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.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
18-25-252-016	340 W ALLEN ST	05/21/21	$140,000	WD	03-ARM'S LENGTH	$140,000	$33,700	24.07	$111,517	$39,331	$100,669	$90,233	1.116	1,680	$59.92	RES25	2.0073	Ranch	$36,690		SECTION 25 RESIDENTIAI	401	53
18-25-276-010	152 W ALLEN ST	06/13/23	$148,000	WD	03-ARM'S LENGTH	$148,000	$50,600	34.19	$108,055	$22,585	$125,415	$106,838	1.174	823	$152.39	RES25	3.8151	Ranch	$22,585		SECTION 25 RESIDENTIAI	401	63
18-25-278-007	210 W JOHN ST	01/07/22	$118,000	WD	03-ARM'S LENGTH	$118,000	$28,200	23.90	$97,990	$47,596	$70,404	$62,993	1.118	1,456	$48.35	RES25	1.8078	RANCH	$47,596		SECTION 25 RESIDENTIAI	401	63
		Totals:	**$406,000**			**$406,000**	**$112,500**		**$317,562**		**$296,488**	**$260,063**			**$86.89**		**0.4329**						
							Sale. Ratio =>	**27.71**				**E.C.F. =>**	**1.140**		**Std. Deviation=>**	**0.033054485**							
							Std. Dev. =>	**5.89**				**Ave. E.C.F. =>**	**1.136**		**Ave. Variance=>**	**2.5434**	**Coefficient of Var=>**		**2.239410804**				

2023 used:	0.800
2024 use:	0.850