

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	sd/Adj. Sal	Cur. Appraisal	Land Residual	st. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre
44-019-018-00	317 SELBY ST	07/02/21	\$245,000	WD	03-ARM'S LEN	\$245,000	\$89,200	36.41	\$202,171	\$94,829	\$52,000	104.0	481.7	1.15	1.15	\$912	\$82,460
44-029-005-00	338 E MAIN ST	11/16/20	\$205,000	WD	03-ARM'S LEN	\$205,000	\$93,300	45.51	\$207,436	\$37,756	\$40,192	100.5	170.0	0.49	0.49	\$376	\$76,740
44-100-003-00	485 E MAIN ST	09/14/20	\$46,500	WD	03-ARM'S LEN	\$46,500	\$24,100	51.83	\$63,851	\$18,812	\$36,163	90.4	132.0	0.33	0.33	\$208	\$57,883
44-201-007-00	349 E MAIN ST	03/12/21	\$193,500	WD	03-ARM'S LEN	\$193,500	\$67,900	35.09	\$154,021	\$77,461	\$37,982	95.0	132.0	0.35	0.35	\$816	\$221,317
44-301-006-00	219 CHERRY ST	10/09/20	\$165,000	WD	03-ARM'S LEN	\$165,000	\$68,400	41.45	\$147,595	\$43,805	\$26,400	66.0	132.0	0.20	0.20	\$664	\$219,025
44-301-015-00	220 W W. MAIN ST	12/08/20	\$204,500	WD	03-ARM'S LEN	\$204,500	\$94,600	46.26	\$203,947	\$31,074	\$30,521	76.3	136.5	0.26	0.26	\$407	\$119,977
44-302-002-00	226 CHERRY ST	12/22/20	\$199,900	WD	03-ARM'S LEN	\$199,900	\$73,300	36.67	\$165,210	\$76,116	\$41,426	103.6	132.0	0.40	0.00	\$735	\$190,290
44-303-003-00	216 OAK ST	09/30/22	\$185,000	WD	03-ARM'S LEN	\$185,000	\$90,100	48.70	\$26,400	\$185,000	\$26,400	66.0	0.0	0.20	0.20	\$2,803	\$925,000
44-303-007-00	211 ELM ST	12/22/20	\$174,000	WD	03-ARM'S LEN	\$174,000	\$54,500	31.32	\$126,484	\$73,916	\$26,400	66.0	132.0	0.20	0.20	\$1,120	\$369,580
44-304-005-00	126 OAK ST	05/27/21	\$185,500	WD	03-ARM'S LEN	\$185,500	\$62,200	33.53	\$134,839	\$77,061	\$26,400	66.0	132.0	0.20	0.20	\$1,168	\$385,305
44-320-010-00	432 N MAPLE	05/18/22	\$189,000	WD	03-ARM'S LEN	\$189,000	\$69,500	36.77	\$137,216	\$78,184	\$26,400	66.0	132.0	0.20	0.20	\$1,185	\$390,920
44-320-026-00	222 BAKER ST	05/13/21	\$190,000	WD	03-ARM'S LEN	\$190,000	\$70,100	36.89	\$151,873	\$64,527	\$26,400	66.0	132.0	0.20	0.20	\$978	\$322,635
44-330-007-00	215 LINCOLN ST	05/21/21	\$185,000	WD	03-ARM'S LEN	\$185,000	\$56,500	30.54	\$124,221	\$95,140	\$34,361	85.9	132.0	0.30	0.30	\$1,108	\$317,133
44-330-025-00	215 GRANT ST	09/15/20	\$150,000	WD	03-ARM'S LEN	\$150,000	\$50,600	33.73	\$114,330	\$62,070	\$26,400	66.0	132.0	0.20	0.20	\$940	\$310,350
44-330-025-00	215 GRANT ST	10/19/22	\$202,500	WD	03-ARM'S LEN	\$202,500	\$57,200	28.25	\$26,400	\$202,500	\$26,400	66.0	0.0	0.20	0.20	\$3,068	\$1,012,500
44-330-026-00	219 GRANT ST	08/19/22	\$280,000	WD	03-ARM'S LEN	\$280,000	\$87,000	31.07	\$41,426	\$280,000	\$41,426	132.0	0.0	0.40	0.40	\$2,121	\$700,000
44-400-001-00	302 W MAIN	05/19/21	\$215,000	WD	03-ARM'S LEN	\$215,000	\$74,300	34.56	\$161,708	\$90,088	\$36,796	92.0	132.0	0.33	0.33	\$979	\$270,535
44-400-022-00	209 SELBY ST	07/02/21	\$200,500	WD	03-ARM'S LEN	\$200,500	\$98,100	48.93	\$213,414	\$28,103	\$41,017	102.5	130.0	0.39	0.39	\$274	\$72,430
44-400-042-51	221 SELBY ST	04/29/22	\$205,000	WD	03-ARM'S LEN	\$205,000	\$81,300	39.66	\$38,408	\$205,000	\$38,408	117.0	0.0	0.27	0.27	\$1,752	\$767,790
44-400-047-00	320 BAKER	04/05/21	\$205,000	WD	19-MULTI PAR	\$205,000	\$60,100	29.32	\$149,336	\$98,564	\$42,900	132.0	239.0	0.53	0.20	\$747	\$185,271
44-400-053-00	518 SELBY STREET	12/08/22	\$245,000	WD	03-ARM'S LEN	\$245,000	\$103,400	42.20	\$26,400	\$245,000	\$26,400	66.0	0.0	0.17	0.17	\$3,712	\$1,467,066
44-450-004-00	335 GRANT STREE	06/04/21	\$320,000	WD	03-ARM'S LEN	\$320,000	\$131,200	41.00	\$284,010	\$78,155	\$42,165	105.4	132.0	0.41	0.41	\$741	\$190,158
44-600-004-50	76 WATER ST	09/14/20	\$115,900	WD	03-ARM'S LEN	\$115,900	\$38,000	32.79	\$92,803	\$39,588	\$16,491	41.2	88.0	0.07	0.07	\$960	\$609,046
44-700-012-00	621 MAIN ST	12/07/21	\$192,000	WD	03-ARM'S LEN	\$192,000	\$46,900	24.43	\$103,804	\$122,782	\$34,586	86.5	130.0	0.30	0.30	\$1,420	\$412,020
44-700-029-00	130 S MAPLE ST	12/11/20	\$173,000	WD	03-ARM'S LEN	\$173,000	\$81,100	46.88	\$177,428	\$30,606	\$35,034	87.6	132.0	0.31	0.31	\$349	\$99,049
44-700-041-50	220 SELBY ST	03/02/23	\$167,000	WD	03-ARM'S LEN	\$167,000	\$62,600	37.49	\$33,000	\$167,000	\$33,000	66.0	0.0	0.20	0.20	\$2,530	\$835,000
Totals:			\$5,038,800			\$5,038,800	\$1,885,500		\$3,307,731	\$2,603,137	\$872,068	2,211.8		8.25	7.51		
								Sale. Ratio =>	37.42			Average		Average		Average	
								Std. Dev. =>	7.11			per FF=>	\$1,177	per Net A	315,684.82	per SqFt=>	

lot ff	2023	2024
A-Large Lot	\$500	\$600
B-Average lot	\$600	\$800
C-Small Lot	\$713	\$1,000
No sewer	\$100	\$100

Dollars/SqFt	Actual Frontage	ECF Area	Liber/Page	Parcel	in Section	Land Table	Leave	Class	Item Group
\$1.89	104.00	4110	4652/722			4105 HOPKINS CITY	0	1 401	B' FRONTAGE
\$1.76	126.00	4110	4543/96			4105 HOPKINS CITY	0	1 401	A-FF
\$1.33	107.10	4110	4527/982			4105 HOPKINS CITY	0	1 401	A-FF
\$5.08	115.50	4110	4595/46			4105 HOPKINS CITY	0	1 401	A-FF
\$5.03	66.00	4110	4523/843			4105 HOPKINS CITY	0	1 401	A-FF
\$2.75	82.50	4110	4554/110			4105 HOPKINS CITY	0	1 401	A-FF
\$4.37	132.00	4110	4569/692			4105 HOPKINS CITY	0	0 401	
\$21.24	0.00	4110	4807/767			4105 HOPKINS CITY	0	1 401	A-FF
\$8.48	66.00	4110	4557/938			4105 HOPKINS CITY	0	1 401	A-FF
\$8.85	66.00	4110	4631/796			4105 HOPKINS CITY	0	1 401	A-FF
\$8.97	66.00	4110	4766/580			4105 HOPKINS CITY	0	1 401	A-FF
\$7.41	66.00	4110	4622/902			4105 HOPKINS CITY	0	1 401	A-FF
\$7.28	99.00	4110	4630/944			4105 HOPKINS CITY	0	1 401	A-FF
\$7.12	66.00	4110	4518/769			4105 HOPKINS CITY	0	1 401	A-FF
\$23.24	0.00	4110	4809/602			4105 HOPKINS CITY	0	1 401	A-FF
\$16.07	0.00	4110	4793/417			4105 HOPKINS CITY	0	1 401	A-FF
\$6.21	110.00	4110	4628/534			4105 HOPKINS CITY	0	1 401	A-FF
\$1.66	130.00	4110	4650/324			4105 HOPKINS CITY	0	1 401	A-FF
\$17.63	0.00	4110	4758/119			4105 HOPKINS CITY	0	0 401	A-FF
\$4.25	132.00	4110	4606/933	44-400-047-50		4105 HOPKINS CITY	0	1 401	A-FF
\$33.68	0.00	4110	4823/551			4105 HOPKINS CITY	0	1 401	A-FF
\$4.37	135.64	4110	4643/382			4105 HOPKINS CITY	0	1 401	A-FF
\$13.98	32.00	4110	4512/89			4105 HOPKINS CITY	0	1 401	A-FF
\$9.46	100.00	4110	4709/961			4105 HOPKINS CITY	0	1 401	A-FF
\$2.27	102.00	4110	4551/582			4105 HOPKINS CITY	0	1 401	A-FF
\$19.17	0.00	4110	4840/555			4105 HOPKINS CITY	0	1 401	A-FF

\$7.25