

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-27-432-030	1098 ARTHUR	09/09/22	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$111,350	47.18
88-20-27-451-010	862 ROBINWOOD	07/19/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$120,940	45.64
88-20-27-479-025	1170 VERMONT	02/24/22	\$226,000	WD	21-NOT USED/OTHER	\$226,000	\$93,700	41.46
88-20-27-481-015	1125 CHOPIN	06/01/21	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$95,350	47.91
88-20-27-483-032	1132 CHOPIN	02/24/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$175,490	44.43
88-20-28-428-011	133 TACOMA	04/12/22	\$253,000	WD	03-ARM'S LENGTH	\$253,000	\$110,570	43.70
88-20-28-431-008	51 OLYMPIA	02/04/22	\$210,000	WD	21-NOT USED/OTHER	\$210,000	\$86,740	41.30
88-20-28-432-027	61 TACOMA	02/10/22	\$500,888	WD	03-ARM'S LENGTH	\$500,888	\$241,410	48.20
88-20-28-433-009	41 REGENTS	09/26/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$102,920	47.87
88-20-28-476-018	65 BILTMORE	01/14/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,140	46.58
88-20-28-477-041	108 FORTHTON	07/02/21	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$234,410	42.70
88-20-36-277-022	2729 LOVINGTON	04/27/21	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$95,140	46.41
Totals:			\$3,468,888			\$3,468,888	\$1,568,160	
							Sale. Ratio =>	45.21
							Std. Dev. =>	2.51

Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
\$222,694	\$95,721	\$82,415	1.0	124.0	0.17	0.17	\$95,721	\$559,772	\$12.85
\$241,883	\$105,532	\$82,415	1.0	162.8	0.21	0.21	\$105,532	\$512,291	\$11.76
\$187,405	\$121,010	\$82,415	1.0	120.0	0.14	0.14	\$121,010	\$876,884	\$20.13
\$190,703	\$90,712	\$82,415	1.0	120.0	0.17	0.17	\$90,712	\$549,770	\$12.62
\$350,976	\$126,439	\$82,415	1.0	114.0	0.17	0.17	\$126,439	\$730,861	\$16.78
\$221,131	\$114,284	\$82,415	1.0	129.8	0.15	0.15	\$114,284	\$767,007	\$17.61
\$173,485	\$118,930	\$82,415	1.0	129.8	0.15	0.15	\$118,930	\$798,188	\$18.32
\$482,827	\$100,476	\$82,415	1.0	129.8	0.20	0.20	\$100,476	\$502,380	\$11.53
\$205,839	\$91,576	\$82,415	1.0	129.8	0.15	0.15	\$91,576	\$614,604	\$14.11
\$200,287	\$97,128	\$82,415	1.0	129.8	0.15	0.15	\$97,128	\$651,866	\$14.96
\$468,813	\$162,602	\$82,415	1.0	140.0	0.20	0.20	\$162,602	\$804,960	\$18.48
\$190,276	\$97,139	\$82,415	1.0	285.0	0.41	0.41	\$97,139	\$239,259	\$5.49
\$3,136,319	\$1,321,549	\$988,980	12.0		2.26	2.26			
	Average				Average			Average	
	per FF=>		\$110,129		per Net Acre=>	585,533.45		per SqFt=>	\$13.44

Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code	Class
60.00	27B	58116/559		RT DUPLEX ZONING (NEW)	0	1	10/4/2022		401
55.00	27A	57976/736		RT DUPLEX ZONING (NEW)	0	1	6/7/2022		401
50.00	27A	57573/493		RT DUPLEX ZONING (NEW)	0	1	6/20/1996		401
60.00	27A	56371/867		RT DUPLEX ZONING (NEW)	1	1	8/18/2022		401
66.00	27J	58451/688		RT DUPLEX ZONING (NEW)	0	1	4/19/2023		401
50.00	27A	57689/172		RT DUPLEX ZONING (NEW)	1	1	7/22/2022		401
50.00	27A	57481/391		RT DUPLEX ZONING (NEW)	1	1	7/22/2022		401
67.00	28D	57496/898		RT DUPLEX ZONING (NEW)	0	1	8/19/2022		401
50.00	27A	58155/506		RT DUPLEX ZONING (NEW)	1	1	11/2/2022		401
50.00	27B	57384/761		RT DUPLEX ZONING (NEW)	1	1	9/5/1990		401
62.70	27N	56542/449		RT DUPLEX ZONING (NEW)	1	1	10/15/1996		401
62.00	36C	56185/163		RT DUPLEX ZONING (NEW)	1	1	6/9/2022		401

[illegible]
