

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
01-020-036-00	1630 LINCOLN RD	06/28/17	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$108,100	30.03	
01-023-017-10	116TH AVE	07/29/21	\$96,000	LC	03-ARM'S LENGTH	\$96,000	\$59,600	62.08	
01-032-068-10	1212 32ND ST	07/15/21	\$398,900	WD	03-ARM'S LENGTH	\$373,900	\$214,200	57.29	
01-034-037-00	1295 LINCOLN RD	12/09/19	\$195,000	LC	03-ARM'S LENGTH	\$195,000	\$90,700	46.51	
01-034-104-00	1250 LINCOLN RD	03/28/20	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$165,300	34.80	
01-230-001-10	279 THOMAS ST	05/26/21	\$249,500	LC	03-ARM'S LENGTH	\$249,500	\$74,600	29.90	
01-250-007-00	1873 LINCOLN RD	10/31/19	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$64,500	71.67	
01-250-009-00	1875.5 LINCOLN RD	03/20/18	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$83,800	62.07	
01-530-006-00	1563 LINCOLN RD	02/09/18	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$21,100	21.10	
01-560-024-60	1579 LINCOLN RD	08/23/18	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$58,400	18.84	
01-600-001-00	1564 LINCOLN RD	07/11/18	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$330,900	200.55	
01-600-001-00	1564 LINCOLN RD	07/11/19	\$1,500,000	WD	03-ARM'S LENGTH	\$1,500,000	\$330,900	22.06	
01-670-001-00	1563 LINCOLN RD	02/09/18	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$21,100	21.10	
Totals:			\$4,174,400			\$4,149,400	\$1,623,200		
								Sale. Ratio =>	39.12
								Std. Dev. =>	48.21

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$216,277	\$37,433	\$322,567	\$228,994	1.409	2,177	\$148.17	01201	67.8703
\$119,147	\$49,075	\$46,925	\$90,183	0.520	10,226	\$4.59	01201	20.9594
\$428,417	\$64,551	\$309,349	\$468,296	0.661	4,420	\$69.99	01201	6.9342
\$181,385	\$129,065	\$65,935	\$67,336	0.979	3,080	\$21.41	01201	24.9269
\$552,563	\$134,827	\$340,173	\$537,627	0.633	10,492	\$32.42	01201	9.7195
\$176,243	\$22,971	\$226,529	\$197,261	1.148	2,715	\$83.44	01201	41.8444
\$128,922	\$22,357	\$67,643	\$137,149	0.493	2,077	\$32.57	01201	23.6719
\$167,673	\$60,435	\$74,565	\$138,015	0.540	4,925	\$15.14	01201	18.9660
\$308,916	\$75,077	\$24,923	\$300,951	0.083	9,295	\$2.68	01201	64.7112
\$262,152	\$24,500	\$285,500	\$305,858	0.933	8,808	\$32.41	01201	20.3512
\$661,704	\$120,982	\$44,018	\$695,910	0.063	7,038	\$6.25	01201	66.6674
\$661,704	\$120,982	\$1,379,018	\$695,910	1.982	7,038	\$195.94	01201	125.1678
\$331,164	\$85,918	\$14,082	\$315,632	0.045	9,295	\$1.52	01201	68.5311
\$4,196,267		\$3,201,227	\$4,179,122			\$49.73		3.6079
			E.C.F. =>	0.766		Std. Deviation=>	0.56191888	
			Ave. E.C.F. =>	0.730		Ave. Variance=>	43.1016	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
		\$20,280	No	/ /		COMMERCIAL	201
		\$42,556	No	/ /		COMMERCIAL	201
		\$43,699	No	/ /		COMMERCIAL	201
		\$55,882	No	/ /		COMMERCIAL	201
		\$36,569	No	/ /	01-034-105-00	COMMERCIAL	201
		\$20,188	No	/ /	01-230-003-00	COMMERCIAL	201
		\$22,357	No	/ /		COMMERCIAL	201
		\$37,148	No	/ /		COMMERCIAL	201
		\$42,156	No	/ /	01-670-001-00	COMMERCIAL	201
		\$16,666	No	/ /	01-560-024-50	COMMERCIAL	201
		\$44,878	No	/ /		COMMERCIAL	201
		\$44,878	No	/ /		COMMERCIAL	201
		\$42,156	No	/ /	01-530-006-00	COMMERCIAL	201

59.04932494

Building Depr.

0

0

0

58

0

0

0

0

0

0

0

0

0
