

04/01/2022 - 03/31/2024

SALE DATE	PARCEL NUMBER	TERMS OF SALE	LIBER/PAGE	ADJUSTED SALE PRICE	LAND + IMPROVEMENTS	BUILDING VALUE	COST MANUAL	E.C.F.	PROPERTY CLASS	COMMENTS
4/6/2022	004-213-002-35	03-ARM'S LENGTH	2023R-03647	132,000	20,845	111,155	86,767	1.281	401	
8/10/2023	005-164-025-57	03-ARM'S LENGTH	2023R-03366	245,000	74,302	170,698	143,654	1.188	401	
8/15/2023	003-132-031-00	03-ARM'S LENGTH	2023R-03215	536,000	57,508	478,492	199,803	2.395	401	
8/18/2023	010-610-001-00	03-ARM'S LENGTH	2023R-03291	877,000	271,994	605,006	251,545	2.405	401	
8/21/2023	007-113-020-00	03-ARM'S LENGTH	2023R-03349	540,000	220,000	320,000	117,488	2.724	401	
8/25/2023	003-132-030-00	03-ARM'S LENGTH	2023R-03455	485,000	57,838	427,162	238,210	1.793	401	
9/1/2023	007-009-010-00	03-ARM'S LENGTH	2023R-03792	235,000	99,910	135,090	132,673	1.018	401	
9/6/2023	004-213-002-35	03-ARM'S LENGTH	2023R-03647	135,000	18,398	116,602	156,088	0.747	401	
9/8/2023	014-234-012-00	03-ARM'S LENGTH	2023R-03614	370,000	73,496	296,504	261,132	1.135	401	
9/14/2023	013-154-034-01	03-ARM'S LENGTH	2023R-03708	600,000	184,820	415,180	235,947	1.760	401	
10/5/2023	013-171-029-00	03-ARM'S LENGTH	2023R-04150	195,000	49,861	145,139	132,432	1.096	401	
10/19/2023	014-740-053-50	03-ARM'S LENGTH	2023R-04297	620,000	170,100	449,900	291,832	1.542	401	
9/21/2023	052-259-001-15	03-ARM'S LENGTH	2023R-03853	625,000	76,000	549,000	300,991	1.824	401	
3/25/2024	052-635-010-19	03-ARM'S LENGTH	2024R-01301	770,000	102,700	667,300	348,158	1.917	401	
11/3/2023	014-374-001-25	03-ARM'S LENGTH	2024R-01343	650,000	71,844	578,156	454,367	1.272	401	
6/24/2022	206-35-550-004	03-ARM'S LENGTH	2022/0459	370,000	40,000	330,000	177,049	1.864		
7/25/2022	204-02-450-007	03-ARM'S LENGTH	2022/0568	360,000	162,000	198,000	139,498	1.419		
8/31/2022	206-54-000-016	19-MULTI PARCEL AF	2022/0654	345,000	53,043	291,957	109,669	2.662		
11/23/2022	201-17-250-000	03-ARM'S LENGTH	2022/0840	400,000	171,463	228,537	199,644	1.145		
1/3/2023	206-36-150-002	19-MULTI PARCEL AF	2023/0007	396,000	202,988	193,012	164,013	1.177		
9/13/2023	204-02-450-008	03-ARM'S LENGTH	2023/0552	458,500	132,057	326,443	137,600	2.372		
9/22/2023	201-05-150-005	03-ARM'S LENGTH	2023/0570	112,000	47,000	65,000	26,339	2.468		*MINIMAL IMPS
10/23/2023	205-26-150-001	03-ARM'S LENGTH	2023/0668	262,000	147,776	114,224	51,611	2.213		
11/2/2023	205-27-150-001	03-ARM'S LENGTH	2023/0693	458,000	84,845	373,155	146,004	2.556		
11/3/2023	201-08-250-008	03-ARM'S LENGTH	2023/0155	170,000	72,834	97,166	87,539	1.110		
11/21/2023	302-51-000-002	03-ARM'S LENGTH	2023/0769	499,999	120,187	379,812	187,438	2.026		
12/29/2023	501-20-000-011	03-ARM'S LENGTH	2024/0029	266,000	66,057	199,943	100,139	1.997		
1/17/2024	307-51-003-005	09-FAMILY	2024/0074	485,000	108,846	376,154	238,902	1.575		
6/20/2022	101-61-000-020	03-ARM'S LENGTH	2022/0456	720,000	148,043	571,957	526,831	1.086		
5/19/2022	102-27-150-010	03-ARM'S LENGTH	2022/0360	500,000	70,000	430,000	193,580	2.221		
6/11/2022	102-27-150-012	03-ARM'S LENGTH	2022/0398	249,500	72,515	176,985	70,771	2.501		
6/14/2022	103-51-000-007	03-ARM'S LENGTH	2022/0443	440,000	113,588	326,412	283,694	1.151		
						10,144,141	6,191,408	1.638		
1.638 E.C.F.										
RANGE	0.747 - 2.724									
MEDIAN	1.777									
AVERAGE	1.739									