

| Parcel Number    | Street Address   | Sale Date | Sale Price  | Instr. | Terms of Sale   | Adj. Sale \$ | Cur. Asmnt.    | Asd/Adj. Sale |
|------------------|------------------|-----------|-------------|--------|-----------------|--------------|----------------|---------------|
| 88-20-20-177-006 | 1696 PICADILLY   | 08/27/21  | \$662,500   | WD     | 03-ARM'S LENGTH | \$662,500    | \$353,580      | 53.37         |
| 88-20-20-302-011 | 3485 GRESHAM     | 05/26/22  | \$801,000   | WD     | 03-ARM'S LENGTH | \$801,000    | \$381,750      | 47.66         |
| 88-20-20-304-005 | 1783 LEXINGTON   | 07/05/22  | \$1,009,000 | WD     | 03-ARM'S LENGTH | \$1,009,000  | \$439,670      | 43.57         |
| 88-20-20-326-014 | 1670 PICADILLY   | 09/09/22  | \$790,000   | WD     | 03-ARM'S LENGTH | \$790,000    | \$399,540      | 50.57         |
| 88-20-20-327-018 | 1632 LEXINGTON   | 09/27/22  | \$785,000   | WD     | 03-ARM'S LENGTH | \$785,000    | \$412,220      | 52.51         |
| 88-20-20-327-025 | 3426 GRESHAM     | 05/26/22  | \$912,000   | WD     | 03-ARM'S LENGTH | \$912,000    | \$422,610      | 46.34         |
| 88-20-20-328-004 | 1701 LEXINGTON   | 05/09/22  | \$890,000   | WD     | 03-ARM'S LENGTH | \$890,000    | \$455,940      | 51.23         |
| 88-20-20-329-006 | 3406 SHAKESPEARE | 03/09/22  | \$693,000   | WD     | 03-ARM'S LENGTH | \$693,000    | \$335,570      | 48.42         |
| Totals:          |                  |           | \$6,542,500 |        |                 | \$6,542,500  | \$3,200,880    |               |
|                  |                  |           |             |        |                 |              | Sale. Ratio => | 48.92         |
|                  |                  |           |             |        |                 |              | Std. Dev. =>   | 3.32          |

| Cur. Appraisal     | Land + Yard | Bldg. Residual     | Cost Man. \$             | E.C.F.       | Floor Area | \$/Sq.Ft.                  | ECF Area           | Dev. by Mean (%)               |
|--------------------|-------------|--------------------|--------------------------|--------------|------------|----------------------------|--------------------|--------------------------------|
| \$707,157          | \$158,102   | \$504,398          | \$603,357                | 0.836        | 3,135      | \$160.89                   | 20D                | 9.6513                         |
| \$763,498          | \$158,102   | \$642,898          | \$665,270                | 0.966        | 3,396      | \$189.31                   | 20D                | 3.3872                         |
| \$879,341          | \$158,102   | \$850,898          | \$792,570                | 1.074        | 4,111      | \$206.98                   | 20D                | 14.1094                        |
| \$799,071          | \$158,102   | \$631,898          | \$704,362                | 0.897        | 3,453      | \$183.00                   | 20D                | 3.5378                         |
| \$824,445          | \$158,102   | \$626,898          | \$732,245                | 0.856        | 3,488      | \$179.73                   | 20D                | 7.6368                         |
| \$845,221          | \$158,102   | \$753,898          | \$755,076                | 0.998        | 3,590      | \$210.00                   | 20D                | 6.5941                         |
| \$911,889          | \$158,102   | \$731,898          | \$828,337                | 0.884        | 3,844      | \$190.40                   | 20D                | 4.8924                         |
| \$671,139          | \$158,102   | \$534,898          | \$563,777                | 0.949        | 3,114      | \$171.77                   | 20D                | 1.6277                         |
| <b>\$6,401,761</b> |             | <b>\$5,277,684</b> | <b>\$5,644,995</b>       |              |            | <b>\$186.51</b>            |                    | <b>0.2432</b>                  |
|                    |             |                    | <b>E.C.F. =&gt;</b>      | <b>0.935</b> |            | <b>Std. Deviation=&gt;</b> | <b>0.079695825</b> |                                |
|                    |             |                    | <b>Ave. E.C.F. =&gt;</b> | <b>0.932</b> |            | <b>Ave. Variance=&gt;</b>  | <b>6.4296</b>      | <b>Coefficient of Var=&gt;</b> |

| Building Style | Use Code | Land Value | Appr. by Eq. | Appr. Date | Other Parcels in Sale | Land Table | Property Class | Building Depr. |
|----------------|----------|------------|--------------|------------|-----------------------|------------|----------------|----------------|
| COLONIAL       |          | \$158,102  | No           | / /        |                       | R-1B       | 401            | 70             |
| COLONIAL       |          | \$158,102  | No           | / /        |                       | R-1B       | 401            | 73             |
| COLONIAL       |          | \$158,102  | No           | / /        |                       | R-1B       | 401            | 78             |
| COLONIAL       |          | \$158,102  | No           | / /        |                       | R-1B       | 401            | 74             |
| COLONIAL       |          | \$158,102  | No           | / /        |                       | R-1B       | 401            | 77             |
| COLONIAL       |          | \$158,102  | No           | / /        |                       | R-1B       | 401            | 77             |
| COLONIAL       |          | \$158,102  | No           | / /        |                       | R-1B       | 401            | 81             |
| COLONIAL       |          | \$158,102  | No           | / /        |                       | R-1B       | 401            | 69             |

**6.895000644**

| Site Characteristics | Access | Water Supply | Sewer | Property Restrictions | Restriction Notes | Waterfont View | Waterfront |
|----------------------|--------|--------------|-------|-----------------------|-------------------|----------------|------------|
|----------------------|--------|--------------|-------|-----------------------|-------------------|----------------|------------|

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| Waterfront Name | Waterfront Ownership | Waterfront Influences | Bottom Character |
|-----------------|----------------------|-----------------------|------------------|
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