

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	
18-13-376-011	627 COOPER ST	09/30/25	\$241,000	WD	03-ARM'S LENGTH	\$231,962	\$73,500	31.69	\$159,337	\$43,402	\$188,560	\$101,697	1.854	1,512	\$124.71	
18-13-400-029	704 COOPER ST	08/17/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$43,700	24.97	\$235,301	\$27,558	\$147,442	\$182,231	0.809	1,152	\$127.99	
18-13-400-029	704 COOPER ST	06/18/25	\$264,000	WD	03-ARM'S LENGTH	\$257,400	\$89,200	34.65	\$235,301	\$27,558	\$229,842	\$182,231	1.261	1,152	\$199.52	
18-24-201-007	476 FREMONT ST	11/13/23	\$187,000	WD	19-MULTI PARCEL ARM'S LEN	\$187,000	\$51,600	27.59	\$113,752	\$32,271	\$154,729	\$87,145	1.776	1,036	\$149.35	
19-18-300-031	830 S EVERGREEN DR	12/19/23	\$141,400	WD	03-ARM'S LENGTH	\$141,400	\$66,900	47.31	\$173,301	\$16,041	\$125,359	\$137,947	0.909	1,264	\$99.18	
19-18-385-002	77 CENTER ST	08/11/23	\$217,500	WD	03-ARM'S LENGTH	\$217,500	\$72,600	33.38	\$220,876	\$26,446	\$191,054	\$170,553	1.120	1,344	\$142.15	
19-18-400-007	634 CROTON RD	08/28/23	\$209,900	WD	03-ARM'S LENGTH	\$209,900	\$80,700	38.45	\$204,264	\$39,819	\$170,081	\$144,250	1.179	1,434	\$118.61	
<b>Totals:</b>			<b>\$1,435,800</b>			<b>\$1,420,162</b>	<b>\$478,200</b>		<b>\$1,342,132</b>		<b>\$1,207,067</b>	<b>\$1,006,054</b>			<b>\$137.36</b>	
								<b>Sale. Ratio =&gt;</b>	<b>33.67</b>			<b>E.C.F. =&gt;</b>	<b>1.200</b>			
								<b>Std. Dev. =&gt;</b>	<b>7.37</b>			<b>Ave. E.C.F. =&gt;</b>	<b>1.273</b>			