

Neighborhoods Used: 3RIP.3RIP.WARD 3 RIPPON'S 1ST & 2ND ADDITIONS

31 RIPPON AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-227-255-10       02/27/2023   3RIP       401           135,000       8,300  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       TWO-STORY       70           126,700       112,202       1.129



51 WESTWOOD ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-227-252-39       11/30/2022   3RIP       401           105,000       9,298  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       >1 STY => 3 BED 45           95,702       88,420       1.082



8 RIPPON AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-227-254-22       11/01/2022   3RIP       401           121,725       8,300  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1+ STORY       64           113,425       128,918       0.880



96 WESTWOOD ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-227-254-01       09/16/2022   3RIP       401           134,500       8,300  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1 STY < 3 BED 49           126,200       93,456       1.350



78 WESTWOOD ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-227-254-03       09/12/2022   3RIP       401           138,000       12,658  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       1+ STORY       50           125,342       113,520       1.104



68 RIPPON AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-227-251-19       08/29/2022   3RIP       401           181,000       10,090  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       TWO-STORY       45           170,910       98,698       1.732



52 WESTWOOD ST  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-227-255-02       05/04/2022   3RIP       401           113,000       8,796  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       TWO-STORY       45           104,204       107,440       0.970



64 RIPPON AVE  
 Parcel Number           \*\* Valid Sale   \*\* Class   AdjSalePrice   LandValue  
 006-227-251-21       02/10/2022   3RIP       401           159,900       10,265  
 Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
 Single Family       TWO-STORY       69           149,635       137,758       1.086



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9 RIPPON AVE  
Parcel Number           \*\*   Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-227-255-18       01/27/2022   3RIP       401           93,000       8,300  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TWO-STORY       57           84,700       103,970       0.815



98 WESTWOOD ST  
Parcel Number           \*\*   Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-227-253-02       12/20/2021   3RIP       401           152,000       8,300  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       1+ STORY       59           143,700       113,403       1.267



26 RIPPON AVE  
Parcel Number           \*\*   Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-227-254-15       05/10/2021   3RIP       401           55,000       8,300  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       TWO-STORY       45           46,700       92,140       0.507



70 WESTWOOD ST DUPLEX  
Parcel Number           \*\*   Valid Sale   \*\* Class   AdjSalePrice   LandValue  
006-227-254-05       04/29/2021   3RIP       401           92,000       8,300  
Occupancy           Style           %Good   ResidualValue   CostByManual   E.C.F.  
Single Family       DUPLEX           46           83,700       123,106       0.680





