

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yrld	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	S/50.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Degr.
120-100-001-001-00	425 N LAKE STREET	12/10/19	\$80,000	WD	03-ARM'S LENGTH	\$79,000	\$41,000	51.90	\$85,623	\$39,503	\$39,497	\$74,387	0.531	1,152	\$34.29	401	6.7377	RANCH		\$35,150	No	/ /		RESIDENTIAL 401	401	54
120-100-001-001-00	425 N LAKE STREET	08/28/20	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$94,700	46.23	\$85,623	\$39,503	\$39,497	\$74,387	0.882	1,152	\$44.01	401	8.3187	RANCH		\$35,150	No	/ /		RESIDENTIAL 401	401	54
120-100-001-002-00	415 N LAKE STREET	10/23/20	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$57,700	46.53	\$124,334	\$34,308	\$89,692	\$138,752	0.946	1,620	\$55.37	401	4.8079	RANCH		\$30,975	No	/ /		RESIDENTIAL 401	401	64
120-100-005-009-00	600 N US-23	12/16/20	\$126,900	WD	03-ARM'S LENGTH	\$126,900	\$49,400	38.93	\$108,897	\$33,580	\$93,320	\$121,479	0.768	2,227	\$41.90	401	16.9856	TWO STORY		\$33,580	No	/ /		RESIDENTIAL 401	401	54
120-100-006-003-00	519 N LAKE STREET	05/17/19	\$96,500	WD	03-ARM'S LENGTH	\$96,500	\$42,600	44.15	\$89,076	\$31,350	\$65,150	\$93,106	0.700	1,058	\$61.58	401	10.1394	RANCH		\$31,350	No	/ /		RESIDENTIAL 401	401	59
120-100-006-007-00	511 N LAKE STREET	07/15/20	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$44,300	40.27	\$90,872	\$33,041	\$76,959	\$93,276	0.825	1,240	\$62.06	401	22.6727	RANCH		\$31,350	No	/ /		RESIDENTIAL 401	401	60
120-100-006-009-01	501 N LAKE STREET	09/07/21	\$225,000	WD	03-ARM'S LENGTH	\$224,800	\$90,000	40.04	\$186,075	\$74,346	\$150,454	\$180,208	0.835	2,315	\$64.99	401	23.6548	RANCH		\$69,500	No	/ /		RESIDENTIAL 401	401	65
120-100-007-008-00	308 N US-23	04/06/21	\$45,000	WD	03-ARM'S LENGTH	\$42,400	\$42,400	68.39	\$44,882	\$13,778	\$29,222	\$34,308	0.948	1,650	\$17.71	401	25.0622	TWO STORY		\$39,500	No	/ /		RESIDENTIAL 401	401	49
120-100-007-020-00	109 E CHURCH STREET	07/30/20	\$94,000	WD	03-ARM'S LENGTH	\$94,000	\$40,400	42.98	\$101,036	\$34,596	\$59,404	\$107,161	0.554	1,152	\$51.57	401	4.4001	RANCH		\$22,770	No	/ /		RESIDENTIAL 401	401	74
120-100-007-032-00	311 E CHURCH STREET	09/10/21	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$46,100	38.45	\$96,400	\$19,365	\$100,535	\$124,250	0.809	1,558	\$64.53	401	21.0792	RANCH		\$16,500	No	/ /		RESIDENTIAL 401	401	61
120-100-007-034-00	405 E CHURCH STREET	11/04/20	\$109,900	WD	03-ARM'S LENGTH	\$106,360	\$32,700	30.74	\$103,094	\$16,560	\$89,800	\$119,571	0.643	1,516	\$59.23	401	4.5058	TWO STORY		\$16,560	No	/ /		RESIDENTIAL 401	401	79
120-100-008-005-00	206 1ST STREET	06/14/19	\$69,000	WD	03-ARM'S LENGTH	\$69,000	\$37,800	54.78	\$117,832	\$27,283	\$46,717	\$154,111	0.303	1,808	\$25.84	401	29.5205	RANCH		\$20,700	No	/ /		RESIDENTIAL 401	401	67
120-100-008-006-00	200 1ST STREET	07/19/19	\$90,000	LC	03-ARM'S LENGTH	\$90,000	\$39,400	43.78	\$96,346	\$38,662	\$51,338	\$93,039	0.552	1,272	\$40.36	401	4.6551	RANCH		\$36,533	No	/ /		RESIDENTIAL 401	401	63
120-100-009-009-00	205 1ST STREET	04/15/21	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$33,800	39.30	\$67,573	\$17,290	\$68,710	\$81,102	0.847	980	\$70.11	401	24.8866	RANCH		\$16,500	No	/ /		RESIDENTIAL 401	401	66
120-100-009-011-00	209 1ST STREET	03/06/20	\$87,900	WD	03-ARM'S LENGTH	\$87,900	\$36,400	41.41	\$85,095	\$23,312	\$65,587	\$101,261	0.648	1,613	\$40.66	401	4.9358	TWO STORY		\$18,860	No	/ /		RESIDENTIAL 401	401	62
120-100-010-004-00	211 N 2ND STREET	06/30/21	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$40,500	54.00	\$83,619	\$33,975	\$41,025	\$80,071	0.512	1,092	\$37.57	401	8.5985	RANCH		\$33,000	No	/ /		RESIDENTIAL 401	401	60
120-100-011-008-03	201 N 3RD STREET	10/06/20	\$50,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$50,000	\$25,500	71.00	\$80,454	\$33,400	\$16,600	\$75,894	0.219	1,280	\$12.97	401	37.9615	RANCH		\$33,400	No	/ /	120-100-011-009-00	RESIDENTIAL 401	401	51
120-100-013-018-00	211 5TH STREET	12/09/20	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$35,100	70.20	\$76,105	\$15,953	\$34,047	\$97,019	0.351	1,156	\$29.45	401	24.7413	RANCH		\$12,900	No	/ /		RESIDENTIAL 401	401	66
120-100-016-008-00	117 N 2ND STREET	05/05/20	\$70,000	LC	03-ARM'S LENGTH	\$70,000	\$28,300	40.43	\$61,842	\$18,125	\$51,875	\$70,511	0.736	1,044	\$49.69	401	13.7355	TWO STORY		\$15,870	No	/ /		RESIDENTIAL 401	401	67
120-100-025-003-00	205 S 3RD STREET	09/10/21	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$32,000	34.59	\$66,900	\$18,000	\$79,500	\$86,935	0.914	1,140	\$69.74	401	31.6129	RANCH		\$13,000	No	/ /		RESIDENTIAL 401	401	56
120-100-028-003-00	301 S 3RD STREET	09/21/19	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$32,000	100.00	\$74,875	\$18,415	\$13,585	\$91,065	0.149	1,418	\$9.58	401	44.9163	TWO STORY		\$15,180	No	/ /		RESIDENTIAL 401	401	64
120-100-033-005-06	313 S 3RD STREET	08/04/20	\$187,500	WD	03-ARM'S LENGTH	\$187,500	\$90,700	48.37	\$156,362	\$39,915	\$167,285	\$220,076	0.791	1,458	\$114.94	401	16.3145	RANCH		\$17,887	No	/ /		RESIDENTIAL 401	401	98
120-110-012-150-00	208 N LAKE STREET	06/21/19	\$229,500	WD	03-ARM'S LENGTH	\$180,900	\$69,200	36.44	\$146,117	\$35,770	\$154,130	\$177,579	0.866	1,505	\$102.41	401	26.7658	RANCH		\$31,350	No	/ /		RESIDENTIAL 401	401	84
120-110-012-260-00	212 W CHURCH STREET	01/07/21	\$36,000	WD	03-ARM'S LENGTH	\$36,000	\$20,600	57.22	\$44,885	\$16,841	\$16,159	\$40,394	0.400	777	\$20.80	401	19.8304	RANCH		\$14,950	No	/ /		RESIDENTIAL 401	401	60
120-110-012-268-00	410 W SWAMP ROAD	01/05/20	\$70,000	LC	03-ARM'S LENGTH	\$70,000	\$32,000	45.71	\$77,336	\$26,378	\$43,622	\$82,190	0.531	920	\$47.42	401	6.7599	RANCH		\$24,150	No	/ /		RESIDENTIAL 401	401	54
120-120-013-182-05	130 S SCHOOL DR	06/27/19	\$70,000	WD	03-ARM'S LENGTH	\$68,500	\$43,700	63.80	\$103,557	\$29,488	\$39,012	\$119,466	0.327	1,404	\$27.79	401	27.1790	RANCH		\$28,750	No	/ /		RESIDENTIAL 401	401	60
120-120-013-182-05	130 S SCHOOL DR	01/06/21	\$84,000	WD	03-ARM'S LENGTH	\$84,000	\$48,100	57.74	\$103,557	\$29,488	\$53,812	\$119,466	0.450	1,404	\$38.33	401	14.7905	RANCH		\$28,750	No	/ /		RESIDENTIAL 401	401	78
120-120-013-190-00	100 W MAIN STREET	12/21/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$67,400	42.13	\$148,981	\$58,567	\$101,433	\$145,829	0.696	2,388	\$42.48	401	9.7218	TWO STORY		\$55,813	No	/ /		RESIDENTIAL 401	401	59
120-120-013-225-00	311 W MAIN STREET	07/16/20	\$70,000	LC	19-MULTI PARCEL ARM'S LENGTH	\$70,000	\$40,100	57.29	\$89,497	\$22,446	\$47,554	\$108,147	0.440	2,429	\$19.58	401	15.8625	TWO STORY		\$21,313	No	/ /	120-120-013-220-00	RESIDENTIAL 401	401	51
120-130-000-006-00	112 HURON AVE	04/29/19	\$122,900	WD	03-ARM'S LENGTH	\$122,900	\$55,900	45.48	\$127,651	\$38,179	\$84,721	\$144,310	0.587	1,882	\$45.02	401	1.1265	RANCH		\$33,963	No	/ /		RESIDENTIAL 401	401	62
120-130-000-034-00	312 HURON AVE	07/05/19	\$53,000	WD	03-ARM'S LENGTH	\$53,000	\$30,000	56.60	\$61,010	\$31,350	\$21,650	\$47,839	0.453	1,002	\$21.61	401	14.5780	RANCH		\$31,350	No	/ /		RESIDENTIAL 401	401	46
120-135-000-013-00	420 S 3RD STREET	11/30/20	\$139,000	WD	03-ARM'S LENGTH	\$139,000	\$52,100	37.48	\$113,879	\$30,360	\$108,640	\$134,708	0.806	1,080	\$100.59	401	20.8142	RANCH		\$30,360	No	/ /		RESIDENTIAL 401	401	73
120-140-000-004-00	404 W CHURCH STREET	03/06/21	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$74,900	48.32	\$163,747	\$40,626	\$114,374	\$198,582	0.576	1,852	\$61.76	401	2.2390	RANCH		\$37,950	No	/ /		RESIDENTIAL 401	401	83
120-140-000-028-29	385 N SWAMP ROAD	07/21/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$0	0.00	\$146,383	\$55,720	\$164,280	\$146,231	1.123	1,389	\$118.27	401	52.5088	TWO STORY		\$48,750	No	/ /		RESIDENTIAL 401	401	70
120-150-035-002-01	304 W MAIN STREET	11/08/19	\$75,000	WD	03-ARM'S LENGTH	\$75,000	\$34,900	46.53	\$82,666	\$21,018	\$53,982	\$99,432	0.543	1,015	\$53.18	401	0.1086	RANCH		\$17,250	No	/ /		RESIDENTIAL 401	401	67
120-120-013-020-00	511 HURON AVE	08/15/19	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$124,700	45.35	\$285,374	\$188,207	\$86,793	\$156,721	0.554	1,248	\$69.55	401L	6.1557	RANCH		\$182,000	No	/ /		LAKE VALUES 401LK	408	89
120-130-000-013-00	109 HURON AVE	03/31/21	\$324,500	WD	03-ARM'S LENGTH	\$324,500	\$161,800	49.86	\$334,545	\$190,203	\$134,297	\$332,810	0.577	1,475	\$91.05	401L	3.8509	RANCH		\$183,582	No	/ /		LAKE VALUES 401LK	408	94
120-130-000-025-00	301 HURON AVE	10/19/20	\$319,500	WD	03-ARM'S LENGTH	\$319,500	\$160,100	51.16	\$336,115	\$147,239	\$165,720	\$284,639	0.544	1,880	\$98.64	401L	7.1174	TWO STORY		\$138,600	No	/ /		LAKE VALUES 401LK	408	94
120-130-000-031-00	307 HURON AVE	08/19/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$112,700	52.42	\$231,780	\$117,263	\$97,737	\$184,705	0.529	2,772	\$35.26	401L	8.6210	RANCH		\$115,500	No	/ /		LAKE VALUES 401LK	408	0

Totals: \$4,755,300 \$4,693,619 \$2,098,000 \$4,715,995 \$2,969,215 \$4,825,147 \$262.61 \$2.004238875 1.7020  
 E.C.F. => 0.615 Std. Deviation=> 0.204238875  
 Std. Dev. => 14.94 Ave. E.C.F. => 0.598 Ave. Variance=> 16.1101 Coefficient of Var=> 26.92447628

NOTE