

Neighborhoods Used: 1.1.WARD 1

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-227-228-06	11/16/2022 1	401	144,900	3,296
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	TWO-STORY	59	141,604	108,584
				E.C.F. 1.304



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-123-327-01	09/30/2022 1	401	204,000	28,939
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1 STY < 3 BED	49	175,061	127,922
				E.C.F. 1.368



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-226-04	07/13/2022 1	401	197,500	22,194
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	45	175,306	132,060
				E.C.F. 1.327



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-123-426-03	06/01/2022 1	401	675,000	248,768
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	>1 STY => 3 BED	65	426,232	454,773
				E.C.F. 0.937



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-227-229-20	03/11/2022 1	401	105,000	12,766
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	>1 STY => 3 BED	45	92,234	136,126
!!MULTI-PARCEL SALE!!				
				E.C.F. 0.678



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-123-101-04	02/21/2022 1	401	245,500	58,300
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	>1 STY => 3 BED	45	187,200	111,163
				E.C.F. 1.684



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-258-03	12/29/2021 1	401	90,000	19,273
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	45	70,727	98,995
				E.C.F. 0.714



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
006-126-226-14	11/15/2021 1	401	146,000	27,961
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	RANCH	45	118,039	120,776
				E.C.F. 0.977



Neighborhoods Used: 1.1.WARD 1

18 RIVER ST  
Parcel Number           \*\*   Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-227-228-08       10/12/2021   1       401       100,000       3,257  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TWO-STORY       45       96,743       79,634       1.215



293 E BACON ST  
Parcel Number           \*\*   Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-126-258-05       08/16/2021   1       401       91,000       13,183  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       RANCH           46       77,817       78,501       0.991





