

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-25-178-018	2257 ISABELL	06/08/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$139,370	47.24
88-20-25-178-024	2329 ISABELL	03/18/22	\$278,500	WD	03-ARM'S LENGTH	\$278,500	\$132,460	47.56
88-20-25-179-017	2225 CAMILLA	08/19/22	\$396,000	WD	03-ARM'S LENGTH	\$396,000	\$155,260	39.21
88-20-25-179-027	2311 CAMILLA	10/28/21	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$130,990	47.98
88-20-25-180-004	2310 CAMILLA	04/12/22	\$291,000	WD	03-ARM'S LENGTH	\$291,000	\$126,310	43.41
88-20-25-182-006	2288 PARIS	12/28/22	\$319,900	WD	03-ARM'S LENGTH	\$319,900	\$164,690	51.48
88-20-25-182-007	2300 PARIS	11/12/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$152,540	54.48
88-20-25-202-002	2923 SPARTA	06/29/21	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$124,710	49.90
88-20-25-202-009	2787 SPARTA	05/21/21	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$142,920	51.41
88-20-25-202-011	2743 SPARTA	09/22/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$134,630	51.39
88-20-25-203-010	2766 SPARTA	08/10/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$129,770	46.35
88-20-25-205-003	2642 SPARTA	12/15/21	\$284,900	WD	03-ARM'S LENGTH	\$284,900	\$151,250	53.09
88-20-25-226-011	2847 CLAYTON	02/17/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$130,290	43.43
88-20-25-230-021	2632 DOWNEY	09/08/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$135,280	51.05
88-20-25-253-021	2623 RHODES	08/31/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$144,710	49.05
88-20-25-255-020	2224 ATLAS	06/07/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$128,190	42.03
88-20-25-255-037	2307 CASTLETON	04/19/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$131,340	50.52
88-20-25-255-039	2257 CASTLETON	11/10/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$133,540	43.78
88-20-25-255-040	2239 CASTLETON	03/31/22	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$135,550	52.74
88-20-25-277-030	2851 SAMUEL	10/13/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$119,840	51.00
88-20-25-279-014	2842 RHODES	06/24/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$140,590	43.26
88-20-25-279-034	2855 SARATOGA	08/12/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$137,150	48.12
88-20-25-279-035	2867 SARATOGA	05/27/22	\$332,000	WD	03-ARM'S LENGTH	\$332,000	\$151,820	45.73
88-20-25-280-002	2834 SARATOGA	09/20/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$152,210	50.74
88-20-25-280-019	2851 BERKSHIRE	08/24/22	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$147,250	47.35
88-20-25-352-066	2263 E MAPLE	05/11/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$183,110	53.08
88-20-25-401-017	1973 ALEXANDER	07/30/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$135,110	46.59
88-20-25-401-026	1930 ATLAS	10/15/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$129,420	45.41
88-20-25-401-032	2038 ATLAS	07/16/21	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$130,140	47.85
88-20-25-402-006	2070 ALEXANDER	08/05/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$131,850	46.26
88-20-25-402-017	2115 ATLAS	08/22/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$121,890	50.79
88-20-25-402-020	2075 ATLAS	10/21/22	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$151,070	54.15
88-20-25-426-005	2736 BERKSHIRE	05/20/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$141,030	54.24

88-20-25-426-038	2137 HEMPSTEAD	06/03/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$132,780	42.83
88-20-25-427-022	2195 STRATFORD	02/28/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$114,670	45.87
88-20-25-427-034	2051 STRATFORD	01/09/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$131,680	53.75
88-20-25-428-007	2074 STRATFORD	04/08/22	\$285,100	WD	03-ARM'S LENGTH	\$285,100	\$133,920	46.97
88-20-25-430-003	1932 HEMPSTEAD	09/26/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$141,010	51.28
88-20-25-430-014	2996 NORTHAMPTON	03/31/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$129,630	48.01
88-20-25-430-018	2899 CHESTERFIELD	11/09/21	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$144,690	53.19
88-20-25-430-025	2987 CHESTERFIELD	03/21/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$141,960	48.95
88-20-25-452-003	2722 CHESTERFIELD	09/16/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$122,250	49.90
88-20-25-452-006	1854 CASTLETON	01/18/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$132,980	49.25
88-20-25-452-011	1784 CASTLETON	01/27/22	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$133,080	49.84
88-20-25-476-002	2762 CHESTERFIELD	03/03/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$148,500	52.11
88-20-25-476-005	1880 COVENTRY	04/01/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$146,960	44.53
88-20-25-476-021	1767 HEMPSTEAD	04/29/21	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$141,440	45.48
88-20-25-476-022	1749 HEMPSTEAD	09/06/22	\$240,500	WD	03-ARM'S LENGTH	\$240,500	\$119,690	49.77
88-20-25-477-025	2903 TEASDALE	09/07/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$120,040	52.19
88-20-25-479-026	1676 HEMPSTEAD	04/07/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$127,860	49.18
Totals:			\$14,154,800			\$14,154,800	\$6,859,420	
							Sale. Ratio =>	48.46
							Std. Dev. =>	3.60

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$278,738	\$103,901	\$191,099	\$127,432	1.500	1,568	\$121.87	25A	5.2731
\$264,912	\$103,901	\$174,599	\$117,355	1.488	1,440	\$121.25	25A	4.0904
\$310,522	\$110,667	\$285,333	\$145,667	1.959	1,699	\$167.94	25A	51.1923
\$261,984	\$103,901	\$169,099	\$115,221	1.468	1,179	\$143.43	25A	2.0726
\$252,627	\$103,901	\$187,099	\$108,401	1.726	1,075	\$174.05	25A	27.9110
\$329,381	\$103,901	\$215,999	\$164,344	1.314	1,626	\$132.84	25A	13.2572
\$305,075	\$103,901	\$176,099	\$146,628	1.201	1,837	\$95.86	25A	24.5892
\$249,425	\$103,901	\$145,999	\$106,067	1.376	1,179	\$123.83	25A	7.0403
\$285,831	\$103,901	\$174,099	\$132,602	1.313	1,278	\$136.23	25A	13.3938
\$269,263	\$103,901	\$158,099	\$120,526	1.312	1,266	\$124.88	25A	13.5142
\$259,532	\$103,901	\$176,099	\$113,434	1.552	1,230	\$143.17	25A	10.5559
\$302,495	\$103,901	\$180,999	\$144,748	1.250	1,518	\$119.24	25A	19.6438
\$260,571	\$103,901	\$196,099	\$114,191	1.717	1,320	\$148.56	25A	27.0408
\$270,559	\$103,901	\$161,099	\$121,471	1.326	1,253	\$128.57	25A	12.0646
\$289,410	\$103,901	\$191,099	\$135,211	1.413	1,529	\$124.98	25A	3.3539
\$256,384	\$103,901	\$201,099	\$111,139	1.809	1,283	\$156.74	25A	36.2552
\$262,687	\$103,901	\$156,099	\$115,733	1.349	1,342	\$116.32	25A	9.8099
\$267,073	\$107,881	\$197,119	\$116,029	1.699	1,560	\$126.36	25A	25.1993
\$271,094	\$103,901	\$153,099	\$121,861	1.256	1,560	\$98.14	25A	19.0538
\$239,675	\$103,901	\$131,099	\$98,961	1.325	1,476	\$88.82	25A	12.2123
\$281,189	\$103,901	\$221,099	\$129,219	1.711	1,376	\$160.68	25A	26.4164
\$274,303	\$103,901	\$181,099	\$124,200	1.458	1,438	\$125.94	25A	1.1246
\$303,635	\$103,901	\$228,099	\$145,579	1.567	1,790	\$127.43	25A	11.9961
\$304,422	\$103,901	\$196,099	\$146,152	1.342	1,664	\$117.85	25A	10.5138
\$294,503	\$103,901	\$207,099	\$138,923	1.491	1,533	\$135.09	25A	4.3868
\$366,218	\$93,510	\$251,490	\$198,767	1.265	1,667	\$150.86	25A	18.1630
\$270,226	\$103,901	\$186,099	\$121,228	1.535	1,283	\$145.05	25A	8.8232
\$258,842	\$103,901	\$181,099	\$112,931	1.604	1,404	\$128.99	25A	15.6747
\$260,276	\$103,901	\$168,099	\$113,976	1.475	1,292	\$130.11	25A	2.7982
\$263,690	\$103,901	\$181,099	\$116,464	1.555	1,488	\$121.71	25A	10.8093
\$243,776	\$103,901	\$136,099	\$101,950	1.335	1,248	\$109.05	25A	11.1920
\$302,136	\$103,901	\$175,099	\$144,486	1.212	1,892	\$92.55	25A	23.5008
\$282,061	\$103,901	\$156,099	\$129,854	1.202	1,533	\$101.83	25A	24.4772

\$265,550	\$104,783	\$205,217	\$117,177	1.751	1,560	\$131.55	25A	30.4459
\$229,341	\$93,510	\$156,490	\$99,002	1.581	1,286	\$121.69	25A	13.3790
\$263,362	\$103,901	\$141,099	\$116,225	1.214	1,266	\$111.45	25A	23.2868
\$267,843	\$103,901	\$181,199	\$119,491	1.516	1,560	\$116.15	25A	6.9539
\$282,014	\$103,901	\$171,099	\$129,820	1.318	1,532	\$111.68	25A	12.8910
\$259,253	\$95,601	\$174,399	\$119,280	1.462	1,488	\$117.20	25A	1.5217
\$289,389	\$105,531	\$166,469	\$134,007	1.242	1,510	\$110.24	25A	20.4643
\$283,920	\$103,901	\$186,099	\$131,209	1.418	1,455	\$127.90	25A	2.8543
\$244,502	\$103,901	\$141,099	\$102,479	1.377	1,050	\$134.38	25A	7.0022
\$265,963	\$105,155	\$164,845	\$117,207	1.406	1,275	\$129.29	25A	4.0438
\$266,162	\$103,901	\$163,099	\$118,266	1.379	1,266	\$128.83	25A	6.7796
\$296,998	\$103,901	\$181,099	\$140,741	1.287	1,344	\$134.75	25A	16.0130
\$293,917	\$106,975	\$223,025	\$136,255	1.637	1,548	\$144.07	25A	18.9938
\$282,877	\$103,901	\$207,099	\$130,449	1.588	1,321	\$156.77	25A	14.0705
\$239,389	\$103,901	\$136,599	\$98,752	1.383	1,098	\$124.41	25A	6.3631
\$240,082	\$103,901	\$126,099	\$99,257	1.270	1,166	\$108.15	25A	17.6456
\$255,712	\$93,510	\$166,490	\$118,223	1.408	1,552	\$107.27	25A	3.8611
\$13,718,789		\$8,981,637	\$6,228,590			\$127.12		0.4880
		E.C.F. =>	1.442			Std. Deviation=>	0.176105923	
		Ave. E.C.F. =>	1.447			Ave. Variance=>	14.2794	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
COLONIAL		\$103,901	No	/ /		R-1E	401	45
RANCH		\$103,901	No	/ /		R-1E	401	41
RANCH		\$103,901	No	/ /		R-1E	401	46
RANCH		\$103,901	No	/ /		R-1E	401	47
RANCH		\$103,901	No	/ /		R-1E	401	46
COLONIAL		\$103,901	No	/ /		R-1E	401	56
COLONIAL		\$103,901	No	/ /		R-1E	401	45
RANCH		\$103,901	No	/ /		R-1E	401	46
RANCH		\$103,901	No	/ /		R-1E	401	49
RANCH		\$103,901	No	/ /		R-1E	401	45
RANCH		\$103,901	No	/ /		R-1E	401	45
COLONIAL		\$103,901	No	/ /		R-1E	401	52
RANCH		\$103,901	No	/ /		R-1E	401	45
RANCH		\$103,901	No	/ /		R-1E	401	46
RANCH		\$103,901	No	/ /		R-1E	401	45
RANCH		\$103,901	No	/ /		R-1E	401	45
RANCH		\$103,901	No	/ /		R-1E	401	45
TRI-LEVEL		\$103,901	No	/ /		R-1E	401	45
TRI-LEVEL		\$103,901	No	/ /		R-1E	401	45
COLONIAL		\$103,901	No	/ /		R-1E	401	41
RANCH		\$103,901	No	/ /		R-1E	401	45
RANCH		\$103,901	No	/ /		R-1E	401	45
COLONIAL		\$103,901	No	/ /		R-1E	401	45
TRI-LEVEL		\$103,901	No	/ /		R-1E	401	53
RANCH		\$103,901	No	/ /		R-1E	401	45
COLONIAL		\$93,510	No	/ /		R-1E	401	72
RANCH		\$103,901	No	/ /		R-1E	401	45
RANCH		\$103,901	No	/ /		R-1E	401	41
RANCH		\$103,901	No	/ /		R-1E	401	45
COLONIAL		\$103,901	No	/ /		R-1E	401	45
COLONIAL		\$103,901	No	/ /		R-1E	401	45
COLONIAL		\$103,901	No	/ /		R-1E	401	45
RANCH		\$103,901	No	/ /		R-1E	401	45

TRI-LEVEL	\$103,901	No	//	R-1E	401	45
RANCH	\$93,510	No	//	R-1E	401	41
RANCH	\$103,901	No	//	R-1E	401	45
TRI-LEVEL	\$103,901	No	//	R-1E	401	45
RANCH	\$103,901	No	//	R-1E	401	45
RANCH	\$93,510	No	//	R-1E	401	41
RANCH	\$103,901	No	//	R-1E	401	45
RANCH	\$103,901	No	//	R-1E	401	45
RANCH	\$103,901	No	//	R-1E	401	45
RANCH	\$103,901	No	//	R-1E	401	45
RANCH	\$103,901	No	//	R-1E	401	56
RANCH	\$103,901	No	//	R-1E	401	45
RANCH	\$103,901	No	//	R-1E	401	45
RANCH	\$103,901	No	//	R-1E	401	45
RANCH	\$103,901	No	//	R-1E	401	45
RANCH	\$93,510	No	//	R-1E	401	41

9.869077737

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