



203-150-000-065-00	16 LOVELL PL	12/03/2020	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$66,600	49.37	\$133,219	\$19,450	\$17,769	65.3	131.0	0.18	0.18	\$298	\$108,056	\$2.48	60.00	'R-06	
202-170-000-810-00	517 W LINCOLN AVE	03/18/2021	\$140,000	PTA	03-ARM'S LENGTH	\$140,000	\$69,200	49.43	\$138,456	\$23,390	\$21,846	80.3	198.0	0.27	0.27	\$291	\$85,678	\$1.97	60.00	'R-04	
203-240-000-116-00	723 JONES ST	02/19/2021	\$157,000	PTA	03-ARM'S LENGTH	\$157,000	\$78,100	49.75	\$156,253	\$20,007	\$19,260	70.8	127.0	0.28	0.28	\$283	\$70,696	\$1.62	97.00	'R-06	
202-170-001-440-00	465 RICE ST	12/27/2021	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$37,600	50.13	\$75,261	\$17,745	\$18,006	66.2	165.0	0.14	0.14	\$268	\$130,478	\$3.00	36.00	'R-01	
202-140-000-030-00	531 BROOKS ST	04/02/2020	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$42,700	50.24	\$85,487	\$18,294	\$18,781	69.0	160.0	0.18	0.18	\$265	\$103,943	\$2.39	48.00	'R-02	
204-120-000-200-00	201 CLEVELAND ST	10/02/2020	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$47,800	50.32	\$95,651	\$22,698	\$23,349	85.8	165.0	0.50	0.50	\$264	\$45,396	\$1.04	132.00	'R-01	
201-200-000-010-00	519 HALL ST	03/16/2022	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$39,000	50.32	\$78,061	\$20,073	\$20,634	75.9	190.0	0.22	0.22	\$265	\$92,078	\$2.11	50.00	'R-01	
201-060-000-005-00	403 BALDIE ST	06/04/2020	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$60,500	50.42	\$121,061	\$19,698	\$20,759	76.3	180.0	0.24	0.24	\$258	\$80,730	\$1.85	59.00	'R-03	
201-080-000-260-00	328 CENTER ST	06/17/2020	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$66,100	50.46	\$132,232	\$22,041	\$23,273	85.6	215.0	0.33	0.33	\$258	\$66,589	\$1.53	67.00	'R-04	
202-170-000-300-00	650 W WASHINGTON ST	10/14/2020	\$110,000	MLC	03-ARM'S LENGTH	\$110,000	\$56,100	51.00	\$112,164	\$19,078	\$21,242	78.1	176.0	0.28	0.28	\$244	\$67,413	\$1.55	70.00	'R-03	
203-210-000-010-00	256 LAFAYETTE ST	10/08/2020	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$79,800	51.48	\$159,634	\$14,920	\$19,554	71.9	140.0	0.26	0.26	\$208	\$56,515	\$1.30	82.00	'R-06	
204-220-000-030-00	224 N JACKSON ST	11/18/2021	\$179,900	WD	03-ARM'S LENGTH	\$179,900	\$93,000	51.70	\$185,901	\$12,179	\$18,180	66.8	132.0	0.20	0.20	\$182	\$60,895	\$1.40	66.00	'R-05	
204-200-000-010-00	508 N JEFFERSON ST	10/30/2020	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$62,500	52.13	\$124,960	\$12,365	\$17,425	64.1	99.0	0.26	0.26	\$193	\$46,837	\$1.08	116.00	'R-03	
203-090-000-865-00	641 N JACKSON ST	09/25/2020	\$149,500	WD	03-ARM'S LENGTH	\$149,500	\$78,100	52.24	\$156,238	\$12,513	\$19,251	70.8	148.0	0.22	0.22	\$177	\$55,862	\$1.28	66.00	'R-05	
201-070-000-040-10	336 BALDIE ST	10/14/2020	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$85,200	52.27	\$170,381	\$14,010	\$21,391	78.6	142.0	0.40	0.40	\$178	\$34,678	\$0.80	124.00	'R-04	
201-140-000-100-00	553 CYRUS ST	08/13/2021	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$55,000	52.38	\$109,917	\$16,112	\$21,029	77.3	156.0	0.32	0.32	\$208	\$50,037	\$1.15	90.00	'R-03	
203-130-000-555-00	163 RAILROAD ST	07/29/2020	\$149,900	WD	03-ARM'S LENGTH	\$149,900	\$79,500	53.04	\$158,930	\$9,128	\$18,158	66.8	119.0	0.23	0.23	\$137	\$39,345	\$0.90	85.00	'R-03	
204-150-000-245-00	325 E ADAMS ST	10/11/2021	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$58,600	53.27	\$117,205	\$13,788	\$20,993	77.2	176.0	0.27	0.27	\$179	\$51,640	\$1.19	66.00	'R-03	
203-120-000-005-00	138 E MAIN ST	01/22/2021	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$80,700	53.80	\$161,392	\$6,439	\$17,831	65.6	148.0	0.15	0.15	\$98	\$42,085	\$0.97	45.00	'R-04	
202-170-000-490-00	304 YEOMANS ST	04/20/2021	\$103,000	WD	03-ARM'S LENGTH	\$103,000	\$55,500	53.88	\$110,905	\$7,364	\$15,269	56.1	88.0	0.15	0.15	\$131	\$47,818	\$1.10	76.00	'R-04	
202-140-000-100-00	902 BRANCH STREET	04/03/2020	\$114,900	WD	03-ARM'S LENGTH	\$114,900	\$62,000	53.96	\$124,039	\$7,863	\$17,002	62.5	129.0	0.15	0.15	\$126	\$53,128	\$1.22	50.00	'R-03	
204-210-000-130-00	425 E WASHINGTON ST	10/21/2021	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$68,000	54.40	\$136,077	\$9,001	\$20,078	73.8	161.0	0.24	0.24	\$122	\$36,889	\$0.85	66.00	'R-05	
201-070-000-030-00	338 BALDIE ST	08/19/2021	\$101,000	WD	03-ARM'S LENGTH	\$101,000	\$55,100	54.55	\$110,226	\$8,491	\$17,717	65.1	132.0	0.18	0.18	\$130	\$48,244	\$1.11	58.00	'R-04	
204-090-000-685-00	510 E MAIN ST	07/24/2020	\$160,900	WD	03-ARM'S LENGTH	\$160,900	\$88,300	54.88	\$176,623	\$4,259	\$19,982	73.5	154.0	0.26	0.26	\$58	\$16,702	\$0.38	72.00	'R-03	
201-100-000-090-00	230 HIGH ST	12/07/2020	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$85,500	55.16	\$171,091	\$11,130	\$27,221	100.1	243.0	0.60	0.60	\$111	\$18,488	\$0.42	108.00	'R-04	
201-150-000-055-00	302 W LINCOLN AVE	07/30/2021	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$70,300	55.35	\$140,519	\$4,884	\$18,403	67.7	115.0	0.26	0.26	\$72	\$18,713	\$0.43	99.00	'R-05	
202-050-000-035-00	307 KING ALY	10/02/2020	\$55,137	WD	03-ARM'S LENGTH	\$55,137	\$30,800	55.86	\$61,655	\$7,840	\$14,358	52.8	92.0	0.11	0.11	\$149	\$73,962	\$1.70	50.00	'R-01	
203-150-000-025-00	23 LOVELL PL	08/27/2021	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$81,200	56.00	\$162,356	\$1,621	\$18,977	69.8	109.0	0.33	0.33	\$23	\$4,912	\$0.11	132.00	'R-05	
202-100-000-045-00	518 W WASHINGTON ST	07/22/2020	\$93,000	LC	03-ARM'S LENGTH	\$93,000	\$52,400	56.34	\$104,874	\$5,818	\$17,692	65.0	125.0	0.19	0.19	\$89	\$30,783	\$0.71	66.00	'R-03	
201-080-000-010-00	123 W LINCOLN AVE	06/18/2020	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$62,800	57.09	\$125,673	\$1,828	\$17,501	64.3	115.0	0.20	0.20	\$28	\$9,005	\$0.21	77.00	'R-04	
203-190-000-015-00	138 E LINCOLN AVE	01/28/2021	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$80,200	57.29	\$160,330	\$420	\$20,750	76.3	173.0	0.26	0.26	\$6	\$1,628	\$0.04	65.00	'R-03	
203-240-000-105-00	632 CRAWFORD ST	09/15/2021	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$26,200	58.22	\$52,383	\$15,126	\$22,509	82.8	132.0	0.58	0.58	\$183	\$25,990	\$0.60	192.00	'R-02	
203-090-000-485-00	404 RICH ST	04/23/2021	\$64,350	WD	03-ARM'S LENGTH	\$64,350	\$37,500	58.28	\$75,073	\$3,059	\$13,782	50.7	82.5	0.10	0.10	\$60	\$30,287	\$0.70	53.50	'R-05	
202-170-001-580-00	911 W MAIN ST	06/19/2020	\$139,500	WD	03-ARM'S LENGTH	\$139,500	\$82,000	58.78	\$164,047	\$1,739	\$26,286	96.6	268.0	0.44	0.44	\$18	\$3,979	\$0.09	71.00	'R-05	
202-170-000-095-00	645 W WASHINGTON ST	03/16/2022	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$36,800	59.35	\$73,688	\$1,340	\$13,028	47.9	82.0	0.08	0.08	\$28	\$17,403	\$0.40	41.00	'R-02	
Totals:			\$13,185,334			\$13,185,334	\$6,188,500		\$12,377,785	\$2,639,292	\$1,831,743	6,733.9		23.38	23.38						
								Sale. Ratio =>	46.93			Average per FF=>	\$392	Average per Net Acre=>		112,891.57	Average per SqFt=>		\$2.59		
								Std. Dev. =>	5.25												

**USED \$ 392**

USED IN LAND TABLES

- R-01
- R-02
- R-03
- R-04
- R-05
- R-06
- R-11