

Neighborhoods Used: 1BG.1BG.WARD 1 BLACKMAR & GALLAHER'S ADDITION

169 OAK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-123-376-06 11/14/2022 1BG 401 299,000 158,013
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 45 140,987 180,592 0.781



135 HILLSDALE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-123-353-11 08/10/2022 1BG 401 335,000 248,710
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family DUPLEX 45 86,290 265,843 0.325



143 UNION ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-123-354-04 06/28/2022 1BG 401 179,900 122,711
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 45 57,189 95,621 0.598



93 E FAYETTE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-123-354-21 05/20/2022 1BG 401 210,000 136,035
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family >1 STY => 3 BED 45 73,965 200,572 0.369



190 OAK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-123-352-12 04/22/2022 1BG 401 700,000 248,321
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family >1 STY => 3 BED 45 451,679 300,794 1.502



163 OAK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-123-377-01 04/07/2022 1BG 401 265,000 109,961
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family >1 STY => 3 BED 64 155,039 225,589 0.687



128 OAK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-123-354-18 08/11/2021 1BG 401 186,000 124,002
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family TWO-STORY 45 61,998 146,306 0.424



137 OAK ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
006-123-377-06 07/30/2021 1BG 401 169,000 108,080
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family >1 STY < 3 BED 45 60,920 122,924 0.496



Neighborhoods Used: 1BG.1BG.WARD 1 BLACKMAR & GALLAHER'S ADDITION

184 OAK ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-123-352-14	04/14/2021 1BG	402	135,000	98,168	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	TWO-STORY	65	36,832	136,028	0.271



131 UNION ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
006-123-354-07	04/12/2021 1BG	401	75,000	65,650	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	>1 STY < 3 BED	45	9,350	83,146	0.112



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RANCH	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SEMI-DETACHED	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
SINGLE WIDE	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
STORAGE ONLY	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TRI-LEVEL	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)
TWO-STORY	1.000(0)	1.000(0)	1.000(0)	0.271(1)	1.000(0)	0.616(3)
	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)	1.000(0)

Single Family E.C.F. : 0.645 (10)
Mobile Home E.C.F. : 1.000 (0)
Town Home E.C.F. : 1.000 (0)
Agricultural E.C.F. : 1.000 (0)
Commercial E.C.F. : 1.000 (0)

<<<<<<<<<<<<<<<<<< Settings for this Analysis >>>>>>>>>>>>>>>>>>

Starting Date: 04/01/2021
Ending Date: 03/31/2023
Terms Selected: 19
Analyze by Style: X
Analyze by %Good: X
Show Valid Data : X
Show Invalid Data :
Show Costs and Residuals: X
Use Infl. Adj. Sale Prices:
Neighborhood(s): 1BG - 1BG.WARD 1 BLACKMAR & GALLAHER'S ADDITION

Max # of Res. Buildings: 10	Minimum E.C.F. (Residential): 0.10
	Maximum E.C.F. (Residential): 3.00
Max # of Ag. Buildings: 30	Minimum E.C.F. (Agricultural): 0.10
	Maximum E.C.F. (Agricultural): 3.00
Max # of C/I Buildings: 30	Minimum E.C.F. (Commercial): 0.10
	Maximum E.C.F. (Commercial): 3.00