636	43.4	129.0	0.00	0.00	\$510	#DIV/0!	#DIV/0!	40.00	26	202410140057419		LAND TABLE 26	0	0	4/9/2024	RES SINGLE FAMILY	401	FF			
41-13-26-278-009	928 NW LAKE MICHIGAN DR	08/30/24	\$273,000	PTA	03-ARMY'S LENGTH	\$273,000	\$126,400	48.30	\$288,414	\$21,759	\$37,173	40.7	113.5	0.00	0.00	\$535	#DIV/0!	#DIV/0!	40.00	26	202409090048482		LAND TABLE 26	0	0	4/9/2024	RES SINGLE FAMILY	401	FF			
41-13-26-255-029	1136 NW CALIFORNIA ST	05/28/24	\$300,000	WD	03-ARMY'S LENGTH	\$300,000	\$139,600	46.60	\$317,843	\$44,745	\$62,688	68.8	124.0	0.21	0.21	\$652	\$216,159	\$436	72.72	26	202406070030345		LAND TABLE 26	0	0	4/8/2024	RES SINGLE FAMILY	401	FF			
41-13-26-228-037	905 NW CHATHAM ST	03/20/24	\$247,500	WD	03-ARMY'S LENGTH	\$247,500	\$118,500	47.88	\$268,308	\$20,738	\$38,546	42.2	122.0	0.00	0.00	\$705	#DIV/0!	#DIV/0!	60.00	RMNW2	202403220014298		LAND TABLE 26	0	0	4/8/2024	RES MULTI - CONW	401	FF			
41-13-26-252-023	1001 NW LAKE MICHIGAN DR	06/02/23	\$301,200	WD	03-ARMY'S LENGTH	\$301,200	\$151,400	50.27	\$308,313	\$59,862	\$66,975	73.3	121.5	0.00	0.00	\$817	#DIV/0!	#DIV/0!	80.00	26	202306060031170		LAND TABLE 26	0	0	2/20/2025	RES SINGLE FAMILY	401	FF			
41-13-26-280-022	955 NW VETO ST	08/12/23	\$220,000	WD	03-ARMY'S LENGTH	\$220,000	\$89,600	40.73	\$222,151	\$17,943	\$40,094	43.9	132.0	0.00	0.00	\$865	#DIV/0!	#DIV/0!	40.00	26	202309150052963		LAND TABLE 26	0	0	4/16/2024	RES SINGLE FAMILY	401	FF			
41-13-26-279-047	1317 W FULLON ST	03/13/25	\$245,000	OTH	03-ARMY'S LENGTH	\$245,000	\$108,200	44.18	\$243,889	\$36,209	\$34,898	38.2	100.0	0.00	0.00	\$951	#DIV/0!	#DIV/0!	40.00	26	202503280017991		LAND TABLE 26	0	0	4/16/2024	RES SINGLE FAMILY	401	FF			
41-13-26-228-024	1101 NW LAKE AVE	01/09/25	\$265,900	WD	03-ARMY'S LENGTH	\$265,900	\$117,600	45.96	\$254,395	\$38,639	\$37,424	49.9	115.0	0.00	0.00	\$951	#DIV/0!	#DIV/0!	40.00	RMNW2	202501140002278		LAND TABLE 26	0	0	4/9/2024	RES MULTI - RLTA5	401	FF			
41-13-26-179-011	90 NW JOHN BALL PARK DR	07/21/23	\$283,000	WD	03-ARMY'S LENGTH	\$283,000	\$105,400	37.24	\$278,484	\$43,807	\$39,291	43.0	80.0	0.00	0.00	\$1,019	#DIV/0!	#DIV/0!	50.00	26	202307260041856		LAND TABLE 26	0	0	4/10/2024	RES SINGLE FAMILY	401	FF			
41-13-26-205-003	250 NW MARION AVE	05/23/23	\$169,900	WD	03-ARMY'S LENGTH	\$169,900	\$61,800	38.37	\$165,600	\$36,657	\$32,357	35.4	96.0	0.00	0.00	\$1,035	#DIV/0!	#DIV/0!	28.00	26	202305310030056		LAND TABLE 26	0	0	2/10/2025	RES SINGLE FAMILY	401	FF			
41-13-26-280-037	961 NW VETO ST	04/07/23	\$224,500	WD	03-ARMY'S LENGTH	\$224,500	\$78,700	35.06	\$215,877	\$64,080	\$55,457	60.7	132.0	0.00	0.00	\$1,056	#DIV/0!	#DIV/0!	60.00	26	202304170020514		LAND TABLE 26	0	0	3/28/2024	RES SINGLE FAMILY	401	FF			
41-13-26-254-005	1040 NW LAKE MICHIGAN DR	07/05/23	\$262,500	WD	03-ARMY'S LENGTH	\$262,500	\$115,400	40.14	\$277,099	\$39,955	\$33,664	39.8	93.0	0.00	0.00	\$1,091	#DIV/0!	#DIV/0!	40.00	26	202307130039156		LAND TABLE 26	0	0	4/10/2024	RES SINGLE FAMILY	401	FF			
41-13-26-180-008	80 NW RICHARDS AVE	11/08/24	\$306,100	WD	03-ARMY'S LENGTH	\$306,100	\$134,200	43.84	\$297,380	\$47,266	\$38,546	42.2	122.0	0.00	0.00	\$1,121	#DIV/0!	#DIV/0!	40.00	26	202412160071065		LAND TABLE 26	0	0	4/16/2024	RES SINGLE FAMILY	401	FF			
41-13-26-276-008	922 NW SIBLEY ST	10/17/24	\$249,000	WD	03-ARMY'S LENGTH	\$249,000	\$103,400	41.53	\$234,695	\$54,095	\$39,790	43.5	130.0	0.00	0.00	\$1,243	#DIV/0!	#DIV/0!	40.00	26	202410240006046		LAND TABLE 26	0	0	4/15/2024	RES SINGLE FAMILY	401	FF			
41-13-26-207-021	1127 NW SIBLEY ST	02/23/24	\$234,500	WD	03-ARMY'S LENGTH	\$234,500	\$92,200	38.61	\$210,236	\$52,967	\$38,703	42.3	123.0	0.00	0.00	\$1,251	#DIV/0!	#DIV/0!	40.00	26	202402270009785		LAND TABLE 26	0	0	4/10/2024	RES SINGLE FAMILY	401	FF			
41-13-26-276-025	983 NW LAKE MICHIGAN DR	07/28/23	\$250,000	WD	03-ARMY'S LENGTH	\$250,000	\$92,700	37.68	\$233,950	\$55,761	\$39,711	43.4	129.5	0.00	0.00	\$1,283	#DIV/0!	#DIV/0!	40.00	26	202307280042344		LAND TABLE 26	0	0	4/9/2024	RES SINGLE FAMILY	401	FF			
41-13-26-255-002	1152 NW CALIFORNIA ST	05/16/24	\$290,000	WD	03-ARMY'S LENGTH	\$290,000	\$120,800	41.66	\$271,095	\$57,766	\$38,861	42.5	124.0	0.00	0.00	\$1,359	#DIV/0!	#DIV/0!	40.00	26	202405290028359		LAND TABLE 26	0	0	4/8/2024	RES SINGLE FAMILY	401	FF			
41-13-26-458-035	1069 NW BRIDGE ST	11/02/23	\$299,000	WD	03-ARMY'S LENGTH	\$299,000	\$102,200	34.21	\$281,742	\$51,272	\$34,014	37.2	95.0	0.00	0.00	\$1,378	#DIV/0!	#DIV/0!	40.00	26	202311130065185		LAND TABLE 26	0	0	4/10/2024	RES SINGLE FAMILY	401	FF			
41-13-26-208-005	1040 NW JACKSON ST	05/29/23	\$335,000	WD	03-ARMY'S LENGTH	\$335,000	\$110,100	33.88	\$299,914	\$73,364	\$48,778	52.8	122.0	0.00	0.00	\$1,389	#DIV/0!	#DIV/0!	53.00	RMNW4	202306060031219		LAND TABLE 26	0	0	4/9/2024	RES MULTI - CONW	401	FF			
41-13-26-283-004	910 NW VETO ST	04/10/24	\$305,000	WD	03-ARMY'S LENGTH	\$305,000	\$118,900	38.98	\$270,859	\$93,992	\$59,851	65.5	132.0	0.00	0.00	\$1,435	#DIV/0!	#DIV/0!	63.00	26	202404230021414		LAND TABLE 26	0	0	4/16/2024	RES SINGLE FAMILY	401	FF			
41-13-26-208-013	1035 NW SIBLEY ST	05/13/24	\$337,500	WD	03-ARMY'S LENGTH	\$337,500	\$152,500	45.19	\$308,660	\$77,216	\$48,476	53.8	123.0	0.00	0.00	\$1,458	#DIV/0!	#DIV/0!	53.00	RMNW3	20240510027093		LAND TABLE 26	0	0	4/9/2024	RES MULTI - BLDGS	401	FF			
41-13-26-209-001	1024 NW CHATHAM ST	08/18/23	\$285,000	WD	03-ARMY'S LENGTH	\$285,000	\$103,300	36.25	\$259,218	\$65,582	\$39,800	43.5	74.8	0.00	0.00	\$1,506	#DIV/0!	#DIV/0!	56.50	26	202308300049628		LAND TABLE 26	0	0	4/10/2024	RES SINGLE FAMILY	401	FF			
41-13-26-254-010	1014 NW LAKE MICHIGAN DR	08/24/23	\$277,000	WD	03-ARMY'S LENGTH	\$277,000	\$96,900	35.70	\$249,843	\$60,992	\$33,835	37.0	84.0	0.09	0.09	\$1,448	\$708,209	\$18,288	40.00	26	202309280048983		LAND TABLE 26	0	0	4/10/2024	RES SINGLE FAMILY	401	FF			
41-13-26-251-030	1191 NW LAKE MICHIGAN DR	02/23/24	\$262,500	WD	03-ARMY'S LENGTH	\$262,500	\$101,000	35.75	\$250,353	\$70,693	\$38,546	42.2	122.0	0.00	0.00	\$1,476	#DIV/0!	#DIV/0!	40.00	26	202402270009788		LAND TABLE 26	0	0	4/10/2024	RES SINGLE FAMILY	401	FF			
41-13-26-276-017	858 NW SIBLEY ST	06/13/24	\$275,000	WD	03-ARMY'S LENGTH	\$275,000	\$106,300	38.65	\$241,290	\$73,346	\$39,636	43.4	129.0	0.00	0.00	\$1,691	#DIV/0!	#DIV/0!	40.00	26	202406270034428		LAND TABLE 26	0	0	4/15/2024	RES SINGLE FAMILY	401	FF			
41-13-26-255-003	1148 NW CALIFORNIA ST	10/09/23	\$297,000	WD	03-ARMY'S LENGTH	\$297,000	\$106,000	35.69	\$263,482	\$72,379	\$38,861	42.5	124.0	0.00	0.00	\$1,702	#DIV/0!	#DIV/0!	40.00	26	202310170059758		LAND TABLE 26	0	0	4/8/2024	RES SINGLE FAMILY	401	FF			
41-13-26-278-018	852 NW LAKE MICHIGAN DR	11/03/23	\$255,000	WD	03-ARMY'S LENGTH	\$255,000	\$87,600	34.35	\$221,493	\$70,754	\$37,247	40.8	113.9	0.00	0.00	\$1,736	#DIV/0!	#DIV/0!	40.00	26	202311070064137		LAND TABLE 26	0	0	4/8/2024	RES SINGLE FAMILY	401	FF			
41-13-26-256-032	1053 NW VETO ST	09/06/23	\$290,000	WD	03-ARMY'S LENGTH	\$290,000	\$85,700	30.61	\$231,060	\$100,587	\$51,647	56.5	124.0																			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
41-14-04-328-007	3101 NE DORRIS DR	06/12/23	\$440,000	WD	03-ARMS LENGTH	\$440,000	\$382,200	86.86	\$389,421	\$124,451	\$73,872	81.9	147.0	0.29	0.29	\$1,520	\$423,303	\$9.72	87.00	33	202306210034315	LAND TABLE 33	0	0	7/19/2024	RES SINGLE FAMILY	401	FF				
Totals:			\$440,000			\$440,000	\$382,200	36.86	\$389,421	\$124,451	\$73,872	81.9	147.0	0.29	0.29	Average	\$423,303	Average	\$9.72													
							Sale Rate =>	36.86			Average					\$1,520	Average															
							Std. Dev. =>	#DIV/0!			Average					per Net Acre =>	423,302.72	Average														
											\$1,520					per SqFt =>	\$9.72															

Based on the review of this sale in MLS, this property really should be classified as waterfront. It was not in the 2025 database so I changed the rate going forward.
 For the non waterfront, use land table 36 of \$1149 per FF



Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3			
41-14-06-429-028	832 NE LAMBERTON ST	02/29/25	\$220,000	WD	03-ARMS LENGTH	\$220,000	\$98,200	44.64	\$212,184	\$47,322	\$39,506	47.9	129.5	0.16	0.16	\$967	\$301,414	\$6.92	50.00	34	202503110012950		LAND TABLE 34	0	0	6/30/2021	RES SINGLE FAMILY	401	FF					
41-14-06-451-014	1265 NE COIT AVE	07/31/24	\$245,000	WD	19-MULTI PARCEL ARMS LENGTH	\$245,000	\$102,400	41.80	\$225,019	\$85,457	\$65,476	78.5	241.0	0.23	0.11	\$1,075	\$309,544	\$6.49	84.00	34	202408020041940	41-14-06-451-013	LAND TABLE 34	0	0	6/23/2021	RES SINGLE FAMILY	401	FF					
41-14-06-403-015	3001 NE EFFIE PL	04/09/24	\$228,000	WD	03-ARMS LENGTH	\$228,000	\$98,400	43.16	\$214,509	\$54,881	\$41,390	50.2	150.0	0.17	0.17	\$1,093	\$319,076	\$7.32	50.00	34	202404160019856		LAND TABLE 34	0	0	6/23/2021	RES SINGLE FAMILY	401	FF					
41-14-06-403-003	3012 NE COIT AVE	08/31/23	\$208,500	WD	03-ARMS LENGTH	\$208,500	\$72,200	34.63	\$184,028	\$64,028	\$39,556	48.0	137.0	0.16	0.16	\$1,334	\$407,822	\$9.36	50.00	34	202309080051835		LAND TABLE 34	0	0	6/30/2021	RES SINGLE FAMILY	401	FF					
41-14-06-429-010	658 NE LAMBERTON ST	12/29/23	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$92,700	35.65	\$236,107	\$62,425	\$38,532	46.8	130.0	0.15	0.15	\$1,335	\$418,960	\$9.62	50.00	34	202401040000735		LAND TABLE 34	0	0	6/30/2021	RES SINGLE FAMILY	401	FF					
41-14-06-429-003	3056 NE EFFIE PL	04/27/23	\$255,000	WD	03-ARMS LENGTH	\$255,000	\$83,700	32.82	\$229,255	\$66,767	\$41,122	49.9	189.0	0.18	0.18	\$1,398	\$366,852	\$8.42	42.00	34	202305050025188		LAND TABLE 34	0	0	7/27/2023	RES SINGLE FAMILY	401	FF					
41-14-06-454-001	2946 NE COIT AVE	05/31/24	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$168,800	43.52	\$234,001	\$41,288	\$25,289	30.7	49.0	0.06	0.06	\$1,345	\$665,935	\$15.29	55.00	34	202406050029709		LAND TABLE 34	0	0	6/23/2021	RES SINGLE FAMILY	401	FF					
41-14-06-456-025	450 NE WHITNEY CT	08/29/23	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$81,500	32.60	\$209,100	\$104,742	\$63,842	77.5	106.0	0.29	0.29	\$1,352	\$361,179	\$8.29	119.00	34	202309080051405		LAND TABLE 34	0	0	7/31/2023	RES SINGLE FAMILY	401	FF					
41-14-06-403-018	617 NE WRIGHT ST	03/25/24	\$218,000	WD	03-ARMS LENGTH	\$218,000	\$74,700	34.27	\$187,996	\$68,852	\$38,828	47.1	132.0	0.15	0.15	\$1,461	\$452,842	\$10.40	50.00	34	202403290015640		LAND TABLE 34	0	0	6/23/2021	RES SINGLE FAMILY	401	FF					
41-14-06-451-017	475 NE WRIGHT ST	09/06/24	\$201,000	WD	03-ARMS LENGTH	\$201,000	\$81,100	40.35	\$172,771	\$61,442	\$32,213	40.3	132.0	0.12	0.12	\$1,524	\$507,785	\$11.66	40.00	34	202409170051543		LAND TABLE 34	0	0	6/23/2021	RES SINGLE FAMILY	401	FF					
41-14-06-429-003	3018 NE EFFIE PL	02/14/25	\$181,000	WD	03-ARMS LENGTH	\$181,000	\$62,700	34.64	\$149,704	\$80,814	\$49,608	49.3	100.0	0.15	0.15	\$1,640	\$542,378	\$12.45	65.00	34	202502100008846		LAND TABLE 34	0	0	6/23/2021	RES SINGLE FAMILY	401	FF					
Totals:						\$2,516,500	\$956,400		\$2,245,864	\$737,998	\$467,362	647.2		1.82	1.70																			
						Sale Ratio >>	38.01		Average	per FF >>	\$1,301	Average	per Net Acres >>	405,048.30	Average	per SqFt >>	\$9.30																	
						Std. Dev. >>	4.88		Use >>	\$1,301																								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asld. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
41-14-05-363-001	2905 NE REMY CT	08/31/23	\$360,000	WD	03-ARMS LENGTH	\$360,000	\$155,600	43.22	\$401,490	\$19,111	\$60,801	78.2	124.0	0.21	0.21	\$261	\$93,224	\$214	72.00	35	202309050056483		LAND TABLE 35	0	0	4/17/2017	RES SINGLE FAMILY	401	FF			
41-14-06-480-047	780 NE BYERS ST	02/04/24	\$45,000	WD	03-ARMS LENGTH	\$45,000	\$150,000	43.46	\$389,867	\$36,277	\$81,144	68.0	120.0	0.27	0.27	\$370	\$134,359	\$318	68.00	35	202402060006296		LAND TABLE 35	0	0	4/12/2017	RES SINGLE FAMILY	401	FF			
41-14-05-351-067	1006 NE LAMBERTON ST	06/06/24	\$220,000	WD	03-ARMS LENGTH	\$220,000	\$115,800	52.84	\$257,978	\$11,847	\$69,825	84.3	222.0	0.32	0.32	\$378	\$100,782	\$231	62.00	35	202406170051555		LAND TABLE 35	0	0	4/14/2017	RES SINGLE FAMILY	401	FF			
41-14-05-351-012	938 NE LAMBERTON ST	04/05/24	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$157,000	56.07	\$357,799	\$67,789	\$145,588	175.8	371.0	0.86	0.86	\$386	\$78,565	\$183	100.00	35	202404100017592		LAND TABLE 35	0	0	4/14/2017	RES SINGLE FAMILY	401	FF			
41-14-05-330-006	3118 NE RICHMAN AVE	01/31/25	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$140,700	49.37	\$308,195	\$21,362	\$44,567	53.8	139.0	0.16	0.16	\$397	\$133,513	\$307	50.00	35	202502030005686		LAND TABLE 35	0	0	4/17/2017	RES SINGLE FAMILY	401	FF			
41-14-05-304-008	3108 NE CHENEY AVE	05/04/23	\$188,000	WD	03-ARMS LENGTH	\$188,000	\$82,000	41.72	\$220,182	\$43,491	\$65,023	79.3	134.0	0.23	0.23	\$459	\$168,273	\$432	75.00	35	202305090025971		LAND TABLE 35	0	0	4/12/2017	RES SINGLE FAMILY	401	FF			
41-14-05-330-018	3063 NE MORLEY AVE	08/25/23	\$210,000	WD	03-ARMS LENGTH	\$210,000	\$85,900	40.90	\$233,176	\$65,398	\$89,114	107.8	139.0	0.32	0.32	\$613	\$206,702	\$475	100.00	35	202308300049369		LAND TABLE 35	0	0	4/17/2017	RES SINGLE FAMILY	401	FF			
41-14-05-301-009	865 NE KENDALWOOD ST	10/30/24	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$130,400	47.42	\$288,529	\$99,703	\$84,232	101.7	176.0	0.34	0.34	\$685	\$205,614	\$472	84.00	35	202411040062416		LAND TABLE 35	0	0	4/14/2017	RES SINGLE FAMILY	401	FF			
41-14-06-480-046	780 NE BYERS ST	05/04/23	\$45,000	WD	03-ARMS LENGTH	\$45,000	\$174,700	32.67	\$49,880	\$45,000	\$49,880	60.0	120.0	0.17	0.17	\$750	\$272,727	\$626	60.00	35	202305100025851		LAND TABLE 35	0	0	4/12/2017	RES VAC	402	FF			
41-14-06-485-003	2932 NE BOTSFORD FL	10/09/23	\$184,800	WD	03-ARMS LENGTH	\$184,800	\$72,200	38.94	\$187,074	\$39,226	\$41,400	50.0	120.0	0.14	0.14	\$785	\$264,246	\$653	50.00	35	202311030063936		LAND TABLE 35	0	0	4/17/2017	RES SINGLE FAMILY	401	FF			
41-14-05-305-013	907 NE LAMBERTON ST	12/14/23	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$135,600	37.67	\$354,435	\$99,755	\$81,190	86.1	150.0	0.31	0.31	\$895	\$293,672	\$647	80.00	35	202312180071304		LAND TABLE 35	0	0	4/14/2017	RES SINGLE FAMILY	401	FF			
41-14-05-326-011	951 NE KENDALWOOD ST	06/17/24	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$142,600	44.56	\$314,469	\$74,961	\$69,430	83.9	152.0	0.26	0.26	\$894	\$290,547	\$687	75.00	35	202406240033428		LAND TABLE 35	0	0	4/14/2017	RES SINGLE FAMILY	401	FF			
41-14-05-326-027	1111 NE STOKES ST	03/15/24	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$117,600	36.75	\$311,078	\$95,763	\$86,841	104.9	132.0	0.30	0.30	\$313	\$316,050	\$726	100.00	35	202403190013325		LAND TABLE 35	0	0	4/14/2017	RES SINGLE FAMILY	401	FF			
41-14-05-351-033	847 NE FOSTER CT	11/19/23	\$212,500	WD	03-ARMS LENGTH	\$212,500	\$76,200	35.86	\$201,475	\$65,602	\$54,637	66.2	174.0	0.22	0.22	\$991	\$298,464	\$685	55.00	35	202401170002994		LAND TABLE 35	0	0	4/14/2017	RES SINGLE FAMILY	401	FF			
41-14-05-351-033	847 NE FOSTER CT	02/07/25	\$215,500	WD	03-ARMS LENGTH	\$215,500	\$60,700	42.09	\$201,675	\$68,662	\$54,837	66.2	174.0	0.22	0.22	\$1037	\$312,100	\$716	55.00	35	202502190080855		LAND TABLE 35	0	0	4/14/2017	RES SINGLE FAMILY	401	FF			
41-14-06-427-007	678 NE KENDALWOOD ST	08/13/24	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$104,100	41.64	\$229,934	\$84,203	\$64,137	77.5	200.0	0.28	0.28	\$1,087	\$306,193	\$703	60.00	35	202408210045969		LAND TABLE 35	0	0	4/14/2017	RES SINGLE FAMILY	401	FF			
41-14-06-455-009	2906 NE BOTSFORD FL	10/29/24	\$253,000	WD	03-ARMS LENGTH	\$253,000	\$105,400	41.66	\$236,212	\$59,210	\$42,422	51.2	126.0	0.15	0.15	\$1,156	\$408,345	\$937	50.00	35	202411040062299		LAND TABLE 35	0	0	4/12/2017	RES SINGLE FAMILY	401	FF			
41-14-05-330-018	3063 NE MORLEY AVE	11/09/23	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$85,900	31.81	\$233,176	\$125,938	\$89,114	107.8	139.0	0.32	0.32	\$1,170	\$394,790	\$906	100.00	35	202311200066434		LAND TABLE 35	0	0	4/17/2017	RES SINGLE FAMILY	401	FF			
41-14-06-478-023	633 NE THREE MILE RD	09/15/23	\$269,800	WD	03-ARMS LENGTH	\$269,800	\$95,000	36.31	\$252,198	\$57,876	\$40,174	48.5	113.0	0.13	0.13	\$1,193	\$445,200	\$1022	50.00	35	202309270065470		LAND TABLE 35	0	0	4/17/2017	RES SINGLE FAMILY	401	FF			
41-14-06-426-009	673 NE KENDALWOOD ST	10/11/23	\$245,000	WD	03-ARMS LENGTH	\$245,000	\$79,900	32.61	\$210,364	\$93,477	\$58,841	71.1	135.0	0.21	0.21	\$1,315	\$449,409	\$1032	67.00	35	202310160056542		LAND TABLE 35	0	0	4/14/2017	RES SINGLE FAMILY	401	FF			
41-14-06-427-003	3144 NE KENDALWOOD CT	10/25/23	\$257,500	WD	03-ARMS LENGTH	\$257,500	\$90,400	35.11	\$232,834	\$68,066	\$41,400	50.0	120.0	0.14	0.14	\$1,321	\$478,739	\$1099	50.00	35	202310270062059		LAND TABLE 35	0	0	4/14/2017	RES SINGLE FAMILY	401	FF			
41-14-06-478-019	689 NE THREE MILE RD	12/01/23	\$210,000	WD	03-ARMS LENGTH	\$210,000	\$97,400	32.10	\$176,579	\$79,482	\$46,061	55.6	78.0	0.12	0.12	\$1,429	\$640,984	\$1471	69.00	35	202312070069382		LAND TABLE 35	0	0	4/17/2017	RES SINGLE FAMILY	401	FF			
41-14-06-426-001	2190 NE COST AVE	11/19/23	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$84,500	31.89	\$221,753	\$102,522	\$59,275	71.6	133.0	0.21	0.21	\$1,432	\$492,894	\$1132	68.00	35	202311160065764		LAND TABLE 35	0	0	NOT INSPECTED	RES SINGLE FAMILY	401	FF			
41-14-05-352-023	885 NE FOSTER AVE	08/07/23	\$250,000	WD	03-ARMS LENGTH	\$252,500	\$80,500	31.88	\$211,477	\$95,539	\$54,516	65.8	127.0	0.19	0.19	\$1,451	\$510,904	\$1173	64.00	35	202308080044734		LAND TABLE 35	0	0	4/14/2017	RES SINGLE FAMILY	401	FF			
41-14-05-351-046	915 NE FOSTER CT	11/20/23	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$73,500	30.63	\$192,613	\$98,302	\$50,915	61.5	150.0	0.19	0.19	\$1,599	\$520,116	\$1194	55.00	35	202312080069628		LAND TABLE 35	0	0	4/14/2017	RES SINGLE FAMILY	401	FF			
41-14-06-458-013	621 NE THREE MILE RD	12/21/23	\$390,000	WD	03-ARMS LENGTH	\$390,000	\$102,500	34.17	\$363,617	\$74,739	\$38,356	46.3	103.0	0.12	0.12	\$1,613	\$633,381	\$1454	50.00	35	202312290079471		LAND TABLE 35	0	0	4/17/2017	RES SINGLE FAMILY	401	FF			
41-14-05-352-005	2910 NE CHENEY AVE	04/27/23	\$235,400	WD	03-ARMS LENGTH	\$235,400	\$67,900	28.84	\$180,461	\$112,754	\$57,812	69.8	104.0	0.18	0.18	\$1,515	\$505,894	\$1446	75.00	35	202305050025125		LAND TABLE 35	0	0	4/12/2017	RES SINGLE FAMILY	401	FF			
41-14-05-330-007	3114 NE RICHMAN AVE	08/18/23	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$88,600	32.22	\$232,467	\$67,961	\$44,567	53.8	139.0	0.16	0.16	\$1,618	\$544,313	\$1250	50.00	35	202308240048397		LAND TABLE 35	0	0	7/17/2024	RES SINGLE FAMILY	401	FF			
41-14-05-304-014	3107 NE WATERFORD AVE	11/15/24	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$104,000	36.49	\$230,976	\$110,231	\$56,207	67.9	135.0	0.20	0.20	\$1,624	\$556,722	\$1278	64.00	35	202411190065592		LAND TABLE 35	0	0	4/17/2017	RES SINGLE FAMILY	401	FF			
41-14-06-479-029	2859 NE GERALD AVE	09/29/24	\$295,000	WD	03-ARMS LENGTH	\$295,000	\$105,000	35.59	\$232,490	\$126,441	\$63,931	77.2	138.0	0.23	0.23	\$1,638	\$554,566	\$1273	72.00	35	202410010054056		LAND TABLE 35	0	0	4/14/2017	RES SINGLE FAMILY	401	FF			
41-14-05-304-013	3117 NE WATERFORD AVE	11/01/24	\$255,100	WD	03-ARMS LENGTH	\$255,100	\$87,300	34.66	\$198,773	\$115,380	\$57,253	69.1	102.0	0.18	0.18	\$1,669	\$655,568	\$1505	75.00	35	202503170013610		LAND TABLE 35	0	0	4/14/2017	RES SINGLE FAMILY	401	FF			
41-14-06-479-005	2900 NE BELKNAP AVE	07/07/23	\$295,000	WD	03-ARMS LENGTH	\$295,000	\$84,900	28.78	\$224,159	\$132,841	\$62,100	75.0	120.0	0.21	0.21	\$1,773	\$642,227	\$1474	75.00	35	202307170039800		LAND TABLE 35	0	0	4/12/2017	RES SINGLE FAMILY	401	FF			
41-14-06-479-022	2951 NE GERALD AVE	05/09/24	\$312,000	WD	03-ARMS LENGTH	\$312,000	\$106,900	34.26	\$236,475	\$139,456	\$63,931	77.2	138.0	0.23	0.23	\$1,806	\$611,649	\$1404	72.00	35	202405140025479		LAND TABLE 35	0	0	4/14/2017	RES SINGLE FAMILY	401	FF			
41-14-06-479-002	2920 NE BELKNAP AVE	08/20/23	\$240,011	WD	03-ARMS LENGTH	\$24																										

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libe/Pg	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3						
41-14-05-476-006	1471 NE THREE MILE RD	01/02/25	\$525,000	WD	03-ARMS LENGTH	\$525,000	\$267,000	50.86	\$592,403	\$65,303	\$132,706	120.0	660.0	1.81	1.81	\$544	\$36,079	\$0.83	0.00	36	202501140002145		LAND TABLE 36	0	0	12/15/2023	RES SINGLE FAMILY	401									
41-14-05-451-013	1225 NE THREE MILE RD	06/22/23	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$103,400	34.47	\$399,825	\$93,971	\$63,796	98.5	210.0	0.34	0.34	\$374	\$273,946	\$6.40	70.00	36	202208080036995		LAND TABLE 36	0	0	7/31/2023	RES SINGLE FAMILY	401	FF								
41-14-08-202-006	2727 NE CARLTON AVE	08/31/23	\$528,750	WD	03-ARMS LENGTH	\$328,750	\$114,000	34.68	\$297,537	\$90,455	\$49,042	74.2	120.0	0.20	0.20	\$1,084	\$450,274	\$9.19	73.00	36	202309070051118		LAND TABLE 36	0	0	8/4/2020	RES SINGLE FAMILY	401	FF								
41-14-05-376-028	2819 NE HOLLIS DR	12/08/23	\$290,000	WD	03-ARMS LENGTH	\$290,000	\$97,800	33.72	\$253,336	\$86,321	\$49,657	75.1	135.0	0.20	0.20	\$1,149	\$429,458	\$9.86	65.00	36	202312150071213		LAND TABLE 36	0	0	7/31/2020	RES SINGLE FAMILY	401	FF								
41-14-05-451-017	1261 NE THREE MILE RD	11/01/24	\$430,000	WD	03-ARMS LENGTH	\$430,000	\$167,800	39.02	\$340,103	\$156,108	\$66,211	100.2	185.0	0.38	0.38	\$1,558	\$409,660	\$9.38	90.00	36	202411140064437		LAND TABLE 36	0	1	8/15/2022	RES SINGLE FAMILY	401	FF								
41-14-05-377-006	2819 NE HOLLIS DR	06/20/24	\$290,000	WD	03-ARMS LENGTH	\$290,000	\$108,700	36.66	\$222,468	\$124,295	\$50,983	78.0	135.0	0.21	0.21	\$1,835	\$597,572	\$13.72	67.00	36	202407290049840		LAND TABLE 36	0	0	7/30/2020	RES SINGLE FAMILY	401	FF								
41-14-05-377-003	2830 NE HOLLIS DR	05/21/24	\$555,000	WD	03-ARMS LENGTH	\$355,000	\$109,700	30.90	\$224,467	\$180,796	\$50,283	78.0	135.0	0.21	0.21	\$2,378	\$869,212	\$19.95	67.00	36	202405300028589		LAND TABLE 36	0	0	7/30/2020	RES SINGLE FAMILY	401	FF								
Totals:						\$2,625,250	\$968,400		\$2,199,639	\$787,249	\$461,038	618.1		3.35	3.35																						
						Sale. Ratio >>	38.35			Average			Average			Average																					
						Std. Dev. >>	6.53			per FF>>	\$1,274			per Net Acre>>	235,210.34			per SqFt>>	\$5.40																		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Libert/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
41-14-07-227-032	2813 NE BORGILLUM AVE	08/25/23	\$293,000	WD	03-ARMS LENGTH	\$293,000	\$130,000	44.37	\$326,446	\$30,204	\$61,650	75.0	150.0	0.26	0.26	\$403	\$117,070	\$2.69	75.00	37	202308290048294				7/14/2021	RES SINGLE FAMILY	401	FF			
41-14-07-402-011	445 NE CESHIRE DR	11/01/24	\$428,475	WD	03-ARMS LENGTH	\$428,475	\$219,700	49.89	\$465,121	\$27,246	\$53,492	65.1	125.0	0.19	0.19	\$428	\$149,710	\$3.44	60.00	37	202411000089550				6/22/2025	RES SINGLE FAMILY	401	FF			
41-14-07-401-052	625 NE MARYWOOD DR	08/20/23	\$410,000	WD	03-ARMS LENGTH	\$410,000	\$177,500	43.29	\$457,643	\$30,766	\$58,409	71.1	157.5	0.23	0.23	\$453	\$136,133	\$3.13	60.00	37	202305290065232				7/8/2021	RES SINGLE FAMILY	401	FF			
41-14-07-133-029	157 NE BOLTWOOD DR	10/25/23	\$404,000	WD	03-ARMS LENGTH	\$404,000	\$176,400	43.66	\$432,285	\$31,520	\$59,805	72.8	122.0	0.25	0.25	\$433	\$125,079	\$2.87	90.00	37	202310260061809				6/30/2021	RES SINGLE FAMILY	401	FF			
41-14-07-229-010	2249 NE OAKWOOD AVE	09/29/24	\$415,000	WD	03-ARMS LENGTH	\$415,000	\$202,900	48.89	\$434,846	\$30,065	\$49,911	60.7	126.0	0.16	0.16	\$495	\$189,088	\$4.34	55.00	37	202410200054875				9/23/2022	RES SINGLE FAMILY	401	FF			
41-14-07-428-003	2246 NE FOSTER AVE	07/24/23	\$370,000	WD	03-ARMS LENGTH	\$370,000	\$173,600	43.29	\$384,514	\$33,309	\$47,853	58.2	125.0	0.14	0.14	\$573	\$233,140	\$5.35	50.00	37	202307250041605				7/12/2021	RES SINGLE FAMILY	401	FF			
41-14-08-104-011	2649 NE PLAINFIELD AVE	08/16/24	\$435,000	WD	03-ARMS LENGTH	\$435,000	\$213,900	49.17	\$453,300	\$45,312	\$63,672	77.5	160.0	0.28	0.28	\$565	\$184,771	\$3.78	75.00	37	202405280047300				7/12/2021	RES SINGLE FAMILY	401	FF			
41-14-07-133-027	139 NE BOLTWOOD DR	05/01/24	\$370,000	WD	03-ARMS LENGTH	\$370,000	\$183,300	49.54	\$388,969	\$45,474	\$62,443	76.0	133.0	0.28	0.28	\$599	\$165,360	\$3.80	60.00	37	202405080024312				6/30/2021	RES SINGLE FAMILY	401	FF			
41-14-07-204-008	2709 NE SINCLAIR AVE	07/23/24	\$630,000	WD	03-ARMS LENGTH	\$630,000	\$298,500	47.38	\$639,893	\$66,431	\$76,324	92.9	212.0	0.40	0.40	\$715	\$164,433	\$3.77	83.00	37	202408050042480				9/14/2023	RES SINGLE FAMILY	401	FF			
41-14-07-405-004	428 NE CESHIRE DR	11/09/23	\$530,000	WD	03-ARMS LENGTH	\$530,000	\$216,000	40.75	\$533,153	\$54,966	\$97,519	70.0	124.0	0.23	0.23	\$777	\$238,447	\$5.47	80.00	37	202311100068544				9/28/2022	RES SINGLE FAMILY	401	FF			
41-14-07-227-008	600 NE RUSSWOOD ST	04/10/24	\$373,000	WD	03-ARMS LENGTH	\$373,000	\$189,700	50.86	\$375,115	\$63,147	\$65,262	77.0	150.0	0.28	0.28	\$921	\$239,025	\$5.27	80.00	37	202404160002022				7/12/2021	RES SINGLE FAMILY	401	FF			
41-14-07-230-006	2610 NE BORGILLUM AVE	10/20/23	\$292,000	WD	03-ARMS LENGTH	\$292,000	\$115,800	39.69	\$299,230	\$63,420	\$61,650	75.0	150.0	0.26	0.26	\$846	\$245,814	\$5.64	75.00	37	202310220061375				7/14/2021	RES SINGLE FAMILY	401	FF			
41-14-07-326-016	2333 NE SWENBERG AVE	07/14/23	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$129,400	39.82	\$321,654	\$65,609	\$62,263	75.7	153.0	0.26	0.26	\$866	\$264,464	\$5.73	75.00	37	202308230048039				7/8/2021	RES SINGLE FAMILY	401	FF			
41-14-07-401-003	2346 NE OAKWOOD AVE	02/27/25	\$500,000	WD	03-ARMS LENGTH	\$500,000	\$231,100	46.22	\$491,732	\$64,854	\$96,386	68.6	150.0	0.21	0.21	\$943	\$312,328	\$7.17	60.00	37	202503130013107				7/8/2021	RES SINGLE FAMILY	401	FF			
41-14-07-403-015	403 NE CESHIRE DR	07/03/24	\$512,000	WD	03-ARMS LENGTH	\$512,000	\$233,900	45.68	\$501,393	\$64,690	\$94,083	65.8	138.0	0.19	0.19	\$963	\$340,474	\$7.82	60.00	37	202407120037261				7/9/2021	RES SINGLE FAMILY	401	FF			
41-14-07-176-001	200 NE BOLTWOOD DR	11/20/23	\$274,900	WD	03-ARMS LENGTH	\$274,900	\$98,200	35.72	\$268,074	\$98,856	\$82,030	99.8	122.4	0.63	0.63	\$991	\$127,665	\$3.62	64.28	37	2024071200067756				7/7/2021	RES SINGLE FAMILY	401	FF			FF
41-14-07-427-009	2351 NE PLAINFIELD AVE	10/03/24	\$340,000	WD	03-ARMS LENGTH	\$340,000	\$153,400	44.32	\$326,790	\$72,563	\$59,353	72.2	154.0	0.23	0.23	\$1,005	\$311,429	\$7.15	66.00	37	202410230059758				7/14/2021	RES SINGLE FAMILY	401	FF			
41-14-07-401-034	2328 NE SINCLAIR AVE	09/11/24	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$166,000	44.35	\$359,626	\$95,386	\$95,212	79.3	161.0	0.29	0.29	\$1,076	\$292,418	\$8.71	79.00	37	202406200032987				3/20/2025	RES SINGLE FAMILY	401	FF			
41-14-07-401-004	2340 NE OAKWOOD AVE	09/04/24	\$502,000	WD	03-ARMS LENGTH	\$502,000	\$234,100	44.64	\$477,240	\$81,146	\$59,386	68.6	150.0	0.21	0.21	\$1,183	\$392,010	\$8.00	60.00	37	202409060049115				7/8/2021	RES SINGLE FAMILY	401	FF			
41-14-07-406-016	481 NE ELEANOR ST	09/12/23	\$321,000	WD	03-ARMS LENGTH	\$321,000	\$121,400	37.82	\$297,979	\$72,568	\$49,565	60.3	128.0	0.16	0.16	\$1,204	\$465,295	\$10.68	53.00	37	202309150052903				7/9/2021	RES SINGLE FAMILY	401	FF			
41-14-07-133-024	103 NE BOLTWOOD DR	09/05/24	\$380,000	WD	03-ARMS LENGTH	\$380,000	\$164,900	43.28	\$380,121	\$97,154	\$86,275	80.6	98.0	0.34	0.34	\$1,205	\$282,424	\$6.48	153.00	37	202409090048414				6/30/2021	RES SINGLE FAMILY	401	FF			
41-14-07-280-012	2491 NE PLAINFIELD AVE	06/22/23	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$138,100	36.63	\$347,371	\$86,206	\$98,577	71.3	150.0	0.23	0.23	\$1,210	\$379,762	\$8.72	66.00	37	202401300013107				7/14/2021	RES SINGLE FAMILY	401	FF			
41-14-07-427-019	651 NE COMSTOCK BLVD	03/19/24	\$298,750	WD	03-ARMS LENGTH	\$298,750	\$109,200	36.55	\$271,791	\$80,253	\$53,294	64.8	134.0	0.19	0.19	\$1,238	\$453,860	\$9.96	60.00	37	202403200013823				7/14/2021	RES SINGLE FAMILY	401	FF			
41-14-07-205-045	469 NE SUGHL BLVD	05/25/23	\$400,000	WD	03-ARMS LENGTH	\$400,000	\$131,400	32.85	\$363,673	\$104,641	\$86,314	80.7	150.0	0.31	0.31	\$1,297	\$337,552	\$7.75	90.00	37	202310030057034				7/7/2021	RES SINGLE FAMILY	401	FF			
41-14-07-152-001	2514 NE MONROE AVE	06/19/23	\$283,000	WD	03-ARMS LENGTH	\$283,000	\$94,200	33.29	\$244,781	\$98,997	\$60,778	73.9	128.0	0.26	0.26	\$1,339	\$380,758	\$8.74	90.00	37	202306280036082				7/7/2021	RES SINGLE FAMILY	401	FF			
41-14-07-176-012	235 NE MONIQUE DR	12/27/23	\$310,000	WD	03-ARMS LENGTH	\$310,000	\$106,100	34.23	\$266,892	\$106,110	\$65,002	76.6	155.0	0.27	0.27	\$1,384	\$393,000	\$9.02	76.00	37	20240130000125				7/7/2021	RES SINGLE FAMILY	401	FF			
41-14-07-228-002	656 NE CONGER ST	09/20/24	\$355,500	WD	03-ARMS LENGTH	\$355,500	\$149,500	42.65	\$319,034	\$88,119	\$51,653	62.8	100.0	0.18	0.18	\$1,402	\$476,906	\$10.99	80.00	37	202405050048818				7/12/2021	RES SINGLE FAMILY	401	FF			
41-14-07-276-004	2469 NE BELKNAP AVE	10/02/24	\$330,000	WD	03-ARMS LENGTH	\$330,000	\$136,100	41.24	\$281,242	\$92,354	\$53,796	65.4	125.0	0.19	0.19	\$1,414	\$482,052	\$11.07	67.00	37	202410170058502				7/13/2021	RES SINGLE FAMILY	401	FF			
41-14-07-451-010	460 NE ELEANOR ST	11/04/24	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$122,200	40.73	\$281,150	\$91,744	\$62,884	64.3	132.0	0.18	0.18	\$1,426	\$504,088	\$11.57	60.00	37	202411150064752				7/14/2021	RES SINGLE FAMILY	401	FF			
41-14-07-228-017	743 NE RUSSWOOD ST	10/09/23	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$107,400	33.05	\$275,895	\$110,955	\$61,650	75.0	150.0	0.26	0.26	\$1,479	\$430,058	\$9.87	75.00	37	202310130059116				7/8/2021	RES SINGLE FAMILY	401	FF			
41-14-07-133-005	2030 NE MONROE AVE	04/04/23	\$360,000	WD	03-ARMS LENGTH	\$360,000	\$134,400	34.56	\$309,425	\$111,692	\$61,117	74.4	140.0	0.26	0.26	\$1,502	\$434,599	\$9.88	80.00	37	202304170020564				7/7/2021	RES SINGLE FAMILY	401	FF			
41-14-07-176-009	2513 NE LAFAYETTE AVE	04/06/24	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$141,500	40.43	\$301,425	\$105,440	\$96,865	69.2	120.0	0.22	0.22	\$1,524	\$472,825	\$10.85	81.00	37	202405200026792				7/13/2021	RES SINGLE FAMILY	401	FF			
41-14-07-253-014	2426 NE COLLEGE AVE	07/13/23	\$367,250	WD	03-ARMS LENGTH	\$367,250	\$126,200	34.36	\$317,517	\$106,119	\$56,386	68.6	150.0	0.21	0.21	\$1,547	\$512,652	\$11.77	60.00	37	202308040043989				10/11/2021	RES SINGLE FAMILY	401	FF			
41-14-07-179-002	2518 NE LAFAYETTE AVE	09/19/24	\$364,000	WD	03-ARMS LENGTH	\$364,000	\$145,000	39.84	\$309,694	\$112,526	\$58,220	70.8	150.0	0.00	0.00	\$1,589	#DIV/0!	#DIV/0!	65.00	37	202409300054167				7/7/2021	RES SINGLE FAMILY	401	FF			
41-14-07-151-047	153 NE PERSHING DR	12/01/23	\$245,000	WD	03-ARMS LENGTH	\$245,000	\$76,700	31.31	\$196,562	\$95,960	\$46,522	60.2	100.0	0.17	0.17	\$1,593															

Parcel Number	Street Address	Site Date	Site Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj/Sd/Adj	Curr. Appra. Land	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FT	Dollars/Acre	Dollars/SqFt	Actual Front	ECG Area	Libor/Pge	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
14-14-08-252-011	1255 NE BEECHWOOD ST	04/24/23	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$154,800	51.63	\$415,769	\$50,480	\$108,249	143.3	170.0	0.59	0.59	\$522	\$86,291	\$1.58	150.00	38	20230520029217				9/7/2023	RES SINGLE FAMILY	401	FF		
14-14-08-252-012	2255 NE PARKFIELD NE	04/28/23	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$176,320	57.54	\$377,350	\$56,863	85.9	95.5	0.23	0.23	\$378	\$130,782	\$1.43	117.00	38	20230504002222					5/29/2025	RES SINGLE FAMILY	401	FF		FF
14-14-08-252-043	1543 NE BEECHWOOD ST	01/31/24	\$260,000	WD	18-MULTI PARCEL ARMS LENGTH	\$260,000	\$138,800	52.62	\$171,769	\$52,537	110.128	118.7	378.0	0.10	0.10	\$443	\$270,809	\$8.22	100.00	38	2024020005686	41-14-08-252-044			7/7/2021	RES SINGLE FAMILY	401	FF		
14-14-07-431-019	748 NE HALEM ST	09/15/23	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$157,700	49.28	\$355,344	\$24,088	\$58,432	51.2	126.0	0.15	0.15	\$470	\$168,124	\$3.81	50.00	38	20230520005873				6/29/2021	RES SINGLE FAMILY	401	FF		
14-14-08-253-011	1254 NE BEECHWOOD ST	04/28/23	\$330,000	WD	03-ARMS LENGTH	\$330,000	\$200,400	61.82	\$484,224	\$39,008	\$48,224	59.5	126.0	0.20	0.20	\$655	\$166,231	\$3.89	50.00	38	20230520029338				7/7/2021	RES VAC	402	FF		
14-14-08-158-001	830 NE ARLINGTON ST	01/21/24	\$352,000	WD	03-ARMS LENGTH	\$352,000	\$128,600	51.03	\$274,965	\$29,862	\$51,847	44.8	216.0	0.12	0.12	\$977	\$257,663	\$5.91	45.00	38	2024120006968				7/7/2021	RES SINGLE FAMILY	401	FF		
14-14-08-252-036	1317 NE BEECHWOOD ST	03/11/24	\$188,000	WD	03-ARMS LENGTH	\$188,000	\$83,500	44.41	\$216,871	\$39,569	\$68,830	58.3	166.0	0.19	0.19	\$473	\$205,974	\$4.73	50.00	38	202403190013437				8/9/2024	RES SINGLE FAMILY	401	FF		
14-14-08-108-021	825 NE NORTHMAIN ST	07/21/23	\$310,000	WD	03-ARMS LENGTH	\$310,000	\$139,500	45.00	\$334,969	\$36,107	\$61,076	52.7	111.0	0.14	0.14	\$686	\$252,497	\$5.80	56.00	38	202310110045371				7/1/2021	RES SINGLE FAMILY	401	FF		
14-14-08-158-041	903 NE ABERDEEN ST	10/10/23	\$233,500	WD	03-ARMS LENGTH	\$233,500	\$94,200	44.17	\$234,059	\$42,088	\$62,647	54.0	140.0	0.16	0.16	\$779	\$261,416	\$6.70	50.00	38	202310100599516				7/7/2021	RES SINGLE FAMILY	401	FF		
14-14-08-157-008	784 NE ARLINGTON ST	04/28/23	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$99,600	39.36	\$295,667	\$37,167	\$46,200	57.6	140.0	0.12	0.12	\$378	\$142,020	\$3.96	50.00	38	20230504002222				7/7/2021	RES SINGLE FAMILY	401	FF		
14-14-08-201-005	1215 NE ELLMERE ST	11/08/24	\$284,876	WD	03-ARMS LENGTH	\$284,876	\$139,500	49.87	\$299,156	\$65,710	\$79,900	60.0	150.0	0.22	0.22	\$953	\$295,348	\$6.73	65.00	38	202411150046586				7/7/2021	RES SINGLE FAMILY	401	FF		
14-14-08-157-013	914 NE HOLLOWOOD ST	06/09/23	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$113,000	42.64	\$274,314	\$43,633	\$52,847	45.6	100.0	0.12	0.12	\$956	\$379,417	\$8.71	50.00	38	202306210034524				7/1/2021	RES SINGLE FAMILY	401	FF		
14-14-08-153-040	933 NE BEECHWOOD ST	12/20/24	\$247,000	WD	03-ARMS LENGTH	\$247,000	\$119,600	48.42	\$355,640	\$44,307	\$52,847	45.6	100.0	0.12	0.12	\$971	\$385,278	\$8.84	50.00	38	202412280073041				7/1/2021	RES SINGLE FAMILY	401	FF		
14-14-08-127-014	2718 NE FULLER AVE	09/15/24	\$392,900	WD	03-ARMS LENGTH	\$392,900	\$137,200	48.96	\$293,813	\$58,530	\$64,443	59.9	132.0	0.18	0.18	\$978	\$259,963	\$7.51	50.00	38	202406210046062				6/30/2021	RES SINGLE FAMILY	401	FF		
14-14-08-106-018	841 NE ELLMERE ST	11/10/23	\$315,000	WD	03-ARMS LENGTH	\$315,000	\$132,100	41.94	\$256,937	\$65,023	\$75,800	65.5	132.0	0.20	0.20	\$993	\$325,115	\$7.26	66.00	38	202311140095211				6/30/2021	RES SINGLE FAMILY	401	FF		
14-14-08-254-012	1246 NE HOLLOWOOD ST	05/12/23	\$227,000	WD	03-ARMS LENGTH	\$227,000	\$92,100	40.57	\$236,213	\$56,273	\$65,486	56.5	158.0	0.18	0.18	\$997	\$316,140	\$7.46	49.00	38	202305170027312				7/7/2021	RES SINGLE FAMILY	401	FF		
14-14-08-254-025	1300 NE HOLLOWOOD ST	08/18/23	\$224,500	WD	03-ARMS LENGTH	\$224,500	\$90,400	40.45	\$322,013	\$54,188	\$61,883	53.2	120.0	0.15	0.15	\$1,019	\$363,544	\$8.35	54.00	38	202306230048098				7/7/2021	RES SINGLE FAMILY	401	FF		
14-14-08-301-021	881 NE DORRILL ST	06/21/23	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$146,600	41.89	\$355,096	\$55,840	\$61,306	51.8	126.0	0.15	0.15	\$1,062	\$327,892	\$8.54	50.00	38	202306270035768				7/7/2021	RES SINGLE FAMILY	401	FF		
14-14-08-252-025	1217 NE BEECHWOOD ST	07/03/24	\$290,000	WD	03-ARMS LENGTH	\$290,000	\$134,200	48.28	\$295,514	\$64,520	\$69,034	59.5	170.0	0.20	0.20	\$1,067	\$325,744	\$8.48	50.00	38	202407120027285				7/7/2021	RES SINGLE FAMILY	401	FF		
14-14-08-401-005	2333 NE DAMSON AVE	11/22/24	\$233,000	WD	03-ARMS LENGTH	\$233,000	\$111,200	47.79	\$237,773	\$55,189	\$59,962	51.7	104.0	0.14	0.14	\$1,068	\$405,801	\$9.32	57.00	38	20241127007654				7/8/2021	RES SINGLE FAMILY	401	FF		
14-14-08-127-001	1036 NE NORTHWOOD ST	09/15/23	\$327,000	WD	03-ARMS LENGTH	\$327,000	\$134,800	41.29	\$330,413	\$72,547	\$75,960	65.5	132.0	0.20	0.20	\$1,108	\$362,735	\$8.33	66.00	38	202305200039567				6/30/2021	RES SINGLE FAMILY	401	FF		
14-14-07-432-005	750 NE HALEM ST	03/03/25	\$308,000	WD	03-ARMS LENGTH	\$308,000	\$144,800	47.81	\$310,344	\$48,889	\$68,673	57.7	160.0	0.18	0.18	\$1,124	\$323,589	\$9.09	50.00	38	20250300011864				6/30/2021	RES SINGLE FAMILY	401	FF		
14-14-08-253-023	1344 NE BEECHWOOD ST	09/20/24	\$237,000	WD	03-ARMS LENGTH	\$237,000	\$107,800	45.49	\$238,983	\$67,051	\$69,034	59.5	170.0	0.20	0.20	\$1,127	\$343,851	\$7.89	50.00	38	2024100905648				7/7/2021	RES SINGLE FAMILY	401	FF		
14-14-07-282-005	801 NE ABERDEEN ST	08/24/23	\$314,000	WD	03-ARMS LENGTH	\$314,000	\$120,900	38.50	\$315,830	\$129,211	\$131,041	113.0	147.0	0.41	0.41	\$1,144	\$318,619	\$7.20	122.00	38	202308200049162				6/29/2021	RES SINGLE FAMILY	401	FF		
14-14-08-178-050	1185 NE HOLLOWOOD ST	06/02/23	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$87,700	40.79	\$232,614	\$52,303	\$52,847	45.6	100.0	0.12	0.12	\$1,146	\$454,809	\$11.40	50.00	38	202306080031838				7/1/2021	RES SINGLE FAMILY	401	FF		
14-14-08-127-026	1151 NE ELLMERE ST	11/13/24	\$302,000	WD	03-ARMS LENGTH	\$302,000	\$128,200	40.79	\$289,241	\$78,713	\$84,413	102.3	122.0	0.15	0.15	\$1,203	\$388,247	\$9.63	64.00	38	202411180056378				6/30/2021	RES SINGLE FAMILY	401	FF		
14-14-08-254-025	1350 NE HOLLOWOOD ST	11/13/24	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$104,400	44.59	\$235,015	\$64,668	\$61,883	53.2	120.0	0.15	0.15	\$1,216	\$434,013	\$10.94	54.00	38	202411200095525				7/7/2021	RES SINGLE FAMILY	401	FF		
14-14-08-326-015	1110 NE ABERDEEN ST	09/14/23	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$100,600	40.24	\$247,005	\$64,513	\$61,518	53.0	135.0	0.16	0.16	\$1,216	\$418,213	\$9.55	50.00	38	202305200053791				7/7/2021	RES SINGLE FAMILY	401	FF		
14-14-08-204-042	1359 NE NORTHMAIN ST	12/04/24	\$289,000	WD	03-ARMS LENGTH	\$289,000	\$133,000	40.02	\$284,862	\$74,506	\$70,488	60.0	136.0	0.18	0.18	\$1,226	\$440,924	\$9.30	59.00	38	202411180071618				7/7/2021	RES SINGLE FAMILY	401	FF		
14-14-08-157-023	842 NE ARLINGTON ST	08/09/24	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$127,000	45.15	\$297,657	\$43,863	\$78,510	60.0	70.0	0.18	0.18	\$1,231	\$527,737	\$14.21	50.00	38	202409200040467				7/7/2021	RES SINGLE FAMILY	401	FF		
14-14-08-127-004	1054 NE NORTHWOOD ST	05/23/24	\$291,000	WD	03-ARMS LENGTH	\$291,000	\$128,700	44.23	\$283,342	\$63,618	\$75,960	65.5	132.0	0.20	0.20	\$1,277	\$418,090	\$9.60	66.00	38	202406070030169				11/20/2024	RES SINGLE FAMILY	401	FF		
14-14-08-126-018	1109 NE NORTHWOOD ST	07/18/24	\$301,500	WD	03-ARMS LENGTH	\$301,500	\$130,500	45.44	\$293,667	\$63,793	\$75,960	65.5	132.0	0.20	0.20	\$1,280	\$418,965	\$9.62	66.00	38	202407250043039				6/30/2021	RES SINGLE FAMILY	401	FF		
14-14-08-254-017	1308 NE HOLLOWOOD ST	07/12/24	\$210,000	WD	03-ARMS LENGTH	\$210,000	\$91,200	43.43	\$232,662	\$67,187	\$59,849	51.6	120.0	0.14	0.14	\$1,302	\$469,839	\$11.79	52.00	38	202407230039585				7/7/2021	RES SINGLE FAMILY	401	FF		
14-14-08-185-010	878 NE ABERDEEN ST	06/12/23	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$113,000	39.86	\$277,811	\$61,326	\$61,326	129.0	134.0	0.15	0.15	\$1,314	\$408,284	\$11.77	60.00	38	202310100033327				7/7/2021	RES SINGLE FAMILY	401	FF		
14-14-08-126-024	1149 NE NORTHWOOD ST	12/23/24	\$301,000	WD	03-ARMS LENGTH	\$301,000	\$133,200	44.25	\$286,302	\$90,658	\$75,960	65.5	132.0	0.20	0.20	\$1,384	\$453,290	\$10.41	62.00	38	202412260079334				6/30/2021	RES SINGLE FAMILY	401	FF		
14-14-08-252-040	1335 NE BEECHWOOD ST	02/18/25	\$2																											

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
41-14-07-483-009	2032 NE MELBOURNE AVE	09/11/24	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$132,000	52.80	\$280,921	\$14,317	\$45,238	47.9	110.0	0.13	0.13	\$299	\$115,627	\$2.61	50.00	40	202409180051958					7/18/2021	RES SINGLE FAMILY	401	FF			
41-14-07-380-022	2023 NE SWENBERG AVE	12/15/23	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$112,000	41.86	\$300,332	\$15,618	\$47,250	50.0	120.0	0.14	0.14	\$318	\$115,348	\$2.85	50.00	40	20231228002897					11/1/2024	RES SINGLE FAMILY	401	FF			
41-14-07-455-001	2046 NE SINCLAIR AVE	07/06/23	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$108,800	43.52	\$287,080	\$33,783	\$70,883	76.0	100.0	0.21	0.21	\$451	\$158,606	\$3.64	93.00	40	20230715004423					7/18/2021	RES SINGLE FAMILY	401	FF			
41-14-07-382-005	2020 NE LAFAYETTE AVE	10/24/24	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$133,400	50.34	\$288,395	\$23,855	\$47,250	50.0	120.0	0.14	0.14	\$477	\$172,862	\$3.97	50.00	40	20241028001164					7/7/2021	RES SINGLE FAMILY	401	FF			
41-14-07-453-029	517 NE JULIA ST	04/27/23	\$277,000	WD	03-ARMS LENGTH	\$277,000	\$115,800	41.81	\$295,948	\$24,185	\$43,133	45.6	100.0	0.12	0.12	\$530	\$210,304	\$4.83	50.00	40	202305150026794					7/15/2021	RES SINGLE FAMILY	401	FF			
41-14-07-381-005	2039 NE SWENBERG AVE	07/27/23	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$104,000	42.00	\$258,792	\$28,498	\$47,250	50.0	120.0	0.14	0.14	\$299	\$206,290	\$4.74	50.00	40	202307280042863					7/15/2021	RES SINGLE FAMILY	401	FF			
41-14-07-482-008	2038 NE EDGEWOOD AVE	12/12/23	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$90,800	42.23	\$233,408	\$28,842	\$44,250	50.0	120.0	0.14	0.14	\$277	\$209,000	\$4.80	50.00	40	20231213007717					7/18/2021	RES SINGLE FAMILY	401	FF			
41-14-07-306-036	155 NE BOWNE ST	12/03/24	\$206,000	WD	03-ARMS LENGTH	\$206,000	\$101,600	49.32	\$221,216	\$29,085	\$47,250	46.8	120.0	0.13	0.13	\$622	\$228,016	\$5.26	46.00	40	202412160071061					7/18/2021	RES SINGLE FAMILY	401	FF			
41-14-08-351-021	2125 NE DUNKER AVE	06/26/25	\$255,000	WD	03-ARMS LENGTH	\$255,000	\$103,700	40.67	\$283,021	\$34,259	\$44,280	44.7	127.0	0.12	0.12	\$766	\$280,811	\$6.45	42.00	40	202307070037920					9/14/2023	RES SINGLE FAMILY	401	FF			
41-14-07-388-033	343 NE BOWNE ST	10/06/23	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$98,300	39.32	\$250,798	\$43,403	\$44,201	46.8	120.0	0.13	0.13	\$528	\$341,796	\$7.85	46.00	40	202310130089864					7/18/2021	RES SINGLE FAMILY	401	FF			
41-14-07-484-013	2047 NE EASTERN AVE	10/27/23	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$99,111	39.11	\$282,216	\$34,400	\$34,798	48.1	120.0	0.09	0.09	\$398	\$304,915	\$6.14	50.00	40	202310040057312					7/15/2021	RES SINGLE FAMILY	401	FF			
41-14-07-352-005	128 NE KNAPP ST	04/17/23	\$216,300	WD	03-ARMS LENGTH	\$216,300	\$84,300	38.97	\$215,833	\$41,921	\$41,454	43.9	132.0	0.12	0.12	\$956	\$346,455	\$7.95	40.00	40	202304210021671					7/9/2021	RES SINGLE FAMILY	401	FF			
41-14-07-352-017	132 NE GRACELAND ST	02/18/24	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$81,200	37.77	\$213,187	\$48,488	\$46,675	49.4	125.0	0.14	0.14	\$982	\$351,362	\$8.07	40.00	40	202402190008407					7/15/2021	RES SINGLE FAMILY	401	FF			
41-14-07-457-011	459 NE KNAPP ST	10/24/24	\$338,000	WD	03-ARMS LENGTH	\$338,000	\$154,500	45.71	\$335,245	\$63,198	\$60,543	64.1	115.0	0.19	0.19	\$986	\$341,611	\$7.84	70.00	40	202411090063080					7/19/2021	RES SINGLE FAMILY	401	FF			
41-14-07-451-042	509 NE KENWOOD ST	09/29/23	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$121,100	40.93	\$177,340	\$45,793	\$43,133	45.6	100.0	0.12	0.12	\$303	\$206,200	\$9.14	50.00	40	202310040057312					7/15/2021	RES SINGLE FAMILY	401	FF			
41-14-07-326-010	2320 NE COIT AVE	06/23/23	\$301,000	WD	03-ARMS LENGTH	\$301,000	\$107,400	35.68	\$286,001	\$65,941	\$60,955	63.8	145.0	0.20	0.20	\$1,037	\$359,705	\$7.57	60.00	40	202306290036472					9/27/2024	RES SINGLE FAMILY	401	FF			
41-14-07-453-001	440 NE KENWOOD ST	09/12/24	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$119,400	45.06	\$258,649	\$49,484	\$43,133	45.6	100.0	0.12	0.12	\$1,084	\$430,296	\$9.88	50.00	40	202409200052575					7/15/2021	RES SINGLE FAMILY	401	FF			
41-14-08-351-006	2132 NE EASTERN AVE	03/13/25	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$126,700	45.26	\$272,671	\$52,880	\$46,651	48.3	126.0	0.14	0.14	\$1,097	\$399,444	\$9.01	46.00	40	202501160002871					7/16/2021	RES SINGLE FAMILY	401	FF			
41-14-07-381-002	2052 NE SWENBERG AVE	08/25/24	\$318,273	WD	03-ARMS LENGTH	\$318,273	\$143,900	45.21	\$310,622	\$54,901	\$47,250	50.0	120.0	0.14	0.14	\$1,098	\$297,833	\$9.13	50.00	40	202407030054209					7/7/2021	RES SINGLE FAMILY	401	FF			
41-14-07-455-010	500 NE JULIA ST	08/07/23	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$104,500	36.67	\$272,312	\$70,557	\$57,889	61.2	180.0	0.21	0.21	\$1,152	\$340,855	\$7.82	50.00	40	202308150041674					7/15/2021	RES SINGLE FAMILY	401	FF			
41-14-07-484-008	2022 NE ROWE AVE	10/28/23	\$282,000	WD	03-ARMS LENGTH	\$282,000	\$105,800	37.52	\$271,135	\$58,115	\$47,250	50.0	120.0	0.14	0.14	\$1,162	\$421,123	\$9.67	50.00	40	20231101002889					7/18/2021	RES SINGLE FAMILY	401	FF			
41-14-07-351-028	115 NE GRACELAND ST	08/01/23	\$255,000	WD	03-ARMS LENGTH	\$255,000	\$91,800	36.00	\$242,254	\$59,421	\$46,675	49.4	125.0	0.14	0.14	\$1,203	\$430,587	\$9.88	48.00	40	202308150046234					7/9/2021	RES SINGLE FAMILY	401	FF			
41-14-07-477-025	725 NE GRACELAND ST	05/01/24	\$258,000	WD	03-ARMS LENGTH	\$258,000	\$113,800	44.11	\$248,097	\$45,954	\$36,081	38.2	100.0	0.09	0.09	\$1,204	\$480,826	\$11.47	40.00	40	202405030023617					7/19/2021	RES SINGLE FAMILY	401	FF			
41-14-07-455-021	2046 NE SINCLAIR AVE	06/07/23	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$119,900	36.89	\$299,739	\$68,088	\$52,827	55.9	150.0	0.17	0.17	\$1,218	\$395,860	\$9.09	50.00	40	202306090032201					7/18/2021	RES SINGLE FAMILY	401	FF			
41-14-07-304-011	122 NE LAWRENCE ST	12/27/23	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$82,600	36.71	\$212,171	\$57,030	\$44,201	48.8	120.0	0.13	0.13	\$1,219	\$448,055	\$10.31	46.00	40	20240108001354					7/8/2021	RES SINGLE FAMILY	401	FF			
41-14-07-378-023	2101 NE PROSPECT AVE	11/22/24	\$313,000	WD	03-ARMS LENGTH	\$313,000	\$91,300	42.86	\$397,735	\$64,065	\$48,800	51.6	128.0	0.15	0.15	\$1,241	\$438,816	\$10.00	50.00	40	202412130070794					7/7/2021	RES SINGLE FAMILY	401	FF			
41-14-07-380-020	2043 NE SWENBERG AVE	08/24/23	\$345,000	WD	03-ARMS LENGTH	\$345,000	\$123,000	37.39	\$330,651	\$62,199	\$47,250	50.0	120.0	0.14	0.14	\$1,244	\$454,717	\$10.35	50.00	40	202308260043022					7/15/2021	RES SINGLE FAMILY	401	FF			
41-14-07-479-009	2138 NE ROWE AVE	01/03/25	\$258,000	WD	03-ARMS LENGTH	\$258,000	\$111,900	45.37	\$240,448	\$64,802	\$47,250	50.0	120.0	0.14	0.14	\$1,206	\$469,580	\$10.78	50.00	40	20250113001963					7/18/2021	RES SINGLE FAMILY	401	FF			
41-14-08-351-014	2155 NE DUNKER AVE	10/10/23	\$224,500	WD	03-ARMS LENGTH	\$224,500	\$81,700	36.39	\$208,013	\$57,308	\$40,821	43.2	128.0	0.12	0.12	\$1,327	\$485,661	\$11.15	40.00	40	20231020000489					7/18/2021	RES SINGLE FAMILY	401	FF			
41-14-07-378-001	306 NE ELEANOR ST	04/04/24	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$129,800	43.27	\$279,277	\$69,523	\$48,800	51.6	128.0	0.15	0.15	\$1,348	\$472,946	\$10.86	50.00	40	202404160020182					7/9/2021	RES SINGLE FAMILY	401	FF			
41-14-07-479-018	2127 NE EASTERN AVE	08/07/24	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$114,800	42.52	\$248,155	\$69,095	\$47,250	50.0	120.0	0.14	0.14	\$1,382	\$500,088	\$11.49	50.00	40	202408120043904					7/18/2021	RES SINGLE FAMILY	401	FF			
41-14-07-452-009	2146 NE JULIA ST	01/04/24	\$175,000	WD	03-ARMS LENGTH	\$175,000	\$59,800	34.17	\$152,569	\$67,622	\$45,191	47.8	100.0	0.12	0.12	\$1,414	\$554,279	\$12.72	53.00	40	20240108001157					7/15/2021	RES SINGLE FAMILY	401	FF			
41-14-07-351-026	105 NE GRACELAND ST	06/07/24	\$251,000	WD	03-ARMS LENGTH	\$251,000	\$105,000	41.83	\$227,300	\$70,375	\$46,675	49.4	125.0	0.14	0.14	\$1,425	\$509,964	\$11.71	48.00	40	20240624003370					7/8/2021	RES SINGLE FAMILY	401	FF			
41-14-07-383-008	2021 NE OAKWOOD AVE	02/06/25	\$332,000	WD	03-ARMS LENGTH	\$332,000	\$144,100	43.40	\$309,839	\$64,735	\$42,574	45.1	104.0	0.12	0.12	\$1,437	\$530,815	\$12.18	42.00	40	202502017000434					7/7/2021	RES SINGLE FAMILY	401	FF			
41-14-07-376-013	2133 NE SWENBERG AVE	06/03/24</																														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3			
41-14-17-102-035	1847 NE HOUSEMAN AVE	11/22/23	\$292,000	WD	03-ARMS LENGTH	\$292,000	\$121,300	41.54	\$300,113	\$52,569	\$60,682	62.2	135.0	0.21	0.21	\$846	\$252,736	\$5.80	67.00	41	202312050099087		LAND TABLE 41	0	0	6/28/2021	RES SINGLE FAMILY	401	FF					
41-14-08-356-022	963 NE KNAPP ST	09/08/23	\$263,000	WD	03-ARMS LENGTH	\$263,000	\$117,600	41.55	\$262,938	\$67,541	\$77,486	79.4	109.8	0.26	0.26	\$851	\$258,778	\$5.94	103.50	41	202308150530022		LAND TABLE 41	0	0	6/28/2021	RES SINGLE FAMILY	401	FF					
41-14-08-303-011	945 NE ELANOR ST	05/11/23	\$310,000	WD	03-ARMS LENGTH	\$310,000	\$125,600	40.52	\$305,537	\$58,789	\$54,306	55.6	129.0	0.18	0.18	\$1,056	\$330,163	\$7.58	60.00	41	202305180027170		LAND TABLE 41	0	0	6/25/2021	RES SINGLE FAMILY	401	FF					
41-14-08-356-025	833 NE KNAPP ST	08/09/24	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$115,100	43.43	\$258,274	\$62,244	\$55,518	56.9	113.0	0.17	0.17	\$1,084	\$357,724	\$8.21	67.00	41	202408140044569		LAND TABLE 41	0	0	6/29/2021	RES SINGLE FAMILY	401	FF					
41-14-08-354-004	2148 NE HOUSEMAN AVE	01/29/24	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$93,100	39.62	\$227,549	\$55,458	\$48,007	49.2	149.0	0.16	0.16	\$1,127	\$344,460	\$7.91	47.00	41	202402060006125		LAND TABLE 41	0	0	6/29/2021	RES SINGLE FAMILY	401	FF					
41-14-08-352-029	845 NE GRACELAND ST	07/03/24	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$102,800	42.88	\$227,937	\$50,163	\$38,100	39.0	85.0	0.10	0.10	\$1,265	\$511,867	\$11.75	50.00	41	202407100038512		LAND TABLE 41	0	0	6/29/2021	RES SINGLE FAMILY	401	FF					
41-14-08-303-007	917 NE ELANOR ST	11/17/23	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$97,500	37.50	\$240,939	\$73,387	\$54,306	55.6	129.0	0.18	0.18	\$1,319	\$412,174	\$9.46	60.00	41	202311280067706		LAND TABLE 41	0	0	6/25/2021	RES SINGLE FAMILY	401	FF					
41-14-08-358-019	2027 NE DIAMOND AVE	07/18/24	\$282,000	WD	03-ARMS LENGTH	\$282,000	\$114,500	40.60	\$256,278	\$79,038	\$53,316	54.6	115.0	0.17	0.17	\$1,447	\$478,133	\$10.93	63.00	41	202408010041667		LAND TABLE 41	0	0	6/28/2021	RES SINGLE FAMILY	401	FF					
41-14-08-356-007	2044 NE DUKER AVE	01/10/25	\$289,900	WD	03-ARMS LENGTH	\$289,900	\$113,800	39.25	\$258,878	\$73,231	\$42,209	43.2	128.0	0.13	0.13	\$1,893	\$567,682	\$13.03	44.00	41	202501160002799		LAND TABLE 41	0	0	6/29/2021	RES SINGLE FAMILY	401	FF					
41-14-08-353-005	922 NE ELANOR ST	05/05/23	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$78,600	32.84	\$193,553	\$78,987	\$41,940	43.0	103.0	0.12	0.12	\$1,836	\$698,504	\$15.36	50.00	41	202305150029765		LAND TABLE 41	0	0	6/28/2021	RES SINGLE FAMILY	401	FF					
41-14-08-357-007	2042 NE EMERALD AVE	07/17/23	\$326,000	PTA	03-ARMS LENGTH	\$326,000	\$106,600	32.70	\$364,965	\$124,215	\$63,200	64.8	150.0	0.23	0.23	\$1,918	\$547,203	\$12.56	66.00	41			LAND TABLE 41	0	0	6/29/2021	RES SINGLE FAMILY	401	FF					
41-14-17-101-039	1835 NE EMERALD AVE	06/23/23	\$312,500	WD	03-ARMS LENGTH	\$312,500	\$101,400	32.45	\$251,490	\$121,917	\$60,907	62.4	136.0	0.21	0.21	\$1,954	\$583,335	\$13.39	67.00	41	202306300036788		LAND TABLE 41	0	0	6/28/2021	RES SINGLE FAMILY	401	FF					
41-14-08-352-005	2151 NE EMERALD AVE	06/10/24	\$289,000	WD	03-ARMS LENGTH	\$289,000	\$105,200	36.40	\$234,066	\$101,040	\$46,106	47.2	86.0	0.12	0.12	\$2,139	\$814,839	\$18.71	63.00	41	202408060042833		LAND TABLE 41	0	0	6/28/2021	RES SINGLE FAMILY	401	FF					
41-14-08-367-034	928 NE GRACELAND ST	10/04/23	\$285,010	WD	03-ARMS LENGTH	\$285,010	\$90,000	31.58	\$220,500	\$110,813	\$46,303	47.4	111.0	0.14	0.14	\$2,336	\$802,993	\$18.43	64.00	41	202310060007823		LAND TABLE 41	0	0	6/28/2021	RES SINGLE FAMILY	401	FF					
41-14-08-356-006	850 NE GRACELAND ST	01/09/25	\$338,500	WD	03-ARMS LENGTH	\$338,500	\$115,400	34.39	\$359,727	\$117,397	\$38,524	39.6	120.0	0.11	0.11	\$2,967	\$1,038,912	\$23.85	41.00	41	202501140002348		LAND TABLE 41	0	0	6/26/2021	RES SINGLE FAMILY	401	FF					
Totals:						\$4,238,410	\$1,599,000		\$3,792,765	\$1,226,649	\$781,004	800.2		2.48	2.48																			
						Sale. Ratio =>	37.73	Average		per FF=>		\$1,533	Average		per Net Acre=>		484,217.97	Average		per SqFt=>		\$11.35												
						Std. Dev. =>	4.04	Use=>>>		\$1,533																								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3						
41-14-08-457-024	2027 NE JOAN AVE	05/15/23	\$257,000	WD	03-ARMS LENGTH	\$257,000	\$113,300	44.09	\$304,670	\$29,532	\$77,202	98.2	149.0	0.34	0.34	\$901	\$86,351	\$1.98	100.00	43	202306160033734				7/8/2020	RES SINGLE FAMILY	401	FF									
41-14-08-457-019	1335 NE KNAPP ST	01/16/24	\$293,848	QC	03-ARMS LENGTH	\$293,848	\$151,200	53.90	\$335,995	\$51,742	\$123,891	157.6	137.0	0.99	0.99	\$438	\$52,538	\$1.21	83.00	43	202401170002577				7/8/2020	RES SINGLE FAMILY	401	FF									
41-14-09-155-016	1843 NE ABERDEEN ST	09/17/24	\$410,000	WD	03-ARMS LENGTH	\$410,000	\$201,900	49.24	\$466,144	\$75,481	\$131,625	167.5	311.0	0.88	0.88	\$451	\$85,969	\$1.97	123.00	RMNE2	202405250053393				7/8/2020	RES MULTI - CONW	401	FF									
41-14-09-302-013	1721 NE TIMBERLANE LN	04/27/23	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$114,800	38.27	\$309,320	\$50,388	\$59,718	76.0	130.0	0.24	0.24	\$663	\$213,551	\$4.90	79.00	43	202306140033045				7/15/2020	RES SINGLE FAMILY	401	FF									
41-14-09-328-004	2370 NE MEADOWGLEN DR	09/30/24	\$310,000	WD	03-ARMS LENGTH	\$310,000	\$140,300	45.26	\$315,944	\$50,031	\$59,575	75.8	157.0	0.25	0.25	\$708	\$122,821	\$4.69	70.00	43	202410110057269				7/8/2020	RES SINGLE FAMILY	401	FF									
41-14-09-301-004	1630 NE ABERDEEN ST	06/05/23	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$122,100	38.89	\$437,769	\$67,087	\$60,856	77.4	135.0	0.25	0.25	\$986	\$273,824	\$6.29	79.00	43	202306160033890				10/20/2021	RES SINGLE FAMILY	401	FF									
41-14-09-326-026	1801 NE TIMBERLANE LN	08/09/24	\$315,000	WD	03-ARMS LENGTH	\$315,000	\$153,000	42.22	\$298,458	\$73,237	\$56,895	72.1	139.0	0.23	0.23	\$1,015	\$322,830	\$7.41	71.00	43	2024082200046141				7/15/2020	RES SINGLE FAMILY	401	FF									
41-14-09-326-026	1806 NE TIMBERLANE LN	09/19/23	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$121,200	34.63	\$328,169	\$102,414	\$78,583	100.0	208.0	0.40	0.40	\$1,024	\$258,821	\$5.94	83.00	43	202309270055429				7/15/2020	RES SINGLE FAMILY	401	FF									
41-14-08-277-014	1484 NE LAWNCREST CT	06/08/24	\$370,500	WD	03-ARMS LENGTH	\$370,500	\$156,000	42.11	\$350,874	\$79,083	\$59,457	75.6	137.6	0.23	0.23	\$1,045	\$342,351	\$7.86	80.97	43	202408130044257				7/8/2020	RES SINGLE FAMILY	401	FF									
41-14-08-279-011	2002 NE LAWNCREST DR	01/09/24	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$0	0.00	\$353,294	\$75,567	\$53,861	68.5	141.0	0.21	0.21	\$1,100	\$350,117	\$8.11	68.00	43	202401160002146				7/15/2020	RES SINGLE FAMILY	401	FF									
41-14-09-152-011	2430 NE HOLMDENE AVE	01/10/24	\$460,000	WD	03-ARMS LENGTH	\$460,000	\$161,800	35.17	\$437,224	\$73,020	\$50,244	63.9	100.0	0.17	0.17	\$1,142	\$424,535	\$9.75	75.00	43	202402050005943				7/8/2020	RES SINGLE FAMILY	401	FF									
41-14-08-279-007	2528 NE LAWNCREST DR	08/08/23	\$351,400	WD	03-ARMS LENGTH	\$351,400	\$116,500	33.15	\$313,928	\$103,645	\$66,171	84.2	165.6	0.32	0.32	\$1,231	\$329,032	\$7.55	65.78	43	202308140045688				7/15/2020	RES SINGLE FAMILY	401	FF									
41-14-09-301-007	2361 NE BIRCH HILLS DR	03/29/24	\$400,000	WD	03-ARMS LENGTH	\$400,000	\$131,100	32.78	\$355,030	\$106,461	\$61,471	78.2	135.0	0.25	0.25	\$1,361	\$429,278	\$9.85	80.00	43	202404040018571				7/15/2020	RES SINGLE FAMILY	401	FF									
41-14-09-328-004	2370 NE MEADOWGLEN DR	04/19/24	\$376,000	WD	03-ARMS LENGTH	\$376,000	\$140,300	37.31	\$315,844	\$110,031	\$59,575	75.8	137.0	0.25	0.25	\$1,178	\$474,726	\$10.80	70.00	43	202404190020809				7/8/2020	RES SINGLE FAMILY	401	FF									
41-14-08-478-009	1448 NE KNAPP ST	02/11/25	\$361,000	WD	03-ARMS LENGTH	\$361,000	\$122,900	34.04	\$278,995	\$156,825	\$74,820	95.2	200.0	0.37	0.37	\$1,847	\$427,316	\$9.81	80.00	43	202502120007751				7/8/2020	RES SINGLE FAMILY	401	FF									
41-14-09-176-002	1803 NE ABERDEEN ST	06/27/23	\$216,000	WD	03-ARMS LENGTH	\$216,000	\$52,400	24.26	\$141,469	\$128,042	\$53,511	68.1	217.0	0.25	0.25	\$1,881	\$514,225	\$11.80	50.00	43	202306300038729				7/8/2020	RES SINGLE FAMILY	401	FF									
41-14-09-326-002	2273 NE THISTLEDOWNE DR	02/18/24	\$380,000	WD	03-ARMS LENGTH	\$380,000	\$99,800	26.26	\$305,304	\$122,091	\$47,995	61.1	127.0	0.18	0.18	\$1,999	\$685,304	\$15.75	61.00	43	202402190008103				7/24/2025	RES SINGLE FAMILY	401	FF									
41-14-08-351-010	1740 NE BIRCHCUFF DR	10/22/24	\$323,300	WD	03-ARMS LENGTH	\$323,300	\$115,100	34.47	\$258,134	\$124,600	\$49,834	62.1	135.0	0.19	0.19	\$2,005	\$699,852	\$15.38	60.00	43	20241024000135				7/15/2020	RES SINGLE FAMILY	401	FF									
Totals:						\$6,199,646	\$2,200,800		\$5,831,243	\$1,992,487	\$1,234,084			1,674.4		6.97	6.97																				
						Sale Ratio =>	35.50			Average			per FF=>	\$1,023			Average			per Net Acre=>	268,614.26			Average			per SqFt=>	\$6.12									
						Std. Dev. =>	11.84			Use=>			\$1,023																								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
41-14-08-228-012	2824 NE STOCKWOOD DR	07/19/23	\$50,000	WD	03-ARMS LENGTH	\$50,000	\$21,000	42.00	\$60,440	\$50,000	\$60,440	76.9	192.7	0.33	0.33	\$690	\$151,515	\$3.48	67.88	43	202307270642150		LAND TABLE 43	0	0	7/19/2020	RES VAC	402	NORTHBEND #3		
41-14-08-228-018	2823 NE STOCKWOOD DR	06/29/23	\$50,000	WD	03-ARMS LENGTH	\$50,000	\$23,700	41.40	\$39,495	\$50,000	\$50,465	75.7	176.2	0.26	0.26	\$461	\$143,266	\$3.29	72.90	43	202307070037987		LAND TABLE 43	0	0	7/19/2020	RES VAC	402	NORTHBEND #3		NORTHBEND #3
41-14-09-153-004	2513 NE STOCKWOOD DR	02/09/24	\$375,700	WD	03-ARMS LENGTH	\$375,700	\$141,300	37.61	\$379,068	\$54,889	\$56,257	74.1	133.3	0.21	0.21	\$741	\$256,491	\$5.89	92.20	43	202402180008139		LAND TABLE 43	0	1	7/14/2020	RES SINGLE FAMILY	401	NORTHBEND #3		
41-14-08-228-011	2628 NE STOCKWOOD DR	06/28/23	\$527,100	WD	03-ARMS LENGTH	\$527,100	\$195,500	37.09	\$526,395	\$60,884	\$60,159	76.5	191.6	0.32	0.32	\$795	\$192,000	\$4.41	72.00	43	202307060037653		LAND TABLE 43	0	0	7/19/2020	RES SINGLE FAMILY	401	NORTHBEND #3		
41-14-08-279-018	2625 NE STOCKWOOD DR	05/15/23	\$360,000	WD	03-ARMS LENGTH	\$360,000	\$122,200	36.72	\$354,702	\$61,067	\$56,369	71.7	120.1	0.20	0.20	\$660	\$309,884	\$7.11	86.00	43	202305220028062		LAND TABLE 43	0	0	7/14/2020	RES SINGLE FAMILY	401	NORTHBEND #3		
41-14-09-154-007	2600 NE STOCKWOOD DR	09/13/24	\$440,000	WD	03-ARMS LENGTH	\$440,000	\$188,500	42.84	\$435,603	\$63,540	\$60,143	88.0	308.2	0.32	0.32	\$950	\$160,654	\$3.89	74.00	43	202409030002290		LAND TABLE 43	0	1	7/9/2020	RES SINGLE FAMILY	401	NORTHBEND #3		
41-14-09-153-005	2527 NE STOCKWOOD DR	06/28/24	\$376,000	WD	03-ARMS LENGTH	\$376,000	\$159,900	42.53	\$358,846	\$73,568	\$56,414	71.8	139.4	0.23	0.23	\$1,025	\$322,667	\$7.41	77.40	43	202407030035672		LAND TABLE 43	0	1	7/15/2020	RES SINGLE FAMILY	401	NORTHBEND #3		
41-14-09-153-007	2549 NE STOCKWOOD DR	06/18/24	\$485,000	WD	03-ARMS LENGTH	\$485,000	\$186,100	38.37	\$420,034	\$121,880	\$56,714	72.2	150.8	0.25	0.25	\$1,686	\$486,720	\$11.17	72.00	43	202406240033371		LAND TABLE 43	0	1	7/14/2020	RES SINGLE FAMILY	401	NORTHBEND #3		

Totals: \$2,663,800

\$2,663,800

\$1,045,200

\$2,564,553

\$556,200

\$476,961

606.8

2.41

2.41

Average Sale Ratio ==> 39.24

Average per FF ==> \$917

Average per Net Acre ==> 231,079.35

Average per SqFt ==> \$5.30

Std. Dev. ==> 2.61

Use ==> \$917

vacant ==> \$656

median ==> \$928

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
41-13-13-228-001	1924 NW MONROE AVE	11/13/24	\$206,000	WD	03-ARMS LENGTH	\$206,000	\$108,600	52.72	\$246,187	\$11,516	\$51,703	56.6	137.0	0.14	0.14	\$203	\$83,449	\$1.92	44.00	44	202411270067586				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-120-010	1965 NW WILBERT AVE	05/31/23	\$226,000	WD	03-ARMS LENGTH	\$226,000	\$96,200	43.56	\$253,881	\$12,630	\$36,761	42.5	77.0	0.06	0.06	\$302	\$164,497	\$3.78	44.00	44	202506080020098				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-106-018	1819 NE COIT AVE	12/05/23	\$27,450	WD	03-ARMS LENGTH	\$27,450	\$13,200	48.09	\$45,596	\$27,450	\$44,596	48.8	110.0	0.10	0.10	\$562	\$271,782	\$6.24	40.00	44	202312080069903				4/23/2025	RES VAC	402	FF			
41-14-18-201-028	1951 NE PLAINFIELD AVE	12/13/24	\$298,000	WD	03-ARMS LENGTH	\$298,000	\$137,700	46.21	\$316,854	\$32,073	\$50,927	55.8	120.4	0.14	0.14	\$575	\$232,413	\$5.34	50.00	44	202412160071067				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-129-007	1940 NE LAFAYETTE AVE	12/07/23	\$224,500	WD	03-ARMS LENGTH	\$224,500	\$95,700	42.63	\$243,429	\$40,757	\$59,686	65.4	132.0	0.20	0.20	\$623	\$203,785	\$4.68	66.00	44	202312120070298				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-107-016	25 NE ANN ST	02/06/24	\$210,000	WD	03-ARMS LENGTH	\$210,000	\$84,700	46.38	\$216,775	\$42,077	\$48,852	53.5	122.0	0.12	0.12	\$796	\$347,744	\$7.98	40.00	44	202403100070538				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-106-004	105 NE ANN ST	04/05/24	\$172,000	WD	03-ARMS LENGTH	\$172,000	\$78,500	45.84	\$177,520	\$35,266	\$40,906	44.8	62.0	0.09	0.09	\$788	\$375,383	\$6.62	66.00	44	202405060023913				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-126-003	1948 NE COIT AVE	10/26/23	\$279,500	WD	03-ARMS LENGTH	\$279,500	\$111,600	39.93	\$284,736	\$38,044	\$43,280	47.4	96.0	0.10	0.10	\$803	\$392,206	\$9.00	44.00	44	202311020063340				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-202-001	400 NE ELMWOOD ST	07/07/23	\$287,000	WD	03-ARMS LENGTH	\$287,000	\$115,300	40.17	\$292,093	\$39,635	\$44,728	49.0	80.0	0.11	0.11	\$809	\$360,318	\$8.27	60.00	44	202307190040180				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-126-008	1936 NE LAFAYETTE AVE	03/04/24	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$96,000	40.00	\$240,259	\$50,427	\$59,686	65.4	132.0	0.20	0.20	\$909	\$297,135	\$6.82	66.00	44	20240320003774				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-202-007	434 NE ELMWOOD ST	10/18/24	\$206,000	WD	03-ARMS LENGTH	\$206,000	\$109,700	41.24	\$205,764	\$51,163	\$56,927	55.8	120.0	0.14	0.14	\$917	\$370,746	\$8.51	50.00	PHN2	202410300012327				4/23/2025	RES MULTI-COM	401	FF			
41-14-18-108-011	130 NE DEAN ST	12/10/24	\$224,500	WD	03-ARMS LENGTH	\$224,500	\$96,000	42.76	\$223,107	\$47,288	\$45,895	50.3	124.0	0.11	0.11	\$941	\$450,362	\$10.34	37.00	44	202412130070735				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-126-012	234 NE KNAPP ST	06/14/24	\$263,000	WD	03-ARMS LENGTH	\$263,000	\$105,900	40.27	\$256,464	\$55,388	\$48,852	53.5	132.0	0.12	0.12	\$1,035	\$457,752	\$10.51	40.00	44	202406210031172				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-106-013	150 NE BURR OAK ST	10/30/23	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$114,700	38.23	\$292,003	\$65,451	\$72,454	62.9	132.0	0.18	0.18	\$1,040	\$359,621	\$8.26	60.00	44	202311030063497				4/23/2025	RES SINGLE FAMILY	401	FF			
41-13-13-227-011	8 NW KNAPP ST	08/22/24	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$113,500	42.04	\$261,460	\$59,209	\$50,669	55.5	142.0	0.13	0.13	\$1,067	\$455,454	\$10.46	40.00	44	202410090056583				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-107-014	17 NE ANN ST	05/03/23	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$103,900	36.46	\$276,644	\$59,242	\$50,286	55.1	132.0	0.13	0.13	\$1,076	\$455,708	\$10.46	43.00	44	202305100025980				4/23/2025	RES SINGLE FAMILY	401	FF			
41-13-13-230-007	20 NW DEAN ST	12/11/23	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$115,300	37.80	\$292,515	\$72,171	\$59,686	65.4	132.0	0.20	0.20	\$1,104	\$360,855	\$8.28	66.00	44	202312140070925				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-106-001	104 NE BURR OAK ST	06/07/24	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$100,600	41.52	\$239,824	\$50,385	\$41,189	45.1	92.0	0.09	0.09	\$1,116	\$578,908	\$13.29	41.00	44	202406110030990				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-104-028	143 NE BURR OAK ST	08/05/23	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$102,200	37.89	\$257,652	\$61,685	\$48,337	54.0	132.0	0.12	0.12	\$1,142	\$497,466	\$11.42	41.00	44	202308130023912				5/28/2025	RES SINGLE FAMILY	401	FF			
41-14-18-107-008	30 NE DEAN ST	07/26/23	\$226,500	WD	03-ARMS LENGTH	\$226,500	\$75,700	33.42	\$195,501	\$77,749	\$50,750	55.6	132.0	0.13	0.13	\$1,399	\$584,579	\$13.42	44.00	44	202309050050282				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-101-001	6 NE KNAPP ST	08/28/23	\$219,900	WD	03-ARMS LENGTH	\$219,900	\$73,100	33.24	\$187,796	\$84,742	\$52,638	57.7	142.0	0.14	0.14	\$1,470	\$592,601	\$13.60	44.00	44	202308310049644				4/23/2025	RES SINGLE FAMILY	401	FF			
41-13-13-228-002	1920 NW MONROE AVE	07/19/23	\$303,000	WD	03-ARMS LENGTH	\$303,000	\$101,100	33.37	\$290,514	\$94,377	\$51,891	56.8	138.0	0.14	0.14	\$1,861	\$678,971	\$15.59	44.00	44	202307270042126				4/23/2025	RES SINGLE FAMILY	401	FF			
41-13-13-227-001	1958 NW MONROE AVE	08/21/23	\$237,500	WD	03-ARMS LENGTH	\$237,500	\$79,900	33.64	\$202,051	\$74,526	\$39,077	42.8	88.0	0.06	0.06	\$1,741	\$967,870	\$22.22	38.00	44	202306260035348				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-102-009	130 NE KNAPP ST	02/28/25	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$73,300	34.09	\$168,491	\$97,319	\$50,810	55.7	140.0	0.13	0.13	\$1,749	\$737,265	\$16.93	41.00	44	202503130013281				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-202-018	1927 NE PLAINFIELD AVE	08/09/24	\$555,000	WD	03-ARMS LENGTH	\$555,000	\$217,600	39.21	\$503,878	\$105,692	\$54,570	59.8	116.0	0.17	0.17	\$1,768	\$640,558	\$14.71	62.00	44	202408190045428				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-202-017	431 NE HOOVER ST	10/09/24	\$410,000	WD	03-ARMS LENGTH	\$410,000	\$158,400	38.63	\$351,699	\$118,544	\$60,213	66.0	120.0	0.21	0.21	\$1,797	\$667,198	\$13.02	76.00	44	202410140057392				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-129-005	114 NE KNAPP ST	04/07/23	\$256,500	WD	03-ARMS LENGTH	\$256,500	\$84,700	33.02	\$215,536	\$91,208	\$45,234	48.5	122.0	0.10	0.10	\$1,841	\$912,060	\$20.84	33.00	44	202304140020397				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-106-004	114 NE BURR OAK ST	08/11/23	\$268,000	WD	03-ARMS LENGTH	\$268,000	\$91,700	32.06	\$235,295	\$100,042	\$49,337	54.0	132.0	0.12	0.12	\$1,851	\$806,790	\$18.52	41.00	44	202308280048977				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-107-001	4 NE DEAN ST	10/25/24	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$90,400	34.11	\$206,539	\$114,351	\$55,890	61.2	132.0	0.17	0.17	\$1,868	\$672,653	\$15.44	56.00	44	202411050062823				4/23/2025	RES SINGLE FAMILY	401	FF			
41-13-13-228-003	1920 NW MONROE AVE	05/13/24	\$316,500	WD	03-ARMS LENGTH	\$316,500	\$113,400	35.83	\$290,514	\$107,377	\$51,891	56.8	138.0	0.14	0.14	\$1,898	\$778,094	\$17.82	44.00	44	202405200020697				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-126-003	1848 NE COIT AVE	07/08/24	\$295,000	WD	03-ARMS LENGTH	\$295,000	\$103,900	35.22	\$237,238	\$108,512	\$50,750	55.6	122.0	0.13	0.13	\$1,952	\$815,800	\$18.73	44.00	44	202407100006665				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-108-001	1824 NE CENTER AVE	03/06/25	\$295,000	WD	03-ARMS LENGTH	\$295,000	\$105,200	35.66	\$242,882	\$93,565	\$41,427	45.4	66.0	0.10	0.10	\$2,062	\$944,895	\$22.61	63.00	44	202503130013254				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-132-002	308 NE DEAN ST	04/03/23	\$230,000	PTA	03-ARMS LENGTH	\$230,000	\$86,900	29.09	\$174,539	\$97,367	\$41,906	45.9	90.0	0.09	0.09	\$2,121	\$1,069,967	\$24.56	44.00	44				4/23/2025	RES SINGLE FAMILY	401	FF				
41-14-18-132-002	308 NE DEAN ST	04/03/23	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$86,900	29.09	\$174,539	\$97,367	\$41,906	45.9	90.0	0.09	0.09	\$2,121	\$1,069,967	\$24.56	44.00	44	202304250021974				4/23/2025	RES SINGLE FAMILY	401	FF			
41-14-18-128-031	1835 NE LAFAYETTE AVE	05/09/23	\$264,555	WD	03-ARMS LENGTH	\$264,555	\$92,200	31.07	\$256,862	\$100,950	\$43,277	47.5	50.0	0.12	0.12	\$2,125	\$877,826	\$20.15	100.00	44</											

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd./Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqR	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
41-14-16-202-004	1456 NE BALL AVE	05/20/24	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$140,700	49.37	\$303,530	\$36,217	\$54,747	68.7	130.0	0.21	0.21	\$527	\$173,287	\$3,98	70.00	47	202405230027595		LAND TABLE 47	0	0	4/22/2016	RES SINGLE FAMILY	401	FF			
41-14-17-256-041	1756 NE ALBURN AVE	06/16/23	\$295,000	WD	03-ARMS LENGTH	\$295,000	\$120,000	40.88	\$306,943	\$59,025	\$69,968	87.8	120.0	0.28	0.28	\$672	\$114,636	\$4,83	100.00	47	202306270057513		LAND TABLE 47	0	0	4/20/2016	RES SINGLE FAMILY	401	FF			
41-14-17-402-028	1513 NE CARLTON AVE	01/19/24	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$102,500	41.00	\$54,064	\$48,438	\$52,502	65.9	153.0	0.21	0.21	\$735	\$29,584	\$5,27	60.00	47	202401310005118		LAND TABLE 47	0	0	4/19/2016	RES SINGLE FAMILY	401	FF			
41-14-17-257-027	1775 NE CARLTON AVE	11/25/24	\$232,500	WD	03-ARMS LENGTH	\$232,500	\$108,200	46.54	\$233,593	\$48,867	\$50,960	63.9	130.0	0.19	0.19	\$780	\$261,084	\$5,99	64.00	47	202412020067988		LAND TABLE 47	0	0	8/14/2024	RES SINGLE FAMILY	401	FF			
41-14-17-429-031	1435 NE BALL AVE	03/14/25	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$150,300	46.25	\$324,425	\$61,410	\$60,835	76.3	135.0	0.24	0.24	\$805	\$253,760	\$5,83	78.00	47	202503200014713		LAND TABLE 47	0	0	4/22/2016	RES SINGLE FAMILY	401	FF			
41-14-17-255-005	1238 NE PALMER CT	05/23/23	\$345,000	WD	03-ARMS LENGTH	\$345,000	\$134,800	39.07	\$338,490	\$56,344	\$47,834	60.0	127.0	0.18	0.18	\$839	\$321,996	\$7,39	60.00	47	202305200091355		LAND TABLE 47	0	0	4/20/2016	RES SINGLE FAMILY	401	FF			
41-14-17-257-007	1756 NE BENJAMIN AVE	05/18/23	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$95,100	38.59	\$249,565	\$61,395	\$50,960	63.9	130.0	0.19	0.19	\$960	\$321,440	\$7,38	64.00	47	202306080031981		LAND TABLE 47	0	0	10/31/2022	RES SINGLE FAMILY	401	FF			
41-14-17-429-039	1424 NE EDITH AVE	06/05/24	\$382,500	WD	03-ARMS LENGTH	\$382,500	\$191,900	44.66	\$347,709	\$81,180	\$66,389	83.3	135.0	0.27	0.27	\$975	\$300,667	\$6,90	87.00	47	202406100030708		LAND TABLE 47	0	0	10/6/2022	RES SINGLE FAMILY	401	FF			
41-14-17-427-010	1460 NE LEWISON AVE	04/30/24	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$124,200	44.36	\$267,001	\$68,789	\$55,790	70.0	135.0	0.22	0.22	\$983	\$317,000	\$7,28	70.00	47	202405140025465		LAND TABLE 47	0	0	4/19/2016	RES SINGLE FAMILY	401	FF			
41-14-17-278-023	1618 NE EDITH AVE	10/30/24	\$341,000	WD	03-ARMS LENGTH	\$341,000	\$149,400	43.81	\$322,295	\$70,055	\$53,350	64.4	132.0	0.19	0.19	\$1,087	\$361,108	\$8,29	84.00	47	202411040062299		LAND TABLE 47	0	0	4/20/2016	RES SINGLE FAMILY	401	FF			
41-14-17-287-044	1605 NE CARLTON AVE	05/31/24	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$114,000	43.02	\$244,732	\$73,130	\$52,862	66.3	130.0	0.20	0.20	\$1,163	\$305,850	\$8,39	87.00	47	202406100000475		LAND TABLE 47	0	0	4/18/2016	RES SINGLE FAMILY	401	FF			
41-14-17-202-020	1833 NE CARLTON AVE	10/11/24	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$129,300	43.10	\$275,209	\$83,309	\$58,518	73.4	133.0	0.23	0.23	\$1,135	\$363,795	\$8,35	75.00	47	202410220059474		LAND TABLE 47	0	0	4/19/2016	RES SINGLE FAMILY	401	FF			
41-14-17-427-029	1455 NE MAYFIELD AVE	08/25/23	\$279,000	WD	03-ARMS LENGTH	\$279,000	\$102,300	36.67	\$254,753	\$76,826	\$52,579	60.0	135.0	0.20	0.20	\$1,165	\$382,219	\$8,77	65.00	47	202308290049216		LAND TABLE 47	0	0	4/18/2016	RES SINGLE FAMILY	401	FF			
41-14-17-279-019	1699 NE EDITH AVE	06/03/24	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$160,100	42.69	\$346,508	\$77,452	\$46,960	61.4	120.0	0.18	0.18	\$1,261	\$440,088	\$10,10	84.00	47	202406060029711		LAND TABLE 47	0	0	4/22/2016	RES SINGLE FAMILY	401	FF			
41-14-17-427-023	1527 NE MAYFIELD AVE	01/19/24	\$330,000	WD	03-ARMS LENGTH	\$330,000	\$114,900	35.91	\$286,327	\$89,463	\$55,790	70.0	135.0	0.22	0.22	\$1,278	\$412,272	\$9,46	70.00	47	202401230003770		LAND TABLE 47	0	0	10/10/2017	RES SINGLE FAMILY	401	FF			
41-14-17-277-021	1641 NE SIMMONS AVE	09/21/23	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$128,600	36.83	\$317,878	\$85,330	\$53,208	66.8	123.0	0.20	0.20	\$1,278	\$433,147	\$9,94	70.00	47	202309270055400		LAND TABLE 47	0	0	4/20/2016	RES SINGLE FAMILY	401	FF			
41-14-17-202-013	1919 NE CARLTON AVE	09/11/23	\$271,550	WD	03-ARMS LENGTH	\$271,550	\$94,600	34.84	\$236,025	\$84,043	\$58,518	73.4	133.0	0.23	0.23	\$1,281	\$410,688	\$9,43	75.00	47	202309200053877		LAND TABLE 47	0	0	4/19/2016	RES SINGLE FAMILY	401	FF			
41-14-17-267-029	1764 NE CARLTON AVE	06/02/23	\$268,500	WD	03-ARMS LENGTH	\$268,500	\$94,600	35.34	\$235,999	\$83,491	\$50,960	63.9	130.0	0.19	0.19	\$1,305	\$436,669	\$10,03	84.00	47	202306060031498		LAND TABLE 47	0	0	4/19/2016	RES SINGLE FAMILY	401	FF			
41-14-17-280-022	1624 NE SIMMONS AVE	07/31/24	\$386,000	WD	03-ARMS LENGTH	\$386,000	\$160,800	41.66	\$345,681	\$100,016	\$59,897	74.9	120.0	0.23	0.23	\$1,335	\$442,549	\$10,15	82.00	47	202405120045927		LAND TABLE 47	0	0	4/20/2016	RES SINGLE FAMILY	401	FF			
41-14-17-429-033	1525 NE BALL AVE	04/25/24	\$330,000	WD	03-ARMS LENGTH	\$330,000	\$138,800	42.06	\$296,321	\$82,996	\$49,317	61.9	135.0	0.19	0.19	\$1,341	\$446,215	\$10,24	60.00	47	202405010022791		LAND TABLE 47	0	0	4/22/2016	RES SINGLE FAMILY	401	FF			
41-14-17-276-027	1741 NE SIMMONS AVE	08/28/24	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$134,900	41.51	\$288,169	\$90,084	\$53,253	66.8	123.0	0.20	0.20	\$1,348	\$454,970	\$10,44	70.00	47	202409110050204		LAND TABLE 47	0	0	4/20/2016	RES SINGLE FAMILY	401	FF			
41-14-17-426-011	1590 NE CARLTON AVE	01/25/24	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$105,400	32.43	\$299,330	\$83,804	\$49,134	61.8	134.0	0.19	0.19	\$1,359	\$462,695	\$10,40	80.00	47	202401300004925		LAND TABLE 47	0	0	10/15/2024	RES SINGLE FAMILY	401	FF			
41-14-17-277-021	1641 NE SIMMONS AVE	10/18/24	\$389,900	WD	03-ARMS LENGTH	\$389,900	\$149,300	40.36	\$317,878	\$105,200	\$53,208	66.8	122.0	0.20	0.20	\$1,578	\$334,362	\$12,26	70.00	47	202410220059291		LAND TABLE 47	0	0	4/20/2016	RES SINGLE FAMILY	401	FF			
41-14-16-101-029	1946 NE BALL AVE	11/08/24	\$474,900	WD	03-ARMS LENGTH	\$474,900	\$175,200	36.89	\$391,901	\$159,685	\$76,688	96.2	206.0	0.38	0.38	\$1,660	\$422,447	\$9,70	80.00	47	202411130064524		LAND TABLE 47	0	0	4/22/2016	RES MULTI-BLTAS	401	FF			
41-14-17-201-009	1965 NE BENJAMIN AVE	04/26/24	\$322,000	WD	03-ARMS LENGTH	\$322,000	\$117,900	36.61	\$253,692	\$125,155	\$56,847	71.3	154.0	0.23	0.23	\$1,755	\$37,146	\$12,33	66.00	47	202405030023819		LAND TABLE 47	0	0	4/19/2016	RES SINGLE FAMILY	401	FF			
41-14-17-230-009	1925 NE BALL AVE	07/13/23	\$247,500	WD	03-ARMS LENGTH	\$247,500	\$71,300	28.81	\$198,967	\$110,105	\$48,572	62.2	120.0	0.18	0.18	\$1,770	\$615,112	\$14,12	85.00	47	202307270042161		LAND TABLE 47	0	0	4/22/2016	RES SINGLE FAMILY	401	FF			
41-14-17-257-005	1774 NE BENJAMIN AVE	06/03/23	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$100,300	35.19	\$222,106	\$113,054	\$50,960	63.9	130.0	0.19	0.19	\$1,791	\$596,094	\$13,68	84.00	47	202406100045108		LAND TABLE 47	0	0	4/19/2016	RES SINGLE FAMILY	401	FF			
41-14-17-402-007	1446 NE EDITH AVE	09/29/24	\$371,000	WD	03-ARMS LENGTH	\$371,000	\$140,800	37.65	\$301,776	\$123,014	\$55,790	70.0	135.0	0.22	0.22	\$1,786	\$376,101	\$13,23	70.00	47	202405030046384		LAND TABLE 47	0	0	4/19/2016	RES SINGLE FAMILY	401	FF			
41-14-17-267-041	1635 NE CARLTON AVE	11/05/24	\$340,000	WD	03-ARMS LENGTH	\$340,000	\$128,600	37.82	\$275,194	\$115,766	\$50,960	63.9	130.0	0.19	0.19	\$1,811	\$606,105	\$13,91	64.00	47	202411120064128		LAND TABLE 47	0	0	4/19/2016	RES SINGLE FAMILY	401	FF			
41-14-17-251-005	1245 NE DRISSEL CT	02/19/24	\$335,000	WD	03-ARMS LENGTH	\$335,000	\$105,100	31.37	\$266,678	\$129,905	\$55,583	69.7	134.0	0.22	0.22	\$1,863	\$604,209	\$13,87	70.00	47	202402220009622		LAND TABLE 47	0	0	4/20/2016	RES SINGLE FAMILY	401	FF			
41-14-17-426-025	1527 NE LEWISON AVE	06/21/23	\$370,000	WD	03-ARMS LENGTH	\$370,000	\$119,300	32.24	\$296,791	\$127,966	\$54,747	68.7	130.0	0.21	0.21	\$1,863	\$612,230	\$14,05	70.00	47	202306200030589		LAND TABLE 47	0	0	4/18/2016	RES SINGLE FAMILY	401	FF			
41-14-17-402-007	1516 NE BENJAMIN AVE	03/14/24	\$332,000	WD	03-ARMS LENGTH	\$332,000	\$100,100	30.15	\$250,470	\$156,277	\$54,747	68.7	130.0	0.21	0.21	\$1,984	\$652,043	\$14,67	70.00	47	202403210014055		LAND TABLE 47	0	0	4/19/2016	RES SINGLE FAMILY	401	FF			
41-14-17-230-012	1855 NE BALL AVE	05/31/24	\$255,000	MLC	03-ARMS LENGTH	\$255,000	\$80,000	31.37	\$179,350	\$126,438	\$50,788	63.7	120.0	0.19	0.19	\$1,984	\$683,449	\$15,69	67.00	47	202405140031678		LAND TABLE 47	0	0	4/22/2016	RES SINGLE FAMILY	401	FF			
41-																																

Parcel Number	Street Address	Sale Date	Sale Price	Inst.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	
41-14-18-301-006	30 NE SWEET ST	12/12/23	\$232,000	WD	03-ARMS LENGTH	\$232,000	\$102,800	44.31	\$257,895	\$13,077	\$38,972	48.7	184.0	0.16	0.16	\$263	\$81,224	\$1.86	38.00	48	202312140070941		LAND TABLE 48	0	0	4/24/2024	RES SINGLE FAMILY	401	FF			
41-14-18-304-002	106 NE COLFAX ST	08/15/24	\$210,000	WD	03-ARMS LENGTH	\$210,000	\$100,000	47.62	\$230,173	\$14,889	\$35,862	44.7	96.0	0.11	0.11	\$333	\$135,355	\$3.11	50.00	48	202408210406294		LAND TABLE 48	0	0	4/24/2024	RES SINGLE FAMILY	401	FF			
41-14-18-380-027	1669 NE PLAINFIELD AVE	06/26/23	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$138,600	43.31	\$340,959	\$23,736	\$44,695	57.0	156.0	0.18	0.18	\$416	\$132,603	\$3.04	50.00	48	202308250045477		LAND TABLE 48	0	0	4/19/2024	RES SINGLE FAMILY	401	FF			
41-14-18-301-008	38 NE SWEET ST	07/29/24	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$110,400	49.07	\$240,458	\$33,083	\$48,541	61.9	184.0	0.21	0.21	\$534	\$156,791	\$3.60	50.00	48	202408050042313		LAND TABLE 48	0	0	4/24/2024	RES SINGLE FAMILY	401	FF			
41-14-18-176-009	226 NE ANN ST	12/18/24	\$229,900	WD	03-ARMS LENGTH	\$229,900	\$100,200	43.58	\$239,976	\$30,041	\$37,117	47.3	132.0	0.13	0.13	\$635	\$225,872	\$5.19	44.00	48	202412270072924		LAND TABLE 48	0	0	4/19/2024	RES SINGLE FAMILY	401	FF			
41-14-18-307-017	104 NE QUINCY ST	05/12/23	\$161,000	WD	03-ARMS LENGTH	\$161,000	\$65,700	46.84	\$169,271	\$26,393	\$35,864	32.7	100.0	0.08	0.08	\$896	\$347,276	\$7.67	33.00	48	202305110006192		LAND TABLE 48	0	0	3/27/2024	RES SINGLE FAMILY	401	FF			
41-14-18-356-019	111 NE SWEET ST	01/12/24	\$189,900	WD	03-ARMS LENGTH	\$189,900	\$75,600	39.81	\$187,663	\$31,723	\$29,486	37.6	132.0	0.10	0.10	\$843	\$317,230	\$7.28	33.00	48	202401180002882		LAND TABLE 48	0	0	4/22/2024	RES SINGLE FAMILY	401	FF			
41-13-13-278-012	14 NW PALMER ST	11/01/24	\$219,000	WD	03-ARMS LENGTH	\$219,000	\$94,200	43.01	\$212,265	\$40,437	\$33,702	43.0	132.0	0.12	0.12	\$941	\$342,686	\$7.87	39.00	48	202411120064078		LAND TABLE 48	0	0	4/19/2024	RES SINGLE FAMILY	401	FF			
41-14-18-179-021	247 NE DALE ST	06/28/23	\$485,000	WD	03-ARMS LENGTH	\$485,000	\$185,900	38.33	\$476,927	\$47,406	\$39,333	50.2	143.0	0.15	0.15	\$945	\$320,311	\$7.35	45.00	48	202307060037749		LAND TABLE 48	0	1	4/3/2024	RES SINGLE FAMILY	401	FF			
41-14-18-353-008	35 NE PALMER ST	07/28/23	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$84,200	36.61	\$219,841	\$57,628	\$47,689	60.7	132.0	0.18	0.18	\$950	\$316,637	\$7.27	60.00	48	202307310042973		LAND TABLE 48	0	0	4/19/2024	RES SINGLE FAMILY	401	FF			
41-13-13-279-012	8 NW TRAVIS ST	12/04/23	\$186,000	WD	03-ARMS LENGTH	\$186,000	\$73,800	37.74	\$187,794	\$36,468	\$29,262	37.3	130.0	0.10	0.10	\$977	\$372,122	\$8.54	33.00	48	202313140070792		LAND TABLE 48	0	0	4/18/2024	RES SINGLE FAMILY	401	FF			
41-14-18-303-023	31 NE MATHESON CT	11/15/23	\$105,000	WD	03-ARMS LENGTH	\$105,000	\$40,100	38.19	\$99,932	\$22,867	\$17,799	22.7	75.0	0.00	0.00	\$1,007	#DIV/0!	#DIV/0!	25.00	48	202311170066093		LAND TABLE 48	0	0	4/5/2024	RES SINGLE FAMILY	401	FF			
41-14-18-179-007	238 NE TRAVIS ST	10/05/23	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$68,700	34.35	\$183,483	\$22,698	\$36,181	46.1	121.0	0.13	0.13	\$1,142	\$421,584	\$9.68	45.00	48	202310120058996		LAND TABLE 48	0	0	4/18/2024	RES MULTI - CONV	401	FF			
41-14-18-353-008	35 NE PALMER ST	08/25/23	\$245,000	WD	03-ARMS LENGTH	\$245,000	\$84,200	34.37	\$219,841	\$72,628	\$47,689	60.7	132.0	0.18	0.18	\$1,397	\$399,055	\$9.16	60.00	48	202308300049547		LAND TABLE 48	0	0	4/19/2024	RES SINGLE FAMILY	401	FF			
41-14-18-380-006	324 NE PALMER ST	08/05/24	\$352,000	WD	03-ARMS LENGTH	\$352,000	\$137,000	38.92	\$338,328	\$69,253	\$44,581	59.9	102.0	0.15	0.15	\$1,200	\$446,033	\$10.31	65.00	48	202408070032063		LAND TABLE 48	0	0	11/1/2024	RES MULTI - CONV	401	FF			
41-14-18-303-028	32 NE COLFAX ST	01/12/24	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$61,400	30.70	\$174,329	\$72,368	\$46,677	59.6	95.1	0.19	0.19	\$1,215	\$389,075	\$8.93	50.00	48	202401170002609		LAND TABLE 48	0	0	4/24/2024	RES MULTI - CONV	401	FF			FF
41-14-18-176-003	1746 NE COIT AVE	07/31/24	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$116,000	42.18	\$254,817	\$53,885	\$33,702	43.0	132.0	0.12	0.12	\$1,254	\$456,653	\$10.48	39.00	48	202408200420272		LAND TABLE 48	0	0	6/18/2024	RES SINGLE FAMILY	401	FF			
41-14-18-384-012	3526 NE COIT AVE	09/20/24	\$207,000	WD	03-ARMS LENGTH	\$207,000	\$84,800	40.97	\$186,968	\$52,338	\$32,306	41.2	100.0	0.10	0.10	\$1,270	\$518,198	\$11.90	44.00	48	202409270053985		LAND TABLE 48	0	0	4/9/2024	RES SINGLE FAMILY	401	FF			
41-13-13-278-014	6 NW PALMER ST	02/06/25	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$110,000	40.74	\$238,695	\$79,320	\$45,015	57.4	132.0	0.17	0.17	\$1,329	\$448,941	\$10.31	56.00	48	202502100071423		LAND TABLE 48	0	0	4/19/2024	RES SINGLE FAMILY	401	FF			
41-14-18-352-016	107 NE PALMER ST	07/17/23	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$97,500	35.45	\$249,961	\$58,987	\$33,948	43.3	90.0	0.10	0.10	\$1,362	\$572,689	\$13.15	50.00	48	202307120040894		LAND TABLE 48	0	0	4/19/2024	RES SINGLE FAMILY	401	FF			
41-14-18-351-001	4 NE ANN ST	05/21/24	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$78,200	34.76	\$186,035	\$90,303	\$51,338	65.5	132.0	0.20	0.20	\$1,379	\$451,515	\$10.37	66.00	48	202405290028347		LAND TABLE 48	0	0	4/10/2024	RES SINGLE FAMILY	401	FF			
41-14-18-355-002	4 NE TRAVIS ST	10/10/23	\$187,900	WD	03-ARMS LENGTH	\$187,900	\$65,500	34.86	\$163,070	\$54,316	\$29,486	37.6	132.0	0.10	0.10	\$1,444	\$543,180	\$12.47	33.00	48	202311020065330		LAND TABLE 48	0	0	4/19/2024	RES SINGLE FAMILY	401	FF			
41-14-18-301-028	1545 NE QUEEN AVE	07/07/23	\$400,100	WD	03-ARMS LENGTH	\$400,100	\$155,700	33.17	\$367,340	\$86,736	\$44,976	57.4	118.0	0.16	0.16	\$1,512	\$322,123	\$12.22	60.00	48	202307120038964		LAND TABLE 48	0	0	4/5/2024	RES MULTI - CONV	401	FF			
41-14-18-356-030	155 NE DALE ST	05/19/23	\$219,400	WD	03-ARMS LENGTH	\$219,400	\$82,900	28.67	\$184,064	\$72,453	\$37,117	47.3	132.0	0.13	0.13	\$1,530	\$544,759	\$12.51	44.00	48	202306070031863		LAND TABLE 48	0	0	4/5/2024	RES MULTI - CONV	401	FF			
41-13-13-279-016	15 NW DALE ST	02/20/25	\$255,000	WD	03-ARMS LENGTH	\$255,000	\$86,400	33.88	\$205,889	\$100,449	\$51,338	65.5	132.0	0.20	0.20	\$1,534	\$622,245	\$11.53	66.00	48	202502270010398		LAND TABLE 48	0	0	4/22/2024	RES MULTI - CONV	401	FF			
41-14-18-357-012	3511 NE CENTER AVE	03/25/25	\$283,900	WD	03-ARMS LENGTH	\$283,900	\$113,900	40.12	\$259,400	\$66,761	\$33,261	45.2	106.0	0.11	0.11	\$1,574	\$623,935	\$14.32	44.00	48	202504020019991		LAND TABLE 48	0	0	4/23/2024	RES SINGLE FAMILY	401	FF			
41-14-18-356-027	141 NE DALE ST	11/26/24	\$220,000	WD	03-ARMS LENGTH	\$220,000	\$83,500	37.95	\$184,491	\$69,901	\$34,362	43.9	132.0	0.12	0.12	\$1,593	\$577,694	\$13.26	40.00	48	202412040068539		LAND TABLE 48	0	0	4/3/2024	RES SINGLE FAMILY	401	FF			
41-14-18-352-007	116 NE ANN ST	10/13/23	\$252,500	WD	03-ARMS LENGTH	\$252,500	\$80,400	31.84	\$211,441	\$80,187	\$39,128	49.9	132.0	0.14	0.14	\$1,607	\$564,697	\$12.96	47.00	48	202310200060578		LAND TABLE 48	0	0	4/19/2024	RES SINGLE FAMILY	401	FF			
41-14-18-351-004	20 NE ANN ST	02/20/24	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$71,800	30.55	\$191,706	\$80,351	\$37,117	47.3	132.0	0.13	0.13	\$1,697	\$604,143	\$13.87	44.00	48	202402220009012		LAND TABLE 48	0	0	4/10/2024	RES SINGLE FAMILY	401	FF			
41-14-18-380-004	312 NE PALMER ST	03/05/25	\$295,000	WD	03-ARMS LENGTH	\$295,000	\$102,500	34.75	\$249,657	\$99,335	\$44,992	57.4	115.0	0.16	0.16	\$1,731	\$616,988	\$14.16	61.00	48	2025030600011936		LAND TABLE 48	0	0	4/10/2024	RES MULTI - CONV	401	FF			
41-14-18-351-015	1743 NE CENTER AVE	08/14/23	\$212,000	WD	03-ARMS LENGTH	\$212,000	\$59,600	28.11	\$185,592	\$81,710	\$36,362	46.3	66.0	0.10	0.10	\$1,765	\$817,100	\$18.76	60.00	48	202308210038317		LAND TABLE 48	0	0	4/19/2024	RES SINGLE FAMILY	401	FF			
41-14-18-352-011	136 NE ANN ST	08/18/23	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$85,000	31.48	\$231,160	\$83,957	\$37,117	47.3	132.0	0.13	0.13	\$1,773	\$611,256	\$14.49	44.00	48	202309120052108		LAND TABLE 48	0	0	4/19/2024	RES SINGLE FAMILY	401	FF			
41-14-18-378-022	243 NE TRAVIS ST	04/27/23	\$308,100	WD	03-ARMS LENGTH	\$308,100	\$95,800	31.09	\$258,222	\$88,773	\$38,895	49.6	135.0	0.14	0.14	\$1,789	\$620,790	\$14.25	46.00	48	202305030024445		LAND TABLE 48	0	0	4/18/2024	RES MULTI - CONV	401	FF			
41-14-18-354-029	1735 NE COIT AVE	05/05/23	\$280,000	WD	03-ARMS LENGTH	\$280,000	\$86,800	31.10	\$2																							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj./Asl. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
41-14-18-333-003	1568 NE FORREST AVE	08/04/23	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$114,200	40.07	\$312,467	\$10,564	\$38,031	44.9	100.0	0.12	0.12	\$235	\$91.861	\$2.11	50.00	RMNE2	202308150045905		0	0	4/23/2023	RES MULTI - CONV	401	FF			
41-14-18-333-009	1544 NE FORREST AVE	11/08/23	\$118,200	WD	03-ARMS LENGTH	\$118,200	\$43,500	36.80	\$133,540	\$7,890	\$23,238	27.4	100.0	0.06	0.06	\$288	\$127,298	\$2.92	27.00	49	202311280086463		0	0	2/26/2024	RES SINGLE FAMILY	401	FF			
41-14-18-337-028	325 NE SPENCER ST	12/19/24	\$110,000	WD	03-ARMS LENGTH	\$110,000	\$65,700	56.09	\$152,855	\$17,889	\$40,784	48.2	115.0	0.13	0.13	\$372	\$155,523	\$3.11	50.00	49	202412160070940		0	0	10/13/2025	RES SINGLE FAMILY	401	FF			
41-14-18-380-015	136 NE PAGE ST	12/08/23	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$86,400	37.57	\$248,729	\$19,286	\$38,015	44.9	155.0	0.14	0.14	\$430	\$142,859	\$3.28	38.00	49	202312180071293		0	0	4/7/2024	RES SINGLE FAMILY	401	FF			
41-14-18-330-004	247 NE QUIMBY ST	02/24/25	\$30,000	MLC	22-CUTLER	\$30,000	\$1,800	6.00	\$25,518	\$30,000	\$25,518	60.3	188.0	0.25	0.25	\$498	\$118,110	\$2.71	28.00	49	202502270013883		0	0	1/9/2023	RES VAC	402	FF			
41-14-18-377-002	252 NE SPENCER ST	12/23/24	\$200,000	WD	19-MULTI PARCEL ARMS LENGTH	\$200,000	\$102,000	51.00	\$222,145	\$41,167	\$85,322	74.7	225.0	0.19	0.13	\$551	\$214,411	\$4.92	75.00	49	20251020000204	41-14-18-377-003	0	1	9/25/2023	RES SINGLE FAMILY	401	FF			
41-14-18-404-018	421 NE QUIMBY ST	12/14/23	\$303,000	WD	03-ARMS LENGTH	\$303,000	\$152,700	43.80	\$313,843	\$25,963	\$36,746	43.4	94.9	0.11	0.11	\$597	\$239,843	\$5.51	49.50	49	202312200072099		0	0	2/20/2025	RES SINGLE FAMILY	401	FF			
41-14-18-329-021	1565 NE FORREST AVE	09/10/24	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$91,200	49.02	\$245,835	\$27,196	\$38,031	44.9	100.0	0.12	0.12	\$606	\$236,487	\$5.43	50.00	49	202409110050284		0	0	7/26/2024	RES SINGLE FAMILY	401	FF			
41-14-18-455-018	1305 NE FORD AVE	05/26/23	\$242,500	WD	03-ARMS LENGTH	\$242,500	\$88,700	36.58	\$253,134	\$34,329	\$44,962	53.1	120.0	0.15	0.15	\$647	\$225,842	\$5.18	55.00	RMNE2	202306050030965		0	1	8/7/2023	RES MULTI - CONV	401	FF			
41-14-18-462-020	421 NE LEONARD ST	03/04/24	\$295,000	WD	03-ARMS LENGTH	\$295,000	\$120,300	40.78	\$295,820	\$40,842	\$41,871	49.2	124.0	0.14	0.14	\$400	\$290,827	\$6.75	49.00	RMNE2	202403090011290		0	0	2/13/2025	RES MULTI - CONV	401	FF			
41-14-18-376-022	207 NE PAGE ST	01/15/25	\$259,900	WD	03-ARMS LENGTH	\$259,900	\$122,500	47.13	\$259,622	\$38,309	\$38,013	44.8	100.0	0.12	0.12	\$853	\$333,122	\$7.65	50.00	49	20250120003718		0	0	4/5/2025	RES SINGLE FAMILY	401	FF			
41-14-18-380-013	130 NE PAGE ST	01/05/24	\$226,000	WD	03-ARMS LENGTH	\$226,000	\$78,400	34.69	\$223,137	\$38,992	\$36,129	42.7	140.0	0.12	0.12	\$914	\$319,607	\$7.34	38.00	49	202401160002299		0	0	4/7/2024	RES SINGLE FAMILY	401	FF			
41-14-18-401-031	1307 NE COLE AVE	06/26/24	\$209,000	WD	03-ARMS LENGTH	\$209,000	\$99,400	47.56	\$205,686	\$32,123	\$28,809	34.0	82.0	0.08	0.08	\$944	\$428,207	\$9.83	40.00	49	20240900049170		0	0	4/10/2024	RES SINGLE FAMILY	401	FF			
41-14-18-406-009	430 NE QUIMBY ST	05/12/24	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$108,200	47.04	\$224,498	\$42,248	\$36,746	43.4	94.9	0.11	0.11	\$974	\$391,195	\$8.88	49.50	49	202405090029294		0	0	7/8/2024	RES SINGLE FAMILY	401	FF			
41-14-18-336-002	322 NE QUIMBY ST	02/18/25	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$90,700	45.71	\$200,229	\$37,725	\$32,754	38.7	106.0	0.10	0.10	\$976	\$388,918	\$8.93	40.00	49	202502210009445		0	0	4/5/2024	RES SINGLE FAMILY	401	FF			
41-14-18-380-018	148 NE PAGE ST	06/18/23	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$103,800	34.03	\$298,026	\$43,386	\$36,412	43.0	131.0	0.12	0.12	\$1,009	\$361,550	\$8.30	40.00	49	202306220034852		0	0	4/7/2024	RES SINGLE FAMILY	401	FF			
41-14-18-362-009	132 NE CARRIER ST	11/22/23	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$75,200	32.61	\$217,144	\$54,940	\$42,084	48.7	113.0	0.14	0.14	\$1,196	\$401,022	\$9.21	52.00	49	202312120070307		0	0	4/3/2024	RES SINGLE FAMILY	401	FF			
41-14-18-456-020	1556 NE FORD AVE	08/17/23	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$72,500	31.52	\$211,380	\$67,869	\$51,259	60.5	83.0	0.16	0.16	\$1,122	\$419,068	\$9.62	76.00	49	202308200473222		0	0	NOT INSPECTED	RES SINGLE FAMILY	401	FF			
41-14-18-331-003	334 NE HANOVER ST	04/03/23	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$62,200	31.10	\$188,097	\$48,753	\$34,850	41.1	120.0	0.11	0.11	\$1,185	\$443,209	\$10.17	40.00	49	202304060017495		0	0	4/7/2024	RES SINGLE FAMILY	401	FF			
41-14-18-359-010	140 NE SHANAHAN ST	05/06/24	\$195,000	WD	03-ARMS LENGTH	\$195,000	\$87,000	44.82	\$183,588	\$39,744	\$26,332	33.4	45.0	0.06	0.06	\$1,188	\$678,627	\$15.46	57.00	49	202405080024233		0	0	4/20/2024	RES SINGLE FAMILY	401	FF			
41-14-18-451-014	444 NE SPENCER ST	01/24/24	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$55,500	30.61	\$151,096	\$41,801	\$27,867	32.9	95.0	0.08	0.08	\$1,271	\$550,013	\$12.83	35.00	49	20240100004351		0	0	4/3/2024	RES SINGLE FAMILY	401	FF			
41-14-18-451-015	446 NE SPENCER ST	04/30/24	\$183,000	WD	03-ARMS LENGTH	\$183,000	\$76,800	41.97	\$167,342	\$45,255	\$27,867	32.9	95.0	0.06	0.06	\$1,323	\$600,001	\$9.00	35.00	49	202405080023811		0	0	12/21/2018	RES SINGLE FAMILY	401	FF			
41-14-18-376-004	232 NE SPENCER ST	09/03/24	\$269,900	WD	03-ARMS LENGTH	\$269,900	\$108,200	40.09	\$246,725	\$61,206	\$38,031	44.9	100.0	0.12	0.12	\$1,363	\$532,226	\$12.22	50.00	RMNE2	202409170051658		0	0	4/3/2024	RES MULTI - CONV	401	FF			
41-14-18-377-006	204 NE SPENCER ST	12/08/23	\$156,000	MLC	03-ARMS LENGTH	\$156,000	\$48,800	31.92	\$141,188	\$38,338	\$32,526	27.8	118.0	0.07	0.07	\$1,380	\$572,209	\$13.14	25.00	49	202312110070161		0	0	4/3/2024	RES SINGLE FAMILY	401	FF			
41-14-18-402-005	1538 NE COLE AVE	03/04/24	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$68,100	29.38	\$199,854	\$64,763	\$39,617	48.9	124.0	0.13	0.13	\$1,385	\$494,374	\$11.35	48.00	49	202403080013223		0	0	4/10/2024	RES SINGLE FAMILY	401	FF			
41-14-18-380-039	141 NE CARRIER ST	06/07/24	\$367,000	WD	03-ARMS LENGTH	\$367,000	\$143,600	39.13	\$335,409	\$78,170	\$46,579	55.0	150.0	0.17	0.17	\$1,421	\$454,477	\$10.43	50.00	RMNE2	202406140031460		0	0	4/3/2024	RES MULTI - CONV	401	FF			
41-14-18-378-023	1349 NE MAUDE AVE	07/01/23	\$208,000	WD	03-ARMS LENGTH	\$208,000	\$62,700	30.14	\$174,660	\$27,707	\$38,367	46.5	64.0	0.10	0.10	\$1,564	\$719,871	\$16.53	69.00	RMNE2	202308080043758		0	0	4/10/2024	RES SINGLE FAMILY	401	FF			
41-14-18-333-014	1522 NE FORREST AVE	08/30/23	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$66,400	29.74	\$196,000	\$71,971	\$38,031	44.9	100.0	0.12	0.12	\$1,603	\$525,835	\$14.37	50.00	49	202309080051475		0	0	7/8/2018	RES SINGLE FAMILY	401	FF			
41-14-18-379-003	340 NE SPENCER ST	06/10/24	\$238,000	WD	03-ARMS LENGTH	\$238,000	\$94,800	40.17	\$204,885	\$61,630	\$30,515	36.0	92.0	0.08	0.08	\$1,711	\$733,600	\$16.84	40.00	49	202403130031466		0	0	4/3/2024	RES SINGLE FAMILY	401	FF			
41-14-18-337-032	343 NE SPENCER ST	10/18/24	\$288,000	WD	03-ARMS LENGTH	\$288,000	\$103,100	35.80	\$244,634	\$44,150	\$40,784	48.2	115.0	0.13	0.13	\$1,748	\$637,500	\$14.63	50.00	RMNE2	202410230059854		0	0	4/3/2024	RES MULTI - CONV	401	FF			
41-14-18-451-023	431 NE FERNANDO ST	12/20/24	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$75,700	36.85	\$160,097	\$76,971	\$37,068	43.8	95.0	0.11	0.11	\$1,759	\$706,156	\$18.21	50.00	49	202412200072991		0	0	4/3/2024	RES SINGLE FAMILY	401	FF			
41-14-18-382-007	124 NE CARRIER ST	12/30/24	\$229,900	WD	03-ARMS LENGTH	\$229,900	\$84,800	41.24	\$196,176	\$67,840	\$34,116	40.3	115.0	0.11	0.11	\$1,684	\$640,000	\$14.69	40.00	49	20250110001684		0	0	12/15/2023	RES SINGLE FAMILY	401	FF			
41-14-18-337-023	301 NE SPENCER ST	10/08/24	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$112,300	37.43	\$260,854	\$73,162	\$34,016	42.2	80.0	0.09	0.09	\$1,822	\$795,239	\$18.20	50.00	RMNE2	202410110059657		0	0	4/5/2024	RES MULTI - CONV	401	FF			
41-14-18-404-024	451 NE QUIMBY ST	01/28/24	\$225,000	MLC	03-ARMS LENGTH	\$225,000	\$62,800	27.82	\$186,865	\$80,417	\$36,262	42.8	94.0	0.11	0.11	\$1,877	\$758,651	\$17.42	49.00	49	202410220007341		0	0	4/5/2024	RES SINGLE FAMILY	401	FF			
41-14-18-379-017	1300 NE MAUDE AVE	07/19/23	\$185,000	WD	03-ARMS LENGTH	\$185,000	\$54,200	29.30																							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Ad. Sale \$	Asd. when Sold	Asd/Ad. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Enc. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/A	Dollars/SqFt	Actual Front	ECF Area	Libr/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
41-14-18-427-047	615 NE MARITTA ST	07/12/24	\$34,000	WD	03-ARMS-LENGTH	\$34,000	\$25,400	74.71	\$63,402	\$34,000	\$63,402	67.1	146.0	0.19	0.19	\$507	\$176,010	\$4.09	57.00	50	202407180037959		0	0	3/29/2017	RES VAC	402	FF			
41-14-17-321-002	849E NE SPENCER ST	04/12/23	\$392,500	WD	03-ARMS-LENGTH	\$125,700	\$125,700	44.50	\$304,996	\$32,404	\$54,000	58.1	135.0	0.16	0.16	\$558	\$309,596	\$4.83	50.00	50	202305170027324		0	0	11/4/2020	RES SINGLE FAMILY	401	FF			
41-14-18-479-011	1371 NE PORTLAND AVE	07/17/24	\$221,900	WD	03-ARMS-LENGTH	\$221,900	\$105,700	47.63	\$237,285	\$27,204	\$42,709	45.2	104.0	0.10	0.10	\$605	\$365,282	\$6.09	43.00	50	20240726040404		0	0	3/27/2017	RES MULTI-FAMILY	401	FF			
41-14-18-476-003	1364 NE UNION AVE	04/04/23	\$230,000	WD	03-ARMS-LENGTH	\$230,000	\$91,600	39.83	\$244,226	\$26,872	\$41,098	43.5	100.0	0.10	0.10	\$618	\$279,917	\$6.43	42.00	RMNEZ	202304070017877		0	0	3/29/2017	RES MULTI-COVN	401	FF			
41-14-18-483-019	539 NE MARITTA ST	10/01/24	\$262,000	WD	03-ARMS-LENGTH	\$123,300	\$123,300	47.06	\$277,567	\$32,653	\$48,420	51.2	120.0	0.13	0.13	\$641	\$356,685	\$6.94	48.00	50	202410060061375		0	0	3/29/2017	RES SINGLE FAMILY	401	FF			
41-14-18-486-026	1226 NE PORTLAND AVE	07/12/23	\$172,000	WD	03-ARMS-LENGTH	\$172,000	\$74,400	43.26	\$182,525	\$34,308	\$54,833	47.4	110.0	0.12	0.12	\$723	\$286,330	\$9.85	42.00	50	202307180040040		0	0	3/27/2017	RES SINGLE FAMILY	401	FF			
41-14-18-487-019	545 NE SPENCER ST	04/28/23	\$170,000	WD	03-ARMS-LENGTH	\$170,000	\$72,500	42.65	\$178,701	\$37,353	\$46,054	48.7	95.0	0.11	0.11	\$766	\$342,688	\$7.87	50.00	50	202305030024372		0	0	3/29/2017	RES SINGLE FAMILY	401	FF			
41-14-18-483-006	1300 NE PENN AVE	01/14/25	\$245,900	WD	03-ARMS-LENGTH	\$245,900	\$109,400	44.49	\$245,583	\$41,333	\$41,333	43.7	104.0	0.10	0.10	\$952	\$424,796	\$9.75	41.25	50	202501170029395		0	0	3/27/2017	RES SINGLE FAMILY	401	FF			
41-14-18-484-013	801 NE LEONARD ST	09/22/23	\$285,000	WD	03-ARMS-LENGTH	\$285,000	\$100,400	37.89	\$283,809	\$50,689	\$49,778	52.6	118.0	0.13	0.13	\$968	\$391,200	\$8.98	48.00	RMNEZ	202309260055281		0	0	4/3/2017	RES MULTI-COVN	401	FF			
41-14-18-428-017	770 NE MARITTA ST	02/27/24	\$270,000	WD	03-ARMS-LENGTH	\$106,600	\$98,400	39.67	\$307,446	\$84,270	\$91,736	66.5	141.0	0.26	0.26	\$975	\$325,387	\$7.47	60.00	50	202402000138003		0	0	3/29/2017	RES SINGLE FAMILY	401	FF			
41-14-17-351-002	1318 NE EASTERN PL	09/13/23	\$185,000	WD	03-ARMS-LENGTH	\$185,000	\$70,600	38.27	\$181,605	\$53,176	\$49,781	52.7	111.0	0.13	0.13	\$1,009	\$418,709	\$9.61	50.00	50	202309220054764		0	0	3/27/2017	RES SINGLE FAMILY	401	FF			
41-14-18-454-017	1347 NE UNION AVE	07/07/23	\$270,000	WD	03-ARMS-LENGTH	\$270,000	\$108,300	40.11	\$260,616	\$52,501	\$43,117	45.6	106.0	0.11	0.11	\$1,151	\$500,010	\$11.48	43.00	50	202307110038522		0	0	3/29/2017	RES SINGLE FAMILY	401	FF			
41-14-18-477-011	1373 NE ASHLAND AVE	12/28/24	\$220,000	MHC	03-ARMS-LENGTH	\$220,000	\$93,600	42.64	\$206,894	\$54,204	\$41,098	43.5	100.0	0.10	0.10	\$1,246	\$564,425	\$12.90	42.00	50	202501060000749		0	0	3/27/2017	RES SINGLE FAMILY	401	FF			
41-14-18-487-013	1443 NE UNION AVE	11/02/23	\$277,000	WD	03-ARMS-LENGTH	\$277,000	\$110,900	40.04	\$261,344	\$61,100	\$46,444	48.1	99.3	0.11	0.11	\$1,271	\$600,500	\$12.87	47.82	50	202312010068444		0	0	3/29/2017	RES SINGLE FAMILY	401	FF			
41-14-18-480-002	1320 NE UNION AVE	07/26/24	\$278,000	WD	03-ARMS-LENGTH	\$278,000	\$116,200	41.80	\$260,877	\$56,648	\$39,525	41.8	100.0	0.09	0.09	\$1,354	\$615,739	\$14.14	40.00	50	202408050042348		0	0	3/29/2017	RES SINGLE FAMILY	401	FF			
41-14-18-485-001	1254 NE PENN AVE	05/10/24	\$253,000	WD	03-ARMS-LENGTH	\$253,000	\$103,800	41.03	\$232,657	\$66,981	\$46,638	49.4	104.0	0.12	0.12	\$1,357	\$582,443	\$13.37	48.00	50	202405210027049		0	0	3/27/2017	RES SINGLE FAMILY	401	FF			
41-14-18-481-008	933 NE CARRIER ST	12/22/23	\$244,000	WD	03-ARMS-LENGTH	\$244,000	\$91,900	37.66	\$223,673	\$64,240	\$43,938	48.5	106.0	0.11	0.11	\$1,382	\$600,421	\$13.78	44.00	50	202312270072960		0	0	3/29/2017	RES SINGLE FAMILY	401	FF			
41-14-18-428-028	841 NE SPENCER ST	12/21/23	\$184,200	WD	03-ARMS-LENGTH	\$184,200	\$67,200	36.48	\$163,728	\$64,129	\$43,657	46.2	122.0	0.11	0.11	\$1,388	\$572,500	\$13.14	40.00	50	202312270072500		0	0	3/29/2017	RES SINGLE FAMILY	401	FF			
41-14-18-479-010	744 NE SPENCER ST	05/23/23	\$175,000	WD	03-ARMS-LENGTH	\$175,000	\$59,800	34.23	\$153,913	\$62,999	\$41,912	44.4	104.0	0.10	0.10	\$1,420	\$629,990	\$14.46	42.00	50	202305260029515		0	0	3/29/2017	RES SINGLE FAMILY	401	FF			
41-14-17-352-013	1338 NE EASTERN PL	06/06/24	\$220,000	WD	03-ARMS-LENGTH	\$220,000	\$83,300	37.86	\$194,228	\$75,777	\$50,005	52.9	112.0	0.13	0.13	\$1,432	\$587,419	\$13.49	40.00	50	202406210032903		0	0	3/27/2017	RES SINGLE FAMILY	401	FF			
41-14-18-487-015	527 NE SPENCER ST	11/27/24	\$224,800	MHC	03-ARMS-LENGTH	\$224,800	\$82,000	36.48	\$197,368	\$73,450	\$46,054	48.7	95.0	0.11	0.11	\$1,507	\$673,988	\$13.47	50.00	50	202412100069148		0	0	10/10/2024	RES SINGLE FAMILY	401	FF			
41-14-17-352-007	844 NE SPENCER ST	05/26/24	\$250,000	WD	03-ARMS-LENGTH	\$250,000	\$88,000	39.20	\$219,755	\$79,024	\$46,379	52.3	134.0	0.14	0.14	\$1,524	\$589,807	\$13.84	44.00	50	202406070039372		0	0	3/29/2017	RES SINGLE FAMILY	401	FF			
41-14-18-484-036	837 NE LEONARD ST	07/07/23	\$237,000	WD	03-ARMS-LENGTH	\$237,000	\$83,600	35.27	\$201,673	\$87,842	\$52,615	55.7	124.0	0.14	0.14	\$1,579	\$619,310	\$14.22	50.00	50	202307240041330		0	0	11/8/2018	RES SINGLE FAMILY	401	FF			
41-14-18-483-023	543 NE LEONARD ST	07/27/23	\$229,000	WD	03-ARMS-LENGTH	\$229,000	\$70,600	30.83	\$182,529	\$111,474	\$84,903	68.7	124.0	0.19	0.19	\$1,622	\$602,022	\$13.82	65.00	50	202307310042762		0	0	8/7/2023	RES SINGLE FAMILY	401	FF			
41-14-18-482-009	1313 NE PENN AVE	12/01/23	\$255,000	WD	03-ARMS-LENGTH	\$255,000	\$91,900	36.04	\$222,977	\$76,583	\$44,560	47.2	127.1	0.12	0.12	\$1,524	\$654,556	\$13.03	40.00	50	202312120070391		0	0	3/27/2017	RES SINGLE FAMILY	401	FF			
41-14-18-485-009	530 NE MARITTA ST	05/25/23	\$225,000	WD	03-ARMS-LENGTH	\$225,000	\$77,600	34.49	\$189,926	\$82,224	\$47,250	50.0	100.0	0.12	0.12	\$1,646	\$715,861	\$16.43	40.00	50	202306020030701		0	0	4/3/2017	RES SINGLE FAMILY	401	FF			
41-14-18-479-004	1356 NE PENN AVE	06/25/24	\$278,000	WD	03-ARMS-LENGTH	\$278,000	\$102,900	37.01	\$233,198	\$103,655	\$58,853	62.3	104.0	0.15	0.15	\$1,664	\$677,484	\$15.55	54.20	50	20240710034893		0	0	3/27/2017	RES SINGLE FAMILY	401	FF			
41-14-18-481-001	1328 NE COLUMBIA AVE	01/17/25	\$221,000	WD	03-ARMS-LENGTH	\$221,000	\$86,600	39.19	\$188,805	\$71,720	\$39,525	41.8	100.0	0.09	0.09	\$1,715	\$779,565	\$17.90	40.00	50	202501220003710		0	0	3/29/2017	RES SINGLE FAMILY	401	FF			
41-14-18-485-004	1240 NE PENN AVE	08/04/23	\$290,000	WD	03-ARMS-LENGTH	\$290,000	\$100,800	34.76	\$245,110	\$91,226	\$46,638	49.4	104.0	0.12	0.12	\$1,851	\$794,157	\$18.23	48.00	50	202308150048075		0	0	3/27/2017	RES SINGLE FAMILY	401	FF			
41-14-18-483-014	744 NE CURTIS ST	09/12/24	\$253,000	WD	03-ARMS-LENGTH	\$253,000	\$95,600	37.79	\$212,816	\$60,492	\$40,308	42.7	104.0	0.10	0.10	\$1,887	\$688,458	\$16.25	40.00	50	202409180051092		0	1	11/3/2021	RES SINGLE FAMILY	401	FF			
41-14-18-486-039	1325 NE EASTERN PL	11/25/24	\$235,000	WD	03-ARMS-LENGTH	\$235,000	\$82,200	34.98	\$184,412	\$100,369	\$49,781	52.7	111.0	0.13	0.13	\$1,905	\$790,307	\$18.14	50.00	50	202412040068835		0	0	3/27/2017	RES SINGLE FAMILY	401	FF			
41-14-18-460-004	522 NE BRENNER ST	06/13/23	\$200,000	WD	03-ARMS-LENGTH	\$200,000	\$64,400	32.20	\$158,483	\$81,017	\$39,500	41.8	80.0	0.08	0.08	\$1,938	\$1,066,013	\$24.47	55.00	50	202306230035041		0	0	3/29/2017	RES SINGLE FAMILY	401	FF			
41-14-18-483-002	1308 NE COLLEGE AVE	01/24/24	\$251,500	WD	03-ARMS-LENGTH	\$251,500	\$92,600	32.84	\$202,325	\$93,918	\$44,743	47.3	90.0	0.11	0.11	\$1,984	\$677,738	\$20.15	47.00	50	202411100055477		0	0	3/29/2017	RES SINGLE FAMILY	401	FF			
41-14-18-486-038	1329 NE EASTERN PL	08/29/24	\$230,000	WD	03-ARMS-LENGTH	\$230,000	\$77,700	31.81	\$169,353	\$110,652	\$50,005	52.9	112.0	0.13	0.13	\$2,091	\$857,767	\$19.69	50.00	50	202409100049950		0	0	3/27/2017	RES SINGLE FAMILY	401	FF			
41-14-18-482-007	1325 NE PENN AVE	08/09/2																													

Parcel Number	Street Address	Date	Price	Instr.	Terms of Sale	Adj. Sale \$	Asd when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effct. Front	Depth	Net Acres	Total Acres	Dollars/Ft	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Lib/Pg/Pr	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
43-14-20-130-014	1135 NE CARRIER CREEK BLVD	01/16/25	\$295,000	WD	03-ARMS LENGTH	\$295,000	\$154,000	52.20	\$334,451	\$12,962	\$52,433	52.3	95.0	0.14	0.14	\$248	\$52,729	\$2.13	64.00	51	202501280040417		LAND TABLE 51	0	0	11/4/2020	RES SINGLE FAMILY 401	FF			
43-14-20-137-021	1078 NE CARRIER CREEK BLVD	06/26/24	\$310,000	WD	03-ARMS LENGTH	\$310,000	\$160,200	51.71	\$347,901	\$15,907	\$53,898	53.7	148.0	0.17	0.17	\$309	\$59,195	\$2.16	50.00	51	202410200054515		LAND TABLE 51	0	0	4/12/2017	RES SINGLE FAMILY 401	FF			
43-14-20-151-024	713 NE FULLER AVE	01/19/24	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$69,400	46.27	\$177,332	\$19,570	\$46,902	46.8	155.0	0.15	0.15	\$419	\$134,041	\$3.08	41.00	51	202402010005543		LAND TABLE 51	0	0	4/14/2017	RES SINGLE FAMILY 401	FF			
43-14-20-102-010	1128 NE EMERALD AVE	10/24/23	\$256,000	WD	03-ARMS LENGTH	\$256,000	\$117,900	46.05	\$309,035	\$38,778	\$91,813	91.5	175.0	0.35	0.35	\$424	\$109,542	\$2.51	88.00	51	202310300062482		LAND TABLE 51	0	0	4/18/2017	RES SINGLE FAMILY 401	FF			
43-14-20-330-007	708 NE SPRING AVE	10/21/24	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$106,800	49.58	\$241,248	\$32,165	\$58,411	58.2	175.0	0.20	0.20	\$552	\$166,025	\$3.67	50.00	51	202410300061569		LAND TABLE 51	0	0	4/17/2017	RES SINGLE FAMILY 401	FF			
43-14-20-127-014	1111 NE SPRING AVE	12/10/23	\$255,000	WD	03-ARMS LENGTH	\$255,000	\$108,100	42.29	\$276,396	\$39,653	\$60,219	60.0	198.0	0.21	0.21	\$665	\$187,573	\$4.31	50.00	51	202307170028804		LAND TABLE 51	0	1	12/15/2023	RES SINGLE FAMILY 401	FF			
43-14-20-103-028	1103 NE DIAMOND AVE	02/07/24	\$255,000	WD	03-ARMS LENGTH	\$255,000	\$106,900	41.92	\$273,340	\$43,478	\$61,818	61.6	232.0	0.24	0.24	\$705	\$181,158	\$4.16	45.00	51	202402140070688		LAND TABLE 51	0	0	4/17/2017	RES SINGLE FAMILY 401	FF			
43-14-20-127-042	1102 NE BURKE AVE	06/02/23	\$310,000	WD	03-ARMS LENGTH	\$310,000	\$128,200	41.35	\$328,038	\$51,450	\$68,488	69.3	185.0	0.26	0.26	\$743	\$201,765	\$4.63	60.00	51	202308170046590		LAND TABLE 51	0	0	4/18/2017	RES SINGLE FAMILY 401	FF			
43-14-20-130-011	1111 NE CARRIER CREEK BLVD	10/16/23	\$245,000	WD	03-ARMS LENGTH	\$245,000	\$118,300	48.29	\$259,521	\$45,877	\$60,398	60.2	120.0	0.18	0.18	\$762	\$252,071	\$5.79	66.00	51	202310190060222		LAND TABLE 51	0	0	2/10/2025	RES SINGLE FAMILY 401	FF			
43-14-20-129-011	809 NE SPRING AVE	10/13/23	\$239,000	WD	03-ARMS LENGTH	\$239,000	\$179,000	52.30	\$349,473	\$41,585	\$52,608	51.9	139.0	0.16	0.16	\$911	\$29,906	\$5.97	50.00	PMNE2	202310170096933		LAND TABLE 51	0	0	2/11/2025	RES MULTI - CONV 401	FF			
43-14-20-151-014	931 NE EMERALD AVE	10/06/23	\$315,000	WD	03-ARMS LENGTH	\$315,000	\$122,600	38.92	\$329,786	\$59,035	\$73,821	73.6	175.0	0.27	0.27	\$802	\$219,461	\$5.04	67.00	PMNE2	202310130059228		LAND TABLE 51	0	1	8/18/2022	RES MULTI - CONV 401	FF			
43-14-20-176-015	909 NE SPRING AVE	06/17/24	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$103,000	47.91	\$225,159	\$48,419	\$58,578	58.4	176.0	0.20	0.20	\$829	\$239,698	\$5.50	50.00	51	202404200032651		LAND TABLE 51	0	1	6/21/2021	RES SINGLE FAMILY 401	FF			
43-14-20-127-073	704 NE FULLER AVE	11/04/24	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$127,200	47.11	\$277,245	\$36,458	\$43,703	43.6	140.0	0.13	0.13	\$837	\$262,820	\$6.49	40.00	51	202411100064888		LAND TABLE 51	0	1	8/17/2021	RES SINGLE FAMILY 401	FF			
43-14-20-103-008	1051 NE EMERALD AVE	12/15/24	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$145,200	46.46	\$308,798	\$63,076	\$68,874	66.7	196.0	0.24	0.24	\$946	\$296,572	\$5.96	57.00	51	202412160079059		LAND TABLE 51	0	1	4/17/2017	RES SINGLE FAMILY 401	FF			
43-14-20-102-014	1110 NE EMERALD AVE	06/03/23	\$220,000	WD	03-ARMS LENGTH	\$220,000	\$85,200	38.73	\$220,190	\$60,191	\$60,381	60.2	187.0	0.22	0.22	\$1,000	\$279,958	\$6.43	50.00	51	20230711008553		LAND TABLE 51	0	0	4/18/2017	RES SINGLE FAMILY 401	FF			
43-14-20-176-017	903 NE SPRING AVE	12/07/23	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$109,300	39.75	\$274,867	\$51,084	\$50,951	50.8	176.0	0.17	0.17	\$1,006	\$300,454	\$6.90	42.00	51	202311210070290		LAND TABLE 51	0	0	4/17/2017	RES SINGLE FAMILY 401	FF			
43-14-20-102-031	1003 NE HOUSEMAN AVE	01/24/25	\$220,000	WD	03-ARMS LENGTH	\$220,000	\$100,100	45.50	\$318,846	\$61,373	\$60,219	60.0	186.0	0.21	0.21	\$1,022	\$268,136	\$6.61	50.00	51	202502030009084		LAND TABLE 51	0	1	4/18/2017	RES SINGLE FAMILY 401	FF			
43-14-20-102-013	1118 NE EMERALD AVE	07/24/23	\$227,000	WD	03-ARMS LENGTH	\$227,000	\$87,100	38.37	\$223,303	\$58,339	\$54,642	54.5	175.0	0.19	0.19	\$1,071	\$35,346	\$7.24	46.00	51	202307190042696		LAND TABLE 51	0	0	4/18/2017	RES SINGLE FAMILY 401	FF			
43-14-20-101-045	1135 NE EMERALD AVE	12/13/23	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$91,800	39.11	\$231,876	\$45,245	\$42,121	42.0	91.0	0.10	0.10	\$1,077	\$435,048	\$9.99	50.00	51	202311190071688		LAND TABLE 51	0	0	4/17/2017	RES SINGLE FAMILY 401	FF			
43-14-20-176-009	1001 NE HAYVELLE ST	04/07/23	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$100,400	38.02	\$251,604	\$59,347	\$50,951	50.8	176.0	0.17	0.17	\$1,168	\$348,100	\$8.01	42.00	51	202304130019101		LAND TABLE 51	0	0	4/18/2017	RES SINGLE FAMILY 401	FF			
43-14-20-320-024	707 NE BURKE AVE	10/18/23	\$248,000	WD	03-ARMS LENGTH	\$248,000	\$82,200	37.48	\$234,689	\$83,884	\$52,733	52.6	175.0	0.18	0.18	\$1,215	\$380,814	\$8.26	44.00	51	202310200060825		LAND TABLE 51	0	0	4/17/2017	RES SINGLE FAMILY 401	FF			
43-14-20-353-033	1045 NE DIAMOND AVE	07/17/24	\$265,000	WD	03-ARMS LENGTH	\$265,000	\$115,500	43.58	\$282,973	\$68,820	\$42,602	54.4	161.0	0.19	0.19	\$1,224	\$356,305	\$8.18	45.00	51	202407240039798		LAND TABLE 51	0	0	4/17/2017	RES SINGLE FAMILY 401	FF			
43-14-20-381-008	712 NE BURKE AVE	10/03/23	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$101,800	37.02	\$259,253	\$73,131	\$73,384	57.2	215.0	0.21	0.21	\$1,278	\$344,958	\$7.92	43.00	51	202310090058062		LAND TABLE 51	0	0	4/17/2017	RES SINGLE FAMILY 401	FF			
43-14-20-301-015	801 NE FLAT ST	04/21/23	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$72,800	36.40	\$187,316	\$58,717	\$46,033	45.9	120.0	0.13	0.13	\$1,279	\$455,171	\$10.45	47.00	51	202305030024563		LAND TABLE 51	0	0	4/18/2017	RES SINGLE FAMILY 401	FF			
43-14-20-156-021	878 NE MALTA ST	04/01/24	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$60,800	40.53	\$137,333	\$56,088	\$43,821	43.5	129.0	0.12	0.12	\$1,290	\$452,223	\$10.38	42.00	51	202404020016227		LAND TABLE 51	0	0	4/18/2017	RES SINGLE FAMILY 401	FF			
43-14-20-105-010	844 NE EMERALD AVE	07/12/23	\$255,000	WD	03-ARMS LENGTH	\$255,000	\$92,500	36.27	\$237,335	\$76,918	\$59,253	59.1	186.0	0.21	0.21	\$1,302	\$368,029	\$8.45	49.00	51	202307250041397		LAND TABLE 51	0	0	4/18/2017	RES SINGLE FAMILY 401	FF			
43-14-20-181-007	876 NE BURKE AVE	10/15/24	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$126,800	41.57	\$279,853	\$98,514	\$73,367	73.1	186.0	0.27	0.27	\$1,347	\$360,857	\$8.28	64.00	51	202401170083930		LAND TABLE 51	0	0	4/17/2017	RES SINGLE FAMILY 401	FF			
43-14-20-102-007	878 NE LEONARD ST	04/19/24	\$197,000	WD	03-ARMS LENGTH	\$197,000	\$80,400	40.81	\$176,150	\$78,512	\$57,705	57.5	118.0	0.17	0.17	\$1,365	\$459,135	\$10.54	63.00	51	202404200021491		LAND TABLE 51	0	0	4/18/2017	RES SINGLE FAMILY 401	FF			
43-14-20-127-048	1078 NE COLDSBROOK ST	04/11/23	\$260,000	WD	03-ARMS LENGTH	\$260,000	\$92,400	35.54	\$237,163	\$52,235	\$60,398	60.2	120.0	0.18	0.18	\$1,362	\$457,335	\$10.50	50.00	51	202304170020573		LAND TABLE 51	0	0	4/14/2017	RES SINGLE FAMILY 401	FF			
43-14-20-156-002	832 NE EMERALD AVE	01/23/24	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$84,300	35.13	\$216,132	\$92,564	\$58,696	58.5	132.0	0.18	0.18	\$1,411	\$453,648	\$10.41	60.00	51	202401250004183		LAND TABLE 51	0	0	4/18/2017	RES SINGLE FAMILY 401	FF			
43-14-20-102-002	852 NE LEONARD ST	04/01/24	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$108,200	43.28	\$229,639	\$68,325	\$47,864	47.8	118.0	0.14	0.14	\$1,429	\$506,111	\$11.62	50.00	51	202404050016853		LAND TABLE 51	0	0	4/18/2017	RES SINGLE FAMILY 401	FF			
43-14-20-331-019	743 NE FULLER AVE	03/13/25	\$299,000	WD	03-ARMS LENGTH	\$299,000	\$124,600	41.67	\$271,777	\$88,270	\$61,047	60.9	155.0	0.20	0.20	\$1,450	\$434,828	\$9.98	57.00	51	202501170013724		LAND TABLE 51	0	0	4/14/2017	RES SINGLE FAMILY 401	FF			
43-14-20-328-002	1104 NE SHORT ST	07/08/23	\$222,000	WD	03-ARMS LENGTH	\$222,000	\$78,500	35.81	\$201,576	\$42,296	\$41,781	41.7	123.0	0.12	0.12	\$1,452	\$539,239	\$12.31	41.00	51	202308110045349		LAND TABLE 51	0	0	4/18/2017	RES SINGLE FAMILY 401	FF			
43-14-20-156-003	828 NE EMERALD AVE	07/25/23	\$249,000	WD	03-ARMS LENGTH	\$249,000	\$89,500	35.81	\$224,506	\$70,187	\$44,793	44.7	131.0	0.13	0.13	\$1,572	\$544,085	\$12.49													

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libr/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3		
41-14-20-251-006	941 NE BENJAMIN AVE	12/01/23	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$100,200	43.57	\$252,436	\$17,701	\$40,137	51.9	135.0	0.16	0.16	\$341	\$114,200	\$2.62	50.00	54	202312140070783		0	0	8/10/2020	RES SINGLE FAMILY	401	FF					
41-14-20-251-017	1227 NE MASON ST	07/18/23	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$122,100	45.22	\$315,196	\$55,722	\$80,818	104.5	181.0	0.42	0.42	\$342	\$55,878	\$1.97	100.00	54	202308100045194		0	0	7/28/2020	RES SINGLE FAMILY	401	FF					
41-14-20-282-014	1417 NE BRADFORD ST	04/10/23	\$180,000	WD	03-ARMS LENGTH	\$180,000	\$68,500	36.94	\$201,272	\$17,350	\$38,622	49.9	125.0	0.14	0.14	\$348	\$121,329	\$2.79	50.00	54	202304130019708		0	0	11/20/2024	RES SINGLE FAMILY	401	FF					
41-14-20-201-015	1312 NE LEONARD ST	07/12/24	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$130,400	54.33	\$287,489	\$54,146	\$101,615	131.3	264.0	0.64	0.64	\$412	\$85,135	\$1.95	105.00	54	202407160037988		0	0	8/10/2020	RES SINGLE FAMILY	401	FF					
41-14-20-278-004	1414 NE WALNUT ST	06/09/23	\$180,000	WD	03-ARMS LENGTH	\$180,000	\$77,100	42.83	\$195,999	\$21,843	\$37,842	48.9	120.0	0.14	0.14	\$447	\$158,283	\$3.63	50.00	54	202306210034485		0	0	8/6/2020	RES SINGLE FAMILY	401	FF					
41-14-20-278-014	1415 NE MATILDA ST	02/28/24	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$61,300	41.27	\$158,736	\$35,196	\$37,842	48.9	120.0	0.14	0.14	\$395	\$218,913	\$4.84	50.00	54	202402280098973		0	0	7/27/2020	RES SINGLE FAMILY	401	FF					
41-14-20-277-016	1527 NE WALNUT ST	08/07/23	\$154,500	WD	03-ARMS LENGTH	\$154,500	\$63,300	40.97	\$161,743	\$39,641	\$36,884	47.7	114.0	0.13	0.13	\$622	\$226,267	\$5.19	50.00	54	202308090044840		1	1	8/6/2020	RES SINGLE FAMILY	401	FF					
41-14-20-253-011	1344 NE WALNUT ST	09/25/23	\$38,000	WD	03-ARMS LENGTH	\$38,000	\$12,300	34.17	\$41,682	\$36,000	\$41,682	53.9	125.0	0.16	0.16	\$668	\$227,848	\$5.23	55.00	54	202309290056234		0	0	NOT INSPECTED	RES VAC	402	FF					
41-14-20-253-022	1321 NE MATILDA ST	01/19/24	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$92,700	39.45	\$239,958	\$41,721	\$48,679	60.3	120.0	0.18	0.18	\$692	\$233,078	\$5.35	65.00	54	202401230003717		0	0	6/3/2025	RES SINGLE FAMILY	401	FF					
41-14-20-282-021	1435 NE BRADFORD ST	02/09/24	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$93,100	39.62	\$241,228	\$55,661	\$61,809	79.9	125.0	0.26	0.26	\$697	\$215,818	\$4.95	90.00	54	202402140007709		0	0	8/6/2020	RES SINGLE FAMILY	401	FF					
41-14-20-277-008	1534 NE CEDAR ST	08/18/23	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$89,400	37.25	\$243,000	\$34,465	\$37,825	48.9	118.0	0.14	0.14	\$711	\$295,296	\$5.86	50.00	54	202308250048255		0	0	8/6/2020	RES SINGLE FAMILY	401	FF					
41-14-21-152-004	1628 NE MATILDA ST	10/09/24	\$224,500	WD	03-ARMS LENGTH	\$224,500	\$102,600	45.70	\$223,972	\$43,845	\$43,317	56.0	135.0	0.17	0.17	\$783	\$257,912	\$5.92	55.00	54	202410170058373		0	0	7/27/2020	RES SINGLE FAMILY	401	FF					
41-14-20-280-016	1423 NE MASON ST	06/23/23	\$251,000	WD	03-ARMS LENGTH	\$251,000	\$99,500	39.64	\$249,554	\$39,288	\$37,842	48.9	120.0	0.14	0.14	\$804	\$284,696	\$6.54	50.00	54	202307030037089		0	0	7/28/2020	RES SINGLE FAMILY	401	FF					
41-14-21-151-019	1739 NE MATILDA ST	09/19/23	\$237,500	WD	03-ARMS LENGTH	\$237,500	\$97,600	36.88	\$234,108	\$54,723	\$51,201	66.3	135.0	0.21	0.21	\$625	\$259,351	\$5.95	68.00	54	202305220028282		0	0	9/2/2022	RES SINGLE FAMILY	401	FF					
41-14-21-151-011	1649 NE MATILDA ST	04/18/23	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$83,000	36.89	\$221,223	\$53,288	\$49,511	64.0	135.0	0.20	0.20	\$633	\$265,114	\$6.09	65.00	54	202304210021422		0	0	7/29/2020	RES SINGLE FAMILY	401	FF					
41-14-21-101-001	1600 NE LEONARD ST	08/10/23	\$325,000	M/C	03-ARMS LENGTH	\$325,000	\$128,700	38.98	\$319,807	\$53,112	\$48,019	62.0	101.0	0.17	0.17	\$856	\$305,241	\$7.01	75.00	54	202308100045237		0	0	8/10/2020	RES SINGLE FAMILY	401	FF					
41-14-20-278-014	1415 NE MATILDA ST	03/01/24	\$169,000	WD	03-ARMS LENGTH	\$169,000	\$61,900	36.83	\$168,736	\$48,100	\$37,842	48.9	120.0	0.14	0.14	\$964	\$348,594	\$8.00	50.00	54	202403040010738		0	0	7/27/2020	RES SINGLE FAMILY	401	FF					
41-14-20-254-018	1329 NE MASON ST	04/04/24	\$245,100	WD	03-ARMS LENGTH	\$245,100	\$110,600	45.12	\$252,443	\$50,499	\$37,842	48.9	120.0	0.14	0.14	\$1,033	\$386,935	\$8.40	50.00	54	202404150019599		0	0	10/14/2024	RES SINGLE FAMILY	401	FF					
41-14-20-279-017	1527 NE MATILDA ST	08/18/23	\$220,000	WD	03-ARMS LENGTH	\$220,000	\$75,200	34.18	\$198,643	\$81,698	\$52,241	67.6	120.0	0.21	0.21	\$1,208	\$394,676	\$9.96	75.00	54	202308210034572		0	0	7/27/2020	RES SINGLE FAMILY	401	FF					
41-14-21-153-005	1634 NE MASON ST	09/18/24	\$224,500	WD	03-ARMS LENGTH	\$224,500	\$88,800	39.55	\$194,003	\$76,037	\$46,440	60.0	135.0	0.19	0.19	\$1,267	\$408,801	\$9.38	60.00	54	20240900054236		0	0	8/5/2020	RES SINGLE FAMILY	401	FF					
41-14-21-101-061	1065 NE PLYMOUTH AVE	05/03/24	\$390,000	WD	03-ARMS LENGTH	\$390,000	\$158,800	40.72	\$335,477	\$127,981	\$73,458	94.9	290.0	0.44	0.44	\$1,348	\$291,528	\$6.89	60.00	54	202405220027241		0	0	10/14/2020	RES SINGLE FAMILY	401	FF					
41-14-20-281-019	1533 NE MASON ST	03/12/24	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$90,800	34.38	\$201,279	\$71,563	\$37,842	48.9	120.0	0.14	0.14	\$1,464	\$518,572	\$11.90	50.00	54	202403150012628		0	0	7/30/2025	RES SINGLE FAMILY	401	FF					
41-14-20-278-016	1423 NE MATILDA ST	01/12/24	\$183,500	WD	03-ARMS LENGTH	\$183,500	\$58,100	31.59	\$150,169	\$71,573	\$37,842	48.9	120.0	0.14	0.14	\$1,464	\$518,545	\$11.91	50.00	54	202401220030353		0	0	7/27/2020	RES SINGLE FAMILY	401	FF					
41-14-20-283-007	1528 NE MASON ST	04/28/23	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$45,700	28.56	\$124,111	\$74,511	\$38,622	49.9	125.0	0.14	0.14	\$1,493	\$521,056	\$11.96	50.00	54	202305080052405		0	0	7/29/2020	RES SINGLE FAMILY	401	FF					
41-14-20-276-005	1422 NE CEDAR ST	02/06/24	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$84,900	33.96	\$215,442	\$71,603	\$37,405	47.9	115.0	0.13	0.13	\$1,496	\$542,447	\$12.45	50.00	54	20240209007050		0	0	8/6/2020	RES SINGLE FAMILY	401	FF					
41-14-20-278-001	1402 NE WALNUT ST	10/18/24	\$269,900	WD	03-ARMS LENGTH	\$269,900	\$108,100	39.31	\$224,030	\$63,712	\$37,842	48.9	120.0	0.14	0.14	\$1,712	\$606,609	\$13.93	50.00	54	202410240060134		0	0	8/6/2020	RES SINGLE FAMILY	401	FF					
41-14-20-277-019	1539 NE WALNUT ST	01/05/24	\$170,000	WD	03-ARMS LENGTH	\$170,000	\$46,500	27.35	\$123,601	\$83,283	\$36,864	47.7	114.0	0.13	0.13	\$1,748	\$635,748	\$14.59	50.00	54	202401100003005		0	0	8/6/2020	RES SINGLE FAMILY	401	FF					
41-14-20-256-004	1314 NE MASON ST	09/14/23	\$261,500	WD	03-ARMS LENGTH	\$261,500	\$82,000	31.36	\$207,478	\$92,644	\$38,622	49.9	125.0	0.14	0.14	\$1,857	\$647,360	\$14.87	50.00	54	202308180046973		0	1	7/29/2020	RES SINGLE FAMILY	401	FF					
41-14-21-153-016	1732 NE MASON ST	07/18/24	\$240,000	WD	03-ARMS LENGTH	\$240,000	\$82,000	34.17	\$179,745	\$101,672	\$41,417	53.5	135.0	0.16	0.16	\$1,900	\$631,503	\$14.50	52.00	54	202407250040105		0	0	8/5/2020	RES SINGLE FAMILY	401	FF					
41-14-20-282-014	1327 NE WALNUT ST	02/28/25	\$272,450	WD	03-ARMS LENGTH	\$272,450	\$93,000	34.13	\$197,520	\$125,946	\$51,016	65.9	114.0	0.20	0.20	\$1,911	\$642,582	\$14.75	75.00	54	202503050011737		0	0	8/6/2020	RES SINGLE FAMILY	401	FF					
41-14-20-279-004	1512 NE WALNUT ST	05/11/23	\$233,000	PTA	03-ARMS LENGTH	\$233,000	\$66,000	28.67	\$174,269	\$95,573	\$37,842	48.9	120.0	0.14	0.14	\$1,975	\$699,804	\$16.07	50.00	54	202311000030265		1	1	8/27/2021	RES SINGLE FAMILY	401	FF					
41-14-20-278-008	1434 NE WALNUT ST	03/04/24	\$235,000	WD	03-ARMS LENGTH	\$235,000	\$67,100	28.55	\$167,232	\$105,610	\$37,842	48.9	120.0	0.14	0.14	\$2,160	\$765,290	\$17.57	50.00	54	202403070011447		0	0	8/6/2020	RES SINGLE FAMILY	401	FF					
Totals:			\$7,172,850			\$7,172,850	\$2,716,700	37.87	\$6,664,521	\$1,990,643	\$1,472,314	1,902.2	6.09	6.09			Average	Average	Average														
			Sale. Ratio =>					5.89			Average						per FF=>	per Net Acre=>	per SqFt=>														
			Std. Dev. =>						5.89		\$1,041						per FF=>	per Net Acre=>	per SqFt=>														

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3		
41-14-15-326-006	1521 NE LEFFINGWELL AVE	09/13/23	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$138,400	36.91	\$354,305	\$113,140	\$92,445	155.1	381.0	0.83	0.83	\$729	\$138,149	\$3.13	100.00	56	202309270055886		LAND TABLE 56	0	0	6/16/2020	RES SINGLE FAMILY	401	FF				
41-14-15-326-019	1272 NE LEFFINGWELL AVE	10/18/24	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$81,200	36.09	\$189,001	\$114,835	\$65,354	112.1	188.0	0.43	0.43	\$997	\$258,275	\$5.93	100.00	56	202410280060789		LAND TABLE 56	0	0	6/16/2020	RES SINGLE FAMILY	401	FF				
Totals:						\$600,000	\$219,600		\$543,306	\$228,975	\$158,279	267.2		1.26	1.26																		
						Sale. Ratio ==>	36.60	Average						Average																			
						Std. Dev. ==>	0.58	per FF==>						\$82	per Net Acre==>						177,984.97	Average											
								per SqFt==>						\$4.09																			
								USE==>						\$842																			

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Libe/Pa/Ge	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
41-14-20-378-003	1127 NE RACE ST	09/20/23	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$191,200	54.63	\$379,471	\$19,140	\$48,611	41.4	105.0	0.11	0.11	4683	\$190,566	\$4,15	44.00	59	202309210054484				7/5/2018	RES SINGLE FAMILY	401	FF			
41-14-29-106-019	929 NE LYON ST	03/22/24	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$61,300	49.27	\$192,942	\$21,252	\$48,248	42.0	88.0	0.10	0.10	3508	\$211,486	\$4,85	50.00	59	202403250014658				4/12/2017	RES SINGLE FAMILY	401	FF			
41-14-29-151-031	821 NE FOUNTAIN ST	04/30/24	\$376,000	WD	03-ARMS LENGTH	\$376,000	\$205,400	54.63	\$426,534	\$42,651	\$93,185	79.3	125.0	0.26	0.26	3538	\$197,259	\$3,84	89.00	RMM2	202405220027248				4/7/2017	RES MULTI- BLT AS	401	FF			
41-14-20-355-028	505 NE DIAMOND AVE	11/19/24	\$227,500	WD	03-ARMS LENGTH	\$227,500	\$113,500	49.89	\$251,691	\$30,313	\$54,504	46.4	132.0	0.13	0.13	3653	\$227,917	\$5,23	44.00	59	202411270067651				4/7/2017	RES SINGLE FAMILY	401	FF			
41-14-20-354-008	509 NE TUTTLE AVE	07/28/23	\$315,000	WD	03-ARMS LENGTH	\$315,000	\$148,800	46.60	\$343,424	\$36,732	\$66,156	55.5	132.0	0.17	0.17	3662	\$219,952	\$5,05	55.00	59	202308020043286				4/13/2017	RES SINGLE FAMILY	401	FF			
41-14-20-355-003	466 NE HOUSEMAN AVE	07/07/23	\$184,000	WD	03-ARMS LENGTH	\$184,000	\$74,000	45.12	\$185,355	\$35,285	\$56,040	48.2	120.0	0.14	0.14	3732	\$261,370	\$6,00	49.00	59	202307110038395				4/10/2017	RES SINGLE FAMILY	401	FF			
41-14-29-151-029	801 NE FOUNTAIN ST	03/31/25	\$380,000	WD	03-ARMS LENGTH	\$380,000	\$194,900	51.29	\$405,536	\$67,649	\$93,185	79.3	125.0	0.26	0.26	3653	\$265,200	\$6,09	89.00	RMM2	202504180024568				4/7/2017	RES MULTI- BLT AS	401	FF			
41-14-29-129-013	233 NE DORRIE AVE	08/15/23	\$324,900	WD	03-ARMS LENGTH	\$324,900	\$147,000	45.24	\$343,588	\$54,866	\$73,554	62.6	132.0	0.19	0.19	3876	\$282,814	\$6,49	64.00	59	202308180046847				4/12/2017	RES SINGLE FAMILY	401	FF			
41-14-29-151-001	800 NE LYON ST	11/11/24	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$115,200	46.08	\$246,875	\$48,434	\$45,309	38.6	88.0	0.09	0.09	\$1,256	\$532,242	\$12,22	45.00	59	202411190065579				4/12/2017	RES SINGLE FAMILY	401	FF			
41-14-29-176-002	144 NE DIAMOND AVE	04/26/23	\$321,000	WD	03-ARMS LENGTH	\$321,000	\$92,600	41.90	\$217,069	\$54,071	\$50,130	42.7	104.0	0.11	0.11	\$1,267	\$491,856	\$11,28	46.00	59	20230530024577				4/10/2017	RES SINGLE FAMILY	401	FF			
41-14-29-129-027	1056 NE CRESCENT ST	06/30/23	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$115,800	40.63	\$274,024	\$73,000	\$62,009	52.8	135.0	0.16	0.16	\$1,363	\$462,063	\$10,61	51.00	59	202307060077768				4/11/2017	RES SINGLE FAMILY	401	FF			
41-14-29-106-023	231 NE DIAMOND AVE	03/06/24	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$98,200	42.70	\$220,981	\$57,861	\$48,842	41.6	106.0	0.11	0.11	\$1,392	\$540,757	\$12,41	44.00	59	202403190013317				4/7/2017	RES SINGLE FAMILY	401	FF			
41-14-20-351-012	517 NE EMERALD AVE	05/17/23	\$205,000	WD	03-ARMS LENGTH	\$205,000	\$78,900	37.51	\$188,997	\$76,626	\$60,623	51.6	125.0	0.15	0.15	1,485	\$514,208	\$11,81	52.00	59	202305240228844				4/13/2017	RES SINGLE FAMILY	401	FF			
41-14-29-103-014	319 NE HOUSEMAN AVE	07/09/24	\$224,500	WD	03-ARMS LENGTH	\$224,500	\$97,000	43.21	\$213,203	\$52,128	\$40,881	34.8	80.0	0.08	0.08	\$1,498	\$679,987	\$19,54	42.00	59	202407260040311				4/7/2017	RES SINGLE FAMILY	401	FF			
41-14-20-355-013	488 NE TUTTLE AVE	09/03/24	\$500,000	MLC	03-ARMS LENGTH	\$500,000	\$156,800	31.36	\$462,938	\$166,915	\$129,853	110.5	82.6	0.50	0.50	\$1,510	\$322,560	\$7,63	54.00	RMM2	202409030048319				4/13/2017	RES MULTI- BLT AS	401	FF	FF	FF	
41-14-29-126-020	1027 NE CRESCENT ST	09/27/23	\$224,500	WD	03-ARMS LENGTH	\$224,500	\$78,200	33.94	\$195,993	\$117,430	\$88,923	75.7	135.0	0.25	0.25	1,552	\$473,508	\$10,87	80.00	59	202310040057126				4/11/2017	RES SINGLE FAMILY	401	FF			
41-14-20-351-018	475 NE EMERALD AVE	12/15/23	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$90,000	39.13	\$211,343	\$81,956	\$43,299	36.8	132.0	0.10	0.10	\$1,681	\$619,560	\$14,22	33.00	59	202312280072706				4/13/2017	RES SINGLE FAMILY	401	FF			
41-14-20-355-017	915 NE BARAGA ST	08/11/23	\$244,750	WD	03-ARMS LENGTH	\$244,750	\$94,600	38.65	\$218,385	\$75,885	\$46,520	42.1	122.0	0.12	0.12	\$1,801	\$699,870	\$16,15	41.00	59	202308150046155				10/14/2024	RES SINGLE FAMILY	401	FF			
41-14-20-355-023	929 NE BARAGA ST	01/05/24	\$249,900	WD	03-ARMS LENGTH	\$249,900	\$100,700	40.30	\$221,786	\$77,534	\$46,520	42.1	122.0	0.12	0.12	\$1,842	\$675,078	\$15,50	41.00	RMM2	202401120002011				4/13/2017	RES MULTI- CONV	401	FF			
41-14-29-128-011	1138 NE CRESCENT ST	05/31/24	\$255,000	MLC	03-ARMS LENGTH	\$255,000	\$98,400	38.59	\$213,951	\$100,992	\$59,943	51.0	172.0	0.17	0.17	\$1,980	\$608,386	\$13,97	42.00	59	202406100036546				4/12/2017	RES SINGLE FAMILY	401	FF			
41-14-29-105-003	214 NE EASTERN AVE	09/23/24	\$272,000	WD	03-ARMS LENGTH	\$272,000	\$109,900	40.40	\$238,610	\$78,039	\$44,649	38.0	112.0	0.10	0.10	\$2,015	\$796,316	\$18,28	38.00	59	202410040055522				4/5/2017	RES SINGLE FAMILY	401	FF			
41-14-20-352-013	450 NE EMERALD AVE	06/05/24	\$263,000	WD	03-ARMS LENGTH	\$263,000	\$100,800	38.25	\$223,215	\$90,287	\$50,502	43.0	132.0	0.12	0.12	\$2,101	\$746,174	\$17,13	40.00	59	202407080039946				4/13/2017	RES SINGLE FAMILY	401	FF			
41-14-20-377-015	521 NE BURKE ST	04/14/23	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$110,300	34.47	\$261,536	\$121,399	\$62,935	53.6	176.0	0.18	0.18	\$2,267	\$620,017	\$15,66	44.00	59	202304190021000				4/5/2017	RES SINGLE FAMILY	401	FF			
41-14-29-104-012	940 NE CRESCENT ST	09/14/23	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$87,500	35.00	\$206,427	\$86,726	\$43,153	36.7	125.0	0.10	0.10	\$2,361	\$884,959	\$20,32	34.00	59	202309190053335				4/12/2017	RES SINGLE FAMILY	401	FF			
41-14-29-103-008	832 NE CRESCENT ST	02/01/24	\$242,000	WD	03-ARMS LENGTH	\$242,000	\$79,800	32.98	\$188,960	\$102,185	\$48,145	41.8	125.0	0.12	0.12	\$2,443	\$888,565	\$20,40	40.00	59	202402120007180				4/12/2017	RES SINGLE FAMILY	401	FF			
41-14-29-355-003	466 NE HOUSEMAN AVE	09/25/23	\$250,000	WD	03-ARMS LENGTH	\$250,000	\$74,000	29.60	\$185,355	\$121,285	\$56,640	48.2	120.0	0.14	0.14	\$2,516	\$898,407	\$20,62	49.00	59	202309280065985				4/10/2017	RES SINGLE FAMILY	401	FF			
41-14-29-106-019	929 NE LYON ST	10/06/24	\$352,500	WD	03-ARMS LENGTH	\$352,500	\$89,400	35.41	\$192,942	\$108,852	\$48,204	42.0	88.0	0.10	0.10	\$2,595	\$1,077,743	\$24,74	50.00	59	202410210069829				4/12/2017	RES SINGLE FAMILY	401	FF			
41-14-29-105-010	836 NE INNES ST	02/05/24	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$117,300	33.51	\$270,520	\$138,230	\$58,750	50.0	125.0	0.14	0.14	\$2,765	\$968,643	\$22,19	50.00	59	202402120007248				7/23/2025	RES SINGLE FAMILY	401	FF			
41-14-20-355-025	947 NE BARAGA ST	09/27/23	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$99,300	33.10	\$232,167	\$117,353	\$46,520	42.1	122.0	0.12	0.12	\$2,785	\$1,200,461	\$23,43	41.00	59	202310060067810				4/13/2017	RES SINGLE FAMILY	401	FF			
41-14-29-178-027	1047 NE FOUNTAIN ST	06/05/23	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$106,600	33.31	\$248,442	\$117,239	\$45,681	38.9	108.0	0.10	0.10	\$3,016	\$1,184,232	\$27,19	40.00	59	202306210034431				4/7/2017	RES SINGLE FAMILY	401	FF			
41-14-29-178-017	1055 NE FOUNTAIN ST	10/17/24	\$332,000	WD	03-ARMS LENGTH	\$332,000	\$111,900	35.84	\$246,314	\$115,196	\$46,300	42.0	108.0	0.11	0.11	\$2,745	\$1,056,752	\$24,26	44.00	59	202410200069480				4/7/2017	RES SINGLE FAMILY	401	FF			
41-14-29-104-027	946 NE INNES ST	06/16/23	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$103,700	31.91	\$246,804	\$125,365	\$47,169	40.1	135.0	0.11	0.11	\$3,123	\$1,151,138	\$26,40	38.00	59	202306290035967				4/11/2017	RES SINGLE FAMILY	401	FF			
41-14-29-129-001	214 NE DIAMOND AVE	05/23/23	\$303,000	WD	03-ARMS LENGTH	\$303,000	\$87,800	29.01	\$208,899	\$143,603	\$50,502	43.0	132.0	0.12	0.12	\$3,341	\$1,186,802	\$27,25	40.00	59	202305250029198				4/10/2017	RES SINGLE FAMILY	401	FF			
41-14-29-103-006	824 NE CRESCENT ST	06/26/24	\$305,000	WD	03-ARMS LENGTH	\$305,000	\$88,200	29.92	\$192,904	\$159,265	\$47,169	40.1	125.0	0.11	0.11	\$3,967	\$1,481,147	\$33,54	38.00	59	202406270034302				8/1/2017	RES SINGLE FAMILY	401	FF			
41-14-29-103-026	847 NE INNES ST	08/19/24	\$342,900	WD	03-ARMS LENGTH	\$342,900	\$104,200	30.39	\$226,082	\$161,990	\$45,172	38.4	1																		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Acid. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
41-14-28-279-023	40 NE BAYNTON AVE	06/12/23	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$128,900	46.87	\$30,583	\$20,793	\$76,376	43.5	132.0	0.12	0.12	\$478	\$171,843	\$394	40.00	61	202306140033060				4/3/2019	RES SINGLE FAMILY	401	FF			
41-14-28-152-038	135 NE HOLMDENE BLVD	12/21/23	\$225,000	WD	03-ARMS LENGTH	\$225,000	\$108,200	47.20	\$38,447	\$18,849	\$83,296	47.5	157.0	0.14	0.14	\$233	\$172,563	\$336	40.00	61	202401160002256				4/2/2019	RES SINGLE FAMILY	401	FF			
41-14-28-102-018	214 NE WALLINWOOD AVE	08/03/23	\$270,000	WD	03-ARMS LENGTH	\$270,000	\$128,500	46.85	\$37,589	\$33,714	\$91,303	52.1	152.0	0.15	0.15	\$648	\$221,803	\$509	50.00	61	202308040040009				4/2/2019	RES SINGLE FAMILY	401	FF			
41-14-28-153-033	149 NE PLYMOUTH AVE	10/19/23	\$319,900	WD	03-ARMS LENGTH	\$319,900	\$145,400	45.45	\$38,189	\$57,821	\$118,110	67.3	165.0	0.23	0.23	\$859	\$254,718	\$585	60.00	61	202310110062924				4/3/2019	RES SINGLE FAMILY	401	FF			
41-14-28-102-002	344 NE WALLINWOOD AVE	05/23/24	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$172,800	53.17	\$39,278	\$54,197	\$108,475	61.8	93.6	0.19	0.19	\$876	\$289,824	\$655	35.40	61	202405300028560				4/2/2019	RES SINGLE FAMILY	401	FF	FF	FF	
41-14-28-102-002	344 NE WALLINWOOD AVE	05/23/24	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$172,800	53.17	\$39,278	\$54,197	\$108,475	61.8	93.6	0.19	0.19	\$876	\$289,824	\$655	35.40	61	202405300028560				4/2/2019	RES SINGLE FAMILY	401	FF	FF	FF	
41-14-28-104-012	304 NE LAWNDALE AVE	12/19/24	\$260,500	WD	03-ARMS LENGTH	\$260,500	\$140,600	53.97	\$38,009	\$53,130	\$101,689	67.9	129.0	0.17	0.17	\$917	\$338,855	\$709	58.00	61	202412310074003				4/1/2019	RES SINGLE FAMILY	401	FF			
41-14-28-153-025	50 NE LAWNDALE AVE	10/25/23	\$375,000	WD	03-ARMS LENGTH	\$375,000	\$164,100	43.76	\$45,593	\$68,459	\$119,652	67.9	131.0	0.21	0.21	\$809	\$324,450	\$745	70.00	61	202310160059448				4/1/2019	RES SINGLE FAMILY	401	FF			
41-14-28-101-037	1815 NE LYON ST	12/28/23	\$328,500	WD	03-ARMS LENGTH	\$328,500	\$139,900	42.59	\$40,217	\$105,534	\$179,251	102.2	140.0	0.36	0.36	\$1,033	\$293,150	\$673	112.00	PMNE2	202401040000777				4/2/2019	RES MULTI - CONV	01	FF			
41-14-28-101-037	1815 NE LYON ST	01/23/25	\$338,000	WD	03-ARMS LENGTH	\$338,000	\$169,100	50.93	\$40,217	\$115,034	\$179,251	102.2	140.0	0.36	0.36	\$1,128	\$319,339	\$734	112.00	PMNE2	202502040006983				4/3/2019	RES MULTI - CONV	01	FF			
41-14-28-152-032	336 NE WALLINWOOD AVE	11/13/24	\$242,000	WD	03-ARMS LENGTH	\$242,000	\$122,500	43.75	\$38,271	\$30,849	\$89,949	74.7	129.0	0.24	0.24	\$1,039	\$338,417	\$813	60.00	61	202410150001184				4/2/2019	RES SINGLE FAMILY	401	FF			
41-14-28-101-032	225 NE WALLINWOOD AVE	09/04/24	\$360,000	WD	03-ARMS LENGTH	\$360,000	\$181,400	50.39	\$38,952	\$70,413	\$105,505	60.2	139.0	0.19	0.19	\$1,171	\$380,611	\$874	58.00	61	202402020025216				4/2/2019	RES SINGLE FAMILY	401	FF			
41-14-28-152-033	211 NE HOLMDENE BLVD	10/20/23	\$315,000	WD	03-ARMS LENGTH	\$315,000	\$131,800	41.84	\$34,061	\$69,321	\$96,382	55.0	134.0	0.16	0.16	\$1,262	\$425,282	\$976	50.00	61	202310240061011				4/2/2019	RES SINGLE FAMILY	401	FF			
41-14-28-153-035	135 NE PLYMOUTH AVE	08/20/23	\$372,000	WD	03-ARMS LENGTH	\$372,000	\$144,400	39.89	\$38,408	\$104,702	\$118,110	67.3	165.0	0.23	0.23	\$1,555	\$461,242	\$1009	60.00	61	202309110001896				4/3/2019	RES SINGLE FAMILY	401	FF			
41-14-28-103-008	330 NE HOLMDENE BLVD	11/11/24	\$325,000	WD	03-ARMS LENGTH	\$325,000	\$153,700	47.29	\$34,643	\$17,848	\$97,411	55.5	129.0	0.18	0.18	\$1,284	\$359,558	\$1239	55.00	61	202411200060515				4/2/2019	RES SINGLE FAMILY	401	FF			
41-14-28-101-023	335 NE WALLINWOOD AVE	03/25/25	\$345,000	WD	03-ARMS LENGTH	\$345,000	\$162,300	47.04	\$35,469	\$84,345	\$102,814	58.6	120.0	0.18	0.18	\$1,610	\$358,051	\$1,213	58.00	61	202503280018071				4/2/2019	RES SINGLE FAMILY	401	FF			
41-14-28-102-005	326 NE WALLINWOOD AVE	11/28/24	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$145,600	45.50	\$31,869	\$103,945	\$102,814	58.6	132.0	0.18	0.18	\$1,773	\$590,597	\$1,356	58.00	61	202412030068198				4/2/2019	RES SINGLE FAMILY	401	FF			
41-14-28-279-043	43 NE ALLEN AVE	03/29/24	\$365,000	WD	03-ARMS LENGTH	\$365,000	\$129,800	38.30	\$39,108	\$95,215	\$91,203	52.1	132.0	0.15	0.15	\$1,629	\$626,414	\$148	50.00	61	202403290014686				3/28/2019	RES SINGLE FAMILY	401	FF			
41-14-28-151-053	33 NE WALLINWOOD AVE	01/03/24	\$340,000	WD	03-ARMS LENGTH	\$340,000	\$122,500	38.09	\$30,536	\$90,316	\$80,852	46.1	127.0	0.13	0.13	\$1,559	\$795,594	\$162	44.00	61	202401050001304				4/2/2019	RES SINGLE FAMILY	401	FF			
41-14-28-101-005	330 NE ALLEN AVE	04/21/23	\$285,000	WD	03-ARMS LENGTH	\$285,000	\$102,600	36.00	\$27,543	\$118,341	\$105,844	60.4	140.0	0.19	0.19	\$1,960	\$638,242	\$146.61	58.00	61	202304280022887				10/24/2019	RES SINGLE FAMILY	401	FF			
41-14-28-102-011	250 NE WALLINWOOD AVE	05/05/23	\$380,000	WD	03-ARMS LENGTH	\$380,000	\$141,000	37.11	\$31,838	\$109,465	\$91,303	52.1	132.0	0.15	0.15	\$2,103	\$720,164	\$163.53	50.00	61	202305160002748				4/2/2019	RES SINGLE FAMILY	401	FF			
41-14-28-153-046	19 NE PLYMOUTH AVE	03/04/24	\$370,000	WD	03-ARMS LENGTH	\$370,000	\$133,200	36.49	\$34,655	\$117,201	\$93,858	53.5	131.0	0.16	0.16	\$2,190	\$751,288	\$172.25	52.00	61	202403120012131				4/3/2019	RES SINGLE FAMILY	401	FF			
41-14-28-152-046	61 NE HOLMDENE BLVD	09/21/23	\$351,400	WD	03-ARMS LENGTH	\$351,400	\$137,800	35.21	\$30,127	\$142,375	\$111,102	63.3	146.0	0.20	0.20	\$2,248	\$708,333	\$162.26	60.00	61	202309250054900				4/1/2019	RES SINGLE FAMILY	401	FF			
41-14-28-272-022	39 NE BAYNTON AVE	08/15/23	\$385,000	WD	03-ARMS LENGTH	\$385,000	\$135,200	34.60	\$34,585	\$144,452	\$116,131	61.6	131.0	0.19	0.19	\$2,345	\$778,624	\$178.63	62.00	61	202308230047961				3/28/2019	RES SINGLE FAMILY	401	FF			
41-14-28-152-037	137 NE HOLMDENE BLVD	11/08/24	\$275,000	WD	03-ARMS LENGTH	\$275,000	\$110,500	40.18	\$24,226	\$116,070	\$83,296	47.5	157.0	0.14	0.14	\$2,444	\$806,402	\$188.50	40.00	61	202411120064146				4/1/2019	RES SINGLE FAMILY	401	FF			
41-14-28-103-020	220 NE HOLMDENE BLVD	04/14/23	\$320,000	WD	03-ARMS LENGTH	\$320,000	\$118,000	33.71	\$30,524	\$132,289	\$88,413	50.6	129.0	0.15	0.15	\$2,613	\$912,338	\$204.94	49.00	61	202304210021956				4/2/2019	RES SINGLE FAMILY	401	FF			
41-14-28-151-054	29 NE WALLINWOOD AVE	10/17/23	\$351,000	WD	03-ARMS LENGTH	\$351,000	\$121,300	34.56	\$310,692	\$118,512	\$78,204	44.8	128.0	0.12	0.12	\$2,658	\$963,512	\$221.12	42.00	61	202310250016274				4/2/2019	RES SINGLE FAMILY	401	FF			
41-14-28-101-030	241 NE WALLINWOOD AVE	05/15/24	\$460,000	WD	03-ARMS LENGTH	\$460,000	\$185,100	40.24	\$403,721	\$161,022	\$104,743	59.7	137.0	0.18	0.18	\$2,696	\$884,756	\$201.31	58.00	61	202405200028608				4/2/2019	RES SINGLE FAMILY	401	FF			
41-14-28-228-009	316 NE BAYNTON AVE	07/19/24	\$300,000	WD	03-ARMS LENGTH	\$300,000	\$118,200	36.40	\$26,399	\$119,688	\$76,087	43.4	131.0	0.12	0.12	\$2,759	\$997,400	\$229.00	40.00	61	202407260040391				4/3/2019	RES SINGLE FAMILY	401	FF			
41-14-28-102-030	255 NE HOLMDENE BLVD	03/29/24	\$361,000	WD	03-ARMS LENGTH	\$361,000	\$121,400	33.63	\$31,254	\$132,490	\$82,744	47.2	138.0	0.14	0.14	\$2,808	\$974,191	\$229.36	43.00	61	202404020019094				4/1/2019	RES SINGLE FAMILY	401	FF			
41-14-28-279-034	135 NE ALLEN AVE	03/29/25	\$445,100	WD	03-ARMS LENGTH	\$445,100	\$163,700	36.78	\$32,868	\$217,864	\$135,632	77.3	132.0	0.25	0.25	\$2,817	\$978,484	\$301.17	62.00	61	202503270017457				3/28/2019	RES SINGLE FAMILY	401	FF			
41-14-28-101-033	335 NE ALLEN AVE	08/05/23	\$355,000	WD	03-ARMS LENGTH	\$355,000	\$114,800	32.34	\$29,300	\$147,529	\$89,829	51.2	120.0	0.14	0.14	\$2,861	\$1,031,671	\$232.68	52.00	61	202309120055112				8/17/2023	RES SINGLE FAMILY	401	FF			
41-14-28-278-012	122 NE MAYFIELD AVE	07/09/23	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$111,700	31.91	\$29,192	\$145,497	\$77,689	50.0	174.0	0.16	0.16	\$2,910	\$909,356	\$208.88	40.00	61	202307200040762				3/28/2019	RES SINGLE FAMILY	401	FF			
41-14-28-151-058	13 NE WALLINWOOD AVE	03/29/24	\$335,500	WD	03-ARMS LENGTH	\$335,500	\$109,700	32.70	\$28,884	\$132,306	\$79,690	45.4	129.0	0.13	0.13	\$2,912	\$1,050,948	\$241.11	43.00	61	202404050016823				10/25/2022	RES SINGLE FAMILY	401	FF			
41-14-28-279-012	120 NE BAYNTON AVE	12/02/24	\$350,000	WD	03-ARMS LENGTH	\$350,000	\$133,200	38.06	\$29,887	\$140,561	\$82,428	47.0	132.0																		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj./Asd. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollar/FF	Dollars/Acre	Dollar/SqFt	Actual Front	ECF Area	Libe/Pg	Other Parcels in Sale	Land Table	Grant	Parcel	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3		
41-14-21-476-018	465 NE HARRISLAND AVE	07/17/23	\$325,000	WD	03 ARMS LENGTH	\$325,000	\$152,600	46.95	\$369,331	\$24,743	\$86,074	76.3	143.0	0.25	0.25	\$324	\$100,581	\$2.31	75.00	62	202208020043314		LAND TABLE 62	0	0	4/14/2016	RES SINGLE FAMILY	401	FF				
41-14-28-292-021	2102 NE MICHIGAN ST	05/23/24	\$650,000	WD	03 ARMS LENGTH	\$650,000	\$294,900	49.48	\$673,510	\$24,027	\$107,837	95.3	130.0	0.34	0.34	\$357	\$109,378	\$2.30	114.00	62	202409110031063		LAND TABLE 62	0	1	8/17/2023	RES SINGLE FAMILY	401	FF				
41-14-28-279-003	48 NE BEL AIR DR	02/14/25	\$280,000	WD	03 ARMS LENGTH	\$280,000	\$147,800	52.79	\$334,791	\$51,063	\$106,474	94.4	128.0	0.33	0.33	\$548	\$155,672	\$3.57	113.00	62	202502020009181		LAND TABLE 62	0	0	5/20/2016	RES SINGLE FAMILY	401	FF				
41-14-21-476-032	432 NE BEL AIR DR	10/04/24	\$505,000	WD	19 MULTI PARCEL ARMS LENGTH	\$505,000	\$270,000	53.47	\$604,484	\$109,224	\$208,718	185.0	263.5	0.71	0.29	\$590	\$153,404	\$3.52	197.50	62	202410210088937	41-14-21-476-034	LAND TABLE 62	0	0	4/8/2025	RES SINGLE FAMILY	401	FF			FF	
41-14-21-454-012	2105 NE MICHIGAN ST	11/10/23	\$342,000	WD	03 ARMS LENGTH	\$342,000	\$150,200	43.92	\$362,747	\$55,490	\$94,237	83.5	170.0	0.31	0.31	\$640	\$171,442	\$3.94	80.00	62	202312080098866		LAND TABLE 62	0	0	4/14/2016	RES SINGLE FAMILY	401	FF				
41-14-21-453-003	516 NE LAKESIDE DR	11/25/24	\$442,500	WD	03 ARMS LENGTH	\$442,500	\$212,300	48.11	\$479,394	\$57,293	\$94,287	83.6	144.0	0.30	0.30	\$687	\$193,950	\$4.41	80.00	62	202412231007423		LAND TABLE 62	0	0	4/14/2016	RES SINGLE FAMILY	401	FF				
41-14-28-252-400	39 NE WORCESTER DR	01/09/25	\$435,000	WD	03 ARMS LENGTH	\$435,000	\$208,800	48.00	\$470,256	\$55,487	\$90,743	80.4	115.0	0.24	0.24	\$424	\$690	\$235,114	\$5.40	95.00	62	202501170003155		LAND TABLE 62	0	0	4/8/2025	RES SINGLE FAMILY	401	FF			
41-14-22-300-011	2447 NE MICHIGAN ST	08/31/23	\$370,000	WD	03 ARMS LENGTH	\$370,000	\$166,800	44.27	\$417,829	\$92,957	\$140,786	124.8	512.0	1.06	1.06	\$245	\$75	\$87,861	\$2.02	90.00	62	202309050050497		LAND TABLE 62	0	0	4/14/2016	RES SINGLE FAMILY	401	FF			
41-14-21-476-023	2337 NE MICHIGAN ST	12/27/24	\$315,000	WD	03 ARMS LENGTH	\$315,000	\$151,500	48.10	\$342,478	\$66,902	\$94,380	83.7	135.0	0.28	0.28	\$800	\$239,792	\$5.50	90.00	62	202501060000505		LAND TABLE 62	0	0	4/14/2016	RES SINGLE FAMILY	401	FF				
41-14-28-251-023	2103 NE ACADEMY DR	05/24/24	\$315,000	WD	03 ARMS LENGTH	\$315,000	\$147,000	46.67	\$333,474	\$52,243	\$70,717	62.7	102.0	0.15	0.15	\$833	\$348,297	\$8.00	54.00	62	202405290003969		LAND TABLE 62	0	0	5/17/2016	RES SINGLE FAMILY	401	FF				
41-14-28-202-002	2118 NE MICHIGAN ST	10/04/24	\$372,500	WD	03 ARMS LENGTH	\$372,500	\$170,300	45.72	\$388,152	\$77,665	\$93,317	82.7	130.0	0.27	0.27	\$939	\$288,717	\$6.63	90.00	62	202410080063886		LAND TABLE 62	0	0	7/24/2025	RES SINGLE FAMILY	401	FF				
41-14-21-454-009	438 NE WORCESTER DR	11/13/23	\$450,000	WD	03 ARMS LENGTH	\$450,000	\$184,900	41.09	\$471,403	\$104,144	\$129,547	134.8	57.7	0.37	0.37	\$942	\$290,710	\$6.67	200.00	62	202311210068829		LAND TABLE 62	0	0	4/14/2016	RES SINGLE FAMILY	401	FF				
41-14-28-178-013	18 NE FLYCOUTH AVE	04/30/24	\$400,000	WD	03 ARMS LENGTH	\$400,000	\$175,000	43.75	\$408,855	\$71,012	\$95,867	85.0	67.0	0.22	0.22	\$1,024	\$395,509	\$9.08	120.00	62	202406000238136		LAND TABLE 62	0	0	4/18/2016	RES SINGLE FAMILY	401	FF			FF	
41-14-28-252-063	133 NE WORCESTER DR	11/16/23	\$428,800	WD	03 ARMS LENGTH	\$428,800	\$173,400	40.46	\$439,910	\$124,619	\$138,929	120.6	150.2	0.73	0.73	\$1,034	\$171,868	\$3.95	58.00	62	202311210067137		LAND TABLE 62	0	0	NOT INSPECTED	RES SINGLE FAMILY	401	FF			FF	
41-14-21-453-007	533 NE WORCESTER DR	12/27/24	\$373,160	WD	03 ARMS LENGTH	\$373,160	\$160,500	43.01	\$365,831	\$96,234	\$88,905	78.8	140.0	0.26	0.26	\$1,221	\$374,451	\$8.60	80.00	62	202501080001148		LAND TABLE 62	0	0	4/14/2016	RES SINGLE FAMILY	401	FF				
41-14-28-277-015	2280 NE ACADEMY DR	11/15/24	\$370,000	WD	03 ARMS LENGTH	\$370,000	\$150,100	43.00	\$361,214	\$112,818	\$104,032	92.2	138.0	0.31	0.31	\$1,223	\$366,292	\$8.41	119.55	62	202411190005553		LAND TABLE 62	0	0	5/7/2025	RES SINGLE FAMILY	401	FF				
41-14-21-476-031	501 NE HARRISLAND AVE	03/01/24	\$370,000	WD	03 ARMS LENGTH	\$370,000	\$122,200	33.30	\$369,974	\$107,689	\$96,063	85.7	143.0	0.30	0.30	\$1,257	\$360,164	\$8.27	91.00	RMNED	202403000110771		LAND TABLE 62	0	0	4/14/2016	RES MULTI - CONW	401	FF				
41-14-28-230-000	2343 NE ACADEMY DR	05/24/24	\$410,000	WD	03 ARMS LENGTH	\$410,000	\$174,800	42.63	\$392,423	\$144,706	\$131,129	116.2	208.0	0.58	0.58	\$1,278	\$358,170	\$5.83	139.00	62	202405290002802		LAND TABLE 62	0	0	5/19/2016	RES SINGLE FAMILY	401	FF				
41-14-21-476-007	457 NE BEL AIR DR	07/06/23	\$480,000	WD	03 ARMS LENGTH	\$480,000	\$189,300	38.63	\$476,767	\$101,755	\$88,522	78.5	138.0	0.25	0.25	\$1,297	\$402,194	\$9.23	80.00	62	202307120038993		LAND TABLE 62	0	1	8/21/2023	RES SINGLE FAMILY	401	FF				
41-14-28-252-012	44 NE LAESIDE DR	06/16/23	\$342,000	WD	03 ARMS LENGTH	\$342,000	\$127,700	37.34	\$321,536	\$107,496	\$87,032	77.2	161.0	0.27	0.27	\$1,393	\$404,120	\$9.28	72.00	62	202306280039578		LAND TABLE 62	0	0	4/14/2016	RES SINGLE FAMILY	401	FF				
41-14-28-229-026	329 NE HARRISLAND AVE	07/28/23	\$597,000	WD	03 ARMS LENGTH	\$597,000	\$228,600	38.46	\$575,511	\$101,052	\$78,883	78.8	128.0	0.21	0.21	\$1,427	\$488,544	\$11.29	70.00	62	202308040042987		LAND TABLE 62	0	0	4/14/2016	RES SINGLE FAMILY	401	FF				
41-14-28-401-012	45 SE LAESIDE DR	03/27/24	\$650,000	WD	03 ARMS LENGTH	\$650,000	\$661,900	71.78	\$679,478	\$346,606	\$272,082	241.2	585.0	0.46	0.46	\$1,437	\$110,088	\$2.30	244.00	62	202403290015593		LAND TABLE 62	0	0	7/24/2025	RES SINGLE FAMILY	401	FF				
41-14-28-178-011	8 NE MAFFAIR DR	02/09/24	\$150,000	WD	03 ARMS LENGTH	\$150,000	\$42,200	28.13	\$114,495	\$150,000	\$114,495	101.5	193.0	0.42	0.42	\$1,478	\$354,610	\$8.14	120.80	62	202402120007265		LAND TABLE 62	0	0	4/18/2016	RES VAC	402	FF				
41-14-28-131-021	240 NE HILLVIEW AVE	08/25/23	\$404,404	WD	03 ARMS LENGTH	\$404,404	\$141,800	35.06	\$363,557	\$153,622	\$112,775	100.0	141.2	0.47	0.47	\$1,537	\$327,552	\$7.52	66.00	62	202309150030307		LAND TABLE 62	0	0	4/18/2016	RES SINGLE FAMILY	401	FF			FF	
41-14-28-179-009	21 NE PARKVIEW DR	04/04/24	\$410,000	WD	03 ARMS LENGTH	\$410,000	\$165,300	40.32	\$374,218	\$124,919	\$80,237	79.1	112.0	0.23	0.23	\$1,379	\$450,775	\$12.41	90.00	62	2024041600019886		LAND TABLE 62	0	0	4/18/2016	RES SINGLE FAMILY	401	FF				
41-14-28-252-045	2123 E FULTON ST	08/27/24	\$353,000	WD	03 ARMS LENGTH	\$353,000	\$141,400	40.06	\$316,708	\$120,068	\$83,776	74.3	130.0	0.24	0.24	\$1,617	\$498,207	\$11.44	70.00	62	202409060049186		LAND TABLE 62	0	0	11/7/2016	RES SINGLE FAMILY	401	FF				
41-14-28-227-005	342 NE SOMERSET DR	09/16/24	\$510,000	WD	03 ARMS LENGTH	\$510,000	\$201,200	39.45	\$460,807	\$152,023	\$102,830	91.2	132.0	0.32	0.32	\$1,668	\$478,060	\$10.97	105.00	62	202409170051700		LAND TABLE 62	0	1	4/18/2016	RES SINGLE FAMILY	401	FF				
41-14-28-128-007	1900 NE LONGDALE DR	05/24/23	\$357,500	WD	03 ARMS LENGTH	\$357,500	\$124,100	34.71	\$314,541	\$123,525	\$80,566	71.4	128.0	0.21	0.21	\$1,729	\$591,029	\$13.57	71.00	62	202306010030499		LAND TABLE 62	0	0	4/18/2016	RES SINGLE FAMILY	401	FF				
41-14-28-278-006	24 NE BALTIMORE DR	12/07/23	\$355,000	WD	03 ARMS LENGTH	\$355,000	\$118,700	33.44	\$330,074	\$128,960	\$83,064	73.6	127.0	0.22	0.22	\$1,752	\$588,995	\$13.52	75.00	62	202312140079797		LAND TABLE 62	0	0	8/2/2024	RES SINGLE FAMILY	401	FF				
41-14-28-251-019	2209 NE ACADEMY DR	07/19/23	\$370,000	WD	03 ARMS LENGTH	\$370,000	\$127,700	33.16	\$315,037	\$140,005	\$91,042	60.7	165.0	0.27	0.27	\$1,809	\$505,962	\$15.65	90.00	62	202307260041848		LAND TABLE 62	0	0	5/19/2016	RES SINGLE FAMILY	401	FF				
41-14-28-127-001	1860 NE MICHIGAN ST	07/25/23	\$389,900	WD	03 ARMS LENGTH	\$389,900	\$126,400	32.42	\$319,756	\$184,073	\$113,929	101.0	125.0	0.37	0.37	\$1,822	\$501,561	\$11.51	128.00	62	202307310042617		LAND TABLE 62	0	0	4/14/2016	RES SINGLE FAMILY	401	FF				
41-14-28-230-010	2384 NE KENT BLVD	05/31/23	\$415,000	WD	03 ARMS LENGTH	\$415,000	\$141,900	34.19	\$356,072	\$149,942	\$91,014	80.7	162.0	0.28	0.28	\$1,858	\$533,001	\$12.25	81.00	62	202306060031419		LAND TABLE 62	0	0	4/18/2016	RES SINGLE FAMILY	401	FF				
41-14-28-181-005	22 NE PARKVIEW DR	10/31/23	\$515,000	WD	03 ARMS LENGTH	\$515,000	\$178,000	34.56	\$449,717	\$156,714	\$91,431	81.1	109.0	0.24	0.24	\$1,933	\$658,462	\$15.12	95.00	62	202311030003554		LAND TABLE 62	0	0	4/18/2016	RES SINGLE FAMILY	401	FF				
41-14-																																	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqR.	Actual Front	ECF Area	Libers/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3		
41-14-23-335-001	3510 NE EASTVIEW DR	08/15/24	\$630,000	WD	03-ARMS LENGTH	\$630,000	\$281,500	44.68	\$644,617	\$85,196	\$99,813	125.7	138.8	0.43	0.43	\$678	\$196,304	\$4.51	70.93	63	202408230046461	LAND TABLE 63	0	1	6/11/2021	RES SINGLE FAMILY	401	FF		FF			
41-14-23-301-053	551 NE TWIN LAKES DR	07/11/24	\$486,000	WD	03-ARMS LENGTH	\$486,000	\$192,500	39.61	\$445,109	\$139,305	\$88,333	123.8	150.0	0.36	0.36	\$1,124	\$394,434	\$9.83	105.00	63	202407120039467	LAND TABLE 63	0	0	11/23/2020	RES SINGLE FAMILY	401	FF					
41-14-23-326-010	9441 NE EASTRIDGE CT	07/01/24	\$432,100	WD	03-ARMS LENGTH	\$432,100	\$182,700	37.65	\$379,268	\$150,027	\$97,195	122.4	128.9	0.31	0.31	\$1,226	\$482,402	\$11.07	140.65	63	202407120037186	LAND TABLE 63	0	0	6/10/2020	RES SINGLE FAMILY	401	FF					
41-14-23-301-053	551 NE TWIN LAKES DR	07/11/24	\$534,600	MLC	03-ARMS LENGTH	\$534,600	\$192,500	36.01	\$445,168	\$187,765	\$98,333	123.8	150.0	0.36	0.36	\$1,516	\$518,888	\$11.91	105.00	63	202408230046578	LAND TABLE 63	0	0	11/23/2020	RES SINGLE FAMILY	401	FF					
Totals:						\$2,082,700	\$829,200		\$1,914,221	\$562,153	\$393,674	495.8		1.47	1.47																		
						Sale. Ratio <>	39.81	Average			per FF<>	\$1,134	Average			per Net Acres<>	382,677.33	Average			per SqRt<>	\$9.79											
						Std. Dev. <>	3.78				Use<><>	\$1,134																					

