

Commercial Table

parcel(s)	sale date	price	land	LI	residual	bidg cost	ecf	ECF table
18-17-400-038	5/19/2025	850,000	429,419	16,120	404,461	401,617	1.007	c
18-14-504-005	10/29/2024	430,000	79,050	17,272	333,678	521,176	0.640	c
18-24-501-043	4/21/2023	170,000	23,425	2,422	144,153	252,172	0.572	c
18-24-501-035	5/6/2024	150,000	31,943	9,043	109,014	183,255	0.595	c
18-21-100-001	10/28/2024	500,000	419,921	21,284	58,795	164,999	0.356	c
51-22-200-094	4/21/2023	684,000	194,121		489,879	607,070	0.807	
51-22-200-123	5/25/2023	260,000	151,045		108,955	220,498	0.494	
					1,648,935	2,350,787	0.701	

Industrial

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Adj. when Sched/Adj.	Salur.	Appraisland + Yards	Residu	Cost Man. \$	ECF
51-15-551-009	841 TACOMA CT	05/15/23	\$300,000	WD	03-ARM'S LE	\$300,000	\$88,700	29.57	\$225,361	\$41,403	\$258,597	0.900
51-22-200-094	573 W VIENNA ST	04/21/23	\$684,000	WD	03-ARM'S LE	\$684,000	\$159,500	23.32	\$582,646	\$194,121	\$489,879	0.807
51-22-200-123	404 S MILL ST	05/25/23	\$260,000	WD	03-ARM'S LE	\$260,000	\$96,300	37.04	\$292,164	\$151,045	\$108,955	0.494
51-22-527-009	151 W VIENNA ST	11/15/24	\$65,000	WD	03-ARM'S LE	\$65,000	\$14,000	21.54	\$39,987	\$4,634	\$60,366	1.093
									\$917,797	\$1,170,242		0.784

NBHD 14001

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
06/13/24	\$157,500	WD	03-ARM'S LENGT	\$157,500	\$23,700	15.05	\$169,749	\$9,157	\$148,343	\$161,075	0.921		
05/05/23	\$120,000	WD	03-ARM'S LENGT	\$120,000	\$64,100	53.42	\$155,483	\$23,588	\$96,412	\$132,292	0.729		
07/17/24	\$130,000	WD	03-ARM'S LENGT	\$130,000	\$42,200	32.46	\$87,562	\$6,102	\$123,898	\$81,705	1.516		
07/21/23	\$236,900	WD	03-ARM'S LENGT	\$236,900	\$78,200	33.01	\$197,499	\$12,464	\$224,436	\$185,592	1.209		
03/15/24	\$173,000	WD	03-ARM'S LENGT	\$173,000	\$80,000	46.24	\$163,377	\$6,102	\$166,898	\$157,748	1.058		
06/20/23	\$153,900	WD	03-ARM'S LENGT	\$153,900	\$76,500	49.71	\$188,520	\$9,702	\$144,198	\$179,356	0.804		
10/10/24	\$105,000	WD	03-ARM'S LENGT	\$105,000	\$76,700	73.05	\$159,629	\$11,666	\$93,334	\$148,408	0.629		
03/01/24	\$116,600	WD	03-ARM'S LENGT	\$116,600	\$50,100	42.97	\$113,361	\$5,556	\$111,044	\$108,129	1.027		
04/08/24	\$199,900	WD	03-ARM'S LENGT	\$199,900	\$68,000	34.02	\$140,443	\$12,707	\$187,193	\$128,120	1.461		
06/21/23	\$209,900	WD	03-ARM'S LENGT	\$209,900	\$94,600	45.07	\$186,793	\$11,026	\$198,874	\$176,236	1.128		
09/22/23	\$175,000	WD	03-ARM'S LENGT	\$175,000	\$76,900	43.94	\$149,967	\$14,489	\$160,511	\$136,886	1.181		
03/21/25	\$175,000	WD	03-ARM'S LENGT	\$175,000	\$108,800	62.17	\$225,003	\$14,795	\$160,265	\$210,901	0.760		
11/03/23	\$174,500	WD	03-ARM'S LENGT	\$174,500	\$100,800	57.77	\$273,586	\$40,999	\$133,501	\$210,486	0.634		
Totals:	\$2,127,200			\$2,127,200	\$940,600		\$2,210,912		\$1,948,907	\$2,015,934			
							Sale. Ratio => 44.22			E.C.F. => 0.967			
							Std. Dev. => 14.89			Ave. E.C.F. => 1.004			

NBHD 14002

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-14-553-005	517 CLARION ST	11/02/23	\$175,000	WD	03-ARM'S I	\$175,000	\$65,800	37.60	\$143,048	\$11,896	\$163,104	\$120,989	1.348
51-14-553-010	537 CLARION ST	05/09/23	\$170,000	WD	03-ARM'S I	\$170,000	\$72,000	42.35	\$185,250	\$10,200	\$159,800	\$161,485	0.990
51-14-553-011	541 CLARION ST	07/11/24	\$180,000	WD	03-ARM'S I	\$180,000	\$56,300	31.28	\$140,018	\$10,200	\$169,800	\$119,758	1.418
51-14-553-021	598 POPLAR ST	06/14/24	\$164,000	WD	03-ARM'S I	\$164,000	\$61,400	37.44	\$153,213	\$11,900	\$152,100	\$130,363	1.167
51-14-553-035	544 POPLAR ST	09/30/24	\$200,000	WD	03-ARM'S I	\$200,000	\$78,900	39.45	\$195,101	\$13,600	\$186,400	\$168,090	1.109
51-14-553-067	556 CLARION ST	01/24/24	\$195,000	WD	03-ARM'S I	\$195,000	\$70,700	36.26	\$185,005	\$10,200	\$184,800	\$161,259	1.146
51-14-553-071	540 CLARION ST	09/18/24	\$175,000	WD	03-ARM'S I	\$175,000	\$63,400	36.23	\$156,823	\$14,922	\$160,078	\$130,905	1.223
51-14-553-079	508 CLARION ST	09/13/24	\$192,000	WD	03-ARM'S I	\$192,000	\$71,300	37.14	\$175,685	\$10,880	\$181,120	\$152,034	1.191
Totals:	\$1,451,000			\$1,451,000	\$539,800		\$1,334,852	37.20		\$1,357,202	\$1,144,884		
							Sale. Ratio => 37.20			E.C.F. => 1.185			
							Std. Dev. => 3.13			Ave. E.C.F. => 1.199			

NBHD 15001

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-15-400-065	507 W FIELD ST	12/03/24	\$299,900	WD	03-ARM'S I	\$299,900	\$0	0.00	\$295,676	\$62,957	\$236,943	\$211,563	1.120
51-15-576-008	316 PALMER ST	11/25/24	\$146,900	WD	03-ARM'S I	\$146,900	\$50,200	34.17	\$102,379	\$5,356	\$141,544	\$88,203	1.605
51-15-577-016	227 CAMPBELL ST	01/26/24	\$145,000	WD	03-ARM'S I	\$145,000	\$58,800	40.55	\$113,433	\$6,300	\$138,700	\$97,394	1.424
51-15-577-030	121 CURRY ST	12/21/23	\$170,000	WD	03-ARM'S I	\$170,000	\$65,200	38.35	\$215,344	\$6,300	\$163,700	\$190,040	0.861
51-15-577-035	501 CENTER ST	11/10/23	\$84,000	WD	03-ARM'S I	\$84,000	\$51,000	60.71	\$136,633	\$5,605	\$78,395	\$119,116	0.658
51-15-577-062	615 N MILL ST	05/11/23	\$158,900	WD	03-ARM'S I	\$158,900	\$66,000	41.54	\$173,734	\$9,162	\$149,798	\$149,611	1.001
51-15-577-064	609 CENTER ST	10/27/23	\$106,000	WD	03-ARM'S I	\$106,000	\$36,000	33.96	\$100,170	\$4,117	\$101,883	\$87,321	1.167
51-15-577-075	225 DARRROW ST	01/02/24	\$167,000	WD	03-ARM'S I	\$167,000	\$69,700	41.74	\$126,554	\$6,300	\$160,700	\$109,322	1.470
51-15-577-079	211 DARRROW ST	10/25/23	\$125,000	WD	03-ARM'S I	\$125,000	\$49,200	39.36	\$113,168	\$6,300	\$118,700	\$97,153	1.222
51-15-577-080	207 DARRROW ST	11/21/24	\$118,000	WD	03-ARM'S I	\$118,000	\$51,900	43.98	\$100,326	\$6,300	\$111,700	\$85,478	1.307
51-15-578-028	101 GRIFFES ST	08/31/23	\$178,000	WD	03-ARM'S I	\$178,000	\$82,900	46.57	\$220,770	\$8,940	\$169,060	\$192,573	0.878
51-15-578-061	221 CENTER ST	06/02/23	\$210,000	WD	03-ARM'S I	\$210,000	\$84,400	40.19	\$255,592	\$6,558	\$203,442	\$226,395	0.899
51-15-579-023	536 LINCOLN ST	08/23/24	\$135,000	WD	03-ARM'S I	\$135,000	\$66,100	48.96	\$132,630	\$8,920	\$126,080	\$112,464	1.121
Totals:	\$2,043,700			\$2,043,700	\$731,400		\$2,086,409	35.79		\$1,900,585	\$1,766,631		
							Sale. Ratio => 35.79			E.C.F. => 1.076			
							Std. Dev. => 13.66			Ave. E.C.F. => 1.133			

NBHD 22001 & 22002

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-22-200-051	315 PINE ST	07/19/23	\$148,000	WD	03-ARM'S I	\$148,000	\$58,700	39.66	\$129,342	\$5,098	\$142,902	\$116,771	1.224
51-22-200-065	412 ALLEN ST	08/11/23	\$160,900	WD	03-ARM'S I	\$160,900	\$82,900	51.52	\$199,111	\$9,280	\$151,620	\$178,413	0.850
51-22-200-070	425 ALLEN ST	06/20/23	\$190,000	WD	03-ARM'S I	\$190,000	\$74,500	39.21	\$193,749	\$13,776	\$176,224	\$168,148	1.042
51-22-526-001	415 NEW ST	09/12/23	\$62,000	WD	03-ARM'S I	\$62,000	\$56,200	90.65	\$135,621	\$9,790	\$52,210	\$118,262	0.441
51-22-526-001	415 NEW ST	12/22/23	\$145,400	WD	03-ARM'S I	\$145,400	\$56,200	38.65	\$135,621	\$9,790	\$135,610	\$118,262	1.147
51-22-526-030	609 NEW ST	09/20/24	\$150,000	WD	03-ARM'S I	\$150,000	\$52,900	35.27	\$117,210	\$10,779	\$139,221	\$100,029	1.392
51-22-527-029	312 S MILL ST	03/27/25	\$245,000	WD	03-ARM'S I	\$245,000	\$104,900	42.82	\$223,691	\$4,054	\$240,946	\$206,369	1.168
51-22-527-048	212 NEW ST	12/16/24	\$169,900	WD	03-ARM'S I	\$169,900	\$65,100	38.32	\$139,631	\$6,645	\$163,255	\$124,987	1.306
51-22-527-068	306 W JOHNSON ST	02/14/24	\$156,000	WD	03-ARM'S I	\$156,000	\$82,200	52.69	\$160,032	\$8,948	\$147,052	\$141,996	1.036
Totals:	\$1,427,200			\$1,427,200	\$633,600		\$1,433,948	44.39		\$1,349,400	\$1,274,237		
							Sale. Ratio => 44.39			E.C.F. => 1.059			
							Std. Dev. => 17.21			Ave. E.C.F. => 1.067			

NBHD 23001 & 23002

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-23-503-037	139 SHELDON AVE	01/17/25	\$164,900	WD	03-ARM'S I	\$164,900	\$84,100	51.00	\$169,961	\$6,549	\$158,351	\$158,192	1.001
51-23-503-049	124 LOOMIS AVE	11/12/24	\$204,000	WD	03-ARM'S I	\$204,000	\$90,100	44.17	\$182,235	\$6,659	\$197,341	\$169,967	1.161
51-23-503-056	127 LOOMIS AVE	09/16/24	\$150,000	WD	03-ARM'S I	\$150,000	\$68,900	45.93	\$140,868	\$9,714	\$140,286	\$126,964	1.105
51-23-503-075	138 SHELDON AVE	10/10/23	\$140,000	WD	03-ARM'S I	\$140,000	\$64,000	45.71	\$151,730	\$30,537	\$109,463	\$117,321	0.933
Totals:	\$658,900			\$658,900	\$307,100		\$644,794	46.61		\$605,441	\$572,444		
							Sale. Ratio => 46.61			E.C.F. => 1.058			
							Std. Dev. => 2.97			Ave. E.C.F. => 1.050			

NBHD Mill Creek

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
51-22-626-014	608 STONE CREEK	03/08/24	\$245,000	WD	03-ARM'S I	\$245,000	\$101,700	41.51	\$218,618	\$30,000	\$215,000	\$209,111	1.028
51-22-626-027	601 MILL CREEK C	01/17/25	\$269,900	WD	03-ARM'S I	\$269,900	\$122,700	45.46	\$284,958	\$30,000	\$239,900	\$260,486	0.921
Totals:	\$514,900			\$514,900	\$224,400		\$483,576	43.58		\$454,900	\$469,596		
							Sale. Ratio => 43.58			E.C.F. => 0.969			
							Std. Dev. => 2.79			Ave. E.C.F. => 0.975			

NBHD Rentals

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man
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