

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
10003785	2551 FULLERTON	05/02/23	\$9,000	WD	03-ARM'S LENGTH	\$9,000	\$7,654	\$2,670	\$6,330	\$18,459	0.343	1,375	\$4.60	5R501	SINGLE FAMILY
8003198	1644 GLYNN	05/04/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$41,521	\$2,633	\$17,367	\$144,030	0.121	2,656	\$6.54	5R501	TWO FAMILY FLAT
10003958	2641 GLENDALE	11/28/22	\$25,000	PTA	03-ARM'S LENGTH	\$25,000	\$58,544	\$2,814	\$22,186	\$206,407	0.107	2,860	\$7.76	5R501	TWO FAMILY FLAT
8003899	2245 HIGHLAND	03/28/23	\$12,000	DD	03-ARM'S LENGTH	\$12,000	\$28,460	\$1,673	\$10,327	\$99,211	0.104	1,233	\$8.38	5R501	SINGLE FAMILY
10003692	2503 STURTEVANT	03/03/23	\$13,000	PTA	03-ARM'S LENGTH	\$13,000	\$30,043	\$2,444	\$10,556	\$102,219	0.103	1,248	\$8.46	5R501	SINGLE FAMILY
12003635	3250 ELMHURST	09/09/22	\$26,500	PTA	03-ARM'S LENGTH	\$26,500	\$41,317	\$2,083	\$24,417	\$145,311	0.168	2,750	\$8.88	5R501	TWO FAMILY FLAT
8003133	1685 GLYNN	01/26/24	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$37,244	\$2,503	\$23,497	\$128,670	0.183	2,598	\$9.04	5R501	TWO FAMILY FLAT
8003627	2309 MONTEREY	10/21/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$48,248	\$1,636	\$18,364	\$172,637	0.106	1,848	\$9.94	5R501	TWO FAMILY FLAT
12003330	3005 BURLINGAME	09/22/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$45,337	\$2,777	\$22,223	\$157,630	0.141	2,156	\$10.31	5R501	TWO FAMILY FLAT
12003870	3030 CORTLAND	05/22/23	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$71,554	\$2,759	\$28,241	\$254,796	0.111	2,726	\$10.36	5R501	TWO FAMILY FLAT
12004010	3301 FULLERTON	03/03/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$41,198	\$2,759	\$27,241	\$142,367	0.191	2,600	\$10.48	5R501	TWO FAMILY FLAT
8003767	2008 RICHTON	10/01/22	\$24,000	QC	03-ARM'S LENGTH	\$24,000	\$52,771	\$1,636	\$22,364	\$189,389	0.118	2,082	\$10.74	5R501	TWO FAMILY FLAT
10003042	2424 CALVERT	06/17/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$44,592	\$2,947	\$32,053	\$154,241	0.208	2,900	\$11.05	5R501	TWO FAMILY FLAT
12004051-2	2984 FULLERTON	04/27/23	\$31,500	QC	03-ARM'S LENGTH	\$31,500	\$67,477	\$3,566	\$27,934	\$236,707	0.118	2,496	\$11.19	5R501	TWO FAMILY FLAT
8003241	2051 CALVERT	08/31/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$72,563	\$2,944	\$37,056	\$257,848	0.144	3,304	\$11.22	5R501	TWO FAMILY FLAT
10003874	2573 LESLIE	05/09/23	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$36,719	\$2,670	\$15,330	\$126,107	0.122	1,364	\$11.24	5R501	SINGLE FAMILY
12003491	2931 TUXEDO	03/03/23	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$69,017	\$2,741	\$28,259	\$245,467	0.115	2,510	\$11.26	5R501	TWO FAMILY FLAT
12004054	2962 FULLERTON	09/29/23	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$56,809	\$2,722	\$28,778	\$200,322	0.149	2,600	\$11.45	5R501	TWO FAMILY FLAT
12003063	2989 CALVERT	04/19/22	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$55,399	\$2,870	\$34,130	\$194,552	0.175	2,728	\$12.51	5R501	TWO FAMILY FLAT
12003876	2986 CORTLAND	11/03/22	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$58,152	\$2,759	\$34,741	\$205,159	0.169	2,750	\$12.63	5R501	TWO FAMILY FLAT
10003715	2701 STURTEVANT	11/10/23	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$55,048	\$2,083	\$35,417	\$196,167	0.181	2,800	\$12.65	5R501	TWO FAMILY FLAT
12004071	2951 LESLIE	05/26/23	\$38,500	WD	03-ARM'S LENGTH	\$38,500	\$76,926	\$2,777	\$35,723	\$274,626	0.130	2,800	\$12.76	5R501	TWO FAMILY FLAT
12003828	3239 CORTLAND	08/25/23	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$78,308	\$2,759	\$35,241	\$279,811	0.126	2,750	\$12.81	5R501	TWO FAMILY FLAT
8003975	1973 STURTEVANT	06/22/23	\$17,000	DD	03-ARM'S LENGTH	\$17,000	\$34,965	\$1,673	\$15,327	\$123,304	0.124	1,172	\$13.08	5R501	SINGLE FAMILY
12003488	2911 TUXEDO	08/23/22	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$36,041	\$2,670	\$20,330	\$123,596	0.164	1,456	\$13.96	5R501	SINGLE FAMILY
10004436	2463 FORD	12/04/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$50,899	\$2,701	\$27,299	\$178,511	0.153	1,920	\$14.22	5R501	TWO FAMILY FLAT
10003629	2439 HIGHLAND	10/28/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$44,545	\$2,444	\$22,556	\$155,930	0.145	1,582	\$14.26	5R501	SINGLE FAMILY
12004117	3300 LESLIE	07/07/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$50,484	\$2,777	\$22,223	\$176,693	0.126	1,532	\$14.51	5R501	SINGLE FAMILY
8010208	13300 LASALLE	06/23/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$69,289	\$2,136	\$37,864	\$248,715	0.152	2,568	\$14.74	5R501	LARGE FLATS
10003511	2638 RICHTON	06/23/23	\$74,505	WD	03-ARM'S LENGTH	\$74,505	\$85,412	\$2,943	\$71,562	\$305,441	0.234	4,800	\$14.91	5R501	MULTI DWELLING
6003837	1688 WAVERLY	08/08/22	\$20,000	PTA	03-ARM'S LENGTH	\$20,000	\$34,557	\$1,821	\$18,179	\$121,244	0.150	1,195	\$15.21	5R501	SINGLE FAMILY
8003407	1981 WEBB	03/19/24	\$25,000	PTA	03-ARM'S LENGTH	\$25,000	\$31,893	\$2,540	\$22,460	\$108,715	0.207	1,428	\$15.73	5R501	SINGLE FAMILY
8003242	2059 CALVERT	12/30/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$89,342	\$2,944	\$52,056	\$319,993	0.163	3,304	\$15.76	5R501	TWO FAMILY FLAT
10003349	2564 ELMHURST	06/08/23	\$23,500	WD	03-ARM'S LENGTH	\$23,500	\$42,943	\$2,944	\$20,556	\$148,144	0.139	1,304	\$15.76	5R501	SINGLE FAMILY
12003833	3273 CORTLAND	11/22/23	\$46,000	PTA	03-ARM'S LENGTH	\$46,000	\$77,651	\$2,759	\$43,241	\$277,378	0.156	2,700	\$16.02	5R501	TWO FAMILY FLAT
12004113	3328 LESLIE	08/01/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$51,861	\$2,777	\$27,223	\$181,793	0.150	1,677	\$16.23	5R501	SINGLE FAMILY
12004028	3292 FULLERTON	06/16/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$79,341	\$2,777	\$47,223	\$283,570	0.167	2,908	\$16.24	5R501	TWO FAMILY FLAT
6003760	1671 TYLER	08/04/23	\$19,750	WD	03-ARM'S LENGTH	\$19,750	\$24,648	\$1,895	\$17,855	\$84,270	0.212	1,092	\$16.35	5R501	SINGLE FAMILY
10003034	2480 CALVERT	07/22/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$74,871	\$2,947	\$62,053	\$266,385	0.233	3,750	\$16.55	5R501	TWO FAMILY FLAT
12003927	3337 STURTEVANT	02/15/23	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$72,986	\$2,759	\$44,241	\$260,100	0.170	2,672	\$16.56	5R501	TWO FAMILY FLAT
10003676	2410 HIGHLAND	07/26/22	\$29,000	WD	03-ARM'S LENGTH	\$29,000	\$27,529	\$1,768	\$27,232	\$95,411	0.285	1,636	\$16.65	5R501	SINGLE FAMILY
6003699	1671 BUENA VISTA	07/26/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$40,789	\$1,894	\$28,106	\$144,056	0.195	1,680	\$16.73	5R501	SINGLE FAMILY
8003328	2005 LAWRENCE	10/03/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$45,876	\$2,833	\$32,167	\$159,419	0.202	1,922	\$16.74	5R501	SINGLE FAMILY
12003054	2925 CALVERT	10/31/22	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$80,461	\$2,870	\$52,130	\$287,374	0.181	3,108	\$16.77	5R501	TWO FAMILY FLAT
12004047-8	3010 FULLERTON	08/04/22	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$55,771	\$3,531	\$33,969	\$193,481	0.176	1,993	\$17.04	5R501	TWO FAMILY FLAT
12003456	3290 WEBB	11/29/23	\$65,000	LC	03-ARM'S LENGTH	\$65,000	\$74,010	\$2,975	\$62,025	\$263,093	0.236	3,596	\$17.25	5R501	SINGLE FAMILY
12003937	3316 STURTEVANT	05/12/22	\$50,400	WD	03-ARM'S LENGTH	\$50,400	\$72,592	\$2,759	\$47,641	\$258,641	0.184	2,750	\$17.32	5R501	TWO FAMILY FLAT
12004053	2970 FULLERTON	03/28/23	\$51,900	WD	03-ARM'S LENGTH	\$51,900	\$77,395	\$3,566	\$48,334	\$273,441	0.177	2,732	\$17.69	5R501	TWO FAMILY FLAT
12003707	3224 MONTEREY	02/13/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$111,683	\$3,619	\$86,381	\$400,237	0.216	4,880	\$17.70	5R501	MULTI DWELLING
12004141	2984 LESLIE	03/26/24	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$48,950	\$2,722	\$40,278	\$171,215	0.235	2,256	\$17.85	5R501	TWO FAMILY FLAT
10002864	2497 GLYNN	11/07/22	\$32,400	QCD	03-ARM'S LENGTH	\$32,400	\$52,620	\$2,704	\$29,696	\$184,874	0.161	1,658	\$17.91	5R501	SINGLE FAMILY
12003297	3022 LAWRENCE	05/08/23	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$46,116	\$2,851	\$29,149	\$160,241	0.182	1,625	\$17.94	5R501	SINGLE FAMILY
12003935	3330 STURTEVANT	09/08/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$75,154	\$2,759	\$47,241	\$268,130	0.176	2,630	\$17.96	5R501	TWO FAMILY FLAT
12003498	2979 TUXEDO	05/10/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$71,741	\$2,670	\$47,330	\$255,819	0.185	2,510	\$18.86	5R501	TWO FAMILY FLAT
10003888	2705 LESLIE	09/09/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$72,394	\$2,777	\$52,223	\$257,841	0.203	2,750	\$18.99	5R501	TWO FAMILY FLAT
8003257	1978 CALVERT	06/10/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$67,230	\$3,267	\$61,733	\$236,900	0.261	3,178	\$19.43	5R501	TWO FAMILY FLAT
12003738	2995 RICHTON	10/28/22	\$97,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$97,000	\$110,233	\$5,030	\$91,970	\$381,911	0.241	4,712	\$19.52	5R501	LARGE FLATS

12003217	2966 COLLINGWOOD	03/14/24	\$40,000	DD	03-ARM'S LENGTH	\$40,000	\$43,559	\$2,851	\$37,149	\$150,770	0.246	1,897	\$19.58	5R501	SINGLE FAMILY
12004038	3224 FULLERTON	11/13/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$77,495	\$2,777	\$57,223	\$276,733	0.207	2,900	\$19.73	5R501	TWO FAMILY FLAT
8003135	1699 GLYNN	11/08/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$37,453	\$2,624	\$52,376	\$128,996	0.406	2,542	\$20.60	5R501	TWO FAMILY FLAT
8004267	2314 GLENDALE	07/11/23	\$90,000	DD	03-ARM'S LENGTH	\$90,000	\$96,550	\$3,162	\$86,838	\$345,881	0.251	4,158	\$20.88	5R501	MULTI DWELLING
6002954	1625 LAWRENCE	10/11/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$46,920	\$2,592	\$42,408	\$164,178	0.258	2,028	\$20.91	5R501	TWO FAMILY FLAT
10002977	2491 CALVERT	07/28/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$72,970	\$3,477	\$56,523	\$257,381	0.220	2,700	\$20.93	5R501	TWO FAMILY FLAT
6003540	1630 FULLERTON	12/30/22	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$20,953	\$2,512	\$24,488	\$68,300	0.359	1,164	\$21.04	5R501	SINGLE FAMILY
12003391	3006 BURLINGAME	04/28/22	\$40,000	CD	03-ARM'S LENGTH	\$40,000	\$65,040	\$2,815	\$37,185	\$230,463	0.161	1,758	\$21.15	5R501	SINGLE FAMILY
12003185	3344 COLLINGWOOD	11/18/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$38,058	\$2,246	\$37,754	\$132,637	0.285	1,771	\$21.32	5R501	SINGLE FAMILY
12004173	3203 GLENDALE	06/16/23	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$110,457	\$3,261	\$54,739	\$397,022	0.138	2,554	\$21.43	5R501	SINGLE FAMILY
8003761	2220 RICHTON	08/31/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$30,383	\$2,198	\$19,802	\$104,389	0.190	912	\$21.71	5R501	SINGLE FAMILY
12005662	9233 GENESSEE	05/24/22	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$41,094	\$2,368	\$33,632	\$143,430	0.234	1,530	\$21.98	5R501	SINGLE FAMILY
8003142	1915 GLYNN	05/23/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$75,332	\$2,944	\$47,056	\$268,104	0.176	2,132	\$22.07	5R501	SINGLE FAMILY
8003321	1951 LAWRENCE	12/29/23	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$47,437	\$2,907	\$44,093	\$164,926	0.267	1,946	\$22.66	5R501	SINGLE FAMILY
6002757	1714 CALVERT	09/29/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$79,783	\$2,432	\$57,568	\$286,485	0.201	2,530	\$22.75	5R501	TWO FAMILY FLAT
12004226	2986 GLENDALE	07/13/23	\$59,900	WD	03-ARM'S LENGTH	\$59,900	\$57,008	\$2,944	\$56,956	\$200,237	0.284	2,500	\$22.78	5R501	TWO FAMILY FLAT
12003505	3025 TUXEDO	08/02/22	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$71,868	\$2,759	\$59,241	\$255,959	0.231	2,548	\$23.25	5R501	TWO FAMILY FLAT
10003995	2510 GLENDALE	10/25/22	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$60,417	\$2,722	\$54,278	\$213,685	0.254	2,304	\$23.56	5R501	TWO FAMILY FLAT
10003713	2683 STURTEVANT	09/22/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$109,337	\$3,619	\$116,381	\$391,548	0.297	4,876	\$23.87	5R501	MULTI DWELLING
10003051	2286 CALVERT	08/24/23	\$85,000	DD	03-ARM'S LENGTH	\$85,000	\$86,909	\$3,285	\$81,715	\$309,719	0.264	3,402	\$24.02	5R501	TWO FAMILY FLAT
6002676	1528 GLYNN	07/03/22	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$51,147	\$2,339	\$61,661	\$180,770	0.341	2,420	\$25.48	5R501	TWO FAMILY FLAT
12003542	3290 TUXEDO	01/27/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$69,525	\$2,777	\$67,223	\$247,215	0.272	2,598	\$25.87	5R501	TWO FAMILY FLAT
10003067-8	2245 COLLINGWOOD	03/01/24	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$45,727	\$2,518	\$39,982	\$160,033	0.250	1,543	\$25.91	5R501	SINGLE FAMILY
12004163	2987 GLENDALE	08/08/22	\$74,000	WD	03-ARM'S LENGTH	\$74,000	\$76,035	\$2,722	\$71,278	\$271,530	0.263	2,710	\$26.30	5R501	TWO FAMILY FLAT
12003892	2939 STURTEVANT	02/05/24	\$240,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$240,000	\$177,624	\$3,619	\$236,381	\$644,463	0.367	8,972	\$26.35	5R501	TWO FAMILY FLAT
12003938	3310 STURTEVANT	06/27/22	\$79,000	QCD	03-ARM'S LENGTH	\$79,000	\$74,617	\$2,759	\$76,241	\$179,611	0.286	2,750	\$27.72	5R501	TWO FAMILY FLAT
10003222	2696 WEBB	06/21/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$92,728	\$3,055	\$96,945	\$332,122	0.292	3,480	\$27.86	5R501	TWO FAMILY FLAT
12003937	3316 STURTEVANT	05/04/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$72,592	\$2,759	\$77,241	\$258,641	0.299	2,750	\$28.09	5R501	TWO FAMILY FLAT
6003710	1700 BUENA VISTA	10/31/23	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$34,995	\$1,894	\$35,106	\$122,596	0.286	1,248	\$28.13	5R501	SINGLE FAMILY
12004087	3211 LESLIE	06/01/22	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$60,083	\$2,777	\$56,223	\$212,244	0.265	1,995	\$28.18	5R501	SINGLE FAMILY
8003340	2280 LAWRENCE	09/15/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$47,979	\$3,092	\$46,908	\$166,248	0.282	1,633	\$28.73	5R501	SINGLE FAMILY
10003219	2722 WEBB	05/27/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$95,945	\$3,055	\$111,945	\$344,037	0.325	3,886	\$28.81	5R501	TWO FAMILY FLAT
12003281	3290 LAWRENCE	11/10/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$55,514	\$2,851	\$52,149	\$195,048	0.267	1,756	\$29.70	5R501	SINGLE FAMILY
06003849-79	1627 W DAVISON	04/05/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$47,964	\$964	\$54,036	\$174,074	0.310	1,778	\$30.39	5R501	TWO FAMILY FLAT
10002979	2503 CALVERT	03/22/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$78,500	\$2,633	\$87,367	\$280,989	0.311	2,850	\$30.66	5R501	TWO FAMILY FLAT
12003334	3033 BURLINGAME	06/22/23	\$58,000	QCD	03-ARM'S LENGTH	\$58,000	\$49,033	\$2,777	\$55,223	\$171,319	0.322	1,721	\$32.09	5R501	SINGLE FAMILY
14003597	3737 CALVERT	09/16/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$59,220	\$2,799	\$97,201	\$208,967	0.465	2,880	\$33.75	5R501	LARGE FLATS
12003070	3037 CALVERT	12/28/22	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$79,652	\$2,799	\$104,201	\$284,641	0.366	3,022	\$34.48	5R501	TWO FAMILY FLAT
12003680	3235 MONTEREY	01/04/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$66,029	\$2,943	\$122,057	\$233,652	0.522	3,538	\$34.50	5R501	MULTI DWELLING
12003469	3042 WEBB	12/12/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$79,349	\$3,055	\$136,945	\$282,570	0.485	3,962	\$34.56	5R501	TWO FAMILY FLAT
12004086	3205 LESLIE	01/12/23	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$80,775	\$2,487	\$102,513	\$289,956	0.354	2,857	\$35.88	5R501	SINGLE FAMILY
10003837	2488 FULLERTON	03/14/24	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$38,848	\$2,741	\$47,259	\$133,730	0.353	1,312	\$36.02	5R501	SINGLE FAMILY
10003217	2736 WEBB	01/19/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$93,310	\$2,984	\$132,016	\$334,541	0.395	3,538	\$37.31	5R501	TWO FAMILY FLAT
8003978	1991 STURTEVANT	01/16/24	\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$38,405	\$2,278	\$50,222	\$133,804	0.375	1,248	\$40.24	5R501	SINGLE FAMILY
10002974	2469 CALVERT	07/14/22	\$221,300	WD	19-MULTI PARCEL ARM'S LENGTH	\$221,300	\$132,662	\$5,266	\$216,034	\$462,085	0.468	5,257	\$41.09	5R501	TWO FAMILY FLAT
10003738	2580 STURTEVANT	09/14/22	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$25,131	\$2,741	\$36,259	\$82,926	0.437	875	\$41.44	5R501	SINGLE FAMILY
12003991	3017 FULLERTON	03/19/24	\$123,000	WD	03-ARM'S LENGTH	\$123,000	\$76,869	\$2,743	\$120,257	\$274,541	0.438	2,800	\$42.95	5R501	TWO FAMILY FLAT
12003449	3346 WEBB	05/16/23	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$41,521	\$2,981	\$54,519	\$142,741	0.382	1,250	\$43.62	5R501	SINGLE FAMILY
8003165	2056 GLYNN	11/22/22	\$100,000	PTA	03-ARM'S LENGTH	\$100,000	\$60,548	\$2,944	\$97,056	\$213,348	0.455	2,169	\$44.75	5R501	SINGLE FAMILY
10003056	2244 CALVERT	06/29/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$105,118	\$3,548	\$186,452	\$376,185	0.496	4,058	\$45.95	5R501	SINGLE FAMILY
12003280	3294 LAWRENCE	04/07/23	\$79,000	WD	03-ARM'S LENGTH	\$79,000	\$50,994	\$2,851	\$76,149	\$178,307	0.427	1,657	\$45.96	5R501	SINGLE FAMILY
12003280	3294 LAWRENCE	05/27/22	\$79,500	WD	03-ARM'S LENGTH	\$79,500	\$50,994	\$2,851	\$76,649	\$178,307	0.430	1,657	\$46.26	5R501	SINGLE FAMILY
8003245	2076 CALVERT	12/27/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$194,449	\$3,755	\$251,245	\$706,274	0.356	5,400	\$46.53	5R501	TWO FAMILY FLAT
08004108-9	2334 FULLERTON	11/28/23	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$43,334	\$5,012	\$47,988	\$141,933	0.338	1,031	\$46.55	5R501	SINGLE FAMILY
12003683	3269 MONTEREY	06/22/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$114,900	\$3,619	\$231,381	\$412,152	0.561	4,904	\$47.18	5R501	MULTI DWELLING
6003079	1682 BURLINGAME	03/08/23	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$64,630	\$3,109	\$123,891	\$227,856	0.544	2,534	\$48.89	5R501	TWO FAMILY FLAT
10003611	2490 CORTLAND	04/13/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$48,741	\$4,952	\$80,048	\$154,263	0.519	1,596	\$50.16	5R501	SINGLE FAMILY
12003469	3042 WEBB	12/28/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$79,349	\$3,055	\$201,945	\$282,570	0.715	3,962	\$50.97	5R501	TWO FAMILY FLAT

8003226	1929 CALVERT	10/06/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$81,916	\$2,944	\$147,056	\$292,489	0.503	2,832	\$51.93	5R501	TWO FAMILY FLAT
10004165	2533 WAVERLY	01/26/24	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$42,893	\$1,876	\$76,124	\$151,915	0.501	1,440	\$52.86	5R501	TWO FAMILY FLAT
8003238	2025 CALVERT	12/01/23	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$60,364	\$2,944	\$152,056	\$212,667	0.715	2,872	\$52.94	5R501	TWO FAMILY FLAT
10003396	2541 MONTEREY	09/15/22	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$13,001	\$2,194	\$189,806	\$299,085	0.635	3,456	\$54.92	5R501	LARGE FLATS
10003205	2667 WEBB	10/18/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$46,531	\$3,018	\$86,982	\$161,159	0.540	1,556	\$55.90	5R501	SINGLE FAMILY
6003249	1686 ELMHURST	04/28/22	\$196,000	WD	03-ARM'S LENGTH	\$196,000	\$64,000	\$1,895	\$194,105	\$353,873	0.549	3,448	\$56.29	5R501	MULTI DWELLING
10004417	2516 PASADENA	08/16/22	\$142,000	WD	03-ARM'S LENGTH	\$142,000	\$80,603	\$2,271	\$139,729	\$290,119	0.482	2,450	\$57.03	5R501	TWO FAMILY FLAT
12004080	3013 LESLIE	03/29/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$52,389	\$2,722	\$97,278	\$183,952	0.529	1,693	\$57.46	5R501	SINGLE FAMILY
12003083	3277 CALVERT	05/10/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$69,915	\$2,775	\$147,225	\$248,667	0.592	2,496	\$58.98	5R501	TWO FAMILY FLAT
10002971	2447 CALVERT	06/29/22	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$65,657	\$2,704	\$132,296	\$233,159	0.567	2,204	\$60.03	5R501	TWO FAMILY FLAT
12003102	3318 CALVERT	04/29/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$80,797	\$2,851	\$172,149	\$288,689	0.596	2,822	\$61.00	5R501	TWO FAMILY FLAT
10003003	2743 CALVERT	08/03/23	\$188,000	WD	03-ARM'S LENGTH	\$188,000	\$79,468	\$2,194	\$185,806	\$286,200	0.649	3,016	\$61.61	5R501	TWO FAMILY FLAT
12003977	2919 FULLERTON	01/11/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$77,349	\$2,759	\$182,241	\$276,259	0.660	2,800	\$65.09	5R501	TWO FAMILY FLAT
12004071	2951 LESLIE	10/27/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$76,926	\$2,777	\$187,223	\$274,626	0.682	2,800	\$66.87	5R501	TWO FAMILY FLAT
12003106	3290 CALVERT	09/08/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$80,921	\$2,780	\$197,220	\$289,411	0.681	2,816	\$70.04	5R501	TWO FAMILY FLAT
6003481	1568 HIGHLAND	09/02/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$31,898	\$1,949	\$98,051	\$142,921	0.686	1,344	\$72.95	5R501	SINGLE FAMILY
12004106	3345 LESLIE	12/11/23	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$45,526	\$2,777	\$142,223	\$243,489	0.584	1,917	\$74.19	5R501	SINGLE FAMILY
10003777	2495 FULLERTON	10/27/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,109	\$2,741	\$107,259	\$153,215	0.700	1,404	\$76.40	5R501	SINGLE FAMILY
5R501		Totals:	\$9,849,155			\$9,849,155	\$8,375,295		\$9,479,058	\$30,123,553			\$27.98		
		Avg SP:	\$74,054							E.C.F. =>	0.315				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E. C. F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
14007489	8879 N CLARENDON	08/04/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$13,323	\$2,107	\$12,893	\$39,493	0.326	3,428	\$3.76	5R502	LARGE FLATS
10001351	2727 NORTHWESTERN	07/18/23	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$56,997	\$2,713	\$9,287	\$191,141	0.049	1,780	\$5.22	5R502	SINGLE FAMILY
14002878	3800 W EUCLID	03/20/23	\$57,600	PTA	19-MULTI PARCEL ARM'S LENGTH	\$57,600	\$22,122	\$13,042	\$44,558	\$618,105	0.072	7,648	\$5.83	5R502	TWO FAMILY FLAT
14003230	4044 HAZELWOOD	07/29/22	\$13,000	WD	03-ARM'S LENGTH	\$13,000	\$25,176	\$1,741	\$11,259	\$82,518	0.136	1,504	\$7.49	5R502	SINGLE FAMILY
14002928	4357 W PHILADELPHIA	02/03/23	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$52,230	\$1,811	\$22,189	\$177,532	0.125	2,462	\$9.01	5R502	TWO FAMILY FLAT
14002810	3773 W EUCLID	04/19/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$52,195	\$2,448	\$22,552	\$175,166	0.129	2,376	\$9.49	5R502	TWO FAMILY FLAT
14002863	4080 W EUCLID	03/21/24	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$34,235	\$1,811	\$20,189	\$114,169	0.177	2,124	\$9.51	5R502	TWO FAMILY FLAT
12002381	3224 GLADSTONE	02/20/24	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$46,360	\$2,224	\$20,776	\$155,408	0.134	2,118	\$9.81	5R502	TWO FAMILY FLAT
12002399	2916 GLADSTONE	01/18/24	\$16,000	WD	03-ARM'S LENGTH	\$16,000	\$7,343	\$1,548	\$14,452	\$20,405	0.708	1,458	\$9.91	5R502	SINGLE FAMILY
12001991	3259 W PHILADELPHIA	04/21/22	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$30,119	\$1,687	\$13,313	\$100,113	0.133	1,293	\$10.30	5R502	SINGLE FAMILY
12002380	3230 GLADSTONE	02/21/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$49,541	\$2,224	\$22,776	\$166,609	0.137	2,188	\$10.41	5R502	TWO FAMILY FLAT
12001382	3307 HOGARTH	07/11/23	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$50,797	\$2,233	\$24,767	\$171,000	0.145	2,366	\$10.47	5R502	TWO FAMILY FLAT
10001947	2295 BLAINE	05/05/23	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$44,851	\$2,625	\$29,375	\$148,683	0.198	2,800	\$10.49	5R502	TWO FAMILY FLAT
14002626	4115 MONTGOMERY	09/09/22	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$55,653	\$1,867	\$20,133	\$189,387	0.106	1,756	\$11.47	5R502	SINGLE FAMILY
12001486	3040 WHITNEY	02/24/23	\$27,250	WD	03-ARM'S LENGTH	\$27,250	\$48,757	\$1,775	\$25,475	\$165,430	0.154	2,198	\$11.59	5R502	TWO FAMILY FLAT
14002949	4324 W PHILADELPHIA	05/10/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$43,157	\$1,740	\$33,260	\$145,835	0.228	2,806	\$11.85	5R502	TWO FAMILY FLAT
10001468	2666 COLUMBUS	02/06/23	\$19,500	DD	03-ARM'S LENGTH	\$19,500	\$32,826	\$2,486	\$17,014	\$106,831	0.159	1,427	\$11.92	5R502	SINGLE FAMILY
10001947	2295 BLAINE	07/24/23	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$44,851	\$2,625	\$34,375	\$148,683	0.231	2,800	\$12.28	5R502	TWO FAMILY FLAT
12002275	3325 CARTER	11/08/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$56,965	\$1,776	\$33,224	\$194,327	0.171	2,624	\$12.66	5R502	TWO FAMILY FLAT
12001215	3334 LOTHROP	07/07/23	\$19,000	WD	03-ARM'S LENGTH	\$19,000	\$43,051	\$1,722	\$17,278	\$145,525	0.119	1,354	\$12.76	5R502	SINGLE FAMILY
12001851-2	2988 VIRGINIA PARK	12/18/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$47,249	\$3,555	\$26,445	\$153,852	0.172	2,042	\$12.95	5R502	TWO FAMILY FLAT
12001277	3027 NORTHWESTERN	10/31/23	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$33,656	\$1,810	\$25,190	\$112,134	0.225	1,920	\$13.12	5R502	TWO FAMILY FLAT
14002841	4412 W EUCLID	06/14/22	\$38,000	QCD	03-ARM'S LENGTH	\$38,000	\$38,785	\$2,416	\$35,584	\$128,060	0.278	2,700	\$13.18	5R502	TWO FAMILY FLAT
14003157	3738 CARTER	06/01/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$62,467	\$3,143	\$36,857	\$208,887	0.176	2,756	\$13.37	5R502	TWO FAMILY FLAT
12001820	3339 VIRGINIA PARK	03/28/24	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$34,742	\$1,758	\$18,242	\$116,141	0.157	1,357	\$13.44	5R502	SINGLE FAMILY
12002475	3024 HAZELWOOD	11/08/23	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$46,136	\$1,548	\$21,452	\$157,000	0.137	1,594	\$13.46	5R502	SINGLE FAMILY
12001826	3320 VIRGINIA PARK	03/07/23	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$42,969	\$3,090	\$20,910	\$140,419	0.149	1,550	\$13.49	5R502	SINGLE FAMILY
10001604	2658 VIRGINIA PARK	10/05/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$32,934	\$2,556	\$17,444	\$106,965	0.163	1,244	\$14.02	5R502	SINGLE FAMILY
14003049	3772 PINGREE	12/12/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$50,436	\$2,416	\$32,584	\$169,085	0.193	2,320	\$14.04	5R502	TWO FAMILY FLAT
12001601	2965 MONTGOMERY	10/25/22	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$70,498	\$3,056	\$36,844	\$237,472	0.155	2,618	\$14.07	5R502	TWO FAMILY FLAT
10002284	2489 TAYLOR	04/18/22	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$61,199	\$2,055	\$40,945	\$208,254	0.197	2,834	\$14.45	5R502	TWO FAMILY FLAT
14007418	8857 KIMBERLY	12/09/22	\$30,000	PTA	03-ARM'S LENGTH	\$30,000	\$34,660	\$2,503	\$27,497	\$113,229	0.243	1,900	\$14.47	5R502	TWO FAMILY FLAT
10002164	2257 HAZELWOOD	05/19/23	\$48,000	QC	03-ARM'S LENGTH	\$48,000	\$70,678	\$2,678	\$45,322	\$239,437	0.189	3,012	\$15.05	5R502	TWO FAMILY FLAT
14003300	3753 CLAIRMOUNT	04/01/22	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$41,793	\$2,346	\$23,654	\$138,898	0.170	1,566	\$15.10	5R502	SINGLE FAMILY
12001260	2912 LOTHROP	09/12/22	\$35,000	QC	03-ARM'S LENGTH	\$35,000	\$35,386	\$1,722	\$33,278	\$118,535	0.281	2,170	\$15.34	5R502	TWO FAMILY FLAT
10002022	2300 BLAINE	09/22/22	\$26,000	WD	03-ARM'S LENGTH	\$26,000	\$48,815	\$2,678	\$23,322	\$162,454	0.144	1,508	\$15.47	5R502	SINGLE FAMILY
10001513	2651 VICKSBURG	10/31/23	\$23,000	WD	03-ARM'S LENGTH	\$23,000	\$35,477	\$1,810	\$21,190	\$118,546	0.179	1,352	\$15.67	5R502	SINGLE FAMILY
12001145	2123 W GRAND BLVD	11/28/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$76,879	\$3,874	\$46,126	\$257,060	0.179	2,930	\$15.74	5R502	TWO FAMILY FLAT
10001415	2715 WHITNEY	08/29/23	\$40,720	LC	03-ARM'S LENGTH	\$40,720	\$38,012	\$2,467	\$38,253	\$125,158	0.306	2,418	\$15.82	5R502	TWO FAMILY FLAT
12001913	3334 W EUCLID	06/14/23	\$25,500	WD	03-ARM'S LENGTH	\$25,500	\$50,293	\$2,363	\$23,137	\$168,768	0.137	1,458	\$15.87	5R502	SINGLE FAMILY
12002329	2923 GLADSTONE	08/25/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$35,012	\$2,224	\$22,776	\$115,451	0.197	1,408	\$16.18	5R502	SINGLE FAMILY
12002266	3263 CARTER	06/29/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$39,382	\$2,584	\$37,416	\$129,570	0.289	2,300	\$16.27	5R502	TWO FAMILY FLAT
12002293	3250 CARTER	07/31/23	\$30,650	WD	03-ARM'S LENGTH	\$30,650	\$53,754	\$2,224	\$28,426	\$181,444	0.157	1,730	\$16.43	5R502	SINGLE FAMILY
12001734	3328 VICKSBURG	08/18/23	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$38,287	\$1,619	\$20,381	\$129,113	0.158	1,203	\$16.94	5R502	SINGLE FAMILY
10001761	2447 W PHILADELPHIA	09/14/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$51,789	\$3,240	\$61,760	\$170,947	0.361	3,610	\$17.11	5R502	TWO FAMILY FLAT
14002899	3799 W PHILADELPHIA	08/31/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$50,904	\$1,740	\$38,260	\$173,113	0.221	2,200	\$17.39	5R502	TWO FAMILY FLAT
12001516	2975 COLUMBUS	04/13/23	\$23,000	DD	03-ARM'S LENGTH	\$23,000	\$40,878	\$1,846	\$21,154	\$137,437	0.154	1,180	\$17.93	5R502	SINGLE FAMILY
12002281	3330 CARTER	08/10/23	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$64,572	\$2,381	\$40,119	\$218,982	0.183	2,208	\$18.17	5R502	TWO FAMILY FLAT
14002471	3773 HOGARTH	12/19/23	\$36,600	WD	03-ARM'S LENGTH	\$36,600	\$31,153	\$1,846	\$34,754	\$103,194	0.337	1,900	\$18.29	5R502	SINGLE FAMILY
12001755	3200 VICKSBURG	11/22/22	\$30,000	PTA	03-ARM'S LENGTH	\$30,000	\$51,830	\$1,619	\$28,381	\$176,799	0.161	1,544	\$18.38	5R502	SINGLE FAMILY
14002540	3730 WHITNEY	01/23/23	\$45,000	LC	03-ARM'S LENGTH	\$45,000	\$48,860	\$1,811	\$43,189	\$165,666	0.261	2,252	\$19.18	5R502	TWO FAMILY FLAT
12002575	2900 TAYLOR	12/14/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$76,222	\$2,642	\$52,358	\$259,085	0.202	2,712	\$19.31	5R502	TWO FAMILY FLAT
12002571	2930 TAYLOR	02/03/23	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$51,554	\$2,346	\$31,654	\$173,268	0.183	1,554	\$20.37	5R502	SINGLE FAMILY
10001139	2712 LOTHROP	07/20/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$33,930	\$1,793	\$28,207	\$113,158	0.249	1,383	\$20.40	5R502	SINGLE FAMILY
12001757	3038 VICKSBURG	02/28/23	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$45,146	\$2,451	\$27,449	\$150,335	0.183	1,339	\$20.50	5R502	SINGLE FAMILY
12001795	3031 VIRGINIA PARK	01/23/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$30,326	\$2,451	\$22,549	\$98,151	0.230	1,092	\$20.65	5R502	SINGLE FAMILY
12010430	8768 DEXTER	04/26/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$61,777	\$2,783	\$57,217	\$207,725	0.275	2,762	\$20.72	5R502	TWO FAMILY FLAT
10002274	2303 TAYLOR	04/26/22	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$50,340	\$2,731	\$72,269	\$167,637	0.431	3,478	\$20.78	5R502	TWO FAMILY FLAT

10001443	2665 COLUMBUS	03/15/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$35,064	\$1,881	\$33,119	\$116,842	0.283	1,552	\$21.34	5R502	SINGLE FAMILY
10002304	2721 TAYLOR	06/17/22	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$48,476	\$2,346	\$34,654	\$162,430	0.213	1,610	\$21.52	5R502	SINGLE FAMILY
12002505	2981 TAYLOR	06/26/23	\$42,000	DD	03-ARM'S LENGTH	\$42,000	\$63,399	\$2,556	\$39,444	\$214,236	0.184	1,829	\$21.57	5R502	MULTI DWELLING
12001408	3032 HOGARTH	07/15/23	\$39,500	WD	03-ARM'S LENGTH	\$39,500	\$49,394	\$2,108	\$37,392	\$166,500	0.225	1,690	\$22.13	5R502	SINGLE FAMILY
12002411	2959 HAZELWOOD	09/14/23	\$50,000	LC	03-ARM'S LENGTH	\$50,000	\$61,402	\$2,224	\$47,776	\$208,373	0.229	2,124	\$22.49	5R502	TWO FAMILY FLAT
10001363	2688 NORTHWESTERN	05/13/22	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$24,298	\$2,713	\$31,287	\$76,004	0.412	1,381	\$22.66	5R502	SINGLE FAMILY
14003049	3772 PINGREE	12/12/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$50,436	\$2,416	\$52,584	\$169,085	0.311	2,320	\$22.67	5R502	TWO FAMILY FLAT
12010439	8840 DEXTER	03/13/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$84,414	\$2,783	\$67,217	\$287,433	0.234	2,958	\$22.72	5R502	TWO FAMILY FLAT
10002131	2737 CARTER	03/17/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$37,436	\$1,619	\$28,381	\$126,116	0.225	1,248	\$22.74	5R502	SINGLE FAMILY
14003322	4044 CLAIRMOUNT	06/29/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$49,779	\$2,275	\$50,725	\$167,268	0.303	2,208	\$22.97	5R502	TWO FAMILY FLAT
14002873	4012 W EUCLID	04/22/22	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$66,034	\$1,811	\$48,089	\$226,137	0.213	2,078	\$23.14	5R502	TWO FAMILY FLAT
14002816	3813 W EUCLID	02/13/24	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$55,820	\$2,442	\$62,558	\$187,951	0.333	2,700	\$23.17	5R502	TWO FAMILY FLAT
10001331	2256 N LA SALLE GARDENS	11/16/22	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$60,992	\$3,837	\$51,163	\$201,250	0.254	2,168	\$23.60	5R502	SINGLE FAMILY
12001470	3308 WHITNEY	11/10/23	\$55,000	QCD	03-ARM'S LENGTH	\$55,000	\$52,508	\$1,619	\$53,381	\$179,187	0.298	2,250	\$23.72	5R502	TWO FAMILY FLAT
10001945	2281 BLAINE	02/23/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$51,967	\$2,091	\$57,909	\$175,620	0.330	2,390	\$24.23	5R502	TWO FAMILY FLAT
14003088	4072 BLAINE	06/27/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$52,636	\$2,149	\$97,851	\$177,771	0.550	4,014	\$24.38	5R502	LARGE FLATS
14003235	4010 HAZELWOOD	12/12/23	\$32,000	PTA	03-ARM'S LENGTH	\$32,000	\$55,797	\$2,346	\$29,654	\$188,208	0.158	1,206	\$24.59	5R502	SINGLE FAMILY
14002444	3765 NORTHWESTERN	12/06/22	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$32,440	\$1,916	\$35,084	\$107,479	0.326	1,426	\$24.60	5R502	SINGLE FAMILY
14003219	4001 HAZELWOOD	05/13/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$60,896	\$1,880	\$68,120	\$207,803	0.328	2,754	\$24.73	5R502	TWO FAMILY FLAT
10002271	2283 TAYLOR	06/13/22	\$73,800	WD	03-ARM'S LENGTH	\$73,800	\$82,004	\$3,864	\$69,936	\$271,151	0.258	2,822	\$24.78	5R502	TWO FAMILY FLAT
10002370	2275 CLAIRMOUNT	07/11/22	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$67,794	\$2,643	\$59,857	\$229,405	0.261	2,400	\$24.94	5R502	TWO FAMILY FLAT
12002216	2994 BLAINE	03/06/24	\$0	LC	03-ARM'S LENGTH	\$42,500	\$50,947	\$2,224	\$40,276	\$171,560	0.235	1,614	\$24.95	5R502	SINGLE FAMILY
14003129	4019 CARTER	05/12/22	\$70,000	PTA	03-ARM'S LENGTH	\$70,000	\$40,201	\$2,431	\$67,569	\$132,993	0.508	2,674	\$25.27	5R502	TWO FAMILY FLAT
14002844	4392 W EUCLID	05/24/23	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$47,812	\$1,811	\$55,689	\$161,975	0.344	2,192	\$25.41	5R502	TWO FAMILY FLAT
10002442	2430 CLAIRMOUNT	03/31/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$58,301	\$2,402	\$67,598	\$196,827	0.343	2,646	\$25.55	5R502	TWO FAMILY FLAT
14002921	4311 W PHILADELPHIA	09/01/23	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$54,045	\$2,416	\$63,584	\$181,792	0.350	2,464	\$25.81	5R502	TWO FAMILY FLAT
14002592	3750 COLUMBUS	09/01/22	\$40,000	PTA	03-ARM'S LENGTH	\$40,000	\$45,882	\$1,811	\$38,189	\$155,180	0.246	1,473	\$25.93	5R502	SINGLE FAMILY
10002039	2247 GLADSTONE	07/01/22	\$68,500	WD	03-ARM'S LENGTH	\$68,500	\$60,563	\$2,990	\$65,510	\$202,722	0.323	2,512	\$26.08	5R502	TWO FAMILY FLAT
12001602	2973 MONTGOMERY	05/25/22	\$40,000	OTH	03-ARM'S LENGTH	\$40,000	\$44,649	\$2,451	\$37,549	\$148,585	0.253	1,424	\$26.37	5R502	SINGLE FAMILY
10001117	2653 LOTHROP	11/04/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$55,085	\$1,722	\$48,278	\$187,898	0.257	1,799	\$26.84	5R502	SINGLE FAMILY
10001052	2321 W GRAND BLVD	04/14/23	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$56,553	\$5,307	\$61,693	\$180,444	0.342	2,208	\$27.94	5R502	SINGLE FAMILY
12002198	3274 BLAINE	06/10/22	\$38,000	QCD	03-ARM'S LENGTH	\$38,000	\$35,183	\$2,381	\$35,619	\$115,500	0.308	1,269	\$28.07	5R502	SINGLE FAMILY
14003322	4044 CLAIRMOUNT	01/12/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$49,779	\$2,275	\$62,725	\$167,268	0.375	2,208	\$28.41	5R502	TWO FAMILY FLAT
12001274	3007 NORTHWESTERN	02/05/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$51,606	\$1,881	\$63,119	\$175,088	0.360	2,216	\$28.48	5R502	TWO FAMILY FLAT
14002861	4094 W EUCLID	03/22/24	\$71,400	WD	03-ARM'S LENGTH	\$71,400	\$35,449	\$1,740	\$69,660	\$118,694	0.587	2,416	\$28.83	5R502	TWO FAMILY FLAT
14006386	7619 DEXTER	07/25/22	\$65,000	QC	03-ARM'S LENGTH	\$65,000	\$51,234	\$2,107	\$62,893	\$172,982	0.364	2,172	\$28.96	5R502	SINGLE FAMILY
14006386	7619 DEXTER	06/15/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$51,234	\$2,107	\$62,893	\$172,982	0.364	2,172	\$28.96	5R502	SINGLE FAMILY
14002902	3819 W PHILADELPHIA	08/05/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$57,992	\$1,650	\$78,350	\$198,387	0.395	2,640	\$29.68	5R502	TWO FAMILY FLAT
14003060	3757 BLAINE	06/20/23	\$73,190	WD	03-ARM'S LENGTH	\$73,190	\$69,105	\$2,416	\$70,774	\$234,820	0.301	2,362	\$29.96	5R502	TWO FAMILY FLAT
14003077	4051 BLAINE	05/06/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$73,394	\$2,416	\$77,584	\$249,923	0.310	2,498	\$31.06	5R502	TWO FAMILY FLAT
12001338	3000 NORTHWESTERN	10/31/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$48,104	\$3,318	\$41,682	\$157,697	0.264	1,341	\$31.08	5R502	SINGLE FAMILY
14003182	4060 GLADSTONE	11/10/22	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$45,189	\$2,582	\$50,418	\$150,025	0.336	1,617	\$31.18	5R502	SINGLE FAMILY
14002918	4107 W PHILADELPHIA	02/17/23	\$74,500	WD	03-ARM'S LENGTH	\$74,500	\$64,063	\$1,811	\$72,689	\$219,197	0.332	2,316	\$31.39	5R502	TWO FAMILY FLAT
14002669	3795 VICKSBURG	06/22/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$41,818	\$1,829	\$53,171	\$140,806	0.378	1,679	\$31.67	5R502	SINGLE FAMILY
14006396	7439 DEXTER	03/05/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$62,140	\$2,195	\$77,805	\$211,074	0.369	2,456	\$31.68	5R502	SINGLE FAMILY
10001523	2723 VICKSBURG	03/29/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$33,478	\$2,486	\$32,514	\$109,127	0.298	1,008	\$32.26	5R502	SINGLE FAMILY
14002875	3820 W EUCLID	06/08/22	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$55,409	\$1,590	\$75,910	\$189,504	0.401	2,322	\$32.69	5R502	TWO FAMILY FLAT
14002873	4012 W EUCLID	05/20/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$66,034	\$1,811	\$68,189	\$226,137	0.302	2,078	\$32.81	5R502	TWO FAMILY FLAT
12001826	3320 VIRGINIA PARK	03/27/24	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$42,969	\$3,090	\$50,910	\$140,419	0.363	1,550	\$32.85	5R502	SINGLE FAMILY
14003196	3788 GLADSTONE	08/04/23	\$45,000	LC	03-ARM'S LENGTH	\$45,000	\$44,057	\$2,346	\$42,654	\$146,870	0.290	1,286	\$33.17	5R502	SINGLE FAMILY
14006344	8519 DEXTER	07/21/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$43,083	\$2,731	\$57,269	\$142,085	0.403	1,726	\$33.18	5R502	SINGLE FAMILY
10001331	2256 N LA SALLE GARDENS	02/21/23	\$76,000	DD	03-ARM'S LENGTH	\$76,000	\$60,992	\$3,837	\$72,163	\$201,250	0.359	2,168	\$33.29	5R502	SINGLE FAMILY
12001730	3358 VICKSBURG	03/21/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$66,239	\$2,379	\$92,621	\$224,859	0.412	2,754	\$33.63	5R502	MULTI DWELLING
14002565	4075 COLUMBUS	01/23/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$44,992	\$1,758	\$58,242	\$152,232	0.383	1,684	\$34.59	5R502	SINGLE FAMILY
10001272	2550 S LA SALLE GARDENS	07/10/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$52,840	\$3,248	\$61,752	\$174,620	0.354	1,750	\$35.29	5R502	SINGLE FAMILY
14002458	3770 NORTHWESTERN	05/17/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$40,080	\$1,846	\$53,154	\$134,627	0.395	1,502	\$35.39	5R502	SINGLE FAMILY
10001185	2233 LAMOTHE	01/23/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$56,882	\$3,116	\$66,884	\$189,317	0.353	1,864	\$35.88	5R502	SINGLE FAMILY
10002094	2454 GLADSTONE	02/08/24	\$90,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$58,965	\$4,680	\$85,320	\$184,095	0.463	2,298	\$37.13	5R502	TWO FAMILY FLAT
12001340	2982 NORTHWESTERN	12/08/22	\$55,000	PTA	03-ARM'S LENGTH	\$55,000	\$48,037	\$2,642	\$52,358	\$159,842	0.328	1,410	\$37.13	5R502	SINGLE FAMILY

10001825	2436 W PHILADELPHIA	04/27/22	\$160,000	PTA	03-ARM'S LENGTH	\$160,000	\$85,051	\$2,635	\$157,365	\$290,197	0.542	4,216	\$37.33	5R502	LARGE FLATS
10002361	2215 CLAIRMOUNT	10/05/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$12,148	\$1,967	\$98,033	\$266,891	0.367	2,626	\$37.33	5R502	TWO FAMILY FLAT
10001570	2541 VIRGINIA PARK	07/27/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$52,973	\$3,870	\$61,130	\$172,898	0.354	1,570	\$38.94	5R502	SINGLE FAMILY
14002918	4107 W PHILADELPHIA	09/06/23	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$64,063	\$1,811	\$90,189	\$219,197	0.411	2,316	\$38.94	5R502	TWO FAMILY FLAT
14003059	3751 BLAINE	03/14/24	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$75,627	\$2,345	\$102,655	\$258,035	0.398	2,524	\$40.67	5R502	SINGLE FAMILY
10002279	2455 TAYLOR	10/06/22	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$76,509	\$2,055	\$110,445	\$262,162	0.421	2,700	\$40.91	5R502	TWO FAMILY FLAT
10002245	2302 HAZELWOOD	10/19/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$92,597	\$2,759	\$127,241	\$316,331	0.402	3,110	\$40.91	5R502	SINGLE FAMILY
10001723	2506 W EUCLID	02/28/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$73,877	\$3,007	\$121,993	\$249,542	0.489	2,949	\$41.37	5R502	TWO FAMILY FLAT
14007544	9075 N MARTINDALE	04/13/22	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$45,828	\$2,398	\$56,602	\$152,923	0.370	1,321	\$42.85	5R502	SINGLE FAMILY
10001599	2694 VIRGINIA PARK	05/09/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$38,603	\$1,986	\$68,014	\$128,933	0.528	1,579	\$43.07	5R502	SINGLE FAMILY
12002530	3323 TAYLOR	07/21/22	\$69,000	MLC	03-ARM'S LENGTH	\$69,000	\$52,107	\$2,311	\$66,689	\$175,338	0.380	1,546	\$43.14	5R502	SINGLE FAMILY
12002260	3223 CARTER	04/26/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$50,078	\$2,224	\$62,776	\$168,500	0.373	1,440	\$43.59	5R502	SINGLE FAMILY
10001553	2265 VIRGINIA PARK	05/27/22	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$47,355	\$2,916	\$64,584	\$156,475	0.413	1,475	\$43.79	5R502	SINGLE FAMILY
14003150	3786 CARTER	08/16/23	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$60,550	\$2,345	\$121,655	\$204,947	0.594	2,756	\$44.14	5R502	TWO FAMILY FLAT
12001348	2920 NORTHWESTERN	03/01/24	\$0	MLC	03-ARM'S LENGTH	\$57,000	\$32,628	\$2,926	\$54,074	\$104,585	0.517	1,199	\$45.10	5R502	SINGLE FAMILY
10001106	2503 LOTHROP	02/27/23	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$77,860	\$3,443	\$146,557	\$262,032	0.559	3,226	\$45.43	5R502	MULTI DWELLING
12001619	3239 MONTGOMERY	05/22/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$41,549	\$2,558	\$62,442	\$137,292	0.455	1,354	\$46.12	5R502	SINGLE FAMILY
14006629	8550 QUINCY	08/10/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$71,411	\$1,811	\$123,189	\$245,070	0.503	2,668	\$46.17	5R502	TWO FAMILY FLAT
14002873	4012 W EUCLID	09/29/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$66,034	\$1,811	\$98,189	\$226,137	0.434	2,078	\$47.25	5R502	TWO FAMILY FLAT
10001641	2246 VIRGINIA PARK	12/07/23	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$83,589	\$4,966	\$113,034	\$276,842	0.408	2,342	\$48.26	5R502	SINGLE FAMILY
12002454	3316 HAZELWOOD	01/25/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$45,446	\$2,398	\$72,602	\$151,577	0.479	1,488	\$48.79	5R502	SINGLE FAMILY
10001834	2256 W PHILADELPHIA	06/16/23	\$130,000	DD	03-ARM'S LENGTH	\$130,000	\$61,724	\$2,696	\$127,304	\$207,845	0.612	2,592	\$49.11	5R502	TWO FAMILY FLAT
14002991	3779 PINGREE	07/14/22	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$54,570	\$1,732	\$126,768	\$186,049	0.681	2,520	\$50.30	5R502	TWO FAMILY FLAT
14007841-61	8983 BEVERLY	06/29/23	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$55,728	\$2,811	\$135,189	\$186,327	0.726	2,458	\$55.00	5R502	TWO FAMILY FLAT
10001835	2250 W PHILADELPHIA	09/08/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,605	\$2,748	\$162,252	\$235,412	0.689	2,850	\$56.93	5R502	TWO FAMILY FLAT
12002466	3236 HAZELWOOD	03/06/24	\$78,580	PTA	03-ARM'S LENGTH	\$78,580	\$42,671	\$1,619	\$76,961	\$144,549	0.532	1,330	\$57.87	5R502	SINGLE FAMILY
12001242	3026 LOTHROP	11/08/22	\$122,000	WD	03-ARM'S LENGTH	\$122,000	\$57,954	\$1,793	\$120,207	\$197,750	0.608	2,054	\$58.52	5R502	TWO FAMILY FLAT
10001556	2291 VIRGINIA PARK	06/23/23	\$109,200	WD	03-ARM'S LENGTH	\$109,200	\$56,728	\$2,916	\$106,284	\$189,479	0.561	1,758	\$60.46	5R502	SINGLE FAMILY
12001337	3006 NORTHWESTERN	08/16/22	\$151,000	WD	03-ARM'S LENGTH	\$151,000	\$69,929	\$2,713	\$148,287	\$236,676	0.627	2,350	\$63.10	5R502	TWO FAMILY FLAT
12001702	3023 VICKSBURG	05/18/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$39,899	\$1,832	\$88,168	\$134,039	0.658	1,324	\$66.59	5R502	SINGLE FAMILY
12002459	3284 HAZELWOOD	02/01/23	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$7,814	\$1,722	\$106,278	\$159,710	0.665	1,568	\$67.78	5R502	SINGLE FAMILY
14002792	3808 VIRGINIA PARK	01/26/24	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$68,447	\$2,501	\$167,499	\$232,204	0.721	2,442	\$68.59	5R502	TWO FAMILY FLAT
10001623	2454 VIRGINIA PARK	07/14/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$60,159	\$3,870	\$146,130	\$198,201	0.737	2,050	\$71.28	5R502	SINGLE FAMILY
12002122	3044 PINGREE	01/25/24	\$96,000	WD	03-ARM'S LENGTH	\$96,000	\$42,345	\$1,619	\$94,381	\$143,401	0.658	1,300	\$72.60	5R502	SINGLE FAMILY
14003238	3814 HAZELWOOD	07/07/22	\$153,000	WD	03-ARM'S LENGTH	\$153,000	\$9,426	\$1,670	\$151,330	\$203,205	0.745	2,019	\$74.95	5R502	SINGLE FAMILY
14007373	8795 ARCADIA	08/05/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$47,228	\$2,503	\$117,497	\$157,482	0.746	1,320	\$89.01	5R502	SINGLE FAMILY
12002510	3019 TAYLOR	02/01/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$56,705	\$2,556	\$137,444	\$190,666	0.721	1,534	\$89.60	5R502	SINGLE FAMILY
10001214	2510 LAMOTHE	12/02/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$121,307	\$3,624	\$296,376	\$414,377	0.715	2,565	\$115.55	5R502	SINGLE FAMILY
5R502		Totals:	\$9,632,690			\$9,732,190	\$8,094,822		\$9,350,991	\$27,576,710			\$29.28		
		Avg SP:	\$62,146							E.C.F. =>	0.339				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
27180202	2315 CHICAGO	07/08/22	\$395,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$395,000	\$456,072	\$13,866	\$381,134	\$505,118	0.755	3,622	\$105.23	5R503	SINGLE FAMILY
6002602	1475 W BOSTON	04/07/22	\$546,000	WD	03-ARM'S LENGTH	\$546,000	\$507,032	\$20,156	\$525,844	\$574,146	0.916	4,638	\$113.38	5R503	SINGLE FAMILY
27230198	2200 CHICAGO	09/08/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$430,889	\$848	\$424,152	\$507,124	0.836	3,344	\$126.84	5R503	SINGLE FAMILY
8003108	1726 W BOSTON	05/01/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$390,417	\$20,077	\$374,923	\$436,722	0.858	2,942	\$127.44	5R503	SINGLE FAMILY
6002606	1519 W BOSTON	08/03/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$358,404	\$19,785	\$315,215	\$399,315	0.789	2,461	\$128.08	5R503	SINGLE FAMILY
8003086	2067 W BOSTON	04/25/22	\$347,500	WD	03-ARM'S LENGTH	\$347,500	\$266,003	\$18,432	\$329,068	\$291,947	1.127	2,511	\$131.05	5R503	SINGLE FAMILY
27200044	2424 CHICAGO	06/10/22	\$468,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$468,000	\$359,071	\$20,376	\$447,624	\$375,376	1.192	3,164	\$141.47	5R503	SINGLE FAMILY
27240898	1745 W BOSTON	08/14/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$423,109	\$4,961	\$445,039	\$493,099	0.903	3,136	\$141.91	5R503	SINGLE FAMILY
10002758	2235 W BOSTON	05/26/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$382,022	\$16,577	\$398,423	\$430,949	0.925	2,668	\$149.33	5R503	SINGLE FAMILY
6002606	1519 W BOSTON	03/24/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$358,404	\$19,785	\$370,215	\$399,315	0.927	2,461	\$150.43	5R503	SINGLE FAMILY
27163013	2294 CHICAGO	05/05/22	\$526,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$526,000	\$439,523	\$16,439	\$509,561	\$479,534	1.063	3,372	\$151.12	5R503	SINGLE FAMILY
27240926	1405 CHICAGO	07/14/23	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$401,174	\$0	\$515,000	\$473,083	1.089	3,248	\$158.56	5R503	SINGLE FAMILY
27220778	1675 CHICAGO	12/08/23	\$475,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$475,000	\$394,941	\$15,807	\$459,193	\$431,741	1.064	2,861	\$160.50	5R503	SINGLE FAMILY
27240602	2315 W BOSTON	07/21/23	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$451,911	\$848	\$459,152	\$531,914	0.863	2,850	\$161.11	5R503	SINGLE FAMILY
27240926	1405 CHICAGO	02/14/23	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$401,174	\$0	\$525,000	\$473,083	1.110	3,248	\$161.64	5R503	SINGLE FAMILY
10002719	2464 CHICAGO	02/28/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$261,835	\$20,880	\$444,120	\$366,089	1.213	2,650	\$167.59	5R503	SINGLE FAMILY
27240737	1515 CHICAGO	11/15/23	\$630,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$630,000	\$610,773	\$15,883	\$614,117	\$686,170	0.895	3,433	\$178.89	5R503	SINGLE FAMILY
10002727	2304 CHICAGO	12/01/23	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$363,589	\$16,439	\$482,561	\$409,375	1.179	2,544	\$189.69	5R503	SINGLE FAMILY
6002603	1485 W BOSTON	11/27/23	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$430,560	\$18,172	\$601,828	\$486,307	1.238	3,164	\$190.21	5R503	SINGLE FAMILY
27240920	2304 CHICAGO	12/01/23	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$347,783	\$633	\$498,367	\$409,375	1.217	2,544	\$195.90	5R503	SINGLE FAMILY
27240700	2081 CHICAGO	09/07/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$166,809	\$364	\$499,636	\$436,173	1.145	2,389	\$209.14	5R503	SINGLE FAMILY
27230446	2522 W BOSTON	10/03/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$263,318	\$848	\$619,152	\$475,979	1.301	2,803	\$220.89	5R503	SINGLE FAMILY
5R503		Totals:	\$10,500,500			\$10,500,500	\$8,464,813		\$10,239,324	\$10,071,932				\$157.29	
		Avg SP:	\$477,295							E.C.F. =>	1.017				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
10002479	2281 ATKINSON	05/12/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$156,065	\$12,305	\$147,695	\$169,329	0.872	2,103	\$70.23	5R504	SINGLE FAMILY
8002752	1615 ATKINSON	03/15/24	\$150,000	PTA	03-ARM'S LENGTH	\$150,000	\$206,253	\$10,331	\$139,669	\$230,768	0.605	1,890	\$73.90	5R504	SINGLE FAMILY
10002586	2506 EDISON	05/11/23	\$170,000	DD	03-ARM'S LENGTH	\$170,000	\$182,854	\$12,227	\$157,773	\$200,974	0.785	1,838	\$85.84	5R504	SINGLE FAMILY
27230264	1935 EDISON	04/29/22	\$245,000	PTA	03-ARM'S LENGTH	\$245,000	\$272,281	\$848	\$244,152	\$319,709	0.764	2,791	\$87.48	5R504	SINGLE FAMILY
8002838	1651 EDISON	06/30/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$165,901	\$12,399	\$177,601	\$180,803	0.982	2,019	\$87.96	5R504	SINGLE FAMILY
8002783	2033 ATKINSON	03/29/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$230,640	\$12,477	\$177,523	\$256,965	0.691	1,990	\$89.21	5R504	SINGLE FAMILY
10002642	2535 LONGFELLOW	09/05/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$336,845	\$13,589	\$236,411	\$380,749	0.621	2,342	\$100.94	5R504	SINGLE FAMILY
27240549	1652 EDISON	01/20/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$297,352	\$771	\$259,229	\$349,330	0.742	2,435	\$106.46	5R504	SINGLE FAMILY
27220301	2320 LONGFELLOW	11/02/22	\$308,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$308,000	\$371,149	\$14,780	\$293,220	\$403,342	0.727	2,482	\$118.14	5R504	SINGLE FAMILY
8002933	1925 LONGFELLOW	12/03/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$315,273	\$16,050	\$373,950	\$352,442	1.061	3,144	\$118.94	5R504	SINGLE FAMILY
8002827	1634 ATKINSON	03/28/24	\$197,000	WD	03-ARM'S LENGTH	\$197,000	\$140,230	\$10,924	\$186,076	\$152,304	1.222	1,470	\$126.58	5R504	SINGLE FAMILY
27190236	2414 ATKINSON	10/03/22	\$255,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$255,000	\$225,852	\$12,399	\$242,601	\$236,813	1.024	1,908	\$127.15	5R504	SINGLE FAMILY
27230080	2024 EDISON	10/14/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$443,534	\$848	\$459,152	\$521,421	0.881	3,570	\$128.61	5R504	SINGLE FAMILY
8002789	2085 ATKINSON	05/25/22	\$325,000	PTA	03-ARM'S LENGTH	\$325,000	\$279,654	\$15,590	\$309,410	\$311,029	0.995	2,404	\$128.71	5R504	SINGLE FAMILY
27240953	2491 LONGFELLOW	12/13/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$312,343	\$77	\$439,923	\$367,804	1.196	3,414	\$128.86	5R504	SINGLE FAMILY
8002922	1691 LONGFELLOW	06/13/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$314,288	\$12,399	\$302,601	\$355,582	0.851	2,310	\$131.00	5R504	SINGLE FAMILY
10002548	2225 EDISON	09/14/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$351,450	\$14,780	\$335,220	\$396,549	0.845	2,482	\$135.06	5R504	SINGLE FAMILY
27230302	2270 EDISON	05/18/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$356,641	\$848	\$369,152	\$419,073	0.881	2,632	\$140.26	5R504	SINGLE FAMILY
10002472	2221 ATKINSON	04/29/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$307,032	\$13,669	\$291,331	\$345,539	0.843	2,074	\$140.47	5R504	SINGLE FAMILY
27240923	2400 EDISON	12/28/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$285,168	\$848	\$364,152	\$334,888	1.087	2,536	\$143.59	5R504	SINGLE FAMILY
27130246	2427 EDISON	01/16/24	\$315,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$315,000	\$381,524	\$13,374	\$301,626	\$417,875	0.722	2,074	\$145.43	5R504	SINGLE FAMILY
27230079	2285 ATKINSON	07/07/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$186,856	\$605	\$314,395	\$219,377	1.433	2,098	\$149.85	5R504	SINGLE FAMILY
6002506	1448 LONGFELLOW	11/22/23	\$428,000	WD	03-ARM'S LENGTH	\$428,000	\$360,919	\$13,512	\$414,488	\$409,196	1.013	2,560	\$161.91	5R504	SINGLE FAMILY
27230065	1459 LONGFELLOW	09/02/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$296,575	\$0	\$350,000	\$349,323	1.002	2,128	\$164.47	5R504	SINGLE FAMILY
27220021	2494 ATKINSON	05/17/23	\$285,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$285,000	\$287,368	\$12,695	\$272,305	\$311,455	0.874	1,623	\$167.78	5R504	SINGLE FAMILY
8002767	1731 ATKINSON	07/24/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$271,272	\$10,415	\$499,585	\$307,252	1.626	2,924	\$170.86	5R504	TWO FAMILY FLAT
6002405	1427 EDISON	06/03/22	\$429,000	WD	03-ARM'S LENGTH	\$429,000	\$315,032	\$11,628	\$417,372	\$357,366	1.168	2,414	\$172.90	5R504	SINGLE FAMILY
8002842	1683 EDISON	02/02/24	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$260,577	\$12,399	\$329,601	\$292,318	1.128	1,896	\$173.84	5R504	SINGLE FAMILY
8002884	1970 EDISON	01/18/23	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$338,310	\$13,589	\$406,411	\$382,475	1.063	2,299	\$176.78	5R504	SINGLE FAMILY
27240997	2544 LONGFELLOW	04/25/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$281,168	\$848	\$354,152	\$330,177	1.073	1,994	\$177.61	5R504	SINGLE FAMILY
27240979	2324 EDISON	04/24/23	\$467,000	WD	03-ARM'S LENGTH	\$467,000	\$364,503	\$848	\$466,152	\$428,333	1.088	2,624	\$177.65	5R504	SINGLE FAMILY
6002512	1258 LONGFELLOW	03/02/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$346,241	\$14,509	\$435,491	\$390,733	1.115	2,451	\$177.68	5R504	SINGLE FAMILY
6002454	1166 EDISON	09/09/22	\$359,000	PTA	03-ARM'S LENGTH	\$359,000	\$214,033	\$12,806	\$346,194	\$237,016	1.461	1,922	\$180.12	5R504	SINGLE FAMILY
27230025	1610 LONGFELLOW	04/27/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$271,835	\$0	\$380,000	\$320,183	1.187	2,093	\$181.56	5R504	SINGLE FAMILY
8002951	2060 LONGFELLOW	03/24/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$365,051	\$14,780	\$490,220	\$412,569	1.188	2,578	\$190.16	5R504	SINGLE FAMILY
27240687	2509 LONGFELLOW	05/04/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$327,047	\$77	\$449,923	\$385,124	1.168	2,353	\$191.21	5R504	SINGLE FAMILY
27240955	1965 EDISON	04/26/23	\$420,000	QC	03-ARM'S LENGTH	\$420,000	\$362,114	\$848	\$419,152	\$425,519	0.985	2,171	\$193.07	5R504	SINGLE FAMILY
27240919	1924 LONGFELLOW	09/07/23	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$485,433	\$848	\$614,152	\$570,772	1.076	2,933	\$209.39	5R504	SINGLE FAMILY
27240633	2235 EDISON	08/23/23	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$343,301	\$848	\$544,152	\$403,360	1.349	2,488	\$218.71	5R504	SINGLE FAMILY

5R504 Totals: \$13,635,000 \$13,635,000 \$11,609,964 \$13,312,212 \$13,235,834 \$144.88
Avg SP: \$349,615 E.C.F. => 1.006

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
6002307	1121 ATKINSON	05/03/22	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$225,516	\$13,354	\$278,646	\$226,186	1.232	2,000	\$139.32	5R505	SINGLE FAMILY
6002374	1170 ATKINSON	10/24/22	\$366,500	PTA	03-ARM'S LENGTH	\$366,500	\$349,087	\$13,440	\$353,060	\$357,833	0.987	2,190	\$161.21	5R505	SINGLE FAMILY
6002372	1188 ATKINSON	04/22/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$244,595	\$13,197	\$321,803	\$246,693	1.304	1,867	\$172.36	5R505	SINGLE FAMILY
27210120	1493 ATKINSON	08/12/22	\$362,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$362,000	\$330,894	\$13,449	\$348,551	\$324,090	1.075	1,929	\$180.69	5R505	SINGLE FAMILY
5R505		Totals:	\$1,355,500			\$1,355,500	\$1,150,092		\$1,302,060	\$1,154,801			\$163.40		
		Avg SP:	\$338,875							E.C.F. =>	1.128				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
10008705	7370 LASALLE	12/28/23	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$192,358	\$16,337	\$142,663	\$245,839	0.580	3,610	\$39.52	5R506	SINGLE FAMILY
10008705	7370 LASALLE	06/28/22	\$174,500	PTA	03-ARM'S LENGTH	\$174,500	\$192,358	\$16,337	\$158,163	\$245,839	0.643	3,610	\$43.81	5R506	SINGLE FAMILY
10008771	9114 LASALLE	04/22/22	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$269,949	\$11,309	\$230,691	\$361,229	0.639	2,504	\$92.13	5R506	SINGLE FAMILY
10008852	8521 LASALLE	09/07/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$181,053	\$10,682	\$239,318	\$237,948	1.006	1,637	\$146.19	5R506	SINGLE FAMILY
27210494	8530 LASALLE	04/20/23	\$349,900	WD	19-MULTI PARCEL ARM'S LENGTH	\$349,900	\$276,415	\$11,057	\$338,843	\$359,070	0.944	1,967	\$172.26	5R506	SINGLE FAMILY
10008771	9114 LASALLE	04/12/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$269,949	\$11,309	\$488,691	\$431,287	1.133	2,504	\$195.16	5R506	SINGLE FAMILY
5R506		Totals:	\$1,675,400			\$1,675,400	\$1,382,082		\$1,598,369	\$1,881,213			\$114.85		
		Avg SP:	\$279,233							E.C.F. =>	0.850				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
6003035	1435 BURLINGAME	08/08/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$16,580	\$2,775	\$27,225	\$45,114	0.603	3,462	\$7.86	5R507	TWO FAMILY FLAT
2001561	88 CALVERT	04/21/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$43,609	\$3,340	\$26,660	\$131,598	0.203	1,560	\$17.09	5R507	SINGLE FAMILY
4002912	925 COLLINGWOOD	10/30/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$41,336	\$3,453	\$26,547	\$123,801	0.214	1,552	\$17.11	5R507	SINGLE FAMILY
4002905	865 COLLINGWOOD	12/20/23	\$46,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$46,000	\$42,348	\$10,185	\$35,815	\$86,095	0.416	1,568	\$22.84	5R507	SINGLE FAMILY
4002988	878 LAWRENCE	10/06/22	\$58,000	PTA	03-ARM'S LENGTH	\$58,000	\$81,797	\$4,411	\$53,589	\$252,895	0.212	1,785	\$30.02	5R507	SINGLE FAMILY
6002932	1419 LAWRENCE	09/28/22	\$93,000	WD	03-ARM'S LENGTH	\$93,000	\$91,452	\$2,200	\$90,800	\$291,673	0.311	3,024	\$30.03	5R507	TWO FAMILY FLAT
6003003	1186 LAWRENCE	06/21/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$52,889	\$2,529	\$67,471	\$164,575	0.410	2,218	\$30.42	5R507	TWO FAMILY FLAT
6002889	1452 COLLINGWOOD	12/29/22	\$72,500	WD	03-ARM'S LENGTH	\$72,500	\$50,038	\$2,097	\$70,403	\$156,670	0.449	2,016	\$34.92	5R507	TWO FAMILY FLAT
4003123	938 WEBB	03/03/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$75,273	\$3,956	\$71,044	\$233,062	0.305	1,802	\$39.43	5R507	SINGLE FAMILY
2001537	49 CALVERT	11/07/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$76,553	\$2,582	\$102,418	\$241,735	0.424	2,532	\$40.45	5R507	SINGLE FAMILY
4002865	684 CALVERT	10/09/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$62,955	\$5,842	\$69,158	\$186,644	0.371	1,554	\$44.50	5R507	SINGLE FAMILY
4003144	698 WEBB	01/03/24	\$108,300	WD	03-ARM'S LENGTH	\$108,300	\$91,508	\$3,981	\$104,319	\$286,036	0.365	2,082	\$50.11	5R507	SINGLE FAMILY
4002766	956 GLYNN	06/22/23	\$97,000	WD	03-ARM'S LENGTH	\$97,000	\$46,232	\$2,433	\$94,567	\$143,134	0.661	1,692	\$55.89	5R507	SINGLE FAMILY
5R507		Totals:	\$889,800			\$889,800	\$772,570		\$840,016	\$2,343,033			\$32.36		
		Avg SP:	\$68,446								E.C.F. =>		0.359		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
27210118	874 CHICAGO	04/15/22	\$682,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$682,000	\$488,049	\$14,917	\$667,083	\$520,108	1.283	4,021	\$165.90	5R508	SINGLE FAMILY
27061573	1120 CHICAGO	06/30/22	\$565,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$565,000	\$594,948	\$18,133	\$546,867	\$634,145	0.862	3,262	\$167.65	5R508	SINGLE FAMILY
27230429	101 CHICAGO	09/22/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$508,644	\$1,552	\$598,448	\$575,587	1.040	3,473	\$172.31	5R508	SINGLE FAMILY
27230484	841 W BOSTON	09/29/22	\$849,900	WD	03-ARM'S LENGTH	\$849,900	\$755,782	\$3,997	\$845,903	\$853,331	0.991	4,353	\$194.33	5R508	SINGLE FAMILY
5R508		Totals:	\$2,696,900			\$2,696,900	\$2,347,423		\$2,658,301	\$2,583,171			\$175.05		
		Avg SP:	\$674,225							E.C.F. =>	1.029				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
4002618	932 EDISON	06/16/22	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$97,099	\$13,660	\$111,340	\$111,252	1.001	1,929	\$57.72	5R509	SINGLE FAMILY
4002602	859 EDISON	09/11/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$240,600	\$9,766	\$150,234	\$307,779	0.488	2,159	\$69.58	5R509	SINGLE FAMILY
4002670	834 LONGFELLOW	09/02/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$152,428	\$10,442	\$204,558	\$189,315	1.081	2,221	\$92.10	5R509	SINGLE FAMILY
2001465	73 EDISON	10/06/22	\$329,000	WD	03-ARM'S LENGTH	\$329,000	\$335,936	\$13,723	\$315,277	\$429,617	0.734	2,758	\$114.31	5R509	SINGLE FAMILY
2001472	140 EDISON	03/31/23	\$850,000	WD	03-ARM'S LENGTH	\$850,000	\$915,043	\$45,641	\$804,359	\$1,159,203	0.694	6,543	\$122.93	5R509	SINGLE FAMILY
27240767	708 LONGFELLOW	01/06/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$236,901	\$0	\$385,000	\$406,986	0.946	2,588	\$148.76	5R509	SINGLE FAMILY
27230200	22 EDISON	02/20/24	\$490,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$490,000	\$373,709	\$22,747	\$467,253	\$438,467	1.066	3,051	\$153.15	5R509	SINGLE FAMILY
2001443	121 ATKINSON	11/22/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$280,563	\$12,489	\$437,511	\$351,646	1.244	2,803	\$156.09	5R509	SINGLE FAMILY
4002601	849 EDISON	05/31/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$215,222	\$9,843	\$330,157	\$273,839	1.206	1,947	\$169.57	5R509	SINGLE FAMILY
2001462	10 ATKINSON	11/09/23	\$407,000	WD	03-ARM'S LENGTH	\$407,000	\$323,581	\$15,148	\$391,852	\$411,244	0.953	2,203	\$177.87	5R509	SINGLE FAMILY
5R509		Totals:	\$3,751,000			\$3,751,000	\$3,171,082		\$3,597,541	\$4,079,347			\$126.21		
		Avg SP:	\$375,100							E.C.F. =>	0.882				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
8009162	7446 HANOVER	01/12/24	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$25,866	\$2,591	\$8,409	\$67,269	0.125	1,284	\$6.55	5R510	SINGLE FAMILY
6002287	1256 CLAIRMOUNT	10/20/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$63,063	\$3,622	\$26,378	\$171,795	0.154	3,490	\$7.56	5R510	LARGE FLATS
8002410	1675 GLADSTONE	03/04/24	\$22,000	QC	03-ARM'S LENGTH	\$22,000	\$12,830	\$2,316	\$19,684	\$30,387	0.648	2,436	\$8.08	5R510	TWO FAMILY FLAT
8002522	2073 HAZELWOOD	10/17/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$76,715	\$3,892	\$26,108	\$210,471	0.124	3,090	\$8.45	5R510	TWO FAMILY FLAT
8002011	2070 VIRGINIA PARK	10/17/23	\$33,700	PTA	03-ARM'S LENGTH	\$33,700	\$45,438	\$4,817	\$28,883	\$117,402	0.246	2,774	\$10.41	5R510	TWO FAMILY FLAT
8002562	1630 HAZELWOOD	12/12/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$48,093	\$3,012	\$26,988	\$130,292	0.207	2,526	\$10.68	5R510	SINGLE FAMILY
8002387	1668 BLAINE	03/15/24	\$25,000	PTA	03-ARM'S LENGTH	\$25,000	\$10,670	\$2,391	\$22,609	\$23,928	0.945	1,926	\$11.74	5R510	TWO FAMILY FLAT
6002278	1470 CLAIRMOUNT	01/18/24	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$37,223	\$2,791	\$17,209	\$99,514	0.173	1,308	\$13.16	5R510	SINGLE FAMILY
8002459	1960 GLADSTONE	07/21/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$68,519	\$3,542	\$36,458	\$187,795	0.194	2,560	\$14.24	5R510	TWO FAMILY FLAT
8002464	1928 GLADSTONE	09/08/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$71,451	\$4,125	\$35,875	\$194,584	0.184	2,406	\$14.91	5R510	TWO FAMILY FLAT
8002708	2058 CLAIRMOUNT	06/02/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$79,362	\$3,867	\$51,133	\$218,194	0.234	2,854	\$17.92	5R510	TWO FAMILY FLAT
6001849	1259 W EUCLID	03/21/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$28,659	\$2,412	\$22,588	\$75,858	0.298	972	\$23.24	5R510	SINGLE FAMILY
6002016	1249 PINGREE	01/05/24	\$40,500	WD	03-ARM'S LENGTH	\$40,500	\$51,730	\$3,141	\$37,359	\$140,431	0.266	1,437	\$26.00	5R510	SINGLE FAMILY
8002024	1968 VIRGINIA PARK	06/16/22	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$52,636	\$3,792	\$73,208	\$141,168	0.519	2,764	\$26.49	5R510	TWO FAMILY FLAT
8002222	1667 PINGREE	03/25/24	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,659	\$2,187	\$47,813	\$140,092	0.341	1,792	\$26.68	5R510	TWO FAMILY FLAT
6002006	1169 PINGREE	07/21/22	\$51,900	WD	03-ARM'S LENGTH	\$51,900	\$65,220	\$3,121	\$48,779	\$179,477	0.272	1,701	\$28.68	5R510	SINGLE FAMILY
8009175	7530 HANOVER	10/31/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$59,462	\$2,662	\$67,338	\$164,162	0.410	1,628	\$41.36	5R510	TWO FAMILY FLAT
8002438	2061 GLADSTONE	05/16/22	\$137,500	WD	03-ARM'S LENGTH	\$137,500	\$114,544	\$7,862	\$129,638	\$298,962	0.434	3,000	\$43.21	5R510	TWO FAMILY FLAT
8002541	1952 HAZELWOOD	10/14/22	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$97,011	\$3,617	\$116,383	\$269,925	0.431	2,678	\$43.46	5R510	TWO FAMILY FLAT
8002122	1644 W EUCLID	07/21/23	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$62,141	\$2,240	\$65,760	\$173,124	0.380	1,425	\$46.15	5R510	SINGLE FAMILY
8002560	1642 HAZELWOOD	03/08/24	\$138,000	PTA	03-ARM'S LENGTH	\$138,000	\$67,656	\$3,546	\$134,454	\$185,289	0.726	2,532	\$53.10	5R510	TWO FAMILY FLAT
8002419	1923 GLADSTONE	04/29/22	\$139,900	WD	03-ARM'S LENGTH	\$139,900	\$63,884	\$3,953	\$135,947	\$173,211	0.785	2,412	\$56.36	5R510	TWO FAMILY FLAT
6002274	1494 CLAIRMOUNT	09/30/22	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$93,918	\$2,866	\$186,134	\$263,156	0.707	2,640	\$70.51	5R510	TWO FAMILY FLAT
6001867	1505 W EUCLID	07/21/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$80,218	\$2,311	\$217,689	\$225,165	0.967	2,294	\$94.89	5R510	TWO FAMILY FLAT
5R510		Totals:	\$1,663,500			\$1,663,500	\$1,426,968		\$1,582,824	\$3,881,650			\$29.33		
		Avg SP:	\$69,313							E.C.F. =>	0.408				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
4002001	661 W PHILADELPHIA	01/25/24	\$67,500	WD	03-ARM'S LENGTH	\$67,500	\$80,603	\$6,661	\$60,839	\$120,820	0.504	2,442	\$24.91	5R511	SINGLE FAMILY
4002124	882 PINGREE	04/28/22	\$67,800	QC	03-ARM'S LENGTH	\$67,800	\$64,244	\$4,687	\$63,113	\$97,315	0.649	1,894	\$33.32	5R511	TWO FAMILY FLAT
4002222	629 GLADSTONE	08/31/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$112,220	\$3,584	\$56,416	\$177,510	0.318	1,508	\$37.41	5R511	1/2 DUPLEX
4002225	649 GLADSTONE	05/02/23	\$81,500	WD	03-ARM'S LENGTH	\$81,500	\$126,262	\$4,731	\$76,769	\$198,580	0.387	1,747	\$43.94	5R511	SINGLE FAMILY
2001264	135 W PHILADELPHIA	04/08/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$63,408	\$5,450	\$89,550	\$94,703	0.946	1,830	\$48.93	5R511	SINGLE FAMILY
2001273	132 W PHILADELPHIA	04/28/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$108,909	\$4,370	\$115,630	\$170,815	0.677	2,208	\$52.37	5R511	TWO FAMILY FLAT
4002247	885 GLADSTONE	05/26/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$303,705	\$8,773	\$286,227	\$481,915	0.594	5,012	\$57.11	5R511	LARGE FLATS
04002251-62	917 GLADSTONE	06/27/22	\$172,500	WD	03-ARM'S LENGTH	\$172,500	\$147,965	\$4,586	\$167,914	\$234,279	0.717	2,572	\$65.29	5R511	TWO FAMILY FLAT
4002156	679 BLAINE	09/18/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$169,699	\$6,907	\$198,093	\$266,000	0.745	2,956	\$67.01	5R511	TWO FAMILY FLAT
4002425	638 TAYLOR	08/04/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$121,087	\$7,790	\$147,210	\$185,126	0.795	2,162	\$68.09	5R511	SINGLE FAMILY
4001944	809 W EUCLID	07/27/23	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$204,891	\$4,990	\$245,010	\$326,636	0.750	2,982	\$82.16	5R511	TWO FAMILY FLAT
2001407	78 TAYLOR	10/26/22	\$250,000	PTA	03-ARM'S LENGTH	\$250,000	\$191,759	\$7,176	\$242,824	\$301,606	0.805	2,592	\$93.68	5R511	SINGLE FAMILY
4002080.001	609 PINGREE	10/11/22	\$145,000	PTA	03-ARM'S LENGTH	\$145,000	\$90,991	\$4,581	\$140,419	\$141,193	0.995	1,488	\$94.37	5R511	1/2 DUPLEX
2001326	110 BLAINE	09/06/22	\$309,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$309,000	\$181,571	\$12,897	\$296,103	\$265,088	1.117	2,844	\$104.11	5R511	MULTI DWELLING
2001374	146 HAZELWOOD	12/30/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$173,044	\$5,636	\$279,364	\$273,542	1.021	2,422	\$115.34	5R511	SINGLE FAMILY
4002387	839 TAYLOR	05/18/22	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$198,440	\$7,796	\$260,204	\$311,510	0.835	2,244	\$115.96	5R511	SINGLE FAMILY
04002324-38	905 HAZELWOOD	04/05/22	\$170,400	WD	03-ARM'S LENGTH	\$170,400	\$81,358	\$8,651	\$161,749	\$118,802	1.361	1,300	\$124.42	5R511	SINGLE FAMILY
5R511		Totals:	\$2,996,700			\$2,996,700	\$2,420,156		\$2,887,434	\$3,765,441			\$72.26		
		Avg SP:	\$176,276							E.C.F. =>	0.767				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	Use Code
1003509	355 ROSEDALE CT	01/19/24	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$125,448	\$4,086	\$50,914	\$168,793	0.302	2,292	\$22.21	5R512	DUPLEX	TWO FAMILY
1003386	71 HARMON	02/15/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$112,924	\$4,157	\$60,843	\$151,275	0.402	2,070	\$29.39	5R512	DUPLEX	DUPLEX
3002867	569 ROSEDALE CT	01/03/23	\$50,000	QCD	03-ARM'S LENGTH	\$50,000	\$57,456	\$4,157	\$45,843	\$74,129	0.618	1,387	\$33.05	5R512	SINGLE FAMILY	SINGLE FAMILY
3002745	639 BELMONT	04/11/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$84,142	\$4,282	\$70,718	\$111,071	0.637	2,122	\$33.33	5R512	DUPLEX	TWO FAMILY
5005069	9688 DELMAR	07/15/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$166,607	\$3,578	\$96,422	\$226,744	0.425	2,400	\$40.18	5R512	TWO FAMILY FLAT	TWO FAMILY
1003331	299 TROWBRIDGE	05/02/23	\$127,000	DD	03-ARM'S LENGTH	\$127,000	\$190,020	\$7,663	\$119,337	\$253,626	0.471	2,500	\$47.73	5R512	SINGLE FAMILY	SINGLE FAMILY
5004889	10296 GOODWIN	07/07/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$103,769	\$4,034	\$65,966	\$138,713	0.476	1,183	\$55.76	5R512	SINGLE FAMILY	SINGLE FAMILY
1003510.001	11517 BRUSH	10/31/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$185,175	\$2,530	\$187,470	\$254,026	0.738	2,908	\$64.47	5R512	MULTI DWELLING	ROW HOUSE
1003223	362 BELMONT	06/24/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$324,114	\$5,602	\$514,398	\$442,993	1.161	5,746	\$89.52	5R512	SINGLE FAMILY	FOUR FAMILY
1003603	306 WOODLAND	02/06/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$117,947	\$6,089	\$193,911	\$155,574	1.246	1,862	\$104.14	5R512	SINGLE FAMILY	SINGLE FAMILY
1003539	134 ENGLEWOOD	01/30/24	\$215,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$215,000	\$119,306	\$10,646	\$204,354	\$145,392	1.406	1,778	\$114.93	5R512	SINGLE FAMILY	SINGLE FAMILY
1003656	275 WOODLAND	06/28/23	\$240,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$240,000	\$174,409	\$15,639	\$224,361	\$206,312	1.087	1,798	\$124.78	5R512	SINGLE FAMILY	SINGLE FAMILY
5004452	10217 CAMERON	10/17/23	\$149,900	PTA	03-ARM'S LENGTH	\$149,900	\$91,293	\$3,507	\$146,393	\$122,095	1.199	1,009	\$145.09	5R512	SINGLE FAMILY	SINGLE FAMILY
1003328	269 TROWBRIDGE	10/25/23	\$290,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$290,000	\$153,637	\$14,045	\$275,955	\$184,430	1.496	1,824	\$151.29	5R512	SINGLE FAMILY	SINGLE FAMILY
5R512		Totals:	\$2,346,900			\$2,346,900	\$2,006,247		\$2,256,885	\$2,635,174			\$75.42			
		Avg SP:	\$167,636							E.C.F. =>	0.856					

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3002703	659 E BOSTON	04/14/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$176,358	\$13,143	\$126,857	\$216,466	0.586	2,879	\$44.06	5R513	SINGLE FAMILY
1003209	110 E BOSTON	06/30/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$409,154	\$19,892	\$320,108	\$516,263	0.620	5,012	\$63.87	5R513	SINGLE FAMILY
27230110	260 ARDEN PARK	08/22/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$254,733	\$0	\$295,000	\$337,842	0.873	3,259	\$90.52	5R513	SINGLE FAMILY
1003168	320 ARDEN PARK	11/16/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$375,191	\$20,509	\$364,491	\$470,401	0.775	2,837	\$128.48	5R513	SINGLE FAMILY
3002664	540 ARDEN PARK	12/28/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$379,889	\$19,955	\$330,045	\$477,366	0.691	2,429	\$135.88	5R513	SINGLE FAMILY
3002686	564 E BOSTON	09/28/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$272,572	\$16,804	\$482,196	\$405,046	1.190	2,554	\$188.80	5R513	SINGLE FAMILY
27230422	647 ARDEN PARK	07/26/23	\$612,500	WD	03-ARM'S LENGTH	\$612,500	\$345,956	\$0	\$612,500	\$458,828	1.335	2,778	\$220.48	5R513	SINGLE FAMILY
5R513		Totals:	\$2,621,500			\$2,621,500	\$2,213,853		\$2,531,197	\$2,882,210				\$124.58	
		Avg SP:	\$374,500							E.C.F. =>	0.878				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
1002811	430 HOLBROOK	05/03/22	\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$91,487	\$4,282	\$20,718	\$125,475	0.165	1,301	\$15.92	5R514	SINGLE FAMILY
3002604	539 KENILWORTH	06/01/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$139,411	\$8,267	\$46,733	\$188,696	0.248	2,244	\$20.83	5R514	TWO FAMILY FLAT
5002659	950 MT VERNON	08/03/23	\$51,250	WD	03-ARM'S LENGTH	\$51,250	\$111,393	\$4,560	\$46,690	\$153,717	0.304	1,900	\$24.57	5R514	TWO FAMILY FLAT
1002586	314 E PHILADELPHIA	04/27/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$108,244	\$6,989	\$58,011	\$145,691	0.398	2,178	\$26.63	5R514	TWO FAMILY FLAT
1002957	285 OWEN	05/06/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$160,123	\$6,909	\$58,091	\$220,452	0.264	2,120	\$27.40	5R514	SINGLE FAMILY
1002603	58 E PHILADELPHIA	06/10/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$404,369	\$6,946	\$198,054	\$571,832	0.346	7,048	\$28.10	5R514	MULTI DWELLING
1002710	274 ALGER	05/24/22	\$91,500	WD	03-ARM'S LENGTH	\$91,500	\$307,729	\$7,023	\$84,477	\$432,671	0.195	3,000	\$28.16	5R514	SINGLE FAMILY
3001941	522 SMITH	06/24/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$50,968	\$4,180	\$60,820	\$67,321	0.903	2,154	\$28.24	5R514	SINGLE FAMILY
1002765	276 KING	11/28/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$150,844	\$7,077	\$77,923	\$206,859	0.377	2,417	\$32.24	5R514	SINGLE FAMILY
3002015	612 MARSTON	12/13/23	\$62,000	WD	03-ARM'S LENGTH	\$62,000	\$119,611	\$4,641	\$57,359	\$165,424	0.347	1,758	\$32.63	5R514	SINGLE FAMILY
1002255	246 CHANDLER	06/30/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$205,213	\$7,982	\$122,018	\$283,786	0.430	3,558	\$34.29	5R514	LARGE FLATS
1002873	268 JOSEPHINE	04/12/22	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$104,512	\$7,580	\$62,420	\$139,471	0.448	1,750	\$35.67	5R514	SINGLE FAMILY
3002185	538 E EUCLID	11/03/23	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$126,671	\$5,033	\$53,967	\$175,019	0.308	1,476	\$36.56	5R514	SINGLE FAMILY
3002084	503 MT VERNON	01/24/23	\$63,501	DD	03-ARM'S LENGTH	\$63,501	\$99,390	\$3,037	\$60,464	\$138,637	0.436	1,652	\$36.60	5R514	SINGLE FAMILY
3002632	512 WESTMINSTER	04/14/22	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$138,905	\$5,444	\$103,556	\$192,030	0.539	2,778	\$37.28	5R514	DUPLEX
3002176	602 E EUCLID	12/19/22	\$61,000	WD	03-ARM'S LENGTH	\$61,000	\$115,208	\$4,428	\$56,572	\$159,396	0.355	1,429	\$39.59	5R514	SINGLE FAMILY
3002411	558 HOLBROOK	02/03/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$42,514	\$4,136	\$45,864	\$55,220	0.831	1,099	\$41.73	5R514	SINGLE FAMILY
1002243	430 CHANDLER	02/23/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$106,360	\$8,587	\$101,413	\$140,681	0.721	2,348	\$43.19	5R514	SINGLE FAMILY
3002175	608 E EUCLID	06/26/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$107,058	\$4,428	\$65,572	\$147,669	0.444	1,504	\$43.60	5R514	SINGLE FAMILY
3002052	635 MARSTON	05/27/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$131,472	\$6,555	\$93,445	\$179,737	0.520	2,137	\$43.73	5R514	SINGLE FAMILY
5002931	938 KING	08/03/23	\$70,000	DD	03-ARM'S LENGTH	\$70,000	\$99,702	\$3,809	\$66,191	\$137,976	0.480	1,467	\$45.12	5R514	SINGLE FAMILY
3002015	612 MARSTON	02/21/24	\$86,000	PTA	03-ARM'S LENGTH	\$86,000	\$119,611	\$4,641	\$81,359	\$165,424	0.492	1,758	\$46.28	5R514	SINGLE FAMILY
1002264	80 CHANDLER	05/12/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$162,991	\$8,474	\$121,526	\$222,327	0.547	2,572	\$47.25	5R514	SINGLE FAMILY
3002295	635 HAGUE	11/21/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$145,737	\$6,358	\$193,642	\$200,545	0.966	4,028	\$48.07	5R514	LARGE FLATS
1002579	444 E PHILADELPHIA	02/17/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$280,205	\$5,771	\$249,229	\$394,869	0.631	4,624	\$53.90	5R514	MULTI DWELLING
3001976	620 CHANDLER	07/06/23	\$125,045	WD	03-ARM'S LENGTH	\$125,045	\$159,557	\$8,629	\$116,416	\$217,163	0.536	2,154	\$54.05	5R514	SINGLE FAMILY
1002697	456 ALGER	01/17/23	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$295,393	\$6,904	\$373,096	\$415,092	0.899	6,634	\$56.24	5R514	MULTI DWELLING
1002248	318 CHANDLER	05/31/23	\$193,999	WD	03-ARM'S LENGTH	\$193,999	\$207,324	\$8,587	\$185,412	\$285,953	0.648	3,026	\$61.27	5R514	TWO FAMILY FLAT
27212631	240 CHANDLER	05/19/23	\$185,000	PTA	03-ARM'S LENGTH	\$185,000	\$270,802	\$0	\$185,000	\$389,643	0.475	2,986	\$61.96	5R514	SINGLE FAMILY
01002258-9	220 CHANDLER	11/29/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$317,806	\$16,070	\$248,930	\$434,153	0.573	3,986	\$62.45	5R514	SINGLE FAMILY
3001825.001	670 HORTON	04/18/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$104,502	\$1,386	\$93,614	\$148,368	0.631	1,480	\$63.25	5R514	LARGE FLATS
1003129	106 WESTMINSTER	09/01/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$157,960	\$7,160	\$185,840	\$216,978	0.856	2,858	\$65.02	5R514	SINGLE FAMILY
1002829	216 HOLBROOK	05/02/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$147,497	\$5,784	\$134,216	\$203,904	0.658	1,896	\$70.79	5R514	SINGLE FAMILY
1003002	78 LEICESTER	01/24/24	\$160,000	LC	03-ARM'S LENGTH	\$160,000	\$83,461	\$9,227	\$150,773	\$106,812	1.412	2,022	\$74.57	5R514	SINGLE FAMILY
3002226	578 E PHILADELPHIA	06/09/23	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$187,897	\$6,447	\$193,453	\$261,079	0.741	2,578	\$75.04	5R514	TWO FAMILY FLAT
1002829	216 HOLBROOK	06/10/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$147,497	\$5,784	\$144,216	\$203,904	0.707	1,896	\$76.06	5R514	SINGLE FAMILY
1002358.001	408 MT VERNON	03/12/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$112,111	\$3,460	\$121,540	\$156,332	0.777	1,576	\$77.12	5R514	SINGLE FAMILY
1001988	244 HORTON	04/19/23	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$139,756	\$3,809	\$201,191	\$195,607	1.029	2,562	\$78.53	5R514	TWO FAMILY FLAT
1002711	266 ALGER	08/17/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$181,568	\$8,162	\$181,838	\$249,505	0.729	2,281	\$79.72	5R514	SINGLE FAMILY
5004204	7520 CAMERON	03/28/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$88,227	\$6,428	\$113,572	\$117,696	0.965	1,366	\$83.14	5R514	SINGLE FAMILY
3002232	524 E PHILADELPHIA	04/25/23	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$214,078	\$6,713	\$258,287	\$298,367	0.866	3,033	\$85.16	5R514	MULTI DWELLING
3002251	627 E PHILADELPHIA	09/22/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$198,570	\$5,842	\$244,158	\$277,306	0.880	2,564	\$95.23	5R514	TWO FAMILY FLAT
1002716	218 ALGER	10/23/23	\$234,900	WD	03-ARM'S LENGTH	\$234,900	\$254,563	\$5,848	\$229,052	\$357,863	0.640	2,386	\$96.00	5R514	SINGLE FAMILY
1002453	96 MELBOURNE	05/02/22	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$152,993	\$5,153	\$239,847	\$212,719	1.128	2,414	\$99.36	5R514	SINGLE FAMILY
3002246	585 E PHILADELPHIA	02/26/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$209,050	\$5,842	\$294,158	\$292,386	1.006	2,916	\$100.88	5R514	MULTI DWELLING
3002427	563 HOLBROOK	03/27/24	\$265,150	WD	03-ARM'S LENGTH	\$265,150	\$192,216	\$7,718	\$257,432	\$265,465	0.970	2,538	\$101.43	5R514	TWO FAMILY FLAT
27240999	560 CHANDLER	04/14/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$269,570	\$848	\$289,152	\$386,650	0.748	2,817	\$102.65	5R514	SINGLE FAMILY
3002097	585 MT VERNON	08/28/23	\$246,000	WD	03-ARM'S LENGTH	\$246,000	\$139,432	\$4,119	\$241,881	\$194,695	1.242	2,170	\$111.47	5R514	TWO FAMILY FLAT
1001841	6400 JOHN R	06/03/22	\$850,000	CD	03-ARM'S LENGTH	\$850,000	\$375,651	\$5,108	\$844,892	\$533,155	1.585	7,494	\$112.74	5R514	ROW HOUSE
1002596	214 E PHILADELPHIA	12/22/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$199,802	\$7,017	\$442,983	\$277,389	1.597	3,876	\$114.29	5R514	LARGE FLATS
1002609	87 E PHILADELPHIA	09/30/22	\$423,500	WD	03-ARM'S LENGTH	\$423,500	\$421,528	\$7,827	\$415,673	\$595,253	0.698	3,564	\$116.63	5R514	MULTI DWELLING
1003120	230 WESTMINSTER	01/18/23	\$235,000	PTA	03-ARM'S LENGTH	\$235,000	\$156,493	\$7,160	\$227,840	\$214,868	1.060	1,949	\$116.90	5R514	SINGLE FAMILY
1002609	87 E PHILADELPHIA	06/30/23	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$421,528	\$7,827	\$432,073	\$595,253	0.726	3,564	\$121.23	5R514	MULTI DWELLING
05002762-88	991 E EUCLID	05/22/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$186,055	\$19,336	\$280,664	\$239,883	1.170	2,304	\$121.82	5R514	SINGLE FAMILY
1002482	315 MELBOURNE	05/12/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$129,258	\$5,401	\$219,599	\$178,212	1.232	1,726	\$127.23	5R514	SINGLE FAMILY
1002678	261 HAGUE	04/29/22	\$289,000	WD	03-ARM'S LENGTH	\$289,000	\$164,145	\$4,799	\$284,201	\$229,275	1.240	2,216	\$128.25	5R514	TWO FAMILY FLAT
3002415	534 HOLBROOK	06/10/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$141,745	\$4,136	\$255,864	\$197,999	1.292	1,966	\$130.14	5R514	TWO FAMILY FLAT

3002203	581 E EUCLID	09/01/22	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$112,788	\$4,428	\$193,572	\$155,914	1.242	1,486	\$130.26	5R514	SINGLE FAMILY
1002289	421 CHANDLER	01/04/24	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$175,250	\$7,792	\$345,208	\$240,947	1.433	2,632	\$131.16	5R514	MULTI DWELLING
1003154	261 WESTMINSTER	05/18/22	\$285,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$285,000	\$175,900	\$12,586	\$272,414	\$225,578	1.208	2,003	\$136.00	5R514	SINGLE FAMILY
1001973	402 HORTON	04/01/22	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$193,017	\$3,738	\$335,262	\$272,344	1.231	2,412	\$139.00	5R514	SINGLE FAMILY
1002434	330 MELBOURNE	03/29/24	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$150,881	\$4,296	\$270,704	\$210,914	1.283	1,882	\$143.84	5R514	SINGLE FAMILY
3002176	602 E EUCLID	10/24/23	\$212,500	PTA	03-ARM'S LENGTH	\$212,500	\$115,208	\$4,428	\$208,072	\$159,396	1.305	1,429	\$145.61	5R514	SINGLE FAMILY
1003149	211 WESTMINSTER	05/11/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$153,871	\$6,484	\$308,516	\$212,068	1.455	1,768	\$174.50	5R514	SINGLE FAMILY
1002751	455 ALGER	07/07/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$145,129	\$6,993	\$293,007	\$198,757	1.474	1,661	\$176.40	5R514	SINGLE FAMILY
27240848	300 WESTMINSTER	02/28/24	\$332,800	WD	03-ARM'S LENGTH	\$332,800	\$166,836	\$0	\$332,800	\$240,052	1.386	1,876	\$177.40	5R514	SINGLE FAMILY
5R514		Totals:	\$13,238,945			\$13,238,945	\$11,446,643		\$12,832,532	\$15,875,817			\$78.37		
		Avg SP:	\$200,590							E.C.F. =>	0.808				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
6001762	1163 VIRGINIA PARK	12/21/22	\$88,000	PTA	03-ARM'S LENGTH	\$88,000	\$115,134	\$4,524	\$83,476	\$269,781	0.309	3,072	\$27.17	5R515	TWO FAMILY FLAT
6001796	1526 VIRGINIA PARK	08/15/22	\$96,000	QC	03-ARM'S LENGTH	\$96,000	\$117,871	\$4,960	\$91,040	\$275,393	0.331	2,840	\$32.06	5R515	TWO FAMILY FLAT
8001970	1613 VIRGINIA PARK	05/10/22	\$100,000	CD	03-ARM'S LENGTH	\$100,000	\$113,797	\$4,524	\$95,476	\$266,520	0.358	2,794	\$34.17	5R515	TWO FAMILY FLAT
6001765	1191 VIRGINIA PARK	11/02/23	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$140,050	\$5,129	\$219,871	\$329,076	0.668	3,516	\$62.53	5R515	TWO FAMILY FLAT
6001785	1511 VIRGINIA PARK	03/22/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$119,651	\$5,129	\$214,871	\$279,322	0.769	2,972	\$72.30	5R515	TWO FAMILY FLAT
5R515		Totals:	\$729,000			\$729,000	\$606,503		\$704,734	\$1,420,090				\$45.65	
		Avg SP:	\$145,800							E.C.F. =>	0.496				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
06001733-4	1776 ESTATES	01/31/23	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$178,328	\$10,071	\$192,929	\$175,085	1.102	1,173	\$164.47	5R516	SINGLE FAMILY
8001806	1632 ESTATES	06/06/22	\$272,000	WD	03-ARM'S LENGTH	\$272,000	\$249,546	\$3,605	\$268,395	\$255,922	1.049	1,339	\$200.44	5R516	SINGLE FAMILY
5R516		Totals:	\$475,000			\$475,000	\$427,874		\$461,324	\$431,007			\$182.46		
		Avg SP:	\$237,500							E.C.F. =>	1.070				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
6001725	1343 SEWARD	03/27/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$184,422	\$7,070	\$127,930	\$231,833	0.552	2,340	\$54.67	5R517	TWO FAMILY FLAT
8005695	7429 WOODROW WILSON	03/23/23	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$121,149	\$5,548	\$94,452	\$151,112	0.625	1,358	\$69.55	5R517	SINGLE FAMILY
8005588	7425 POE	07/26/22	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$155,220	\$7,235	\$187,765	\$193,444	0.971	1,807	\$103.91	5R517	SINGLE FAMILY
8005696	7423 WOODROW WILSON	01/02/24	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$159,551	\$5,477	\$254,523	\$201,404	1.264	1,998	\$127.39	5R517	SINGLE FAMILY
5R517		Totals:	\$690,000			\$690,000	\$620,342		\$664,670	\$777,793			\$88.88		
		Avg SP:	\$172,500							E.C.F. =>	0.855				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
4001914	710 VIRGINIA PARK	02/10/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$609,308	\$14,707	\$545,293	\$779,294	0.700	5,150	\$105.88	5R518	SINGLE FAMILY
2001216	139 VIRGINIA PARK	05/26/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$392,098	\$18,942	\$391,058	\$489,064	0.800	3,470	\$112.70	5R518	SINGLE FAMILY
4001869	645 VIRGINIA PARK	07/19/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$323,027	\$16,437	\$338,563	\$401,822	0.843	2,495	\$135.70	5R518	SINGLE FAMILY
27190066	149 VIRGINIA PARK	05/25/22	\$650,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$650,000	\$492,333	\$14,592	\$635,408	\$607,011	1.047	2,484	\$255.80	5R518	SINGLE FAMILY
5R518		Totals:	\$1,975,000			\$1,975,000	\$1,816,766		\$1,910,322	\$2,277,190			\$152.52		
		Avg SP:	\$493,750							E.C.F. =>	0.839				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
04001764-6	739 DELAWARE	10/05/22	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$327,513	\$12,151	\$340,849	\$323,448	1.054	2,536	\$134.40	5R519	SINGLE FAMILY
27240670	725 W BETHUNE	08/11/22	\$280,000	PTA	03-ARM'S LENGTH	\$280,000	\$196,112	\$0	\$280,000	\$201,141	1.392	1,761	\$159.00	5R519	SINGLE FAMILY
5R519		Totals:	\$633,000			\$633,000	\$523,625		\$620,849	\$524,589			\$146.70		
		Avg SP:	\$316,500							E.C.F. =>	1.183				

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Revenue	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Cost of Sales	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)
Gross Profit	500	500	500	500	500	500	500	500	500	500
Operating Expenses	(200)	(200)	(200)	(200)	(200)	(200)	(200)	(200)	(200)	(200)
Operating Income	300	300	300	300	300	300	300	300	300	300
Other Income	100	100	100	100	100	100	100	100	100	100
Income Before Tax	400	400	400	400	400	400	400	400	400	400
Income Tax Expense	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)
Net Income	300	300	300	300	300	300	300	300	300	300

Net Income

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
10006199	6086 16TH	03/20/23	\$10,000	QCD	03-ARM'S LENGTH	\$10,000	\$6,768	\$1,531	\$8,469	\$19,913	0.425	1,715	\$4.94	5R521	SINGLE FAMILY
10006209	6154 16TH	02/13/23	\$28,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$28,000	\$58,201	\$4,284	\$23,716	\$193,688	0.122	4,688	\$5.06	5R521	SINGLE FAMILY
10008229	5650 LORAINÉ	03/22/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$26,921	\$1,307	\$13,693	\$97,392	0.141	2,073	\$6.61	5R521	SINGLE FAMILY
10005603	6152 15TH	08/10/22	\$13,500	WD	03-ARM'S LENGTH	\$13,500	\$20,269	\$1,213	\$12,287	\$72,456	0.170	1,058	\$11.61	5R521	SINGLE FAMILY
8008012	6185 ROSA PARKS	07/14/22	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$13,065	\$2,626	\$42,374	\$39,692	1.068	3,458	\$12.25	5R521	LARGE FLATS
10000937	2419 FERRY PARK	12/14/22	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$44,078	\$1,209	\$26,291	\$163,000	0.161	2,104	\$12.50	5R521	TWO FAMILY FLAT
10006852	6171 STANTON	06/05/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$19,464	\$2,125	\$17,875	\$65,928	0.271	1,271	\$14.06	5R521	SINGLE FAMILY
10008630-1	5790 LAWTON	11/13/23	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$43,875	\$2,247	\$31,753	\$158,281	0.201	2,112	\$15.03	5R521	TWO FAMILY FLAT
8006339	6198 HECLA	10/24/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$38,803	\$1,304	\$18,696	\$142,582	0.131	1,228	\$15.22	5R521	SINGLE FAMILY
10006850	6187 STANTON	01/05/23	\$43,698	WD	03-ARM'S LENGTH	\$43,698	\$57,891	\$2,196	\$41,502	\$211,768	0.196	2,626	\$15.80	5R521	TWO FAMILY FLAT
8006360	6181 HECLA	10/31/23	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$39,479	\$1,415	\$36,585	\$144,730	0.253	2,064	\$17.73	5R521	TWO FAMILY FLAT
8007096	6176 AVERY	05/03/22	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$37,049	\$1,535	\$36,465	\$135,034	0.270	1,850	\$19.71	5R521	TWO FAMILY FLAT
10004581	6189 WABASH	11/04/22	\$54,000	MLC	03-ARM'S LENGTH	\$54,000	\$47,426	\$1,709	\$52,291	\$173,829	0.301	2,430	\$21.52	5R521	TWO FAMILY FLAT
10000766	2699 HOOKER	12/15/23	\$20,000	QC	03-ARM'S LENGTH	\$20,000	\$22,822	\$1,240	\$18,760	\$82,061	0.229	833	\$22.52	5R521	SINGLE FAMILY
8006359	6187 HECLA	02/23/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$54,580	\$1,415	\$68,585	\$202,148	0.339	2,770	\$24.76	5R521	LARGE FLATS
8008918	2031 ANTOINETTE	10/07/22	\$73,000	WD	03-ARM'S LENGTH	\$73,000	\$67,253	\$2,346	\$70,654	\$246,795	0.286	2,782	\$25.40	5R521	SINGLE FAMILY
10006870	5957 STANTON	07/29/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$16,603	\$1,012	\$33,988	\$59,281	0.573	1,256	\$27.06	5R521	SINGLE FAMILY
8008952	6170 WABASH	11/29/23	\$43,500	WD	03-ARM'S LENGTH	\$43,500	\$37,128	\$2,784	\$40,716	\$130,586	0.312	1,305	\$31.20	5R521	SINGLE FAMILY
8006345	6234 HECLA	12/22/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$40,285	\$1,442	\$53,558	\$147,692	0.363	1,351	\$39.64	5R521	SINGLE FAMILY
10000956	2683 FERRY PARK	10/13/23	\$99,750	PTA	03-ARM'S LENGTH	\$99,750	\$42,578	\$1,294	\$98,456	\$156,973	0.627	1,399	\$70.38	5R521	SINGLE FAMILY
10005641	6127 15TH	02/12/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$37,282	\$1,307	\$113,693	\$136,787	0.831	1,453	\$78.25	5R521	SINGLE FAMILY
5R521		Totals:	\$897,948			\$897,948	\$771,820		\$860,407	\$2,780,616			\$23.39		
		Avg SP:	\$42,759							E.C.F. =>	0.309				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
27070305	314 HENDRIE	11/18/22	\$237,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$237,500	\$206,786	\$6,779	\$230,721	\$400,058	0.577	3,678	\$62.73	5R522	DUPLEX
5R522		Totals:	\$237,500			\$237,500	\$206,786		\$230,721	\$400,058	E.C.F. =>		\$62.73		
											0.577				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
13002968	3150 FARNSWORTH	03/02/23	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$20,894	\$1,458	\$16,542	\$72,794	0.227	1,349	\$12.26	5R523	SINGLE FAMILY
13002106	3139 SUPERIOR	02/28/23	\$28,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$28,000	\$52,023	\$3,304	\$24,696	\$177,547	0.139	1,967	\$12.56	5R523	MULTI DWELLING
13003706	3371 MEDBURY	11/21/23	\$27,100	DD	03-ARM'S LENGTH	\$27,100	\$51,931	\$3,833	\$23,267	\$180,142	0.129	1,830	\$12.71	5R523	SINGLE FAMILY
13010950	5734 MCDUGALL	09/23/22	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$45,861	\$1,562	\$32,438	\$165,914	0.196	2,294	\$14.14	5R523	LARGE FLATS
13010329	4427 MORAN	02/10/23	\$25,000	QCD	03-ARM'S LENGTH	\$25,000	\$42,783	\$1,674	\$23,326	\$153,966	0.152	1,540	\$15.15	5R523	SINGLE FAMILY
13010969	2022 E GRAND	04/25/23	\$43,000	WD	03-ARM'S LENGTH	\$43,000	\$51,045	\$1,497	\$41,503	\$185,573	0.224	2,575	\$16.12	5R523	TWO FAMILY FLAT
13002869	3309 THEODORE	08/24/22	\$19,000	QC	03-ARM'S LENGTH	\$19,000	\$30,222	\$1,475	\$17,525	\$107,667	0.163	967	\$18.12	5R523	SINGLE FAMILY
13002860	3139 THEODORE	03/01/24	\$30,000	PTA	03-ARM'S LENGTH	\$30,000	\$31,970	\$1,529	\$28,471	\$114,011	0.250	1,447	\$19.68	5R523	SINGLE FAMILY
11001649	2665 E CANFIELD	08/23/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$54,438	\$3,386	\$56,614	\$191,206	0.296	2,602	\$21.76	5R523	TWO FAMILY FLAT
13003432	3524 E PALMER	11/09/22	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$38,802	\$1,755	\$30,245	\$138,753	0.218	1,328	\$22.77	5R523	SINGLE FAMILY
11002722	4457 JOSEPH CAMPAU	06/21/22	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$33,712	\$3,525	\$20,475	\$113,060	0.181	872	\$23.48	5R523	SINGLE FAMILY
13010375	5945 LUCKY	05/05/22	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$48,180	\$1,819	\$35,181	\$173,637	0.203	1,456	\$24.16	5R523	SINGLE FAMILY
13009788	5229 MT ELLIOTT	04/14/22	\$46,400	QC	03-ARM'S LENGTH	\$46,400	\$34,158	\$1,433	\$44,967	\$122,566	0.367	1,554	\$28.94	5R523	SINGLE FAMILY
11001972	1945 E GRAND	12/01/22	\$39,000	PTA	03-ARM'S LENGTH	\$39,000	\$29,828	\$1,401	\$37,599	\$106,468	0.353	1,213	\$31.00	5R523	SINGLE FAMILY
13003357	3569 E FERRY	03/08/24	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$35,507	\$1,529	\$53,471	\$127,258	0.420	1,544	\$34.63	5R523	SINGLE FAMILY
13002916	3706 FARNSWORTH	05/12/23	\$40,000	DD	03-ARM'S LENGTH	\$40,000	\$31,410	\$1,458	\$38,542	\$112,180	0.344	1,085	\$35.52	5R523	SINGLE FAMILY
13009789	5223 MT ELLIOTT	01/10/24	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$41,424	\$1,433	\$58,567	\$149,779	0.391	1,586	\$36.93	5R523	SINGLE FAMILY
13010092	3801 ELLERY	07/07/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$64,842	\$1,711	\$173,289	\$236,446	0.733	3,663	\$47.31	5R523	SINGLE FAMILY
13010471	4426 ELMWOOD	10/27/22	\$137,000	WD	03-ARM'S LENGTH	\$137,000	\$61,937	\$2,831	\$134,169	\$221,371	0.606	2,788	\$48.12	5R523	TWO FAMILY FLAT
5R523		Totals:	\$929,500			\$929,500	\$800,967		\$890,887	\$2,850,337			\$25.02		
		Avg SP:	\$48,921							E.C.F. =>	0.313				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
1000881	226 MACK	08/15/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$606,919	\$223,900	\$426,100	\$407,034	1.047	4,066	\$104.80	5R524	SINGLE FAMILY
5R524		Totals:	\$650,000			\$650,000	\$606,919		\$426,100	\$407,034	E.C.F. => 1.047		\$104.80		

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Revenue	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Cost of Sales	(400)	(400)	(400)	(400)	(400)	(400)	(400)	(400)	(400)	(400)
Gross Profit	600	600	600	600	600	600	600	600	600	600
Operating Expenses	(200)	(200)	(200)	(200)	(200)	(200)	(200)	(200)	(200)	(200)
Operating Income	400	400	400	400	400	400	400	400	400	400
Other Income	0	0	0	0	0	0	0	0	0	0
Income Before Tax	400	400	400	400	400	400	400	400	400	400
Income Tax Expense	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)	(100)
Net Income	300	300	300	300	300	300	300	300	300	300

Net Income

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
27160024	1243 NAVARRE PL	10/06/23	\$540,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$540,000	\$556,894	\$0	\$540,000	\$218,390	2.473	2,721	\$198.46	5R526	SINGLE FAMILY
5R526		Totals:	\$540,000			\$540,000	\$556,894		\$540,000	\$218,390	E.C.F. => 2.473		\$198.46		

	Total	W	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q
2022																	

Notes: All figures are in US\$ million unless otherwise specified. All figures are subject to audit. All figures are preliminary and subject to change.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
17010872	3721 SEYBURN	02/28/24	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$9,028	\$3,258	\$10,742	\$17,538	0.612	1,370	\$7.84	5R528	SINGLE FAMILY
15013694	3969 MELDRUM	05/23/23	\$64,000	WD	03-ARM'S LENGTH	\$64,000	\$62,199	\$2,441	\$61,559	\$181,635	0.339	3,682	\$16.72	5R528	TWO FAMILY FLAT
17013255	4023 SHERIDAN	08/18/22	\$42,500	WD	03-ARM'S LENGTH	\$42,500	\$62,117	\$3,961	\$38,539	\$170,854	0.226	2,202	\$17.50	5R528	TWO FAMILY FLAT
17009319	3752 VAN DYKE	09/01/22	\$34,000	WD	03-ARM'S LENGTH	\$34,000	\$45,893	\$3,428	\$30,572	\$129,073	0.237	1,746	\$17.51	5R528	SINGLE FAMILY
17008368	5748 MAXWELL	04/20/23	\$27,500	WD	03-ARM'S LENGTH	\$27,500	\$36,885	\$1,974	\$25,526	\$106,112	0.241	1,435	\$17.79	5R528	SINGLE FAMILY
17013289-90	3683 SHERIDAN	12/18/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$56,834	\$3,591	\$36,409	\$161,833	0.225	1,962	\$18.56	5R528	SINGLE FAMILY
17012826	4420 SHERIDAN	01/04/23	\$33,000	PTA	03-ARM'S LENGTH	\$33,000	\$39,483	\$2,101	\$30,899	\$113,623	0.272	1,566	\$19.73	5R528	SINGLE FAMILY
17012002	3994 TOWNSEND	11/03/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$36,180	\$2,122	\$27,878	\$103,520	0.269	1,404	\$19.86	5R528	SINGLE FAMILY
17011251	4030 BALDWIN	06/29/23	\$60,100	WD	03-ARM'S LENGTH	\$60,100	\$66,337	\$4,055	\$56,045	\$189,307	0.296	2,816	\$19.90	5R528	SINGLE FAMILY
17010177	3743 VAN DYKE	08/04/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$41,643	\$3,131	\$31,869	\$117,058	0.272	1,520	\$20.97	5R528	SINGLE FAMILY
17010081	5127 VAN DYKE	05/31/23	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$27,464	\$2,621	\$36,379	\$75,511	0.482	1,608	\$22.62	5R528	SINGLE FAMILY
15007678	1168 E GRAND	11/16/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$78,921	\$2,150	\$72,850	\$233,347	0.312	2,824	\$25.80	5R528	TWO FAMILY FLAT
17000480	7735 E CANFIELD	05/05/22	\$37,500	QC	03-ARM'S LENGTH	\$37,500	\$44,676	\$2,515	\$34,985	\$128,149	0.273	1,285	\$27.23	5R528	SINGLE FAMILY
17013289-90	3683 SHERIDAN	06/14/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$56,834	\$3,591	\$56,409	\$161,833	0.349	1,962	\$28.75	5R528	SINGLE FAMILY
15007640	956 E GRAND	08/29/23	\$91,000	WD	03-ARM'S LENGTH	\$91,000	\$78,644	\$3,473	\$87,527	\$228,483	0.383	2,846	\$30.75	5R528	TWO FAMILY FLAT
15007382	3725 FIELD	07/24/23	\$71,000	WD	03-ARM'S LENGTH	\$71,000	\$85,382	\$3,510	\$67,490	\$248,851	0.271	2,101	\$32.12	5R528	SINGLE FAMILY
15000613	1450 E GRAND	04/04/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$89,428	\$2,370	\$72,630	\$264,614	0.274	2,172	\$33.44	5R528	TWO FAMILY FLAT
17000480	7735 E CANFIELD	05/05/22	\$46,000	WD	03-ARM'S LENGTH	\$46,000	\$44,676	\$2,515	\$43,485	\$128,149	0.339	1,285	\$33.84	5R528	SINGLE FAMILY
17008598	4825 MAXWELL	11/20/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$56,666	\$2,016	\$72,984	\$166,109	0.439	2,122	\$34.39	5R528	TWO FAMILY FLAT
17012829	4438 SHERIDAN	02/10/23	\$72,420	WD	03-ARM'S LENGTH	\$72,420	\$67,464	\$2,101	\$70,319	\$198,672	0.354	2,038	\$34.50	5R528	TWO FAMILY FLAT
15008877	4658 HELEN	06/22/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$226,524	\$3,558	\$186,442	\$677,708	0.275	5,266	\$35.40	5R528	LARGE FLATS
17011591	3767 BALDWIN	02/11/23	\$82,000	PTA	03-ARM'S LENGTH	\$82,000	\$77,530	\$2,632	\$79,368	\$227,654	0.349	2,229	\$35.61	5R528	SINGLE FAMILY
15011629	4181 CONCORD	10/04/22	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$51,354	\$5,329	\$59,671	\$139,894	0.427	1,675	\$35.62	5R528	SINGLE FAMILY
15011615	4713 CONCORD	07/25/22	\$48,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$48,000	\$33,056	\$2,165	\$45,835	\$93,894	0.488	1,263	\$36.29	5R528	SINGLE FAMILY
17010718	4412 SEYBURN	12/01/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$64,241	\$2,285	\$72,715	\$188,316	0.386	1,986	\$36.61	5R528	TWO FAMILY FLAT
17010849	4075 SEYBURN	11/09/23	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$68,136	\$4,543	\$82,457	\$193,292	0.427	2,171	\$37.98	5R528	SINGLE FAMILY
15014038	3930 MT ELLIOTT	08/29/23	\$79,802	WD	19-MULTI PARCEL ARM'S LENGTH	\$79,802	\$68,102	\$2,739	\$77,063	\$198,672	0.388	1,960	\$39.32	5R528	TWO FAMILY FLAT
17009319	3752 VAN DYKE	09/02/22	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$45,893	\$3,428	\$72,572	\$129,073	0.562	1,746	\$41.56	5R528	SINGLE FAMILY
17009319	3752 VAN DYKE	09/02/22	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$45,893	\$3,428	\$72,572	\$129,073	0.562	1,746	\$41.56	5R528	SINGLE FAMILY
17008252	3734 MAXWELL	03/03/23	\$60,000	QCD	03-ARM'S LENGTH	\$60,000	\$54,638	\$2,271	\$57,729	\$159,170	0.363	1,346	\$42.89	5R528	SINGLE FAMILY
17009341	4210 VAN DYKE	11/08/23	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$54,226	\$3,873	\$65,127	\$153,049	0.426	1,512	\$43.07	5R528	SINGLE FAMILY
17011606	3679 BALDWIN	07/17/23	\$83,500	WD	03-ARM'S LENGTH	\$83,500	\$59,043	\$2,101	\$81,399	\$173,076	0.470	1,849	\$44.02	5R528	TWO FAMILY FLAT
17000444	8043 SPRAGUE	03/09/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$29,056	\$2,016	\$52,984	\$82,188	0.645	993	\$53.36	5R528	SINGLE FAMILY
17010767	5044 SEYBURN	06/23/22	\$90,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$66,849	\$6,485	\$83,515	\$174,678	0.478	1,476	\$56.58	5R528	SINGLE FAMILY
17010178	3739 VAN DYKE	09/21/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$48,313	\$3,131	\$78,869	\$137,331	0.574	1,361	\$57.95	5R528	SINGLE FAMILY
17006758	5864 SENECA	01/08/24	\$99,900	WD	03-ARM'S LENGTH	\$99,900	\$51,435	\$2,016	\$97,884	\$150,210	0.652	1,495	\$65.47	5R528	SINGLE FAMILY
17007335	5907 IROQUOIS	06/06/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$213,180	\$4,368	\$315,632	\$634,687	0.497	4,680	\$67.44	5R528	MULTI DWELLING
17011604	3689 BALDWIN	07/29/22	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$75,597	\$2,101	\$137,899	\$223,392	0.617	2,016	\$68.40	5R528	TWO FAMILY FLAT
15007323	4719 FIELD	05/23/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$26,060	\$3,447	\$96,553	\$127,916	0.755	1,313	\$73.54	5R528	SINGLE FAMILY

5R528	Totals:	\$2,900,222	\$2,900,222	\$2,445,880	\$2,781,382	\$7,117,542	\$35.71
	avg SP:	\$74,365				E.C.F. => 0.391	

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
15010488	2563 CANTON	03/06/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$83,873	\$4,265	\$40,735	\$137,730	0.296	2,652	\$15.36	5R529	TWO FAMILY FLAT
17012731	2986 SHERIDAN	11/11/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$80,213	\$3,693	\$31,307	\$132,388	0.236	1,742	\$17.97	5R529	SINGLE FAMILY
15008695	1470 HELEN	11/06/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$57,880	\$4,093	\$30,907	\$93,057	0.332	1,669	\$18.52	5R529	SINGLE FAMILY
15008775	2954 HELEN	06/30/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$50,750	\$4,164	\$30,836	\$80,599	0.383	1,572	\$19.62	5R529	SINGLE FAMILY
15010718	2140 CONCORD	09/27/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$141,539	\$4,899	\$55,101	\$236,401	0.233	2,756	\$19.99	5R529	TWO FAMILY FLAT
17013309	3461 SHERIDAN	05/31/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$101,699	\$3,693	\$46,307	\$169,561	0.273	2,288	\$20.24	5R529	TWO FAMILY FLAT
17011917	2920 TOWNSEND	06/30/23	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$63,545	\$3,693	\$28,307	\$103,550	0.273	1,349	\$20.98	5R529	SINGLE FAMILY
15008696	1478 HELEN	09/16/23	\$38,500	WD	03-ARM'S LENGTH	\$38,500	\$49,705	\$3,365	\$35,135	\$80,173	0.438	1,587	\$22.14	5R529	SINGLE FAMILY
17012752	3442 SHERIDAN	05/31/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$61,930	\$3,693	\$46,307	\$100,756	0.460	2,062	\$22.46	5R529	TWO FAMILY FLAT
17011895	2462 TOWNSEND	05/12/23	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$477,172	\$18,465	\$231,535	\$768,054	0.301	10,190	\$22.72	5R529	TWO FAMILY FLAT
15008802	3244 HELEN	12/13/22	\$35,500	PTA	03-ARM'S LENGTH	\$35,500	\$65,439	\$4,164	\$31,336	\$106,012	0.296	1,377	\$22.76	5R529	SINGLE FAMILY
17012398	3517 TOWNSEND	06/23/23	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$72,174	\$3,622	\$35,378	\$118,602	0.298	1,435	\$24.65	5R529	SINGLE FAMILY
17012688	2402 SHERIDAN	01/12/23	\$77,500	WD	03-ARM'S LENGTH	\$77,500	\$149,655	\$4,250	\$73,250	\$251,566	0.291	2,933	\$24.97	5R529	TWO FAMILY FLAT
17010938	2547 SEYBURN	12/14/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$120,520	\$4,812	\$50,188	\$200,187	0.251	1,880	\$26.70	5R529	SINGLE FAMILY
17010912	3037 SEYBURN	03/08/24	\$45,000	PTA	03-ARM'S LENGTH	\$45,000	\$91,659	\$4,384	\$40,616	\$150,995	0.269	1,514	\$26.83	5R529	SINGLE FAMILY
17012447	2571 TOWNSEND	01/26/23	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$92,883	\$3,693	\$61,307	\$154,308	0.397	2,204	\$27.82	5R529	TWO FAMILY FLAT
17012413	3427 TOWNSEND	06/09/22	\$47,000	WD	03-ARM'S LENGTH	\$47,000	\$80,958	\$4,038	\$42,962	\$133,080	0.323	1,542	\$27.86	5R529	SINGLE FAMILY
17010631	2996 SEYBURN	09/13/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$54,270	\$3,999	\$46,001	\$86,974	0.529	1,561	\$29.47	5R529	SINGLE FAMILY
17011182	2980 BALDWIN	07/11/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$108,403	\$3,865	\$81,135	\$180,862	0.449	2,731	\$29.71	5R529	TWO FAMILY FLAT
15007400	3431 FIELD	10/31/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$112,603	\$6,598	\$63,402	\$183,400	0.346	1,980	\$32.02	5R529	SINGLE FAMILY
15010482	2927 CANTON	03/05/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$160,407	\$3,827	\$76,173	\$270,900	0.281	2,370	\$32.14	5R529	TWO FAMILY FLAT
15009792	2903 HELEN	05/23/22	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$117,181	\$5,492	\$89,508	\$193,234	0.463	2,784	\$32.15	5R529	TWO FAMILY FLAT
17012405	3473 TOWNSEND	05/31/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$71,684	\$3,693	\$46,307	\$117,631	0.394	1,388	\$33.36	5R529	SINGLE FAMILY
17012695	2444 SHERIDAN	03/29/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$99,642	\$3,693	\$61,307	\$166,002	0.369	1,682	\$36.45	5R529	SINGLE FAMILY
17013570	2218 FIELD	10/19/23	\$122,600	DD	03-ARM'S LENGTH	\$122,600	\$147,440	\$6,598	\$116,002	\$243,671	0.476	3,172	\$36.57	5R529	TWO FAMILY FLAT
17011626	3451 BALDWIN	02/26/24	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$86,246	\$5,150	\$52,350	\$140,305	0.373	1,420	\$36.87	5R529	SINGLE FAMILY
15009850	1751 HELEN	05/10/22	\$63,250	WD	03-ARM'S LENGTH	\$63,250	\$70,751	\$4,399	\$58,851	\$114,796	0.513	1,547	\$38.04	5R529	SINGLE FAMILY
17013616	3058 FIELD	05/05/22	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$111,467	\$6,394	\$75,606	\$181,787	0.416	1,952	\$38.73	5R529	SINGLE FAMILY
15009823	2203 HELEN	03/03/23	\$140,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$140,000	\$288,585	\$9,763	\$130,237	\$474,938	0.274	3,275	\$39.77	5R529	DUPLEX
17010604	2486 SEYBURN	04/19/22	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$114,483	\$3,999	\$86,001	\$191,149	0.450	2,151	\$39.98	5R529	TWO FAMILY FLAT
17013344	2909 SHERIDAN	03/01/24	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$73,851	\$3,693	\$51,307	\$121,381	0.423	1,201	\$42.72	5R529	SINGLE FAMILY
15010751	2498 CONCORD	07/28/23	\$71,000	PTA	03-ARM'S LENGTH	\$71,000	\$93,496	\$3,950	\$67,050	\$154,924	0.433	1,554	\$43.15	5R529	SINGLE FAMILY
17012707	2518 SHERIDAN	10/11/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$106,858	\$4,298	\$70,702	\$177,439	0.398	1,624	\$43.54	5R529	SINGLE FAMILY
15010747	2472 CONCORD	10/24/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$70,246	\$3,879	\$76,121	\$114,822	0.663	1,557	\$48.89	5R529	SINGLE FAMILY
17010930	2927 SEYBURN	05/25/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$86,731	\$6,267	\$68,733	\$139,211	0.494	1,366	\$50.32	5R529	SINGLE FAMILY
17011207	3462 BALDWIN	09/01/23	\$84,900	WD	03-ARM'S LENGTH	\$84,900	\$92,014	\$3,693	\$81,207	\$152,805	0.531	1,570	\$51.72	5R529	SINGLE FAMILY
17011900	2492 TOWNSEND	05/31/23	\$83,000	DD	03-ARM'S LENGTH	\$83,000	\$66,604	\$3,693	\$79,307	\$108,843	0.729	1,480	\$53.59	5R529	SINGLE FAMILY
17013378	2233 SHERIDAN	04/05/22	\$90,000	PTA	03-ARM'S LENGTH	\$90,000	\$97,043	\$4,298	\$85,702	\$160,458	0.534	1,537	\$55.76	5R529	SINGLE FAMILY
15007399	3439 FIELD	08/04/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$161,355	\$6,598	\$168,402	\$267,746	0.629	2,950	\$57.09	5R529	TWO FAMILY FLAT
17013478	535 SHERIDAN	06/06/22	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$103,826	\$4,421	\$81,579	\$171,981	0.474	1,303	\$62.61	5R529	SINGLE FAMILY
17008634	3477 MAXWELL	10/13/22	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$48,945	\$5,540	\$62,460	\$75,095	0.832	931	\$67.09	5R529	SINGLE FAMILY
15009825	2191 HELEN	11/03/23	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$90,197	\$4,984	\$125,016	\$147,427	0.848	1,821	\$68.65	5R529	SINGLE FAMILY
15011673	3509 CONCORD	01/19/24	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$168,788	\$4,907	\$186,093	\$283,531	0.656	2,706	\$68.77	5R529	MULTI DWELLING
15013569	2580 MELDRUM	03/13/24	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$76,891	\$5,321	\$121,679	\$123,824	0.983	1,668	\$72.95	5R529	SINGLE FAMILY
17009086	2431 PARKER	03/27/24	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$63,096	\$4,206	\$94,794	\$101,886	0.930	1,199	\$79.06	5R529	SINGLE FAMILY
17011202	3432 BALDWIN	09/26/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$85,634	\$3,693	\$111,307	\$141,766	0.785	1,392	\$79.96	5R529	SINGLE FAMILY
17008690	8126 E VERNOR	11/22/23	\$491,365	WD	03-ARM'S LENGTH	\$491,365	\$229,751	\$7,290	\$484,075	\$384,881	1.258	5,992	\$80.79	5R529	MULTI DWELLING
17011205	3450 BALDWIN	08/15/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$76,631	\$3,693	\$126,307	\$126,190	1.001	1,294	\$97.61	5R529	SINGLE FAMILY
15007460	1789 FIELD	11/03/23	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$179,261	\$7,656	\$337,344	\$296,894	1.136	3,396	\$99.34	5R529	TWO FAMILY FLAT
17010594	2420 SEYBURN	03/15/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$147,434	\$7,322	\$282,678	\$236,659	1.194	2,835	\$99.71	5R529	SINGLE FAMILY
17011623	3469 BALDWIN	10/09/23	\$161,000	PTA	03-ARM'S LENGTH	\$161,000	\$90,501	\$3,693	\$157,307	\$150,187	1.047	1,465	\$107.38	5R529	SINGLE FAMILY
17011752	1081 BALDWIN	09/15/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$95,207	\$3,906	\$171,094	\$157,960	1.083	1,572	\$108.84	5R529	SINGLE FAMILY
17012400	3503 TOWNSEND	05/12/23	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$97,285	\$3,693	\$246,307	\$161,924	1.521	2,163	\$113.87	5R529	TWO FAMILY FLAT
17013368	2439 SHERIDAN	05/12/23	\$250,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$250,000	\$126,362	\$3,693	\$246,307	\$212,230	1.161	2,118	\$116.29	5R529	TWO FAMILY FLAT
17010227	3037 VAN DYKE	02/16/24	\$243,500	PTA	03-ARM'S LENGTH	\$243,500	\$120,268	\$4,341	\$239,159	\$200,566	1.192	2,035	\$117.52	5R529	SINGLE FAMILY
15007453	2133 FIELD	08/10/23	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$180,664	\$7,910	\$347,090	\$298,882	1.161	2,949	\$117.70	5R529	DUPLEX
15009806	2487 HELEN	05/09/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$120,989	\$4,379	\$195,621	\$201,747	0.970	1,476	\$132.53	5R529	SINGLE FAMILY

15009926	1732 CANTON	11/13/23	\$286,600	WD	03-ARM'S LENGTH	\$286,600	\$126,036	\$4,250	\$282,350	\$210,702	1.340	2,045	\$138.07	5R529	SINGLE FAMILY
15013823	1195 MELDRUM	04/07/23	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$65,653	\$6,754	\$161,246	\$101,901	1.582	1,129	\$142.82	5R529	SINGLE FAMILY
17011731	1481 BALDWIN	08/04/23	\$285,000	PTA	03-ARM'S LENGTH	\$285,000	\$110,849	\$3,779	\$281,221	\$185,242	1.518	1,749	\$160.79	5R529	SINGLE FAMILY
17010938	2547 SEYBURN	05/03/23	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$120,520	\$4,812	\$310,188	\$200,187	1.549	1,880	\$164.99	5R529	SINGLE FAMILY
17011674	2511 BALDWIN	07/11/23	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$97,927	\$3,693	\$256,307	\$163,035	1.572	1,551	\$165.25	5R529	SINGLE FAMILY
15008050	577 E GRAND	04/05/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$303,250	\$9,554	\$485,446	\$508,125	0.955	2,812	\$172.63	5R529	SINGLE FAMILY
5R529		Totals:	\$8,350,215			\$8,350,215	\$7,158,919		\$8,035,900	\$11,803,116			\$62.20		
		Avg SP:	\$132,543							E.C.F. =>	0.681				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
17000115	8022 KERCHEVAL	10/28/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$200,480	\$8,847	\$176,153	\$127,500	1.382	2,580	\$68.28	5R530	TWO FAMILY FLAT
17009159	708 VAN DYKE	12/18/23	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$432,338	\$13,093	\$351,907	\$278,939	1.262	3,262	\$107.88	5R530	TWO FAMILY FLAT
27230111	1100 PARKER	09/16/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$488,102	\$0	\$470,000	\$324,752	1.447	4,178	\$112.49	5R530	LARGE FLATS
27240655	7874 VAN DYKE	09/29/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$356,547	\$71	\$384,929	\$237,176	1.623	3,376	\$114.02	5R530	TWO FAMILY FLAT
17010309	1439 VAN DYKE	06/23/23	\$384,900	WD	03-ARM'S LENGTH	\$384,900	\$339,080	\$14,450	\$370,450	\$215,988	1.715	3,164	\$117.08	5R530	SINGLE FAMILY
17011003	1515 SEYBURN	09/21/23	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$322,151	\$12,981	\$267,019	\$205,702	1.298	1,890	\$141.28	5R530	SINGLE FAMILY
27240539	1722 PARKER	09/13/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$295,622	\$71	\$409,929	\$196,641	2.085	2,727	\$150.32	5R530	TWO FAMILY FLAT
17000072	7860 VAN DYKE	12/08/22	\$350,000	PTA	03-ARM'S LENGTH	\$350,000	\$340,271	\$15,608	\$334,392	\$216,010	1.548	1,991	\$167.95	5R530	SINGLE FAMILY
17000102	7951 ST PAUL	03/27/24	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$349,757	\$6,210	\$468,790	\$228,574	2.051	2,704	\$173.37	5R530	ROW HOUSE
27210213	8119 ST PAUL	09/27/22	\$327,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$327,000	\$329,365	\$11,309	\$315,691	\$204,090	1.547	1,654	\$190.87	5R530	ROW HOUSE
27200022	1457 SEYBURN	11/29/22	\$404,500	PTA	19-MULTI PARCEL ARM'S LENGTH	\$404,500	\$331,722	\$18,473	\$386,027	\$196,125	1.968	1,927	\$200.33	5R530	SINGLE FAMILY
27200074	1714 SEYBURN	10/30/23	\$517,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$517,000	\$536,268	\$15,727	\$501,273	\$335,871	1.492	2,326	\$215.51	5R530	SINGLE FAMILY
17011006	1495 SEYBURN	03/12/24	\$439,000	WD	03-ARM'S LENGTH	\$439,000	\$303,580	\$12,981	\$426,019	\$193,346	2.203	1,921	\$221.77	5R530	SINGLE FAMILY
17000088	7840 E LAFAYETTE	02/24/23	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$327,723	\$17,519	\$387,481	\$206,390	1.877	1,694	\$228.74	5R530	SINGLE FAMILY
27240619	1773 PARKER	04/26/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$194,346	\$71	\$409,929	\$198,855	2.061	1,721	\$238.19	5R530	SINGLE FAMILY
27080678	1805 PARKER	08/30/22	\$399,900	PTA	19-MULTI PARCEL ARM'S LENGTH	\$399,900	\$324,498	\$15,323	\$384,577	\$195,510	1.967	1,502	\$256.04	5R530	SINGLE FAMILY
27070566	1800 PARKER	07/17/23	\$451,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$451,000	\$301,266	\$0	\$451,000	\$200,443	2.250	1,752	\$257.42	5R530	SINGLE FAMILY
27180131	1767 PARKER	05/12/22	\$422,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$422,000	\$283,884	\$14,761	\$407,239	\$169,236	2.406	1,441	\$282.61	5R530	SINGLE FAMILY
5R530		Totals:	\$7,080,300			\$7,080,300	\$6,057,000		\$6,902,805	\$3,931,148			\$180.23		
		Avg SP:	\$393,350							E.C.F. =>	1.756				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style	
17006569	4169 BURNS	06/21/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$38,442	\$2,362	\$32,638	\$111,703	0.292	1,326		\$24.61	5R531	SINGLE FAMILY
17006514	5399 BURNS	07/05/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$57,007	\$3,592	\$51,408	\$165,372	0.311	2,040		\$25.20	5R531	SINGLE FAMILY
17007058	3736 IROQUOIS	06/16/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$38,905	\$2,987	\$37,013	\$111,201	0.333	1,426		\$25.96	5R531	SINGLE FAMILY
17007108	5166 IROQUOIS	02/16/23	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$49,834	\$2,337	\$42,663	\$147,050	0.290	1,394		\$30.60	5R531	SINGLE FAMILY
17007690	4434 SEMINOLE	02/13/24	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$64,376	\$3,592	\$63,408	\$188,186	0.337	1,812		\$34.99	5R531	SINGLE FAMILY
17008073	5051 SEMINOLE	03/28/24	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$54,823	\$2,362	\$67,638	\$162,418	0.416	1,716		\$39.42	5R531	SINGLE FAMILY
17006262	4484 BURNS	03/22/24	\$81,000	WD	03-ARM'S LENGTH	\$81,000	\$52,338	\$3,620	\$77,380	\$150,830	0.513	1,782		\$43.42	5R531	SINGLE FAMILY
17006525	5319 BURNS	10/26/23	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$138,211	\$3,362	\$136,638	\$417,489	0.327	2,870		\$47.61	5R531	TWO FAMILY FLAT
17007634-5	3628 SEMINOLE	04/13/23	\$72,000	WD	03-ARM'S LENGTH	\$72,000	\$37,323	\$2,536	\$69,464	\$107,700	0.645	1,329		\$52.27	5R531	SINGLE FAMILY
17006538	5115 BURNS	07/07/23	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$71,682	\$5,577	\$123,423	\$204,659	0.603	2,270		\$54.37	5R531	SINGLE FAMILY
17006316	5324 BURNS	09/06/22	\$69,900	WD	03-ARM'S LENGTH	\$69,900	\$37,437	\$2,712	\$67,188	\$107,508	0.625	1,232		\$54.54	5R531	SINGLE FAMILY
17006684	3824 SENECA	03/03/23	\$68,000	WD	03-ARM'S LENGTH	\$68,000	\$45,097	\$3,592	\$64,408	\$128,498	0.501	990		\$65.06	5R531	SINGLE FAMILY
17007696	4478 SEMINOLE	02/22/24	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,122	\$2,591	\$122,409	\$175,019	0.699	1,749		\$69.99	5R531	SINGLE FAMILY
17007414	4815 IROQUOIS	08/19/22	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$141,214	\$4,089	\$163,911	\$424,536	0.386	2,334		\$70.23	5R531	SINGLE FAMILY
17006217	3814 BURNS	10/27/22	\$112,500	WD	03-ARM'S LENGTH	\$112,500	\$49,419	\$2,387	\$110,113	\$145,610	0.756	1,538		\$71.59	5R531	SINGLE FAMILY
17006701	4218 SENECA	11/17/23	\$102,500	WD	03-ARM'S LENGTH	\$102,500	\$53,535	\$3,196	\$99,304	\$155,848	0.637	1,370		\$72.48	5R531	SINGLE FAMILY
17008042	5375 SEMINOLE	10/18/23	\$116,700	WD	03-ARM'S LENGTH	\$116,700	\$41,981	\$3,917	\$112,783	\$181,219	0.622	1,493		\$75.54	5R531	SINGLE FAMILY
5R531		Totals:	\$1,496,600			\$1,496,600	\$1,030,746		\$1,441,789	\$3,084,844				\$50.46		
		Avg SP:	\$88,035							E.C.F. =>	0.467					

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
27240944	1450 IROQUOIS	04/11/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$633,225	\$3,788	\$671,212	\$597,189	1.124	4,917	\$136.51	5R532	SINGLE FAMILY
17008203	2141 SEMINOLE	11/09/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$397,403	\$21,594	\$428,406	\$356,555	1.202	2,246	\$190.74	5R532	SINGLE FAMILY
27140185	3418 IROQUOIS	07/22/22	\$549,900	PTA	03-ARM'S LENGTH	\$549,900	\$534,907	\$0	\$549,900	\$507,502	1.084	2,850	\$192.95	5R532	SINGLE FAMILY
27060052	2211 IROQUOIS	09/22/22	\$570,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$570,000	\$582,638	\$27,640	\$542,360	\$500,340	1.084	2,592	\$209.24	5R532	SINGLE FAMILY
27060426	2218 IROQUOIS	11/02/23	\$610,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$610,000	\$440,886	\$0	\$610,000	\$418,298	1.458	2,688	\$226.93	5R532	SINGLE FAMILY
27230118	3505 BURNS	05/23/22	\$441,000	WD	03-ARM'S LENGTH	\$441,000	\$292,430	\$2,439	\$438,561	\$275,134	1.594	1,740	\$252.05	5R532	SINGLE FAMILY
5R532		Totals:	\$3,295,900			\$3,295,900	\$2,881,489		\$3,240,439	\$2,655,017			\$201.40		
		Avg SP:	\$549,317							E.C.F. =>	1.220				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
19007904	9135 SYLVESTER	12/07/23	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$31,794	\$716	\$14,284	\$128,954	0.111	1,718	\$8.31	5R533	DUPLEX
19009004	3760 ROHNS	08/21/23	\$15,000	QC	03-ARM'S LENGTH	\$15,000	\$18,820	\$1,255	\$13,745	\$72,884	0.189	1,378	\$9.97	5R533	SINGLE FAMILY
19009528	3758 ROLFS	03/10/23	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$17,116	\$1,500	\$12,500	\$64,797	0.193	994	\$12.58	5R533	SINGLE FAMILY
19001173.002L	8872 BUHL	04/07/23	\$22,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$22,000	\$31,755	\$3,063	\$18,937	\$114,340	0.166	1,202	\$15.75	5R533	SINGLE FAMILY
19007137	5109 MCCLELLAN	09/06/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$37,147	\$1,993	\$23,007	\$145,867	0.158	1,294	\$17.78	5R533	SINGLE FAMILY
19007579	4774 BELVIDERE	05/18/23	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$43,475	\$1,317	\$35,683	\$174,929	0.204	1,884	\$18.94	5R533	DUPLEX
19009071-2	4544 ROHNS	10/20/22	\$38,500	WD	03-ARM'S LENGTH	\$38,500	\$48,523	\$1,752	\$36,748	\$194,071	0.189	1,864	\$19.71	5R533	TWO FAMILY FLAT
17005922	4473 FISCHER	03/12/24	\$40,500	PTA	03-ARM'S LENGTH	\$40,500	\$47,196	\$1,228	\$39,272	\$190,739	0.206	1,920	\$20.45	5R533	DUPLEX
19010510	3872 FISCHER	06/21/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$25,404	\$1,281	\$26,719	\$100,095	0.267	1,288	\$20.74	5R533	SINGLE FAMILY
17005843	5379 FISCHER	11/19/22	\$32,000	LC	03-ARM'S LENGTH	\$32,000	\$34,172	\$1,214	\$30,786	\$136,755	0.225	1,403	\$21.94	5R533	SINGLE FAMILY
17005922	4473 FISCHER	08/18/22	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$47,196	\$1,228	\$48,772	\$190,739	0.256	1,920	\$25.40	5R533	DUPLEX
19007506	3776 BELVIDERE	06/22/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$43,236	\$1,388	\$53,612	\$173,643	0.309	1,641	\$32.67	5R533	SINGLE FAMILY
19009061	4440 ROHNS	03/09/23	\$55,000	QC	03-ARM'S LENGTH	\$55,000	\$38,804	\$1,869	\$53,131	\$153,257	0.347	1,429	\$37.18	5R533	SINGLE FAMILY
19009041-2	4212 ROHNS	03/09/23	\$55,000	QC	03-ARM'S LENGTH	\$55,000	\$40,974	\$2,814	\$52,186	\$158,340	0.330	1,320	\$39.53	5R533	SINGLE FAMILY
19009077	4626 ROHNS	04/07/23	\$55,000	QC	03-ARM'S LENGTH	\$55,000	\$35,847	\$1,869	\$53,131	\$140,988	0.377	1,296	\$41.00	5R533	SINGLE FAMILY
19009031	4130 ROHNS	04/07/23	\$55,000	QC	03-ARM'S LENGTH	\$55,000	\$35,002	\$1,860	\$53,140	\$137,519	0.386	1,296	\$41.00	5R533	SINGLE FAMILY
19010241	3753 CRANE	10/19/22	\$79,999	DD	03-ARM'S LENGTH	\$79,999	\$38,314	\$1,281	\$78,718	\$153,664	0.512	1,430	\$55.05	5R533	SINGLE FAMILY
19007074	5903 MCCLELLAN	12/07/23	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$57,924	\$1,993	\$108,007	\$232,079	0.465	1,580	\$68.36	5R533	SINGLE FAMILY
5R533		Totals:	\$781,999			\$781,999	\$672,699		\$752,378	\$2,663,660			\$28.13		
		Avg SP:	\$43,444							E.C.F. =>	0.282				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
19009503	3527 ROHNS	09/16/22	\$18,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$18,000	\$42,501	\$4,227	\$13,773	\$117,954	0.117	1,468	\$9.38	5R534	SINGLE FAMILY
21039852	2601 HARDING	04/06/23	\$17,000	WD	03-ARM'S LENGTH	\$17,000	\$34,862	\$3,410	\$13,590	\$104,146	0.130	1,402	\$9.69	5R534	SINGLE FAMILY
17006062	2237 FISCHER	02/02/24	\$15,500	PTA	03-ARM'S LENGTH	\$15,500	\$32,795	\$1,420	\$14,080	\$103,891	0.136	1,357	\$10.38	5R534	SINGLE FAMILY
21037608	2621 BEWICK	11/22/23	\$18,400	WD	03-ARM'S LENGTH	\$18,400	\$38,636	\$1,726	\$16,674	\$122,219	0.136	1,523	\$10.95	5R534	SINGLE FAMILY
21039313	2996 HARDING	09/09/22	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$13,582	\$3,506	\$27,494	\$33,364	0.824	2,493	\$11.03	5R534	SINGLE FAMILY
17006097	1707 FISCHER	04/10/23	\$90,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$90,000	\$403,620	\$4,255	\$85,745	\$1,312,983	0.065	7,692	\$11.15	5R534	SINGLE FAMILY
19004875	1583 HURLBUT	03/29/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$56,852	\$1,793	\$33,207	\$182,315	0.182	2,556	\$12.99	5R534	TWO FAMILY FLAT
21037751	2930 GARLAND	01/19/24	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$56,534	\$1,827	\$25,173	\$181,149	0.139	1,816	\$13.86	5R534	TWO FAMILY FLAT
21039323	3064 HARDING	05/31/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$78,841	\$3,948	\$46,052	\$247,990	0.186	3,284	\$14.02	5R534	TWO FAMILY FLAT
21039307	2954 HARDING	06/21/22	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$55,526	\$2,359	\$34,641	\$176,050	0.197	2,276	\$15.22	5R534	TWO FAMILY FLAT
21039856	2575 HARDING	10/17/23	\$27,000	PTA	03-ARM'S LENGTH	\$27,000	\$34,176	\$2,801	\$24,199	\$103,891	0.233	1,409	\$17.17	5R534	SINGLE FAMILY
19008103	2160 HOLCOMB	06/30/23	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$42,498	\$1,844	\$35,656	\$134,616	0.265	1,834	\$19.44	5R534	TWO FAMILY FLAT
19000319	9391 NAVARRE	07/28/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$24,954	\$1,457	\$23,543	\$77,805	0.303	1,151	\$20.45	5R534	SINGLE FAMILY
19000315	9367 NAVARRE	03/21/23	\$33,000	WD	03-ARM'S LENGTH	\$33,000	\$31,576	\$1,458	\$31,542	\$99,728	0.316	1,457	\$21.65	5R534	SINGLE FAMILY
19005478	1395 CADILLAC	03/22/23	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$65,877	\$2,638	\$57,362	\$209,401	0.274	2,580	\$22.23	5R534	ROW HOUSE
21037680	1443 BEWICK	12/28/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$64,890	\$3,519	\$46,481	\$203,215	0.229	1,980	\$23.48	5R534	SINGLE FAMILY
19004810	3035 HURLBUT	02/22/24	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$74,832	\$1,844	\$65,156	\$241,682	0.270	2,620	\$24.87	5R534	TWO FAMILY FLAT
21038260	3433 GARLAND	11/03/23	\$54,500	WD	03-ARM'S LENGTH	\$54,500	\$45,654	\$1,655	\$52,845	\$145,692	0.363	2,100	\$25.16	5R534	TWO FAMILY FLAT
19010277	3011 CRANE	10/17/23	\$58,200	PTA	03-ARM'S LENGTH	\$58,200	\$47,350	\$2,363	\$55,837	\$148,964	0.375	2,064	\$27.05	5R534	TWO FAMILY FLAT
19007433	2270 BELVIDERE	12/21/22	\$31,000	WD	03-ARM'S LENGTH	\$31,000	\$41,294	\$2,187	\$28,813	\$129,493	0.223	1,007	\$28.61	5R534	SINGLE FAMILY
19008024	1601 BELVIDERE	04/22/22	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$29,861	\$1,578	\$53,422	\$93,652	0.570	1,837	\$29.08	5R534	TWO FAMILY FLAT
19004851	2237 HURLBUT	04/26/23	\$58,000	WD	03-ARM'S LENGTH	\$58,000	\$43,445	\$2,463	\$55,537	\$135,702	0.409	1,867	\$29.75	5R534	SINGLE FAMILY
19000537	9336 JAMESON	06/30/22	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$34,756	\$1,387	\$36,613	\$110,493	0.331	1,149	\$31.87	5R534	SINGLE FAMILY
19005461	2123 CADILLAC	08/31/23	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$81,146	\$2,868	\$77,132	\$259,199	0.298	2,406	\$32.06	5R534	SINGLE FAMILY
21038272	3063 GARLAND	10/06/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$33,007	\$1,691	\$33,309	\$103,695	0.321	944	\$35.28	5R534	SINGLE FAMILY
21041120	2957 MONTCLAIR	05/26/23	\$57,241	WD	03-ARM'S LENGTH	\$57,241	\$40,588	\$1,991	\$55,250	\$127,805	0.432	1,530	\$36.11	5R534	SINGLE FAMILY
19007395	1578 BELVIDERE	09/14/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$38,565	\$1,625	\$58,375	\$122,318	0.477	1,565	\$37.30	5R534	SINGLE FAMILY
19010454	2958 FISCHER	09/08/22	\$67,000	WD	03-ARM'S LENGTH	\$67,000	\$44,794	\$2,272	\$64,728	\$140,801	0.460	1,678	\$38.57	5R534	SINGLE FAMILY
21039343	3522 HARDING	06/30/23	\$84,000	QCD	03-ARM'S LENGTH	\$84,000	\$54,048	\$2,062	\$81,938	\$172,139	0.476	2,082	\$39.36	5R534	TWO FAMILY FLAT
19004963-4	3054 CADILLAC	05/04/22	\$68,250	CD	03-ARM'S LENGTH	\$68,250	\$53,315	\$3,776	\$64,474	\$164,036	0.393	1,554	\$41.49	5R534	SINGLE FAMILY
19004975	3450 CADILLAC	04/01/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$79,419	\$1,941	\$143,059	\$256,550	0.558	2,637	\$54.25	5R534	TWO FAMILY FLAT
19008112	2244 HOLCOMB	03/26/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$36,762	\$1,642	\$78,358	\$116,291	0.674	1,439	\$54.45	5R534	SINGLE FAMILY
21039906	1515 HARDING	04/14/22	\$160,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$160,000	\$76,292	\$4,679	\$155,321	\$229,500	0.677	2,570	\$60.44	5R534	TWO FAMILY FLAT
21039915	1453 HARDING	04/19/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$85,353	\$2,359	\$207,641	\$274,815	0.756	3,092	\$67.15	5R534	LARGE FLATS
19004928	2502 CADILLAC	04/14/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$143,818	\$2,709	\$432,291	\$467,248	0.925	5,665	\$76.31	5R534	MULTI DWELLING
19000117	8730 AGNES	06/02/23	\$162,000	PTA	19-MULTI PARCEL ARM'S LENGTH	\$162,000	\$74,560	\$4,331	\$157,669	\$223,142	0.707	2,016	\$78.21	5R534	SINGLE FAMILY
19005403	3445 CADILLAC	04/29/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$65,065	\$2,533	\$147,467	\$207,060	0.712	1,589	\$92.80	5R534	SINGLE FAMILY

5R534	Totals:	\$2,726,591				\$2,726,591	\$2,301,644		\$2,634,447	\$7,280,993			\$31.98		
	Avg SP:	\$73,692								E.C.F. =>	0.362				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
27100416	500 FISKE	09/12/23	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$249,573	\$0	\$215,000	\$264,378	0.813	2,449	\$87.79	5R535	SINGLE FAMILY
19006126	400 PARKVIEW	05/15/23	\$367,500	WD	03-ARM'S LENGTH	\$367,500	\$480,633	\$18,223	\$349,277	\$489,841	0.713	2,812	\$124.21	5R535	SINGLE FAMILY
19006289	474 FISKE	01/05/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000	\$372,435	\$16,176	\$372,824	\$377,393	0.988	2,819	\$132.25	5R535	SINGLE FAMILY
27220249	399 PARKVIEW	08/26/22	\$550,000	PTA	03-ARM'S LENGTH	\$550,000	\$528,954	\$1,380	\$548,620	\$558,871	0.982	3,404	\$161.17	5R535	SINGLE FAMILY
27230374	612 LODGE	05/19/22	\$500,000	LC	03-ARM'S LENGTH	\$500,000	\$438,658	\$1,392	\$498,608	\$463,206	1.076	2,849	\$175.01	5R535	SINGLE FAMILY
19000006	9230 DWIGHT	02/14/23	\$1,675,000	WD	03-ARM'S LENGTH	\$1,675,000	\$913,858	\$42,979	\$1,632,021	\$922,541	1.769	5,458	\$299.01	5R535	SINGLE FAMILY
5R535		Totals:	\$3,696,500			\$3,696,500	\$2,984,111		\$3,616,350	\$3,076,230			\$163.24		
		Avg SP:	\$616,083							E.C.F. =>	1.176				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
21038379.003L	504 MARQUETTE	04/06/22	\$30,000	PTA	03-ARM'S LENGTH	\$30,000	\$22,770	\$881	\$29,119	\$101,338	0.287	1,008	\$28.89	5R536	ROW HOUSE
21038384.002L	544 MARQUETTE	06/07/22	\$36,000	PTA	03-ARM'S LENGTH	\$36,000	\$23,423	\$862	\$35,138	\$104,449	0.336	972	\$36.15	5R536	ROW HOUSE
21038381	516 MARQUETTE	05/10/22	\$45,000	PTA	03-ARM'S LENGTH	\$45,000	\$27,787	\$849	\$44,151	\$124,713	0.354	972	\$45.42	5R536	ROW HOUSE
5R536		Totals:	\$111,000			\$111,000	\$73,980		\$108,408	\$330,500			\$36.82		
		Avg SP:	\$37,000							E.C.F. =>	0.328				

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
27240931	3160 WOODS	06/29/23	\$212,000	PTA	03-ARM'S LENGTH	\$212,000	\$253,994	\$605	\$211,395	\$277,839	0.761	1,678	\$125.98	5R537	ROW HOUSE
5R537		Totals:	\$212,000			\$212,000	\$253,994		\$211,395	\$277,839	E.C.F. => 0.761		\$125.98		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Building Style
14001451	3765 BROWN	12/01/23	\$23,500	WD	03-ARM'S LENGTH	\$23,500	\$24,306	\$1,854	\$21,646	\$136,073	0.159	2,116	\$10.23	5r538	TWO FAMILY FLAT
14011677	6343 JOHN E HUNTER	08/22/23	\$14,000	DD	03-ARM'S LENGTH	\$14,000	\$17,965	\$821	\$13,179	\$103,903	0.127	1,144	\$11.52	5r538	SINGLE FAMILY
14008108	1791 W GRAND BLVD	02/16/24	\$65,000	PTA	03-ARM'S LENGTH	\$65,000	\$59,992	\$2,336	\$62,664	\$349,430	0.179	5,140	\$12.19	5r538	LARGE FLATS
14009782	6602 SCOTTEN	09/06/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$18,585	\$1,087	\$23,913	\$106,048	0.225	1,944	\$12.30	5r538	TWO FAMILY FLAT
12009877	3805 SCOVEL	10/16/23	\$24,000	WD	03-ARM'S LENGTH	\$24,000	\$22,038	\$1,762	\$22,238	\$122,885	0.181	1,749	\$12.71	5r538	SINGLE FAMILY
12009877	3805 SCOVEL	01/16/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$22,038	\$1,762	\$28,238	\$122,885	0.230	1,749	\$16.15	5r538	SINGLE FAMILY
12009926	3450 EASTERN	07/28/23	\$33,500	WD	03-ARM'S LENGTH	\$33,500	\$21,800	\$956	\$32,544	\$126,327	0.258	1,754	\$18.55	5r538	SINGLE FAMILY
14009769	6526 SCOTTEN	08/23/23	\$35,000	QC	03-ARM'S LENGTH	\$35,000	\$22,291	\$1,087	\$33,913	\$128,509	0.264	1,260	\$26.92	5r538	SINGLE FAMILY
5R538		Totals:	\$250,000			\$250,000	\$209,015		\$238,335	\$1,196,061			\$15.07		
		Avg SP:	\$31,250							E.C.F. =>	0.199				

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13012226	8248 SALLAN	06/08/23	\$30,000	QCD	03-ARM'S LENGTH	\$30,000	\$60,815	\$1,980	\$28,020	\$227,162	0.123	2,432	\$11.52	5R539	TWO FAMILY FLAT
13005007	5909 MARCUS	05/23/22	\$10,000	QC	03-ARM'S LENGTH	\$10,000	\$15,171	\$1,373	\$8,627	\$53,274	0.162	616	\$14.00	5R539	SINGLE FAMILY
13004613	6200 DOROTHY	05/06/22	\$39,500	QC	03-ARM'S LENGTH	\$39,500	\$32,785	\$1,761	\$37,739	\$119,784	0.315	1,188	\$31.77	5R539	SINGLE FAMILY
13004683	4160 OLIVER	11/08/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$61,499	\$1,643	\$93,357	\$231,104	0.404	2,622	\$35.61	5R539	SINGLE FAMILY
15001109	6329 CYMBAL	01/12/24	\$57,500	WD	03-ARM'S LENGTH	\$57,500	\$25,670	\$2,079	\$55,421	\$91,085	0.608	1,334	\$41.54	5R539	SINGLE FAMILY
5R539			Totals:			\$232,000	\$195,940		\$223,164	\$722,409			\$26.89		
			Avg SP:			\$46,400				E.C.F. =>	0.309				