

Neighborhoods Used: 01995.COMMERCIAL

4480 W JEFFERSON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-013-01-0007-000 03/27/2024 01995 201 200,000 8,316
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 191684 275183 0.697



294 SOUTHFIELD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-007-01-0091-001 05/18/2023 01995 201 50,000 5,721
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 44279 61954 0.715



409 VISGER RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-001-06-0535-000 05/03/2023 01995 201 99,900 8,222
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 91678 133075 0.689



4594 3RD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-012-09-0163-000 02/02/2023 01995 201 165,000 13,750
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 151250 227726 0.664



4255 HIGH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-007-09-0004-301 01/06/2023 01995 201 90,000 20,255
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 69745 114289 0.610



4503 HIGH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-013-02-0022-001 12/15/2022 01995 201 152,000 6,250
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 145750 196467 0.742



4106 W JEFFERSON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-006-07-0015-300 11/21/2022 01995 201 150,000 35,165
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 114835 174639 0.658



148 SOUTHFIELD RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-007-06-0095-001 09/19/2022 01995 201 195,000 35,110
 Commercial Buildings: ResidualValue CostByManual E.C.F.
 159890 156704 1.020



Neighborhoods Used: 01995, COMMERCIAL

3931 W JEFFERSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-005-07-0008-000	08/02/2022 01995	201	300,000	95,367
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	204633	405130	0.505	



35 KNOX ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-005-03-0187-002	06/08/2022 01995	201	250,000	13,800
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	236200	300478	0.786	



4506 W JEFFERSON AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-013-02-0049-000	04/13/2022 01995	201	80,000	8,625
Commercial Buildings:	ResidualValue	CostByManual	E.C.F.	
	71375	64284	1.110	





2025 INDUSTRIAL ECF
COUNTY WIDE SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value
50 006 99 0007 004	260 MARION	03/21/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$40,000	20.00	\$162,934	\$54,450	\$145,550	\$128,232	1.135	7,330	\$19.86	\$54,450
57 023 17 0001 300	4644 BIDDLE	10/28/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$125,900	48.42	\$344,718	\$41,935	\$218,065	\$294,823	0.740	4,200	\$51.92	\$36,591
60 017 99 0025 704	7531 HOLLAND	12/13/22	\$795,000	WD	03-ARM'S LENGTH	\$795,000	\$430,300	54.13	\$1,006,131	\$104,135	\$690,865	\$878,282	0.787	20,270	\$34.08	\$82,524
60 056 99 0021 704	24341 BREST	12/28/22	\$1,590,000	WD	03-ARM'S LENGTH	\$1,590,000	\$721,000	45.35	\$1,506,050	\$170,405	\$1,419,595	\$1,300,531	1.092	30,585	\$46.41	\$124,976
78 016 02 0008 300	43938 PLYMOUTH OAKS BLVD	03/21/24	\$2,200,000	WD	03-ARM'S LENGTH	\$2,200,000	\$1,232,800	56.04	\$2,469,761	\$453,050	\$1,746,950	\$1,872,526	0.933	36,605	\$47.72	\$453,050
79 006 02 0551 001	26310 SEVEN MILE	10/18/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$49,000	61.25	\$137,234	\$10,441	\$69,559	\$139,948	0.497	3,128	\$22.24	\$9,300
79 006 03 0215 001	26042 SEVEN MILE	12/15/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$14,600	48.67	\$30,475	\$6,099	\$23,901	\$26,905	0.888	800	\$29.88	\$4,150
79 007 03 0001 002	18840 WOODWORTH	05/26/22	\$258,500	WD	03-ARM'S LENGTH	\$258,500	\$144,500	55.90	\$316,906	\$82,487	\$176,013	\$258,741	0.680	8,847	\$19.90	\$68,564
83 009 99 0006 701	44001 VAN BORN	11/03/23	\$0	WD	03-ARM'S LENGTH	\$2,600,000	\$1,157,900	44.53	\$2,554,334	\$426,616	\$2,173,384	\$2,071,780	1.049	60,000	\$36.22	\$392,040

ECF 0.867

Neighborhoods Used: 10010.10010-P1,2,3,W OF16TH,W OF 9TH TO

3956 17TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-001-04-0323-002 03/29/2024 10010 401 117,000 2,974
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 56 114,026 84,391 1.351



4149 18TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-002-01-0011-002 03/18/2024 10010 401 54,000 2,827
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 STORY 56 51,173 74,682 0.685



3909 17TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-001-04-0245-002 12/15/2023 10010 401 62,500 2,866
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.00 STORY 46 59,634 58,230 1.024



3998 18TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-002-01-0086-000 11/06/2023 10010 401 95,000 2,561
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.00 STORY 61 92,439 85,426 1.082



4236 9TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-002-07-0046-000 11/06/2023 10010 401 69,900 4,084
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.00 STORY 56 65,816 101,719 0.647



4019 16TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-001-04-0096-002 10/27/2023 10010 401 106,000 3,426
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 56 102,574 58,729 1.747



4125 13TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-002-05-0299-002 10/25/2023 10010 401 89,500 2,974
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.00 STORY 56 86,526 94,252 0.918



3962 18TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-002-01-0069-000 10/10/2023 10010 401 120,000 5,139
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.50 STORY 61 114,861 120,344 0.954



Neighborhoods Used: 10010.10010-P1,2,3,W OF16TH,W OF 9TH TO

4274 11TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-002-05-0163-002 10/10/2023 10010 401 55,000 4,477
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 56 50,523 80,571 0.627



4279 12TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-002-05-0234-000 07/20/2023 10010 401 110,000 2,800
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 51 107,200 106,177 1.010



4306 9TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-002-07-0076-000 06/27/2023 10010 401 75,000 2,256
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.50 STORY 56 72,744 82,690 0.880



4343 10TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-003-03-0131-304 06/22/2023 10010 401 125,000 5,129
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 56 119,871 141,586 0.847



4118 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-001-03-0054-002 06/14/2023 10010 401 67,000 2,800
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 STORY 51 64,200 77,540 0.828



4266 12TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-002-05-0258-002 06/06/2023 10010 401 93,500 2,623
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.00 STORY 51 90,877 114,612 0.793



4018 18TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-002-01-0093-000 06/05/2023 10010 401 92,500 4,071
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 61 88,429 96,714 0.914



4106 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-001-03-0051-002 06/01/2023 10010 401 67,000 3,077
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 STORY 46 63,923 73,763 0.867



Neighborhoods Used: 10010.10010-Pl,2,3,W OF16TH,W OF 9TH TO

4134 15TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-002-03-0086-002 05/31/2023 10010 401 125,000 3,233
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 STORY 56 121,767 101,592 1.199



4282 11TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-002-05-0160-000 05/10/2023 10010 401 80,000 2,224
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.00 STORY 56 77,776 83,683 0.929



4308 9TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-002-07-0077-000 04/21/2023 10010 401 85,000 2,256
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.00 STORY 56 82,744 44,330 1.867



3910 19TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-001-03-0009-000 03/22/2023 10010 401 88,000 3,077
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 STORY 51 84,923 85,229 0.996



3895 18TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-001-02-0068-002 03/07/2023 10010 401 45,250 3,393
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family BI-LEVEL 51 41,857 83,502 0.501



4403 10TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-003-03-0108-000 03/03/2023 10010 401 100,000 4,020
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.50 STORY 56 95,980 153,130 0.627



4376 10TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-003-02-0011-000 02/15/2023 10010 401 99,000 3,693
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.00 STORY 56 95,307 125,990 0.756



4153 16TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-002-02-0099-002 02/13/2023 10010 401 66,000 2,879
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.50 STORY 56 63,121 109,780 0.575



Neighborhoods Used: 10010.10010-P1,2,3,W OF16TH,W OF 9TH TO

3925 16TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-001-04-0055-002 01/26/2023 10010 401 85,000 2,980
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 51 82,020 72,363 1.133



3838 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-001-01-0053-000 01/03/2023 10010 401 85,000 2,224
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.00 STORY 51 82,776 77,097 1.074



4277 10TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-002-07-0015-000 12/15/2022 10010 401 95,000 3,928
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 47 91,072 85,799 1.061



4153 10TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-002-06-0013-000 12/05/2022 10010 401 81,000 5,269
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 56 75,731 119,846 0.632



3963 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-001-03-0124-002 11/30/2022 10010 401 90,000 2,789
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 51 87,211 69,306 1.258



3879 17TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-001-04-0237-002 11/04/2022 10010 401 79,900 2,866
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 56 77,034 73,554 1.047



3833 19TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-001-01-0037-000 10/21/2022 10010 401 104,000 2,801
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 56 101,199 79,121 1.279



3909 17TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-001-04-0245-002 10/19/2022 10010 401 59,000 2,866
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 46 56,134 58,230 0.964



Neighborhoods Used: 10010.10010-P1,2,3,W OF16TH,W OF 9TH TO

4143 16TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-002-02-0097-002 10/17/2022 10010 401 87,640 2,879
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.50 STORY 61 84,761 121,043 0.700



4140 17TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-002-02-0015-002 10/05/2022 10010 401 61,000 2,825
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 STORY 56 58,175 84,934 0.685



3841 18TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-001-02-0079-002 09/27/2022 10010 401 73,000 2,949
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.00 STORY 61 70,051 82,137 0.853



3953 18TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-002-01-0055-002 08/06/2022 10010 401 100,000 3,455
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.00 STORY 61 96,545 93,209 1.036



4120 17TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-002-02-0020-000 04/22/2022 10010 401 75,000 4,182
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 STORY 61 70,818 85,515 0.828



3828 19TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-001-01-0055-000 04/15/2022 10010 401 140,000 2,516
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2.00 STORY 56 137,484 186,955 0.735



Neighborhoods Used: 10020.10020-P1,2,3,6,7, EOF9TH,16TH TO SF

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-001-07-0338-002	02/22/2024 10020	401	69,000	2,670	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.00 STORY	56	66,330	84,289	0.787



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-007-03-0052-002	02/22/2024 10020	401	70,000	2,800	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.50 STORY	51	67,200	90,290	0.744



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-007-02-0077-000	02/20/2024 10020	401	95,000	2,001	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.50 STORY	45	92,999	75,279	1.235



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-007-01-0101-002	02/20/2024 10020	401	65,000	4,375	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2.00 STORY	61	60,625	102,129	0.594



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-007-01-0121-002	02/15/2024 10020	401	60,000	2,767	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2.00 STORY	65	57,233	112,195	0.510



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-001-08-0174-000	02/09/2024 10020	401	49,000	2,224	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 STORY	56	46,776	67,923	0.689



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-007-05-0022-000	02/09/2024 10020	401	50,000	2,313	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75 STORY	46	47,687	77,125	0.618



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-007-02-0153-000	02/08/2024 10020	401	60,000	1,996	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 STORY	51	58,004	60,029	0.966



Neighborhoods Used: 10020,10020-P1,2,3,6,7, EOF9TH,16TH TO SF

4142 12TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-001-06-0644-000 02/07/2024 10020 401 155,000 2,707
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.00 STORY 56 152,293 122,526 1.243



4240 6TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-03-0073-000 02/06/2024 10020 401 100,000 3,873
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.50 STORY 56 96,127 88,644 1.084



4300 BEACH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-06-0018-000 01/23/2024 10020 401 55,500 2,307
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 51 53,193 63,289 0.840



4326 6TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-03-0039-000 01/02/2024 10020 401 62,000 3,873
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 51 58,127 68,105 0.853



4303 7TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-02-0134-300 12/28/2023 10020 401 46,000 2,065
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 51 43,935 49,813 0.882



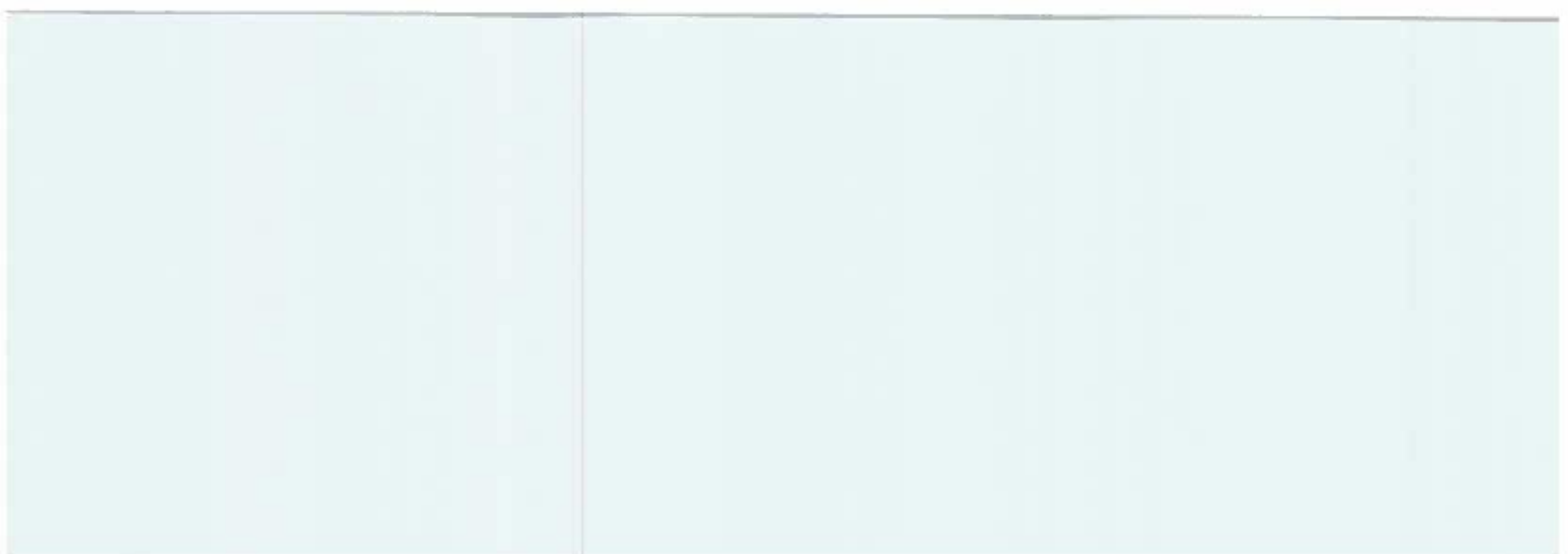
4294 8TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-01-0143-000 12/06/2023 10020 401 52,500 2,005
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 61 50,495 67,771 0.745



4444 8TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-01-0093-000 10/19/2023 10020 401 215,000 3,054
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.00 STORY 75 211,946 289,182 0.733



3748 15TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-001-05-0388-000 09/28/2023 10020 401 41,500 2,224
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 45 39,276 33,649 1.167



Neighborhoods Used: 10020.10020-P1,2,3,6,7, EOF9TH,16TH TO SF

4295 7TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-02-0138-300 09/25/2023 10020 401 65,000 2,064
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.50 STORY 61 62,936 133,661 0.471



4127 W JEFFERSON AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-006-11-0006-302 09/22/2023 10020 401 55,000 5,579
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.00 STORY 49 49,421 140,121 0.353



4234 BEACH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-05-0019-302 08/14/2023 10020 401 249,900 4,836
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.00 STORY 51 245,064 192,281 1.275



3785 12TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-001-06-0395-000 07/27/2023 10020 401 90,000 4,280
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.00 STORY 51 85,720 185,774 0.461



3978 12TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-001-06-0607-002 05/12/2023 10020 401 213,500 3,140
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 69 210,360 243,703 0.863



3954 9TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-001-08-0241-300 04/10/2023 10020 401 110,000 6,429
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 56 103,571 74,975 1.381



4375 7TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-02-0108-000 04/07/2023 10020 401 90,000 2,768
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 56 87,232 87,447 0.998



182 RENO ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-06-0147-000 04/06/2023 10020 401 48,000 2,474
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 51 45,526 49,630 0.917



Neighborhoods Used: 10020.10020-P1,2,3,6,7, EOF9TH,16TH TO SF

4383 6TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-03-0149-000 03/15/2023 10020 401 51,000 2,227
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.00 STORY 51 48,773 74,940 0.651



4112 12TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-001-06-0635-000 03/09/2023 10020 401 57,000 3,744
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 STORY 45 53,256 68,189 0.781



4314 6TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-03-0041-000 02/17/2023 10020 401 81,000 6,743
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 56 74,257 125,820 0.590



3953 14TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-001-05-0064-000 02/17/2023 10020 401 35,000 2,150
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.00 STORY 51 32,850 119,888 0.274



3791 15TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-001-05-0229-000 02/01/2023 10020 401 68,000 3,077
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 56 64,923 82,905 0.783



4250 7TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-02-0021-000 01/18/2023 10020 401 70,000 2,001
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 STORY 61 67,999 94,547 0.719



4415 7TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-02-0095-002 01/13/2023 10020 401 75,000 4,057
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 61 70,943 87,032 0.815



4246 7TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-02-0019-000 01/11/2023 10020 401 129,994 2,001
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 STORY 61 127,993 76,330 1.677



Neighborhoods Used: 10020,10020-P1,2,3,6,7, EOF9TH,16TH TO SF

4415 3RD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-06-0105-301 12/14/2022 10020 401 75,000 3,996
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 51 71,004 77,558 0.915



4349 6TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-03-0137-000 10/31/2022 10020 401 80,000 6,778
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.00 STORY 51 73,222 96,175 0.761



4248 6TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-03-0071-000 09/16/2022 10020 401 65,000 2,224
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 51 62,776 69,324 0.906



4273 BEACH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-05-0044-300 08/03/2022 10020 401 110,000 8,298
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.50 STORY 51 101,702 74,965 1.357



4307 7TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-02-0131-300 07/26/2022 10020 401 100,000 3,464
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 STORY 61 96,536 102,734 0.940



4354 5TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-04-0026-000 07/18/2022 10020 401 96,000 2,800
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.50 STORY 46 93,200 66,480 1.402



4265 7TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-02-0149-000 07/07/2022 10020 401 130,000 1,996
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.00 STORY 66 128,004 166,621 0.768



3845 11TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-001-06-0080-000 06/22/2022 10020 401 110,000 3,784
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.00 STORY 46 106,216 118,518 0.896



Neighborhoods Used: 10020.10020-P1,2,3,6,7, EOF9TH,16TH TO SF

3788 10TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-001-07-0448-000	06/15/2022 10020	401	51,000	2,587	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.00 STORY	56	48,413	74,672	0.648



4300 8TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-007-01-0140-000	06/08/2022 10020	401	58,000	2,773	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.00 STORY	61	55,227	82,115	0.673



3988 9TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-001-08-0227-000	05/03/2022 10020	401	100,000	2,933	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.00 STORY	56	97,067	74,480	1.303



Neighborhoods Used: 10025.10025-THORNTON PARK SUB

4016 16TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-001-04-0100-301	08/25/2023 10025	401	200,000	4,140	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2.00 STORY	80	195,860	263,597	0.743



Neighborhoods Used: 10030.10030-P4,5,6,7,13,12 S OF SF

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
30 SALLIOTTE RD				
34-005-08-0071-000	03/26/2024 10030	401	80,000	2,121
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.00 STORY	62	77,879	96,649
				E.C.F.
				0.806



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
40 ELTON ST				
34-005-03-0208-000	03/25/2024 10030	401	124,000	2,121
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.75 STORY	56	121,879	124,383
				E.C.F.
				0.980



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
41 W WOODWARD ST				
34-006-06-0008-001	03/08/2024 10030	401	89,900	2,238
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	56	87,662	70,627
				E.C.F.
				1.241



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
27 RIDGE ST				
34-005-03-0134-000	02/15/2024 10030	401	57,500	2,121
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.25 STORY	56	55,379	79,429
				E.C.F.
				0.697



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
30 RIDGE ST				
34-005-03-0114-000	02/15/2024 10030	401	57,500	2,121
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.00 STORY	56	55,379	75,778
				E.C.F.
				0.731



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
59 E GLENWOOD ST				
34-004-07-0091-000	02/15/2024 10030	401	57,500	2,121
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.00 STORY	45	55,379	63,473
				E.C.F.
				0.872



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
38 RIDGE ST				
34-005-03-0110-000	02/15/2024 10030	401	57,500	2,121
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	56	55,379	76,947
				E.C.F.
				0.720



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
4649 5TH ST				
34-012-10-0034-000	02/14/2024 10030	401	75,000	2,905
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.00 STORY	56	72,095	84,065
				E.C.F.
				0.858



Neighborhoods Used: 10030.10030-P4,5,6,7,13,12 S OF SF

28 LABADIE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-007-10-0161-000	02/02/2024 10030	401	125,000	3,625
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.00 STORY	51	121,375	100,727
				E.C.F.
				1.205



29 FLORENCE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-004-03-0005-001	01/29/2024 10030	401	65,000	2,295
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.00 STORY	46	62,705	55,226
				E.C.F.
				1.135



4265 PITT ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-007-12-0040-000	01/17/2024 10030	401	77,900	2,136
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	56	75,764	71,813
				E.C.F.
				1.055



4525 6TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-012-09-0283-000	01/17/2024 10030	401	83,500	2,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	56	81,400	106,806
				E.C.F.
				0.762



20 E JOSEPHINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-006-11-0020-000	12/19/2023 10030	401	175,000	2,381
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2.00 STORY	45	172,619	172,888
				E.C.F.
				0.998



21 CHERRY GROVE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-006-09-0013-000	12/07/2023 10030	401	101,000	4,317
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2.00 STORY	52	96,683	155,529
				E.C.F.
				0.622



71 W JOSEPHINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-006-05-0080-000	12/07/2023 10030	401	37,500	2,121
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.00 STORY	51	35,379	62,314
				E.C.F.
				0.568



251 SUBURBAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-012-10-0092-302	12/01/2023 10030	401	100,000	2,859
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.00 STORY	56	97,141	93,604
				E.C.F.
				1.038



Neighborhoods Used: 10030.10030-P4,5,6,7,13,12 S OF SF

52 BROADWAY ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-006-05-0062-000	11/17/2023 10030	401	40,000	1,816		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.00 STORY	32	38,184	40,504	0.943	



4473 5TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-012-05-0021-000	11/17/2023 10030	401	74,400	2,171		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2.00 STORY	61	72,229	109,748	0.658	



4524 2ND ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-012-09-0089-000	11/08/2023 10030	401	142,000	2,100		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2.00 STORY	56	139,900	102,832	1.360	



12 E AUBURN ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-004-07-0026-002	11/02/2023 10030	401	62,000	2,064		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.00 STORY	45	59,936	59,020	1.016	



36 ELTON ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-005-03-0210-000	10/30/2023 10030	401	75,000	2,121		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2.00 STORY	62	72,879	114,520	0.636	



34 E GLENWOOD ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-004-07-0130-000	10/26/2023 10030	401	90,000	2,121		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.25 STORY	45	87,879	146,266	0.601	



50 UNION ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-005-03-0055-000	10/18/2023 10030	401	97,500	2,121		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2.00 STORY	56	95,379	108,596	0.878	



4470 WEBSTER ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-013-01-0047-000	10/16/2023 10030	401	55,000	3,500		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.00 STORY	51	51,500	88,060	0.585	



Neighborhoods Used: 10030.10030-P4,5,6,7,13,12 S OF SF

4526 7TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-012-09-0351-002	10/13/2023 10030	401	80,000	2,905
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	56	77,095	108,323
				E.C.F.
				0.712



36 CHERRYGROVE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-006-09-0030-000	10/10/2023 10030	401	75,000	2,424
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.00 STORY	51	72,576	73,734
				E.C.F.
				0.984



18 E BONZANO ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-011-01-0042-002	10/10/2023 10030	401	53,000	2,684
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	51	50,316	79,785
				E.C.F.
				0.631



17 CHERRYGROVE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-006-09-0012-000	10/02/2023 10030	401	131,500	2,508
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2.00 STORY	51	128,992	107,536
				E.C.F.
				1.200



228 WHITE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-012-09-0249-002	09/28/2023 10030	401	65,000	2,905
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.00 STORY	51	62,095	87,850
				E.C.F.
				0.707



4057 HIGH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-006-04-0011-000	09/14/2023 10030	401	90,000	3,019
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	MULTI/MIXED	56	86,981	130,825
				E.C.F.
				0.665



4499 5TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-012-05-0026-000	09/12/2023 10030	401	155,000	2,171
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.75 STORY	72	152,829	127,703
				E.C.F.
				1.197



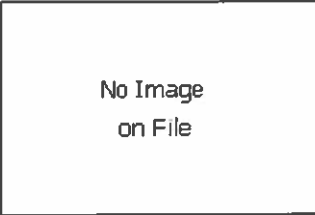
18 E BONZANO ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-011-01-0042-002	09/11/2023 10030	401	63,500	2,684
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	51	60,816	79,785
				E.C.F.
				0.762



Neighborhoods Used: 10030.10030-P4,5,6,7,13,12 S OF SF

4560 MONROE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-013-03-0013-001 09/11/2023 10030 401 62,500 4,076
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 56 58,424 104,574 0.559



4649 5TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-012-10-0034-000 09/05/2023 10030 401 41,623 2,905
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 56 38,718 84,065 0.461



22 E JOSEPHINE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-006-11-0021-000 08/31/2023 10030 401 45,000 2,384
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 66 42,616 91,233 0.467



3662 HIGH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-004-01-0004-001 08/20/2023 10030 401 38,000 2,322
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 46 35,678 64,504 0.553



19 W WOODWARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-006-07-0032-000 08/11/2023 10030 401 97,000 2,193
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 STORY 51 94,807 95,656 0.991



33 UNION ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-005-03-0088-000 08/04/2023 10030 401 40,000 2,121
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 51 37,879 49,506 0.765



40 CHERRY GROVE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-006-09-0028-000 07/24/2023 10030 401 53,000 2,383
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 51 50,617 67,041 0.755



40 CHERRY GROVE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-006-09-0028-000 07/20/2023 10030 401 48,000 2,383
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 51 45,617 67,041 0.680



Neighborhoods Used: 10030.10030-P4,5,6,7,13,12 S OF SF

3916 HIGH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-005-04-0013-000	07/14/2023 10030	401	94,000	3,176		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2.00 STORY	57	90,824	119,743	0.758	



59 W WOODWARD ST +						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-006-06-0001-002	07/12/2023 10030	401	75,000	2,168		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.00 STORY	51	72,832	101,725	0.716	



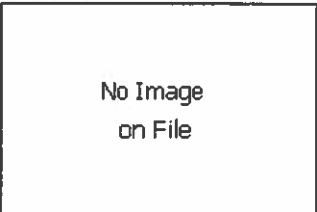
4311 ALEXANDER CT						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-011-02-0010-000	07/05/2023 10030	401	114,900	2,989		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.50 STORY	45	111,911	70,058	1.597	



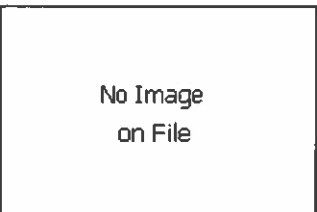
4417 HIGH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-007-10-0123-000	06/30/2023 10030	401	190,000	3,179		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	2.00 STORY	69	186,821	230,668	0.810	



134 WHITE ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-012-09-0046-000	06/26/2023 10030	401	55,000	2,321		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.75 STORY	51	52,679	81,756	0.644	



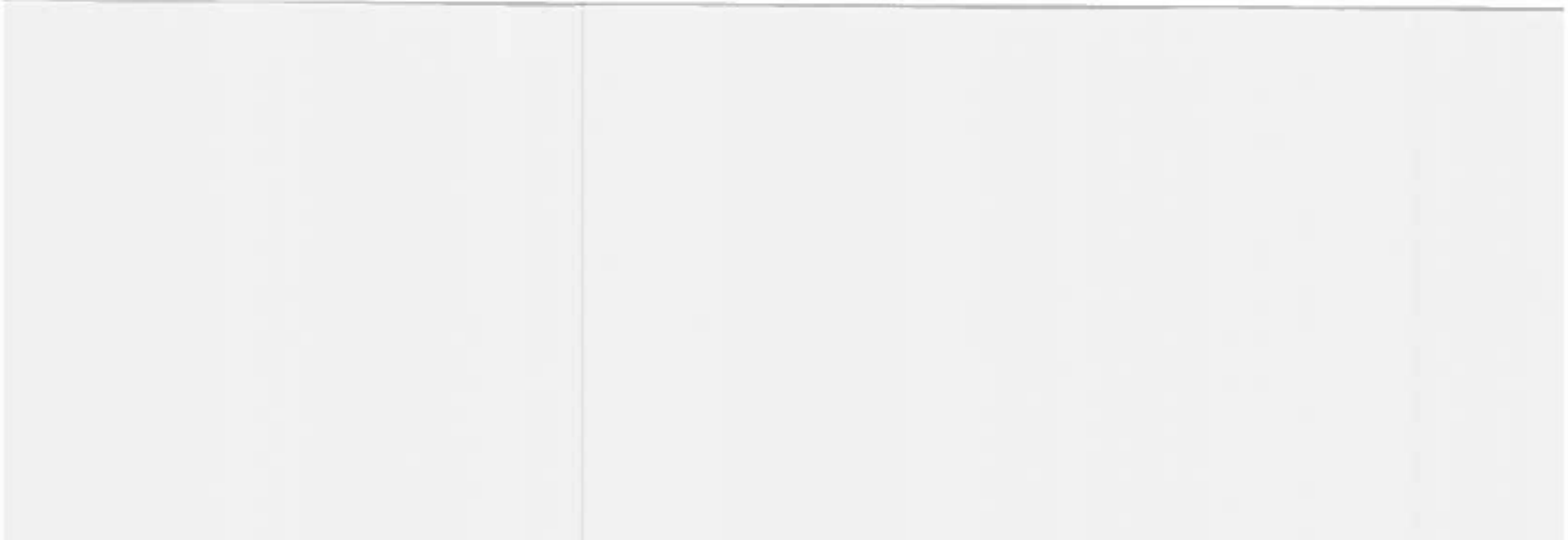
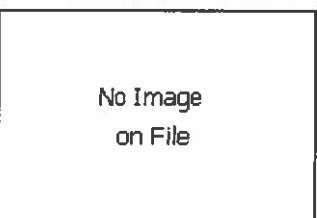
36 W BENSON ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-007-12-0027-002	06/09/2023 10030	401	40,000	2,933		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.50 STORY	51	37,067	71,712	0.517	



28 LABADIE ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-007-10-0161-000	05/23/2023 10030	401	45,000	3,625		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.00 STORY	51	41,375	100,727	0.411	



4500 8TH ST						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-012-01-0046-300	05/10/2023 10030	401	36,500	2,853		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Single Family	1.00 STORY	46	33,647	70,332	0.478	



Neighborhoods Used: 10030.10030-P4,5,6,7,13,12 S OF SF

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-012-09-0084-002	04/28/2023 10030	401	75,000	2,376	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2.00 STORY	56	72,624	92,586	0.784



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-007-14-0067-000	04/28/2023 10030	401	101,000	2,368	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.75 STORY	51	98,632	115,446	0.854



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-004-07-0071-000	04/27/2023 10030	401	58,000	2,135	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 STORY	46	55,865	59,593	0.937



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-007-13-0004-000	04/21/2023 10030	401	149,900	2,829	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2.00 STORY	51	147,071	198,691	0.740



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-004-04-0027-000	04/07/2023 10030	401	52,000	2,399	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.25 STORY	46	49,601	87,506	0.567



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-004-04-0012-000	04/07/2023 10030	401	70,000	2,399	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	2.00 STORY	45	67,601	82,582	0.819



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-011-02-0010-000	03/28/2023 10030	401	75,000	2,989	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.50 STORY	45	72,011	70,058	1.028



Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
34-012-10-0073-002	02/23/2023 10030	401	105,000	4,126	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1.00 STORY	61	100,874	86,801	1.162



Neighborhoods Used: 10030.10030-P4,5,6,7,13,12 S OF SF

25 CHERRY GROVE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
34-006-09-0016-000		02/17/2023		10030 401	84,700	2,439
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.00 STORY	51		82,261	75,029	1.096



4575 HIGH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
34-013-03-0016-001		02/03/2023		10030 401	55,000	2,551
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.00 STORY	56		52,449	87,548	0.599



12 UNION ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
34-005-03-0074-000		01/19/2023		10030 401	83,500	2,121
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.50 STORY	51		81,379	98,339	0.828



4514 5TH ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
34-012-09-0239-002		01/13/2023		10030 401	50,000	2,537
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.00 STORY	56		47,463	76,696	0.619



37 W CHARLOTTE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
34-005-06-0034-000		01/12/2023		10030 401	83,000	2,224
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2.00 STORY	59		80,776	98,554	0.820



36 W GOODELL ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
34-007-12-0012-000		01/09/2023		10030 401	45,000	2,177
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.25 STORY	56		42,823	79,603	0.538



28 E JOSEPHINE ST

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
34-006-11-0024-300		12/30/2022		10030 401	38,000	3,315
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	1.00 STORY	56		34,685	73,482	0.472



4548 W JEFFERSON AVE

Parcel Number	**	Valid Sale	**	Class	AdjSalePrice	LandValue
34-013-03-0009-000		12/23/2022		10030 401	132,000	3,931
Occupancy	Style	%Good		ResidualValue	CostByManual	E.C.F.
Single Family	2.00 STORY	51		128,069	180,662	0.709



Neighborhoods Used: 10030.10030-P4,5,6,7,13,12 S OF SF

40 E GLENWOOD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-004-07-0133-000 12/14/2022 10030 401 47,000 2,121
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 61 44,879 77,550 0.579



4585 9TH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-012-09-0434-000 12/09/2022 10030 401 78,000 2,905
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 51 75,095 86,770 0.865



213 SUBURBAN ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-012-10-0024-002 12/08/2022 10030 401 103,000 3,493
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 61 99,507 104,236 0.955



278 WHITE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-012-09-0357-000 12/02/2022 10030 401 100,000 3,007
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 STORY 56 96,993 87,128 1.113



69 W JOSEPHINE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-006-05-0081-000 11/30/2022 10030 401 27,000 2,121
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 41 24,879 49,484 0.503



61 E ROCKWOOD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-004-10-0263-000 11/16/2022 10030 401 55,000 2,022
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 STORY 51 52,978 76,778 0.690



63 W WOODWARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-006-05-0033-000 11/10/2022 10030 401 42,900 1,733
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 51 41,167 67,818 0.607



21 BELL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-005-03-0032-000 11/04/2022 10030 401 105,000 2,121
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2.00 STORY 51 102,879 88,349 1.164



Neighborhoods Used: 10030,10030-P4,5,6,7,13,12 S OF SF

22 W CHARLOTTE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-005-08-0027-002	10/31/2022 10030	401	137,500	3,426
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2.00 STORY	56	134,074	210,798
				E.C.F.
				0.636



4656 5TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-012-10-0044-000	10/31/2022 10030	401	64,000	3,352
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.00 STORY	61	60,648	98,847
				E.C.F.
				0.614



4522 5TH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-012-09-0244-000	10/14/2022 10030	401	130,000	2,100
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	56	127,900	109,353
				E.C.F.
				1.170



27 KNOX ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-005-03-0184-000	10/11/2022 10030	401	90,000	3,693
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.00 STORY	51	86,307	81,383
				E.C.F.
				1.061



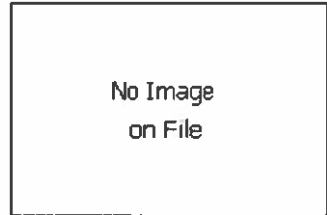
256 SUBURBAN ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-012-09-0323-002	09/29/2022 10030	401	94,000	2,801
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.00 STORY	56	91,199	80,907
				E.C.F.
				1.127



35 E CHARLOTTE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-005-09-0075-000	09/29/2022 10030	401	30,000	2,121
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.00 STORY	52	27,879	60,589
				E.C.F.
				0.460



61 W WOODWARD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-006-05-0034-000	09/23/2022 10030	401	46,000	1,858
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.00 STORY	56	44,142	76,390
				E.C.F.
				0.578



33 BENSON ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-007-08-0207-000	09/08/2022 10030	401	75,000	2,689
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	51	72,311	70,787
				E.C.F.
				1.022



Neighborhoods Used: 10030.10030-P4,5,6,7,13,12 S OF SF

255 SUBURBAN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-012-10-0093-302 09/07/2022 10030 401 100,000 2,859
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.00 STORY 61 97,141 92,614 1.049



12 E AUBURN ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-004-07-0026-002 09/06/2022 10030 401 49,900 2,064
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.00 STORY 45 47,836 59,020 0.811



4572 W JEFFERSON AVE
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-013-03-0036-000 09/05/2022 10030 401 60,000 2,709
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.00 STORY 60 57,291 165,914 0.345



4494 2ND ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-012-07-0004-300 09/02/2022 10030 401 54,900 3,780
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.50 STORY 51 51,120 64,520 0.792



4495 3RD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-012-07-0022-000 08/31/2022 10030 401 52,900 2,171
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.00 STORY 61 50,729 85,830 0.591



50 E ROCKWOOD ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-004-07-0071-000 08/26/2022 10030 401 44,000 2,135
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.25 STORY 46 41,865 59,593 0.703



4581 8TH ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-012-09-0382-302 08/25/2022 10030 401 99,500 2,760
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 1.00 STORY 56 96,740 103,926 0.931



61 LABADIE ST
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 34-007-10-0135-000 08/12/2022 10030 401 126,000 5,149
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family 2.00 STORY 55 120,851 180,153 0.671



Neighborhoods Used: 10030.10030-P4,5,6,7,13,12 S OF SF

14 E JOSEPHINE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-006-11-0016-000	08/12/2022 10030	401	140,000	4,066
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2.00 STORY	68	135,934	204,327
				E.C.F. 0.665



19 E ROCKWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-004-07-0040-000	08/12/2022 10030	401	79,000	2,418
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2.00 STORY	45	76,582	87,513
				E.C.F. 0.875



60 SALLIOTTE RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-005-04-0052-000	08/04/2022 10030	401	95,000	2,672
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2.00 STORY	62	92,328	169,583
				E.C.F. 0.544



3918 HIGH ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-005-04-0015-000	07/25/2022 10030	401	125,000	2,530
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2.00 STORY	57	122,470	127,485
				E.C.F. 0.961



4512 MONROE ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-013-02-0033-001	07/15/2022 10030	401	50,000	3,500
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.50 STORY	46	46,500	45,014
				E.C.F. 1.033



70 BROADWAY ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-006-05-0070-000	07/06/2022 10030	401	65,500	2,121
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.00 STORY	51	63,379	51,966
				E.C.F. 1.220



15 E ROCKWOOD ST

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-004-07-0042-000	07/01/2022 10030	401	115,000	2,418
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	2.00 STORY	45	112,582	144,170
				E.C.F. 0.781



57 VISGER RD

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue
34-005-02-0008-000	06/15/2022 10030	401	50,000	2,121
Occupancy	Style	%Good	ResidualValue	CostByManual
Single Family	1.00 STORY	51	47,879	77,931
				E.C.F. 0.614



Neighborhoods Used: 10030.10030-P4,5,6,7,13,12 S OF SF

39 KNOX ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-005-03-0189-002 06/08/2022 10030 401 200,000 3,693
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.50 STORY 52 196,307 128,391 1.529



31 CHERRY GROVE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-006-09-0019-000 06/06/2022 10030 401 35,000 2,389
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 STORY 51 32,611 80,011 0.408



41 RUTH ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-004-04-0128-000 05/18/2022 10030 401 10,000 2,121
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.50 STORY 45 7,879 67,889 0.116



43 BELL ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-005-03-0043-000 05/11/2022 10030 401 55,000 2,121
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 51 52,879 58,367 0.906



28 LABADIE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-007-10-0161-000 04/19/2022 10030 401 50,000 3,625
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.00 STORY 51 46,375 100,727 0.460



19 W WOODWARD ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
34-006-07-0032-000 04/14/2022 10030 401 52,000 2,193
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1.25 STORY 51 49,807 95,656 0.521



NO Sales in expanded study

Bump 16% per prior years

Neighborhoods Used: 10050.10050 SALLIOTTE TOWNHOUSE CONDO'S

432 SALLIOTTE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-002-08-0015-000	05/18/2023 10050	407	95,000	6,550		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	2.00 STORY	86	88,450	167,971	0.527	



462 SALLIOTTE RD						
Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue		
34-002-08-0003-000	09/20/2022 10050	407	65,000	6,550		
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.	
Town Home	2.00 STORY	86	58,450	137,039	0.427	



