

City of Marshfield, Wood County  
**2020 Model-to-Sale Ratios**  
 Sale prices are time adjusted.

The weighted model-to-sale ratio for the City of Marshfield, Wood County is **115.2%** based on 743 valid sales from 1/1/2018 to 1/1/2021. The overall weighted coefficient of dispersion is **65.6%**. The overall weighted price-related differential is **193.9%**. The overall confidence rating for this analysis is **47.7%**.

**Weighted Model-to-Sale Ratios by Tax Class**

Tax Class	# of Parcels	Total (Computed) Market Value	# of Valid Sales	Weighted Ratio	Aggregate Ratio	Mean Ratio	Median Ratio	C.O.D.	C.O.C.	P.R.D	Confid Rating
Residential	6,507	\$806,464,800	686	96.7%	96.6%	103.1%	89.5%	29.1%	59.2%	106.7%	99.4%
Commercial	739	\$570,892,303	49	102.9%	82.6%	93.6%	80.9%	58.0%	22.4%	113.3%	17.7%
Manufacturing	66	\$72,344,500	0								
Agricultural	55	\$7,118,700	2	75.0%	75.0%	73.4%	73.4%	5.9%	100.0%	97.8%	0.0%
Undeveloped	15	\$12,800	0								
Forest	23	\$212,700	1	106.7%	106.7%	100.1%	100.1%	0.0%	100.0%	93.8%	0.0%
Exempt	375	\$436,050,864	5	166.0%	73.0%	337.3%	173.5%	144.3%	20.0%	462.3%	0.0%

The **model-to-sale ratio** for a single sale is the total value of all property included in the sale (as determined by the Market Drive valuation model used for tax assessment purposes) divided by the adjusted sale price. Sale prices are adjusted to remove any items sold that are not valued for tax purposes and may also be time adjusted. If sale prices used in this analysis were time adjusted it would be indicated in the heading on page 1 of this report.

The **total (computed) market value** is the value of all properties in the tax class as determined by the Market Drive valuation model used for tax assessment purposes. Each property is placed into one and only one stratum. Therefore, the total (computed) market value shown here for a tax class will not match the market value shown on the statement of assessments for the same tax class if there are any properties that have land and/or buildings in multiple tax classes.

The **weighted ratio** for a tax class is derived from the weighted model-to-sale ratio of each neighborhood group within the tax class. The neighborhood group ratios are combined using a weight that is proportionate to the total (computed) market value of all land and buildings in the neighborhood group. See the next section titled 'Weighted Model-to-Sale Ratios by Neighborhood Group'.

The **aggregate ratio** is the sum value of all property sold divided by the sum of all sales prices. The aggregate ratio is another kind of weighted ratio.

The **mean ratio** is the arithmetic average of the model-to-sale ratios for all valid sales in the stratum.

The **median ratio** is the model-to-sale ratio of the middle sale in the stratum when those sales are sorted by their model-to-sale ratio.

The **coefficient of dispersion (C.O.D.)** is the average deviation from the median ratio of all model-to-sale ratios for all valid sales in the stratum.

The **coefficient of concentration (C.O.C.)** is the percentage of all valid sales whose model-to-sale ratio falls within 15% of the median ratio.

The **price-related differential (P.R.D.)** is the mean ratio divided by the aggregate ratio. Assessments are said to be *progressive* when the ratio falls below 98% meaning higher valued properties are being overassessed therefore favoring low value properties. Assessments are said to be *regressive* when the ratio rises above 103% meaning higher valued properties are underassessed therefore favoring high value properties. Ratios falling between 98% and 103% suggest that properties are being treated uniformly.

The **confidence rating** is the percentage of property value represented by a sample size (valid sales) of at least 5% by count and by value. A low confidence rating means there are not enough sales to be confident that the statistical measures shown truly represent all properties.

**Aggregate Model-to-Sale Ratios (Used to Calculate Weighted Ratios)**

Tax Class / Market Segment	# of Parcels	Total (Computed) Market Value	# of Valid Sales	Aggregate Ratio*	Mean Ratio	Median Ratio	Coefficient of Dispersion	Coefficient of Concentration	Price-Related Differential
<b>Residential</b>									
Single family residential in Mobile Home	54	\$3,302,600	5 ✓	111.2%	140.5%	135.2%	47.4%	20.0%	126.3%
Single family residential in Residential Multi	5	\$534,800	1	74.0%	74.0%	74.0%	0.0%	100.0%	100.0%
Single family residential in D-E-F	3	\$995,900	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Single family residential in Condo	33	\$6,524,100	6 ✓	90.3%	88.1%	87.6%	10.2%	100.0%	97.5%
Single family residential in Residential	5,266	\$697,160,000	588 ✓	96.5%	101.7%	88.7%	27.3%	61.2%	105.3%
Single family condo in Condo	149	\$23,617,800	16 ✓	94.5%	92.1%	91.3%	9.0%	81.3%	97.5%
Single family mobile home in Mobile Home	1	\$75,600	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Multi family residential in Condo	2	\$507,300	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Multi family residential in Residential	27	\$4,055,600	4 ✓	74.2%	100.0%	89.8%	55.5%	50.0%	134.8%
Multi family residential in Residential Multi	548	\$60,944,700	40 ✓	100.9%	103.1%	101.1%	22.5%	52.5%	102.2%
Residential - other in Residential	59	\$1,921,000	2	77.6%	73.4%	73.4%	8.3%	100.0%	94.5%
Residential - other in Residential Multi	1	\$45,700	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Residential - other in Condo	2	\$64,600	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Vacant residential in Residential Multi	1	\$11,900	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Vacant residential in Mobile Home	1	\$13,600	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Vacant residential in Condo	51	\$621,800	1	37.8%	35.0%	35.0%	0.0%	100.0%	92.5%
Vacant residential in Residential	304	\$6,067,800	23 ✓	118.9%	150.0%	95.8%	77.9%	39.1%	126.1%
<b>Commercial</b>									
Multi family residential in Commercial Multi-Fam	3	\$353,400	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Residential - other in Commercial Multi-Family	1	\$12,700	1	10.5%	10.5%	10.5%	0.0%	100.0%	100.2%
Apartment 4-23 units in Commercial	7	\$5,634,100	1	95.6%	85.7%	85.7%	0.0%	100.0%	89.7%
Apartment 4-23 units in Commercial Multi-Famil	65	\$45,890,300	4 ✓	85.8%	89.0%	90.6%	11.1%	75.0%	103.7%
Apartment 4-23 units in Apartments Program 1	4	\$3,347,100	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Apartment 24 units & above in Commercial Mult	11	\$22,050,900	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hotel in Commercial	2	\$4,192,800	1	34.4%	31.3%	31.3%	0.0%	100.0%	90.9%
Motel in Commercial	8	\$13,267,400	1	195.0%	188.4%	188.4%	0.0%	100.0%	96.6%
Mobile home park in Commercial Mobile Home	6	\$4,403,600	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Mixed use lodging in Commercial	25	\$4,350,000	5 ✓	75.1%	152.4%	109.3%	66.7%	60.0%	202.9%
Nursing home asstd living in Commercial	2	\$3,153,400	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Nursing home asstd living in CBRF	1	\$813,800	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Nursing home asstd living in Institutional	2	\$8,167,200	1	48.0%	48.0%	48.0%	0.0%	100.0%	100.1%
CBRF in Institutional	1	\$5,163,100	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
CBRF in CBRF	9	\$4,928,336	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Apartments/lodging - other in Commercial Multi-	1	\$28,700	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Office - class A in Commercial	2	\$1,800,100	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Office - class B in Commercial	6	\$6,302,700	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Office - class C in Commercial	15	\$7,462,000	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Bank / lending institution in Commercial	13	\$17,157,700	1	89.4%	88.0%	88.0%	0.0%	100.0%	98.4%

Tax Class / Market Segment	# of Parcels	Total (Computed) Market Value	# of Valid Sales	Aggregate Ratio*	Mean Ratio	Median Ratio	Coefficient of Dispersion	Coefficient of Concentration	Price-Related Differential
<b>Commercial (cont'd)</b>									
Office - medical in Institutional	14	\$134,126,300	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Veterinary clinic / hospital in Commercial	3	\$1,005,000	1	10.3%	9.2%	9.2%	0.0%	100.0%	89.3%
Office/warehouse in Commercial	3	\$3,093,100	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Parking - paved in Commercial	29	\$3,266,600	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Parking structure in Residential	1	\$63,800	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Office - other in Institutional	1	\$9,856,100	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Office - other in Commercial	58	\$42,917,500	7	157.4%	99.1%	88.1%	28.6%	71.4%	63.0%
Fire station in Commercial	1	\$222,200	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Church / synagogue in Institutional	1	\$2,692,200	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Funeral home in Commercial	2	\$1,755,200	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cinema / movie theatre in Commercial	2	\$1,085,900	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Bowling alley in Commercial	1	\$977,200	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Skating / roller rink in Commercial	2	\$726,100	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Restaurant - sit down in Commercial	9	\$5,404,000	2	72.3%	71.9%	71.9%	5.7%	100.0%	99.4%
Fast food in Commercial	15	\$8,337,300	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Tavern / lounge / grill / cabaret in Commercial	6	\$952,500	2	65.4%	54.2%	54.2%	21.3%	0.0%	82.8%
Tavern & liv qtrs - 2 sty in Commercial	7	\$863,500	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Restaurant/tavern - other in Commercial	1	\$105,100	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Single/multi occupants - 1 story in Commercial	35	\$7,680,600	1	8.1%	8.1%	8.1%	0.0%	100.0%	100.1%
Single/multi occupants & apts - 2 story in Comm	23	\$3,642,700	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Convenience store - no gas in Commercial	4	\$3,702,800	2	63.0%	63.2%	63.2%	6.2%	100.0%	100.4%
Supermarket - stand alone in Commercial	4	\$11,772,300	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Home improv center - hardware in Commercial	1	\$1,027,700	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Retail - warehouse/wholesale in Commercial	7	\$27,311,650	1	124.0%	112.6%	112.6%	0.0%	100.0%	90.8%
Drug store retail in Commercial	1	\$2,389,200	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Laundromat / dry cleaner in Commercial	3	\$352,800	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Big box retail in Commercial	5	\$9,675,300	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Neighborhood shopping center in Commercial	5	\$2,083,900	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Community shopping center in Commercial	4	\$9,047,000	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Regional shopping center in Commercial	1	\$4,021,600	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Retail / shopping center other in Commercial	39	\$24,392,300	4	81.7%	145.3%	131.8%	89.6%	0.0%	177.8%
New auto/boat/equip dealership in Commercial	6	\$11,869,100	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Used auto/boat/equipment sales in Commercial	4	\$547,400	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Auto repair/Muffler shop/Tire dealer in Commer	17	\$5,036,600	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Quick oil change in Commercial	2	\$450,100	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Car wash in Commercial	5	\$2,719,100	1	44.1%	43.8%	43.8%	0.0%	100.0%	99.4%
Gas/service station in Commercial	1	\$73,400	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Gas/service station - C store in Commercial	4	\$4,812,300	1	49.6%	49.2%	49.2%	0.0%	100.0%	99.2%
Automotive - other in Commercial	21	\$13,697,300	2	24.4%	56.0%	56.0%	70.9%	0.0%	229.7%

Tax Class / Market Segment	# of Parcels	Total (Computed) Market Value	# of Valid Sales	Aggregate Ratio*	Mean Ratio	Median Ratio	Coefficient of Dispersion	Coefficient of Concentration	Price-Related Differential
<b>Commercial (cont'd)</b>									
Warehouse in Commercial	46	\$16,318,425	1	172.8%	156.5%	156.5%	0.0%	100.0%	90.6%
Refrigerated warehouse in Commercial	2	\$596,400	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Mini-warehouse / self storage in Commercial	13	\$3,994,200	2	109.8%	98.9%	98.9%	15.0%	0.0%	90.1%
Lumber yard in Commercial	2	\$1,049,700	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Warehouse / office in Commercial	12	\$5,848,592	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Contractor shop in Commercial	21	\$5,891,400	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Mfg - R&D / flex in Commercial	2	\$2,741,300	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Telco central switch in Commercial	1	\$2,735,900	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Vacant commercial in Residential	1	\$28,700	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Vacant commercial in Institutional	6	\$727,400	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Vacant commercial in Commercial Multi-Family	6	\$637,200	2	26.9%	51.2%	51.2%	56.4%	0.0%	190.3%
Vacant commercial in Commercial	95	\$8,089,000	5 ✓	81.0%	113.9%	94.3%	56.8%	20.0%	140.6%
<b>Manufacturing</b>									
Mfg - heavy in Commercial	2	\$18,618,400	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Industrial/mfg - other in Manufacturing	51	\$45,413,300	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Agricultural - other in Commercial	1	\$2,761,400	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Vacant manufacturing in Commercial	6	\$5,439,700	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Vacant manufacturing in Manufacturing	6	\$111,700	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Agricultural</b>									
Agricultural in Commercial Multi-Family	3	\$518,400	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Agricultural in Commercial	3	\$297,600	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Agricultural in D-E-F	12	\$2,256,700	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Agricultural in Residential	37	\$4,046,000	2	75.0%	73.4%	73.4%	5.9%	100.0%	97.8%
<b>Undeveloped</b>									
Undeveloped in Condo	2	\$3,000	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Undeveloped in Residential	13	\$9,800	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Forest</b>									
Woods (forest) in Residential	1	\$800	1	106.7%	100.1%	100.1%	0.0%	100.0%	93.8%
Woods (forest) in D-E-F	22	\$211,900	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Exempt</b>									
Single family residential in Commercial	8	\$1,399,200	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Multi family residential in Exempt	4	\$554,800	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Apartment 4-23 units in Apartments Program 2	9	\$11,032,200	1	68.1%	68.1%	68.1%	0.0%	100.0%	100.1%
Apartment 24 units & above in Exempt	2	\$8,622,300	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Rooming house / group home in CBRF	1	\$1,029,800	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Rooming house / group home in Commercial	2	\$390,900	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
CBRF in Apartments Program 2	1	\$840,600	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
CBRF in Commercial	1	\$770,900	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Office - medical in Commercial	11	\$47,916,800	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Tax Class / Market Segment	# of Parcels	Total (Computed) Market Value	# of Valid Sales	Aggregate Ratio*	Mean Ratio	Median Ratio	Coefficient of Dispersion	Coefficient of Concentration	Price-Related Differential
<b>Exempt (cont'd)</b>									
School in Commercial	1	\$5,953,800	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
School in Exempt	6	\$55,021,200	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Police station in Commercial	1	\$1,768,400	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Library in Exempt	1	\$9,972,700	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Government offices in Commercial	2	\$3,594,000	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Government offices in Exempt	77	\$95,607,400	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Post office in Commercial	1	\$1,430,400	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Church / synagogue in Residential	1	\$4,976,600	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Church / synagogue in Commercial	29	\$36,800,900	1	192.3%	173.5%	173.5%	0.0%	100.0%	90.2%
Day care center in Commercial	2	\$1,205,364	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hospital in Commercial	2	\$98,143,000	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Health club in Commercial	1	\$19,151,800	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Hall - social / fraternal in Commercial	7	\$4,740,500	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Rec/community/govt bldgs - other in Commercial	6	\$2,682,000	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Mfg - light in Commercial	16	\$8,618,100	2	103.8%	537.2%	537.2%	88.4%	0.0%	517.7%
Industrial/mfg - other in Commercial	8	\$2,388,400	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cemetery in Exempt	1	\$242,900	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Vacant land - other in Exempt	150	\$7,989,700	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Vacant land - other in Commercial	18	\$3,016,200	1	382.1%	370.4%	370.4%	0.0%	100.0%	96.9%
Vacant land - other in Residential	5	\$190,000	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Vacant land - other in D-E-F	1	\$0	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

✓ The sales in this stratum form a sample size of at least a 5% by count and by value of the properties they represent. Used to calculate the confidence rating.

\* The **aggregate ratio** is the sum value of all property sold divided by the sum of all sales prices. See the next section titled 'Supporting Sales Data'.

**Supporting Sales**

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
<b>Residential</b>				<b>\$100,973,546</b>	<b>\$97,557,500</b>	
Multi family residential in Residential						
	9/10/2018	250-2602-362-1010	3100 Popp Ave	\$225,000	\$26,400	11.0%
	8/30/2019	33-00345	410 W Doege St	\$181,100	\$164,500	89.5%
	3/30/2018	33-00848A	105 S Cedar Ave	\$85,000	\$84,300	90.0%
	9/12/2018	250-2602-362-1060	2818 Popp Ave	\$59,800	\$133,700	209.6%
Multi family residential in Residential Multi						
	8/30/2018	33-06523	1606 N Hume Ave	\$118,000	\$22,900	19.4%
	8/30/2018	250-2603-324-9988	311 W McMillan St	\$130,000	\$31,600	24.3%
	12/20/2019	33-01522	709 W Blodgett St	\$110,000	\$69,700	63.4%
	2/21/2018	33-01622	717 E 5th St	\$101,000	\$64,300	63.7%
	6/29/2018	33-00923	513 E 3rd St	\$105,000	\$70,200	66.9%
	8/28/2018	33-00770	103 N Pine Ave	\$79,000	\$65,000	82.3%
	7/5/2018	33-01368	210 N Peach Ave	\$69,000	\$58,000	84.1%
	12/26/2019	33-02086AB	919 W Blodgett St	\$110,000	\$92,800	84.4%
	7/30/2019	33-02865	900 S Peach Ave	\$69,000	\$60,600	87.8%
	3/30/2018	33-05302	1815 E Emerald St	\$170,000	\$151,700	89.2%
	4/13/2018	33-04025	2115 Marathon St	\$165,000	\$147,800	89.6%
	12/20/2018	33-00840	108 S Vine Ave	\$75,000	\$67,700	90.3%
	2/26/2018	33-00458	306 N Cedar Ave	\$60,000	\$54,400	90.7%
	5/31/2018	33-01611	810 E 4th St	\$52,000	\$48,000	92.3%
	8/24/2018	33-02920	1008 S Ash Ave	\$62,500	\$58,200	93.1%
	2/5/2018	33-02394A	1001 S Cedar Ave	\$124,500	\$116,800	93.8%
	1/27/2020	33-01330	200 S Peach Ave	\$68,500	\$65,200	95.2%
	6/24/2019	33-02071C	511 N Broadway Ave	\$127,500	\$124,300	97.5%
	6/15/2018	33-01923	205 E 9th St	\$93,400	\$92,500	99.0%
	4/13/2018	33-03404C	1800 E Becker Rd	\$128,000	\$128,000	100.0%
	10/15/2019	33-03190B-1	1717 N Peach Ave	\$124,500	\$127,100	102.1%
	9/28/2018	33-06282	2411 E Becker Rd	\$128,000	\$131,000	102.3%
	5/22/2019	33-01270	512 S Walnut Ave	\$100,000	\$102,900	102.9%
	8/30/2019	33-03276	601 E Becker Rd	\$77,500	\$83,500	107.7%
	4/30/2019	33-02320	807 S Cedar Ave	\$86,000	\$93,200	108.4%
	3/2/2020	33-06282	2411 E Becker Rd	\$144,000	\$156,900	109.0%
	11/1/2019	33-02089	909 W Blodgett St	\$79,000	\$87,700	111.0%
	5/31/2019	33-00396	404 W Cleveland St	\$76,000	\$85,200	112.1%
	11/30/2018	33-03264AA	904 N Cedar Ave	\$98,000	\$113,700	116.0%
	7/10/2019	33-00847	109 S Cedar Ave	\$37,000	\$43,300	117.0%
	6/4/2019	33-06532	1712 Heide Ln	\$225,000	\$268,200	119.2%

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
Residential (cont'd)	7/2/2019	33-05280	1819 E Becker Rd	\$137,000	\$170,900	124.7%
	7/12/2019	33-00522	310 E Cleveland St	\$140,000	\$177,800	127.0%
	3/19/2019	33-06525	1710 Marcy Ct	\$211,000	\$268,300	127.2%
	5/17/2019	33-03192G	1403 N Hinman Ave	\$150,000	\$192,100	128.1%
	2/28/2019	33-01589	815 E 4th St	\$73,440	\$94,100	128.1%
	4/9/2019	33-00700	503 W Arnold St	\$52,000	\$69,500	133.7%
	1/1/2019	33-03187P	1713 N Hume Ave	\$100,500	\$158,000	157.2%
	9/30/2019	33-03376	109 W 12th St	\$65,500	\$110,200	168.2%
	7/6/2018	33-01140	405 S Cherry Ave	\$30,000	\$64,000	213.3%
Residential - other in Residential						
	5/31/2018	33-02637	209 E 15th St	\$18,000	\$13,200	67.3%
	11/15/2019	33-06509	1007 N Schmidt Ave	\$33,000	\$26,400	79.5%
Single family condo in Condo						
	10/26/2018	33-06366	914 Sawyer Dr	\$188,000	\$155,800	78.4%
	10/5/2018	33-07085D	1704 Woodview Dr	\$224,000	\$187,100	78.7%
	9/30/2019	33-07081	1709 Woodview Dr	\$246,000	\$196,400	79.0%
	12/4/2019	33-07085E	1706 Woodview Dr	\$205,000	\$172,500	83.9%
	12/13/2019	33-07134	1718 N Hume Ave	\$150,000	\$126,500	84.2%
	7/19/2019	33-07289	1405 Juno Ct	\$158,500	\$140,500	87.0%
	10/31/2019	33-07180	1409 N Hume Ave	\$185,000	\$166,000	89.1%
	7/27/2018	250-2603-313-0008	1835 Pheasant Run Dr	\$240,000	\$235,800	91.3%
	7/3/2019	33-07179	1411 N Hume Ave	\$185,000	\$172,500	91.3%
	7/8/2019	33-07190	710 N Juno Ave	\$152,000	\$143,000	92.2%
	6/8/2018	250-2602-364-0076	1814 Savannah Cir	\$260,000	\$269,000	95.2%
	8/19/2019	33-07135	1716 N Hume Ave	\$145,000	\$142,900	97.1%
	11/6/2019	250-2603-314-0045	1909 Pheasant Run Dr	\$329,900	\$341,300	102.8%
	10/1/2019	33-06840	1314 N Hume Ave	\$139,900	\$152,200	107.6%
	5/31/2019	250-2602-364-0079	1807 Savannah Cir	\$195,000	\$215,500	107.9%
	1/8/2020	33-07255	1403 N Hume Ave	\$151,000	\$163,900	108.5%
Single family residential in Condo						
	5/30/2018	250-2603-314-0063	1911 Wildflower Dr	\$445,000	\$368,000	75.9%
	6/29/2018	250-2603-314-0017	1920 Wildflower Dr	\$350,000	\$297,600	78.5%
	7/31/2019	250-2603-314-0001	1901 Wildflower Dr	\$324,000	\$274,100	83.1%
	1/31/2018	250-2603-314-0007	1906 Wildflower Dr	\$320,000	\$328,200	92.0%
	3/1/2019	33-06417	2804 S Felker Ave	\$89,400	\$91,200	98.6%
	7/31/2019	33-06423	2706 S Felker Ave	\$180,000	\$184,000	100.4%
Single family residential in Mobile Home						
	11/16/2018	33-04832	2313 E Hintz St	\$53,000	\$30,100	56.8%
	11/15/2019	33-06721	1415 E 25th St	\$124,400	\$82,900	66.6%

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
Residential (cont'd)	1/6/2020	33-04840	2401 E Hintz St	\$69,000	\$93,300	135.2%
	10/19/2018	33-06721	1415 E 25th St	\$38,000	\$82,900	218.2%
	10/30/2019	33-04844	2413 E Hintz St	\$23,684	\$53,400	225.5%
Single family residential in Residential						
	10/11/2018	33-03782	607 S Felker Ave	\$128,000	\$16,300	12.0%
	8/31/2018	33-05819	1504 Willow Ct	\$176,000	\$23,600	12.5%
	9/10/2018	33-04581	919 Martin Dr	\$230,400	\$34,800	14.2%
	8/6/2018	33-00903	208 S Cherry Ave	\$154,500	\$24,200	14.6%
	8/15/2018	33-06323	314 S Hawthorn Ave	\$187,500	\$38,200	19.0%
	8/31/2018	33-03385	205 W 14th St	\$82,500	\$20,800	23.6%
	9/25/2018	33-07116	2305 S Peach Ave	\$270,000	\$68,000	23.7%
	9/16/2019	33-03502	112 W 14th St	\$63,000	\$20,100	31.5%
	11/27/2019	33-02274	706 S Highland Ave	\$175,000	\$86,200	49.1%
	10/16/2019	33-04613	701 S Sycamore Ave	\$265,000	\$144,700	54.1%
	6/22/2018	33-02026	115 W Franklin St	\$85,000	\$52,200	56.7%
	8/10/2018	33-01544	109 W Edison St	\$38,000	\$23,700	58.1%
	12/3/2018	33-02606A	1408 W 8th St	\$268,000	\$167,300	59.6%
	10/10/2018	33-03475BD	1111 E 25th St	\$235,000	\$153,900	61.8%
	9/14/2018	33-04565	1604 S Erickson Ave	\$164,500	\$109,300	62.4%
	2/22/2019	33-01568A	809 E 3rd St	\$135,000	\$87,300	62.4%
	10/29/2018	33-02514G	313 N Palmetto Ave	\$135,000	\$89,200	62.6%
	4/12/2018	33-04219	206 Westview Dr	\$245,000	\$169,000	62.7%
	6/15/2018	33-01408	516 N Peach Ave	\$70,000	\$48,100	63.3%
	7/2/2018	33-06900	2508 W 3rd St	\$244,900	\$169,500	64.0%
	12/30/2019	33-06512	907 N Schmidt Ave	\$290,800	\$186,800	64.2%
	3/29/2018	33-03753	506 S Felker Ave	\$120,000	\$86,000	65.0%
	8/31/2018	33-04918	2710 S Washington Ave	\$189,900	\$133,100	65.6%
	10/18/2019	33-00788	313 W Depot St	\$127,500	\$84,300	65.6%
	5/18/2018	33-02373	215 E 14th St	\$148,005	\$106,800	66.1%
	11/5/2018	33-01768	415 W MaGee St	\$139,500	\$97,200	66.1%
	10/5/2018	33-03267D	905 N Maple Ave	\$152,000	\$107,500	66.6%
	1/18/2018	33-03276P	620 N Ash Ave	\$88,650	\$66,500	67.1%
	6/22/2018	33-05980	2206 S Madison Ave	\$208,000	\$151,700	67.3%
	9/17/2019	33-05562	711 S Holly Ave	\$221,500	\$151,100	67.4%
	1/27/2020	33-01403	507 N Ash Ave	\$98,000	\$66,200	67.6%
	5/21/2018	33-04158	1602 S Palmetto Ave	\$138,000	\$102,200	67.9%
	4/24/2019	33-00919	512 E 2nd St	\$70,000	\$49,000	68.1%
	7/27/2018	33-05415	1714 Waushara Dr	\$165,200	\$121,700	68.4%
	3/2/2018	33-02519E	413 N Hinman Ave	\$92,900	\$70,600	68.5%

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
Residential (cont'd)	8/23/2019	33-02875B	708 S Peach Ave	\$134,500	\$93,600	68.6%
	8/31/2018	33-02607DA	1106 W Arlington St	\$134,000	\$99,100	69.2%
	2/7/2018	33-05100	709 N Schmidt Ave	\$259,900	\$201,500	69.6%
	8/24/2018	33-05024	1141 W Briarwood St	\$219,000	\$163,500	69.8%
	8/30/2019	33-03438C	1300 E 14th St	\$172,900	\$123,400	70.4%
	6/23/2018	33-02894	909 S Vine Ave	\$131,250	\$100,300	70.5%
	10/9/2019	33-04413	218 W 27th St	\$146,000	\$103,900	70.5%
	6/15/2018	33-04401	221 W 27th St	\$123,500	\$95,000	70.8%
	12/21/2018	33-04951	1314 E 28th St	\$164,900	\$122,000	70.8%
	10/19/2018	33-04172	1501 S Erickson Ave	\$115,000	\$86,500	71.1%
	7/25/2018	33-04688	1812 S Cedar Ave	\$160,000	\$123,000	71.4%
	11/19/2018	33-02090	412 N Broadway Ave	\$117,000	\$88,100	71.6%
	10/9/2018	33-04260A	809 E 19th St	\$168,500	\$128,100	71.7%
	8/1/2018	33-02634	1409 S Maple Ave	\$125,000	\$96,500	71.8%
	12/12/2018	33-05059	1132 W Briarwood St	\$160,000	\$120,300	71.9%
	10/28/2019	33-01503	710 W Blodgett St	\$130,500	\$94,600	71.9%
	10/8/2019	33-02537D	515 N Peach Ave	\$130,000	\$94,600	72.0%
	10/23/2019	33-06038	1308 E 19th St	\$188,000	\$136,600	72.1%
	10/19/2018	33-02615A	805 S Peach Ave	\$121,000	\$92,700	72.4%
	1/23/2020	33-02843	907 S Peach Ave	\$124,900	\$90,400	72.4%
	8/28/2019	33-07201	1614 Devine Dr	\$279,000	\$204,900	72.4%
	10/16/2018	33-02561A	1007 W Arlington St	\$204,400	\$156,900	72.5%
	5/23/2018	33-05489	1020 W Blodgett St	\$230,000	\$182,600	72.8%
	3/12/2018	33-07157	2508 S Oak Ave	\$207,500	\$167,100	72.8%
	7/25/2018	33-07258	2721 Peachtree Cir	\$308,460	\$242,100	72.9%
	6/18/2018	33-04290	1301 E 17th St	\$129,900	\$103,100	73.2%
	3/1/2018	33-07129	712 E 21st St	\$232,500	\$188,600	73.2%
	7/27/2018	33-04246	801 E 18th St	\$152,000	\$119,700	73.2%
	7/12/2018	33-01025	504 W 4th St	\$125,000	\$99,000	73.3%
	7/27/2018	33-01463	501 W 7th St	\$115,000	\$90,900	73.4%
	7/6/2018	33-04609	610 S Sycamore Ave	\$257,900	\$204,600	73.4%
	1/4/2018	33-00722	604 W Arnold St	\$60,000	\$49,400	73.4%
	8/24/2018	33-04686	1804 S Cedar Ave	\$199,900	\$158,200	73.9%
	6/10/2019	33-03267E	907 N Maple Ave	\$154,900	\$117,200	73.9%
12/16/2019	33-02061	713 W Adler Rd	\$167,000	\$123,700	73.9%	
8/13/2018	33-03462GA	1607 S Cedar Ave	\$132,000	\$104,900	74.1%	
7/17/2018	33-02632	204 E 14th St	\$123,100	\$98,600	74.2%	
4/16/2018	33-04157	1600 S Palmetto Ave	\$126,500	\$103,200	74.2%	
7/16/2019	33-03573	316 S Concord Ave	\$142,000	\$108,000	74.6%	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
Residential (cont'd)	6/18/2018	33-06210	1133 W Ives St	\$289,900	\$234,800	74.7%
	6/27/2019	33-05384	611 E 29th St	\$218,000	\$166,400	74.7%
	8/31/2018	33-05798	1610 Hume Ct	\$174,000	\$139,300	74.9%
	6/20/2018	33-04668	1415 N Broadway Ave	\$193,000	\$156,700	74.9%
	6/20/2018	33-04175	1213 E 6th St	\$140,000	\$113,800	75.0%
	2/5/2020	33-06507	1015 N Schmidt Ave	\$369,900	\$277,400	75.1%
	6/8/2018	33-02519D	407 N Hinman Ave	\$114,000	\$93,000	75.1%
	6/8/2018	33-03146	601 N Maple Ave	\$132,000	\$108,400	75.5%
	5/29/2018	33-03535B	1400 S Balboa Ave	\$171,000	\$140,900	75.6%
	7/31/2019	33-00932	313 S Cherry Ave	\$135,500	\$104,300	75.6%
	8/30/2018	33-05390	2608 S Peach Ave	\$162,500	\$131,500	75.7%
	1/16/2018	33-00555	505 N Cherry Ave	\$57,500	\$48,700	75.7%
	2/22/2019	33-04437	209 W 29th St	\$133,000	\$104,300	75.7%
	7/23/2018	33-02592A	902 W 8th St	\$155,000	\$126,600	75.8%
	6/29/2018	33-04805	509 E Forest St	\$149,000	\$122,600	76.0%
	5/14/2018	33-03450B	1707 S Palmetto Ave	\$164,250	\$136,300	76.0%
	5/31/2019	33-02943	1006 S Severns Ave	\$104,000	\$81,200	76.2%
	8/27/2018	33-03573	316 S Concord Ave	\$142,000	\$116,500	76.7%
	7/24/2018	33-02113A	916 W North St	\$122,000	\$100,800	76.7%
	9/4/2018	33-05892	600 N Anton Ave	\$198,000	\$162,100	76.7%
	11/29/2019	33-07262	2621 Peachtree Cir	\$272,166	\$209,600	76.7%
	12/6/2019	33-02515B	1105 E Cleveland St	\$130,000	\$100,200	76.8%
	4/30/2018	33-02312	906 S Cherry Ave	\$116,900	\$98,700	77.0%
	10/12/2018	33-00560	512 N Vine Ave	\$118,000	\$96,300	77.0%
	11/2/2018	33-05795	522 N Hume Ave	\$165,000	\$134,300	77.1%
	3/15/2019	33-03760	407 S Felker Ave	\$159,900	\$127,600	77.2%
	10/12/2018	33-04933	1213 E 28th St	\$140,000	\$114,600	77.3%
	9/19/2018	33-06346	304 S Linden Ave	\$172,000	\$141,700	77.4%
	8/6/2018	33-02893	911 S Vine Ave	\$104,000	\$86,600	77.5%
	3/23/2018	33-06350	315 S Linden Ave	\$170,500	\$146,100	77.6%
	4/2/2018	33-02482D	1600 E Blodgett St	\$149,900	\$128,200	77.6%
	6/21/2019	33-06331	411 S Hawthorn Ave	\$219,900	\$174,500	77.6%
	11/26/2018	33-04426	208 W 28th St	\$140,000	\$114,200	77.7%
	8/15/2019	33-06566	1618 Renee Ln	\$239,900	\$189,600	77.8%
2/8/2019	33-02961	702 E Blodgett St	\$93,500	\$75,800	78.1%	
7/17/2018	33-06750	201 Meadow Ln	\$261,500	\$220,700	78.2%	
6/1/2018	33-01769	417 W MaGee St	\$145,200	\$123,700	78.2%	
7/11/2019	33-00592	404 N Ash Ave	\$67,000	\$53,400	78.2%	
9/28/2018	33-07348	1516 E 20th St	\$350,000	\$291,300	78.3%	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
Residential (cont'd)	1/18/2019	33-02565	917 W Arlington St	\$96,000	\$78,100	78.3%
	4/11/2018	33-03758	1200 E 4th St	\$116,000	\$100,000	78.4%
	9/17/2018	33-06595	606 W 12th St	\$215,000	\$179,600	78.4%
	9/27/2018	33-03946	1510 W 6th St	\$134,000	\$111,600	78.4%
	7/20/2018	33-01637	504 S Apple Ave	\$70,000	\$59,200	78.4%
	10/9/2018	33-02408	1004 S Vine Ave	\$83,500	\$69,500	78.5%
	5/31/2019	33-05997	1300 E 22nd St	\$181,900	\$146,700	78.7%
	11/15/2019	33-02938	1003 S Severns Ave	\$120,500	\$95,300	78.7%
	7/9/2018	33-07175	305 W 29th St	\$192,800	\$164,100	78.8%
	6/1/2018	33-02463	214 S State Ave	\$80,000	\$68,600	78.8%
	5/31/2019	33-04329AB	2101 W 5th St	\$287,900	\$233,100	79.0%
	11/9/2018	33-03535AD	1416 S Balboa Ave	\$142,000	\$118,300	79.1%
	8/1/2019	33-03778	712 S Felker Ave	\$124,000	\$99,800	79.1%
	4/27/2018	33-00790	412 E Arnold St	\$117,800	\$102,300	79.2%
	6/14/2019	33-00860	309 E 2nd St	\$116,000	\$94,000	79.2%
	7/12/2019	33-03745	116 W 14th St	\$85,000	\$68,700	79.2%
	4/2/2018	33-07345	1500 E 20th St	\$336,900	\$294,600	79.4%
	4/13/2018	33-02468	807 W 4th St	\$124,000	\$108,400	79.5%
	9/26/2019	33-02469	811 W 4th St	\$135,000	\$108,500	79.5%
	8/22/2019	33-04260A	809 E 19th St	\$180,000	\$145,500	79.6%
	2/9/2018	33-03276Q	616 N Ash Ave	\$93,000	\$82,500	79.7%
	3/1/2019	33-06207	812 N Columbus Ave	\$285,000	\$235,000	79.7%
	8/30/2019	33-00893	209 E 3rd St	\$143,900	\$116,400	79.8%
	7/20/2018	33-06316	516 S Holly Ave	\$130,000	\$111,900	79.9%
	4/16/2018	33-01046	409 W 5th St	\$170,000	\$149,500	80.0%
	9/14/2018	33-06622	1113 S Locust Ave	\$237,000	\$202,000	80.0%
	5/11/2018	33-01745	412 W MaGee St	\$98,000	\$85,800	80.1%
	10/11/2019	33-02410	1010 S Vine Ave	\$134,000	\$108,400	80.1%
	9/4/2019	33-04104	410 W Leonhard St	\$125,000	\$101,500	80.1%
	8/23/2019	33-03437EA	1223 E 14th St	\$134,900	\$109,700	80.1%
	2/20/2018	250-2602-364-9938	1900 W Spencer St	\$210,500	\$187,600	80.2%
	6/1/2018	33-07071	1710 W Arlington St	\$247,500	\$216,200	80.2%
	11/1/2018	33-03474C	2500 S Apple Ave	\$120,000	\$101,500	80.2%
	8/24/2018	33-00859	114 S Cherry Ave	\$204,000	\$175,000	80.2%
	8/2/2019	33-04573	1607 S Apple Ave	\$163,500	\$133,300	80.2%
	5/29/2018	33-02039	114 W Harrison St	\$120,000	\$105,000	80.3%
11/29/2019	33-06225	404 E 18th St	\$156,900	\$126,400	80.3%	
12/4/2018	33-02602K	905 S Columbus Ave	\$175,000	\$147,300	80.3%	
4/5/2018	33-06629	1607 N Adams Ave	\$219,000	\$194,000	80.4%	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
Residential (cont'd)	10/12/2018	33-03742	1505 S Chestnut Ave	\$117,000	\$99,900	80.6%
	3/29/2018	33-06427	2612 S Felker Ave	\$167,500	\$149,100	80.7%
	6/25/2018	33-04657	1320 N Shawano Dr	\$255,700	\$223,600	80.7%
	4/2/2019	33-02739	307 S Concord Ave	\$135,000	\$112,400	80.7%
	12/28/2018	33-02369	1205 S Maple Ave	\$137,500	\$115,800	80.8%
	11/7/2019	33-06088	914 W State St	\$221,000	\$179,800	80.8%
	3/16/2018	33-04391	2508 S Wittman Ave	\$120,000	\$107,400	80.9%
	2/27/2018	33-04622	601 S Sycamore Ave	\$200,000	\$179,800	81.0%
	6/26/2018	33-03270A	701 N Cherry Ave	\$165,000	\$145,000	81.1%
	12/14/2018	33-05119	1125 Fairview Dr	\$179,000	\$151,800	81.1%
	4/18/2019	33-03938	1604 W 6th St	\$135,000	\$112,900	81.2%
	9/21/2018	33-05370	2707 S Peach Ave	\$160,000	\$138,600	81.4%
	1/23/2018	33-02056A	637 W Adler Rd	\$70,500	\$64,100	81.4%
	7/2/2018	33-01369	208 N Peach Ave	\$86,000	\$75,800	81.5%
	7/26/2019	33-02281	609 S Highland Ave	\$115,000	\$95,400	81.5%
	10/25/2019	33-02250	312 S Palmetto Ave	\$108,000	\$88,700	81.5%
	10/25/2019	33-03276J	612 N Ash Ave	\$111,000	\$91,200	81.5%
	4/11/2018	33-06181	1040 W Colonial St	\$212,000	\$190,200	81.6%
	10/18/2018	33-05763	301 S Lincoln Ave	\$180,000	\$155,500	81.6%
	2/1/2019	33-03340A	909 W 8th St	\$139,900	\$118,600	81.6%
	8/29/2018	33-03630A	1712 S Maple Ave	\$93,000	\$81,300	81.8%
	11/9/2018	33-02496	307 N Peach Ave	\$73,500	\$63,500	82.0%
	12/7/2018	33-02855	908 S Vine Ave	\$124,000	\$106,600	82.1%
	6/14/2019	33-04313	1604 S Hemlock Ave	\$137,250	\$115,400	82.2%
	10/18/2019	33-06231	415 E 20th St	\$192,000	\$159,100	82.2%
	10/25/2019	33-05789	1101 W 17th St	\$173,500	\$143,700	82.2%
	12/10/2019	33-07320	1533 Green Acres Dr	\$356,000	\$293,200	82.2%
	6/7/2018	33-04484	610 S Lincoln Ave	\$170,000	\$152,400	82.4%
	12/30/2019	33-04135	205 S Columbus Dr	\$250,000	\$206,000	82.4%
	6/14/2019	33-02537K	511 N Peach Ave	\$125,000	\$105,500	82.5%
	5/17/2019	33-03831	109 W Ives St	\$125,000	\$105,900	82.5%
	7/27/2018	33-06751	209 Meadow Ln	\$195,000	\$173,400	82.6%
	5/18/2018	33-02535E	1711 E Blodgett St	\$88,000	\$79,400	82.6%
8/2/2018	33-01994	104 N Elm Ave	\$85,000	\$75,500	82.6%	
12/21/2018	33-07335	1527 E 20th St	\$396,883	\$342,200	82.6%	
9/27/2018	33-01760	404 W 7th St	\$75,000	\$65,900	82.7%	
5/4/2018	33-04920	2705 S Tamarack Ave	\$125,000	\$113,400	82.8%	
9/21/2018	33-04645	801 W Upham St	\$149,000	\$131,300	82.8%	
7/2/2018	250-2603-313-0983	1309 W McMillan St	\$185,000	\$165,700	82.8%	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
Residential (cont'd)	7/2/2018	33-00609	203 N Vine Ave	\$89,900	\$80,700	82.9%
	6/18/2018	33-06169	1025 W Laird St	\$170,000	\$152,900	82.9%
	7/6/2018	33-05791	1007 W 17th St	\$155,000	\$139,100	83.0%
	6/21/2019	33-02085D	403 N Wood Ave	\$174,900	\$148,600	83.1%
	12/21/2018	33-05480	1130 W Blodgett St	\$184,900	\$160,400	83.1%
	6/25/2018	33-05850	1207 W Ives St	\$174,500	\$157,400	83.2%
	7/10/2019	33-02534E	311 N Willow Ave	\$165,000	\$140,000	83.2%
	12/13/2019	33-06435	2510 S Felker Ave	\$205,000	\$170,800	83.2%
	6/28/2019	33-05907	1613 Waushara Dr	\$196,000	\$166,700	83.3%
	3/9/2018	33-03445C	1413 S Hemlock Ave	\$120,000	\$110,900	83.4%
	8/10/2018	33-05373	2711 S Peach Ave	\$130,000	\$116,300	83.4%
	5/29/2019	33-07320	1533 Green Acres Dr	\$345,000	\$294,900	83.4%
	7/25/2018	33-04344	201 S Linden Ave	\$195,000	\$175,400	83.5%
	3/11/2020	33-05145	1123 W Onstad Dr	\$267,000	\$222,300	83.5%
	8/21/2018	33-01361	201 N Ash Ave	\$73,000	\$65,400	83.6%
	6/24/2019	33-04668	1415 N Broadway Ave	\$202,000	\$172,600	83.6%
	8/10/2018	33-02576	808 S Oak Ave	\$159,100	\$142,900	83.7%
	3/16/2018	33-03267I	804 N Cedar Ave	\$90,000	\$83,300	83.7%
	10/11/2018	33-06769	2420 E Arnold St	\$303,000	\$269,100	83.8%
	3/15/2019	33-01642C	605 S Peach Ave	\$103,000	\$89,200	83.8%
	7/20/2018	33-05550	2809 Holly Ct	\$219,900	\$198,900	83.9%
	5/4/2018	33-04310	1603 S Palmetto Ave	\$99,000	\$91,000	83.9%
	7/31/2018	33-02545BAA	605 N Hinman Ave	\$98,500	\$88,900	83.9%
	7/1/2019	33-00365	614 W Cleveland St	\$139,900	\$119,800	83.9%
	8/28/2018	33-04859	2211 E Lawrairie St	\$139,475	\$125,500	84.1%
	5/18/2018	33-02607A	1112 W Arlington St	\$128,500	\$118,200	84.2%
	12/19/2019	33-05719	1312 N Wood Ave	\$260,000	\$219,400	84.3%
	9/27/2018	33-05481	1126 W Blodgett St	\$205,000	\$184,000	84.4%
	8/23/2018	33-02600	1107 W Arlington St	\$159,900	\$144,900	84.6%
	8/22/2018	33-04198	1500 S Felker Ave	\$128,500	\$116,400	84.6%
	7/1/2018	33-02519	1203 E Blodgett St	\$180,000	\$164,800	84.6%
	5/16/2018	33-03267C	901 N Maple Ave	\$85,500	\$79,000	84.6%
	12/6/2019	33-00707	610 W Blodgett St	\$109,900	\$93,200	84.6%
	4/20/2018	33-05579	1427 E 29th St	\$171,325	\$159,300	84.7%
11/26/2019	33-02690	1404 S Cherry Ave	\$95,000	\$80,800	84.7%	
11/4/2019	33-02468	807 W 4th St	\$135,900	\$115,900	84.7%	
8/23/2018	33-03137B	613 N Cedar Ave	\$90,000	\$81,700	84.8%	
10/30/2019	33-03962	1607 W 8th St	\$243,000	\$207,600	84.8%	
9/27/2018	33-04312	1607 S Palmetto Ave	\$135,500	\$122,400	85.0%	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
Residential (cont'd)	9/14/2018	33-06028	1306 E 20th St	\$151,500	\$137,300	85.0%
	1/31/2018	33-00192A	1216 E 4th St	\$122,000	\$115,700	85.0%
	6/27/2018	33-03325	800 W Adler Rd	\$137,400	\$126,700	85.1%
	4/13/2018	33-07331	1524 Green Acres Dr	\$288,000	\$269,600	85.2%
	6/15/2018	33-02444	900 W 4th St	\$223,000	\$206,400	85.3%
	4/24/2018	33-05435	1605 N Palmetto Ave	\$150,000	\$140,400	85.3%
	6/28/2019	33-02827	809 S Ash Ave	\$95,000	\$82,700	85.3%
	6/20/2019	33-00170C	1111 E 4th St	\$140,000	\$122,100	85.3%
	5/4/2018	33-02085A	411 N Wood Ave	\$100,000	\$93,500	85.4%
	6/28/2019	33-05452	1508 Carmen Dr	\$179,900	\$156,900	85.4%
	4/30/2018	33-02537O	520 N Apple Ave	\$141,500	\$132,600	85.5%
	9/26/2018	33-00019	204 W Arnold St	\$102,400	\$93,100	85.5%
	12/4/2018	33-04884	2504 S Maywood Ave	\$140,000	\$125,500	85.5%
	7/19/2018	33-01658	701 S Vine Ave	\$119,900	\$110,700	85.6%
	9/14/2018	33-06616	513 W 11th St	\$180,000	\$164,400	85.7%
	8/30/2019	33-04499A	1626 S Felker Ave	\$160,400	\$139,600	85.8%
	2/23/2018	33-00645A	213 N Maple Ave	\$143,500	\$136,900	85.9%
	12/27/2018	33-07275	2722 Peachtree Cir	\$229,900	\$205,900	85.9%
	7/9/2018	33-05134	1118 Fairview Dr	\$190,000	\$176,600	86.0%
	10/1/2018	33-02589	810 W 8th St	\$124,000	\$113,300	86.0%
	3/23/2018	33-02556C	1508 E Becker Rd	\$160,000	\$151,800	86.0%
	11/19/2019	33-06339	211 S Hawthorn Ave	\$209,900	\$181,300	86.0%
	6/10/2019	33-02433	216 S Wisconsin Ave	\$185,500	\$163,400	86.0%
	7/2/2018	33-06245	1606 E Arnold St	\$120,000	\$111,700	86.1%
	4/16/2018	33-02542A	1105 E Doege St	\$100,700	\$95,300	86.2%
	3/16/2018	33-03745	116 W 14th St	\$70,000	\$66,700	86.2%
	9/30/2019	33-04166	1615 S Erickson Ave	\$136,900	\$119,300	86.2%
	6/15/2018	33-06951	301 Magnolia Dr	\$289,900	\$271,500	86.3%
	8/16/2019	33-03268	701 N Plum Ave	\$128,500	\$112,700	86.4%
	4/16/2019	33-03191C	1401 N Peach Ave	\$141,000	\$125,500	86.4%
	8/29/2018	33-02466	801 W 4th St	\$152,500	\$141,000	86.5%
	5/14/2018	33-07342	1406 E 20th St	\$331,000	\$312,700	86.5%
	4/2/2018	33-03326E	215 S Adams Ave	\$190,000	\$181,200	86.5%
11/6/2018	33-03791	1111 N Fig Ave	\$127,500	\$116,300	86.5%	
6/10/2019	33-02931	1015 S Severns Ave	\$127,000	\$112,400	86.5%	
2/5/2018	33-05884	706 N Anton Ave	\$141,000	\$136,000	86.6%	
8/3/2018	33-03916	1610 W 5th St	\$117,000	\$108,900	86.6%	
6/8/2018	33-02836	808 S Peach Ave	\$115,000	\$108,300	86.6%	
11/15/2019	33-06809	213 S Larch Ave	\$228,000	\$198,900	86.8%	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
Residential (cont'd)	6/13/2018	33-04164	1621 S Erickson Ave	\$154,000	\$145,600	87.0%
	8/27/2018	33-04359	1500 N St Joseph Ave	\$126,500	\$117,800	87.1%
	4/18/2018	33-03439	1504 S Washington Ave	\$127,000	\$121,500	87.1%
	7/2/2018	33-03346E	308 S Adams Ave	\$182,500	\$172,200	87.2%
	9/24/2018	33-05012	1104 W Ridge Rd	\$169,900	\$157,500	87.2%
	6/11/2018	33-01661	611 S Cherry Ave	\$120,000	\$113,900	87.3%
	12/6/2019	33-00220	1106 S Maple Ave	\$99,900	\$87,500	87.3%
	8/22/2018	33-03467AB	207 E 21st St	\$124,900	\$116,700	87.3%
	5/17/2019	33-03023	108 N Hinman Ave	\$117,000	\$104,900	87.3%
	11/9/2018	33-01271	307 W 6th St	\$118,000	\$108,700	87.4%
	7/27/2018	33-01123	413 S Cedar Ave	\$92,500	\$87,100	87.4%
	7/5/2019	33-03148	607 N Maple Ave	\$116,500	\$104,000	87.5%
	8/1/2019	33-05412	1116 E McMillan St	\$149,900	\$133,500	87.5%
	6/7/2019	250-2602-364-9962	1710 W Spencer St	\$167,500	\$150,200	87.6%
	10/19/2018	33-03277D	709 E Becker Rd	\$122,500	\$113,800	87.8%
	6/25/2018	33-06516	904 N Schmidt Ave	\$255,000	\$242,800	87.9%
	2/20/2018	33-00018	206 W Arnold St	\$72,000	\$70,300	87.9%
	9/20/2019	33-02085C	927 W Blodgett St	\$119,000	\$105,800	87.9%
	8/12/2019	33-05455	1524 Carmen Dr	\$129,000	\$115,400	88.0%
	6/22/2018	33-03465	1701 S Maple Ave	\$139,900	\$133,700	88.1%
	10/12/2018	33-01168	513 S Vine Ave	\$88,900	\$83,100	88.2%
	2/5/2018	250-2602-362-1051	2900 W Mann St	\$134,000	\$131,900	88.3%
	3/11/2019	33-02724	210 S Concord Ave	\$117,000	\$106,800	88.3%
	8/16/2018	33-01160A	606 E 5th St	\$75,000	\$71,100	88.4%
	10/29/2018	33-04492	1001 E 17th St	\$164,900	\$154,500	88.7%
	10/10/2019	33-03267D	905 N Maple Ave	\$159,000	\$142,400	88.7%
	11/2/2018	33-06035	1301 E 20th St	\$139,900	\$131,100	88.8%
	11/13/2018	33-06229	407 E 20th St	\$137,250	\$128,300	88.8%
	7/10/2019	33-03672	907 S Apple Ave	\$219,900	\$199,100	88.8%
	10/18/2019	33-05842	1222 W Jefferson St	\$305,000	\$273,100	88.8%
	6/1/2018	33-02137A	921 W Arnold St	\$165,000	\$159,700	88.9%
	1/11/2019	33-02719	308 S Concord Ave	\$72,000	\$66,600	88.9%
	10/31/2018	33-03190DC-1	1521 N Peach Ave	\$134,600	\$126,500	89.0%
	4/30/2018	33-03321	700 W 4th St	\$275,000	\$268,100	89.0%
11/30/2018	33-03178A	916 S Maple Ave	\$63,000	\$58,900	89.1%	
11/19/2018	33-02545E	1205 E Doege St	\$65,000	\$60,900	89.2%	
6/27/2019	33-03740A	1507 S Chestnut Ave	\$137,400	\$125,700	89.5%	
9/27/2019	33-01663	607 S Cherry Ave	\$99,600	\$90,100	89.5%	
5/11/2018	33-05124	500 Fairview Ct	\$314,000	\$307,500	89.6%	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
Residential (cont'd)	11/22/2019	33-02071	827 Western St	\$128,900	\$116,100	89.7%
	12/30/2019	33-04208A	205 Westview Dr	\$174,900	\$156,900	89.7%
	8/15/2019	33-00349	404 W Doege St	\$185,000	\$168,500	89.7%
	8/28/2019	33-01602	706 E 4th St	\$143,700	\$130,900	89.8%
	8/10/2018	33-03353F	1208 W 6th St	\$175,000	\$168,900	89.9%
	4/30/2018	33-02655	1607 S Maple Ave	\$96,000	\$94,600	89.9%
	5/17/2019	33-05482	1120 W Blodgett St	\$166,900	\$154,000	89.9%
	7/27/2018	33-01120	408 S Cedar Ave	\$116,500	\$112,800	90.0%
	12/17/2018	33-01841	515 W Park St	\$132,500	\$124,600	90.0%
	6/8/2018	33-00283	504 N Maple Ave	\$96,000	\$94,000	90.0%
	12/20/2018	33-05565	712 S Hawthorn Ave	\$172,500	\$162,300	90.1%
	11/2/2018	33-00220	1106 S Maple Ave	\$92,000	\$87,500	90.2%
	5/6/2019	33-06777	2300 E Arnold St	\$234,900	\$217,800	90.2%
	4/23/2019	33-06615	601 W 11th St	\$215,000	\$199,600	90.2%
	10/12/2018	33-05669	2510 E Fillmore St	\$219,000	\$209,500	90.3%
	8/17/2018	33-06806	2401 W 4th St	\$228,000	\$220,800	90.3%
	4/27/2018	33-04461	704 S Birch Ave	\$152,900	\$151,500	90.4%
	9/5/2018	33-01691	615 S Cedar Ave	\$83,900	\$81,000	90.4%
	11/16/2018	33-01599	708 E 3rd St	\$75,500	\$71,800	90.4%
	9/24/2018	33-03000	205 N Purdy Ave	\$89,900	\$86,500	90.5%
	7/15/2019	33-05424	1619 Katherine Ct	\$165,000	\$152,600	90.7%
	2/19/2018	33-02224	1101 W 8th St	\$268,000	\$270,300	90.8%
	8/9/2019	33-04864	2311 E Lawraine St	\$175,000	\$161,600	90.8%
	3/5/2019	33-06433	2600 S Felker Ave	\$189,872	\$178,500	90.9%
	5/31/2018	33-05620	526 N Auburn Ave	\$124,900	\$123,700	91.0%
	6/17/2019	33-02612B	1412 W Arlington St	\$170,000	\$158,200	91.0%
	7/15/2019	33-01525	717 W Blodgett St	\$115,000	\$106,600	91.0%
	9/20/2019	33-02996B	207 N Palmetto Ave	\$146,900	\$135,200	91.0%
	8/23/2019	33-06446	301 S Schmidt Ave	\$243,000	\$224,400	91.0%
	6/28/2018	33-02261	212 S Palmetto Ave	\$94,900	\$93,700	91.1%
	9/28/2018	33-02708	303 S State Ave	\$94,000	\$91,100	91.2%
	11/30/2018	33-04596	1001 George Dr	\$355,000	\$339,400	91.2%
	4/30/2019	33-04362	2707 S Wittman Ave	\$229,000	\$214,800	91.2%
	3/16/2018	33-03708	1013 W Park St	\$110,000	\$111,000	91.3%
10/22/2018	33-05872	2501 Meadowbrook Dr	\$187,000	\$180,700	91.4%	
7/31/2018	33-02640	1503 S Maple Ave	\$85,000	\$83,700	91.6%	
6/22/2018	33-06499	1007 N Columbus Ave	\$279,900	\$277,900	91.6%	
12/3/2018	33-02874	706 S Peach Ave	\$93,900	\$90,300	91.8%	
6/3/2019	33-05755	1612 W 4th St	\$310,000	\$292,200	92.0%	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
Residential (cont'd)	5/24/2019	33-02702	207 S State Ave	\$133,400	\$125,800	92.0%
	5/14/2019	33-02297	204 E 9th St	\$132,500	\$125,300	92.1%
	11/1/2018	33-03463G	1901 S Maple Ave	\$152,000	\$148,000	92.3%
	6/26/2019	33-05441	1511 N Palmetto Ave	\$153,400	\$144,700	92.3%
	10/9/2019	33-04516	809 E 25th St	\$119,000	\$110,800	92.3%
	5/31/2018	33-02604C	904 S Columbus Ave	\$189,000	\$190,200	92.4%
	5/16/2018	33-06196	1034 W Chapel St	\$229,700	\$232,100	92.5%
	11/19/2018	33-02743	319 S Concord Ave	\$134,750	\$131,000	92.5%
	5/17/2019	33-04290	1301 E 17th St	\$135,000	\$128,200	92.6%
	5/15/2018	33-06710	1223 Fairview Dr	\$337,701	\$341,800	92.7%
	7/26/2019	33-05154	505 Marathon St	\$194,900	\$184,000	92.7%
	8/13/2019	33-01779	509 W 8th St	\$86,000	\$81,000	92.7%
	12/14/2018	33-00168	1103 E 4th St	\$146,000	\$141,600	92.7%
	3/29/2018	33-03719	1004 W Park St	\$124,000	\$126,800	92.8%
	10/23/2018	33-05392	2508 S Peach Ave	\$145,000	\$142,300	92.8%
	4/26/2018	33-07162	2600 S Oak Ave	\$240,000	\$244,800	93.0%
	4/27/2018	33-00892	212 S Cedar Ave	\$117,500	\$119,800	93.0%
	3/20/2020	33-04862	2305 E Lawrairie St	\$154,900	\$143,600	93.0%
	2/20/2020	33-04133	301 S Columbus Dr	\$219,900	\$204,400	93.1%
	11/30/2018	33-01563	711 E 2nd St	\$84,900	\$82,900	93.1%
	8/30/2019	33-07051	1016 Tremmel Ct	\$253,500	\$239,600	93.2%
	8/12/2019	33-04882	2511 E Lawrairie St	\$145,650	\$138,100	93.3%
	10/26/2019	33-03935	1614 W 6th St	\$125,000	\$117,500	93.3%
	6/15/2018	33-02818	801 S Vine Ave	\$100,000	\$101,400	93.4%
	11/15/2019	33-02445	402 S Wisconsin Ave	\$165,000	\$155,000	93.4%
	2/2/2019	33-05740	1500 W Adler Rd	\$215,000	\$208,600	93.5%
	9/30/2019	33-04591A	1006 George Dr	\$172,500	\$163,100	93.6%
	11/15/2019	33-06296	1710 S Apple Ave	\$138,000	\$129,800	93.6%
	8/29/2019	33-03277B	615 N Peach Ave	\$158,500	\$150,900	93.8%
	11/27/2019	33-03456A	2004 S Washington Ave	\$153,000	\$144,300	93.9%
	9/30/2019	33-00643	209 N Maple Ave	\$128,500	\$122,300	94.1%
	2/1/2019	33-01817	506 W MaGee St	\$136,600	\$133,400	94.1%
	1/18/2019	33-03007	208 N Hinman Ave	\$145,000	\$141,900	94.1%
11/14/2018	33-02598	1013 S Clark Ave	\$121,000	\$120,100	94.3%	
6/4/2019	33-02968	800 E Blodgett St	\$107,000	\$103,300	94.3%	
11/27/2019	33-03785	701 S Felker Ave	\$145,000	\$137,600	94.5%	
12/28/2018	250-2602-253-1003	3208 Mannville Ln	\$123,000	\$121,200	94.5%	
5/31/2019	33-04062	416 Wildwood Ct	\$155,900	\$150,900	94.5%	
8/2/2019	33-02903A	507 E 10th St	\$88,500	\$85,200	94.7%	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
Residential (cont'd)	9/6/2019	33-05775	1616 E Cleveland St	\$226,000	\$217,300	94.9%
	6/29/2018	33-02686	1411 S Prospect Ave	\$77,000	\$79,200	95.0%
	6/8/2018	250-2602-361-9996	2412 W Mann St	\$170,000	\$175,600	95.0%
	11/16/2018	33-03938	1604 W 6th St	\$113,000	\$112,900	95.0%
	9/16/2019	33-03470LB	404 E 21st St	\$149,900	\$144,100	95.0%
	7/23/2018	33-04147	1207 W 4th St	\$325,000	\$333,000	95.1%
	2/18/2019	33-00256	207 W Doege St	\$87,550	\$86,300	95.1%
	11/30/2018	33-03445A	1412 S Felker Ave	\$143,500	\$143,400	95.3%
	11/16/2018	33-02497A	301 N Peach Ave	\$107,500	\$107,800	95.3%
	7/16/2019	33-05642	2200 E Fillmore St	\$247,500	\$240,800	95.4%
	8/23/2019	33-05555	2805 Holly Ct	\$144,000	\$139,500	95.4%
	10/4/2019	33-05624	508 N Auburn Ave	\$180,000	\$173,900	95.7%
	9/16/2019	33-04098	417 Wildwood Ct	\$122,500	\$118,900	95.9%
	7/22/2019	33-07229	411 S Sycamore Ave	\$248,450	\$243,100	96.1%
	6/27/2019	33-00498	512 N Cherry Ave	\$89,900	\$88,400	96.3%
	3/6/2020	33-06662	1608 N Wood Ave	\$246,500	\$236,700	96.3%
	3/14/2018	33-01647	605 S Vine Ave	\$83,000	\$88,500	96.4%
	10/31/2019	33-05584	1418 E 28th St	\$178,900	\$173,800	96.4%
	10/2/2019	33-04091	431 Wildwood Ct	\$149,000	\$145,400	96.5%
	8/16/2019	33-01658	701 S Vine Ave	\$135,500	\$133,200	96.8%
	11/9/2018	33-00844	301 E 2nd St	\$128,000	\$131,000	97.2%
	5/29/2019	33-03463F	1815 S Maple Ave	\$122,000	\$121,800	97.4%
	5/17/2019	33-05871	2509 Meadowbrook Dr	\$235,000	\$235,100	97.5%
	7/9/2018	33-00350	400 W Doege St	\$100,000	\$105,400	97.6%
	7/27/2018	33-06715	1218 Fairview Dr	\$385,000	\$404,800	97.7%
	5/1/2019	33-02562	1003 W Arlington St	\$142,500	\$143,200	97.7%
	9/15/2018	33-05732	221 Hickory Ct	\$178,000	\$185,500	97.8%
	10/30/2018	33-04613	701 S Sycamore Ave	\$140,000	\$144,700	97.9%
	6/17/2019	33-06248	1615 E Depot St	\$97,500	\$97,800	98.1%
	8/23/2019	33-03298G	1521 W Adler Rd	\$260,000	\$258,900	98.1%
	5/23/2019	33-04625A	606 S Cypress Ave	\$189,000	\$190,100	98.1%
	8/30/2019	33-03326E	215 S Adams Ave	\$217,500	\$216,600	98.2%
	10/14/2019	33-04615	721 S Sycamore Ave	\$175,000	\$174,200	98.6%
	4/30/2018	33-04999	1133 W Ridge Rd	\$165,000	\$178,500	98.7%
2/19/2020	33-00625	412 E Blodgett St	\$75,000	\$74,000	98.8%	
5/3/2019	33-02855	908 S Vine Ave	\$132,900	\$135,000	98.8%	
12/7/2018	33-00414	303 W Blodgett St	\$192,000	\$198,900	98.9%	
6/28/2019	33-07070	1802 W Arlington St	\$235,000	\$237,600	99.0%	
5/3/2019	33-05773	1613 E Cleveland St	\$257,455	\$262,000	99.0%	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
Residential (cont'd)	5/24/2019	33-02568A	903 W Arlington St	\$84,500	\$85,700	99.0%
	6/19/2019	33-04678	818 W Upham St	\$155,000	\$157,100	99.1%
	8/7/2018	33-04329AB	2101 W 5th St	\$130,000	\$138,800	99.4%
	8/15/2019	33-03450F	1700 Butternut Pkwy	\$252,000	\$256,200	100.1%
	4/27/2018	33-02224A	1104 W 7th St	\$152,227	\$167,400	100.3%
	10/9/2019	33-06619	501 W 11th St	\$186,000	\$188,300	100.3%
	4/29/2019	33-04971	814 S Schmidt Ave	\$257,000	\$265,100	100.3%
	3/2/2018	33-03267C	901 N Maple Ave	\$71,000	\$79,000	100.4%
	1/2/2018	33-05332	1704 E Becker Rd	\$98,000	\$110,500	100.5%
	7/12/2019	33-02573	900 S Oak Ave	\$132,900	\$136,200	100.5%
	12/13/2019	33-04403	215 W 27th St	\$147,000	\$148,300	100.7%
	8/24/2018	33-00952	312 S Cherry Ave	\$184,900	\$199,700	100.9%
	7/26/2019	33-05886	630 N Anton Ave	\$135,000	\$139,100	101.2%
	3/11/2019	33-04557	1109 Weister Ct	\$230,000	\$240,900	101.3%
	8/30/2018	33-00280	510 N Maple Ave	\$67,150	\$72,800	101.5%
	6/10/2019	33-07224	303 S Sycamore Ave	\$410,000	\$427,500	101.9%
	10/22/2018	33-05938	1509 Carmen Dr	\$120,000	\$129,900	102.4%
	8/30/2019	33-04253A	812 E 18th St	\$185,000	\$192,100	102.4%
	3/2/2020	33-05236	1519 N Apple Ave	\$151,000	\$154,500	102.6%
	1/31/2019	33-05841	1218 W Jefferson St	\$317,000	\$338,100	102.7%
	6/25/2019	33-06293	2006 Butternut Pkwy	\$241,000	\$253,000	102.8%
	6/14/2019	33-02534	401 N Willow Ave	\$135,000	\$142,300	103.0%
	8/23/2018	33-05890	612 N Anton Ave	\$179,000	\$198,000	103.3%
	7/15/2019	33-02222B	1107 W 8th St	\$290,000	\$305,500	103.3%
	6/14/2019	33-01049	405 S Spruce Ave	\$99,900	\$105,600	103.3%
	4/11/2019	33-04015A	1104 E Becker Rd	\$127,900	\$136,400	103.5%
	6/10/2019	33-04479	609 S Birch Ave	\$191,900	\$203,800	103.8%
	8/14/2019	33-04968	1511 W Arlington St	\$250,000	\$263,700	103.8%
	5/18/2018	33-03784	613 S Felker Ave	\$75,000	\$85,100	103.9%
	7/22/2019	33-02570	816 S Oak Ave	\$149,900	\$158,600	103.9%
	1/31/2019	33-02305	913 S Cedar Ave	\$98,000	\$105,800	103.9%
	6/10/2019	33-06174	1000 W Colonial St	\$255,000	\$272,200	104.3%
	7/13/2018	33-03480E	2605 S Apple Ave	\$251,500	\$283,500	104.4%
8/13/2018	33-02881	705 S Vine Ave	\$84,000	\$94,100	104.4%	
7/22/2019	33-07321	1537 Green Acres Dr	\$339,000	\$360,500	104.4%	
7/3/2019	33-04815	723 N Anton Ave	\$157,900	\$168,300	104.4%	
4/25/2019	33-02400	1012 S Cherry Ave	\$72,500	\$78,100	104.7%	
8/16/2019	33-03010	200 N Hinman Ave	\$99,000	\$105,300	104.7%	
8/1/2018	33-01728	312 W Park St	\$285,900	\$322,300	104.8%	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
Residential (cont'd)	12/18/2018	33-02621AA	809 S Apple Ave	\$155,500	\$170,900	105.2%
	12/13/2019	33-05672	421 Bluebird Ln	\$193,500	\$204,100	105.3%
	9/26/2018	33-00914	213 S Vine Ave	\$135,000	\$151,300	105.4%
	8/31/2018	33-05422	1609 Katherine Ct	\$134,000	\$150,900	105.4%
	5/6/2019	33-06684	1207 W Ridge Rd	\$349,900	\$379,500	105.6%
	10/22/2019	33-02533D	410 N Willow Ave	\$165,000	\$175,700	105.7%
	2/7/2018	33-00889	206 S Cedar Ave	\$98,000	\$115,400	105.8%
	9/21/2018	33-00832	107 S Cherry Ave	\$81,000	\$91,400	106.0%
	2/15/2019	33-03305D	210 N Wood Ave	\$124,000	\$136,200	106.0%
	7/1/2019	33-05761	310 S Maryknoll Ave	\$294,900	\$320,800	106.5%
	2/1/2019	33-03316	714 W 4th St	\$90,000	\$99,700	106.7%
	11/14/2018	33-01457	510 W 6th St	\$145,000	\$164,000	107.5%
	8/30/2019	33-06516	904 N Schmidt Ave	\$267,000	\$291,900	107.8%
	10/30/2019	33-03137P	720 N Cherry Ave	\$139,000	\$151,200	108.0%
	2/18/2020	33-03604	706 S Palmetto Ave	\$85,000	\$91,700	108.1%
	5/23/2018	33-02566	913 W Arlington St	\$137,500	\$162,400	108.3%
	9/5/2018	33-02862	901 S Ash Ave	\$74,000	\$85,700	108.5%
	9/16/2019	33-05864	607 N Anton Ave	\$179,900	\$197,600	108.5%
	6/28/2019	33-02509CA	906 E Doege St	\$55,000	\$61,200	108.9%
	7/10/2019	33-01659	703 S Vine Ave	\$64,900	\$72,200	109.1%
	11/15/2019	33-00674	202 N Walnut Ave	\$110,000	\$121,100	109.5%
	4/20/2018	33-04557	1109 Weister Ct	\$150,000	\$180,500	109.6%
	5/22/2019	33-05502	1019 W Blodgett St	\$345,000	\$388,800	109.9%
	7/31/2019	33-04242	1211 E 8th St	\$124,000	\$138,800	110.0%
	9/27/2019	33-03353B	1211 W 8th St	\$244,900	\$272,700	110.1%
	5/10/2019	33-06199	807 N Columbus Ave	\$200,000	\$226,400	110.2%
	2/19/2019	33-06907	1215 W Blodgett St	\$622,500	\$711,600	110.3%
	5/23/2018	33-04321	1604 S Felker Ave	\$120,100	\$144,900	110.6%
	3/6/2019	33-02599C	906 S Adams Ave	\$220,000	\$254,500	111.8%
	2/15/2019	250-2602-364-9924	1807 W McMillan St	\$262,500	\$304,600	111.9%
	11/26/2018	33-00397	400 W Cleveland St	\$84,900	\$100,100	112.3%
	12/13/2019	33-00202C	615 S Washington Ave	\$195,000	\$219,500	112.3%
	3/16/2018	33-04122	1300 W Adler Rd	\$130,500	\$162,200	112.4%
	12/20/2019	33-04336A	712 S Lincoln Ave	\$117,500	\$132,300	112.4%
5/9/2018	33-03454F	1210 E 18th St	\$159,000	\$195,900	112.7%	
5/31/2019	33-02103	903 W North St	\$92,000	\$107,100	113.6%	
9/23/2019	33-06463	208 N Schmidt Ave	\$380,000	\$437,400	113.8%	
3/30/2020	33-01414	508 N Peach Ave	\$42,500	\$48,300	113.9%	
5/31/2019	33-04597	1003 George Dr	\$209,900	\$245,200	114.0%	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
Residential (cont'd)	8/30/2019	33-03328C	1017 W 5th St	\$219,900	\$255,200	114.4%
	2/28/2019	33-02359	1107 S Maple Ave	\$67,000	\$79,600	114.7%
	5/16/2019	33-00633	207 N Cedar Ave	\$85,000	\$100,200	114.9%
	6/15/2018	33-05858	2408 E Lawrairie St	\$136,500	\$170,400	115.0%
	5/9/2018	33-01668	600 S Vine Ave	\$75,000	\$94,800	115.6%
	2/16/2018	250-2602-362-1004	3125 W Veterans Pkwy	\$51,900	\$66,800	115.8%
	6/20/2019	33-06648	1606 Immanuel Ct	\$287,000	\$342,600	116.8%
	6/18/2019	33-05866	2300 Anton Ct	\$165,000	\$197,700	117.2%
	8/30/2019	250-2603-324-9992	329 W McMillan St	\$89,000	\$105,900	117.3%
	10/14/2019	33-02266	816 W 6th St	\$88,000	\$104,600	117.8%
	1/24/2019	33-04519	2201 Wallonnie Dr	\$116,500	\$143,900	118.8%
	12/5/2018	33-00416	305 W Blodgett St	\$51,500	\$64,300	119.1%
	8/23/2019	33-04593	1004 George Dr	\$184,900	\$223,900	119.3%
	8/30/2019	33-07227	405 S Sycamore Ave	\$390,000	\$473,400	119.7%
	12/14/2018	33-05054	412 E Forest St	\$166,000	\$207,800	119.7%
	7/15/2019	33-02236	812 W 5th St	\$360,000	\$439,500	119.8%
	5/1/2018	33-03211C	215 W Upham St	\$75,000	\$98,900	120.3%
	9/18/2019	33-02490	407 N Peach Ave	\$60,000	\$73,300	120.8%
	9/27/2018	250-2603-324-9971	221 W McMillan St	\$85,000	\$109,200	120.9%
	2/20/2019	33-03336	900 W 5th St	\$265,000	\$332,000	120.9%
	4/18/2019	33-06109	1531 N Shawano Dr	\$265,900	\$331,000	120.9%
	4/19/2019	33-02542BA	1112 E Edison St	\$160,000	\$200,300	121.6%
	4/17/2019	33-01618	811 E 5th St	\$85,000	\$106,600	121.8%
	10/3/2019	33-03190DH	701 Waushara Dr	\$99,250	\$124,300	124.0%
	5/25/2018	33-00936	300 S Vine Ave	\$154,700	\$209,600	124.2%
	2/16/2018	33-03465	1701 S Maple Ave	\$82,500	\$115,800	126.3%
	6/20/2019	33-02871B	609 S Ash Ave	\$100,000	\$130,200	127.4%
	6/28/2018	33-04971	814 S Schmidt Ave	\$190,000	\$265,100	128.9%
	11/22/2019	33-02408	1004 S Vine Ave	\$85,000	\$110,100	128.9%
	6/22/2018	33-00677	307 W Arnold St	\$77,000	\$108,000	129.3%
	9/14/2018	33-02480	1406 E Blodgett St	\$94,700	\$132,900	131.7%
	8/30/2019	33-01139	407 S Cherry Ave	\$98,231	\$131,400	131.9%
	5/3/2019	33-04173	1209 E 6th St	\$60,000	\$81,400	131.9%
	9/25/2019	33-00826	511 E 2nd St	\$129,000	\$174,500	133.8%
3/29/2018	250-2602-362-1041	3019 W Veterans Pkwy	\$97,500	\$143,900	133.9%	
6/13/2019	33-05651	2308 E Fillmore St	\$171,900	\$235,500	133.9%	
10/25/2019	33-02985	717 E Arnold St	\$32,000	\$43,200	134.2%	
5/24/2018	33-02602K	905 S Columbus Ave	\$100,000	\$147,300	135.1%	
8/15/2019	33-02061	713 W Adler Rd	\$100,000	\$137,400	135.2%	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
Residential (cont'd)	1/31/2020	33-04142	1301 W 5th St	\$171,000	\$231,500	135.5%
	9/27/2019	33-03455B	1808 S Washington Ave	\$87,550	\$120,200	135.7%
	12/6/2019	33-04627	512 S Cypress Ave	\$112,000	\$152,600	135.9%
	7/31/2019	33-00673	204 N Walnut Ave	\$110,000	\$152,200	136.0%
	5/17/2019	33-04695	1707 S Cedar Ave	\$120,000	\$168,100	136.6%
	8/16/2019	33-03270BAA	419 E Franklin St	\$95,500	\$135,900	140.1%
	11/27/2018	33-02572A	813 W Arlington St	\$60,000	\$89,100	141.4%
	7/11/2019	33-00738	510 W Arnold St	\$60,500	\$87,600	142.0%
	2/27/2020	250-2603-332-0975	2502 N Central Ave	\$110,000	\$156,100	142.2%
	3/14/2019	33-03438C	1300 E 14th St	\$83,600	\$123,400	142.8%
	1/20/2020	33-02403	1009 S Cherry Ave	\$58,000	\$83,600	144.1%
	8/12/2019	33-02254	304 S Palmetto Ave	\$43,500	\$63,700	144.1%
	8/29/2019	33-00183	1903 E 4th St	\$134,500	\$196,600	144.1%
	10/15/2018	33-02092	901 W Blodgett St	\$57,450	\$87,800	144.3%
	5/10/2018	33-02631	206 E 14th St	\$25,000	\$41,300	151.3%
	6/3/2019	33-02599A	802 S Adams Ave	\$139,000	\$215,400	151.3%
	9/14/2018	33-01407	515 N Ash Ave	\$40,000	\$65,100	152.8%
	11/8/2019	33-01726	300 W Park St	\$148,000	\$232,900	156.4%
	4/1/2019	33-05825	409 N Juno Ave	\$70,000	\$116,800	161.8%
	9/6/2019	33-02990	108 N Palmetto Ave	\$18,000	\$29,600	162.6%
	5/17/2019	33-06259	1107 N Peach Ave	\$129,500	\$222,400	167.3%
	1/15/2019	33-00447	300 N Maple Ave	\$40,000	\$69,600	167.3%
	8/29/2019	33-02208	600 S Adams Ave	\$105,000	\$180,400	169.4%
	10/28/2019	33-01501	714 W Blodgett St	\$60,000	\$104,800	173.5%
	1/2/2019	33-03486	1412 S Maple Ave	\$40,000	\$73,500	176.3%
	4/9/2019	33-07391	303 E Heritage Dr	\$90,000	\$175,200	188.8%
	11/30/2018	33-00564	504 N Vine Ave	\$36,000	\$72,700	192.3%
	10/1/2019	33-00762	400 W Arnold St	\$55,000	\$108,500	195.1%
	3/11/2019	33-02361A	1101 S Maple Ave	\$45,000	\$95,200	204.7%
	9/30/2019	33-03965	701 S Maryknoll Ave	\$49,800	\$104,700	208.2%
	9/30/2019	33-03965	701 S Maryknoll Ave	\$49,700	\$104,700	208.6%
	9/30/2019	33-02985	717 E Arnold St	\$20,000	\$43,200	213.9%
	7/9/2019	33-04127	217 Columbus Ct	\$74,000	\$181,400	240.3%
7/2/2019	33-02996B	207 N Palmetto Ave	\$55,000	\$135,200	241.0%	
2/19/2020	33-02124	900 W Blodgett St	\$32,000	\$77,900	244.2%	
3/15/2019	33-02879	709 S Vine Ave	\$38,894	\$100,200	249.3%	
11/8/2018	33-03470B	2101 S Maple Ave	\$18,000	\$63,300	333.2%	
12/16/2019	33-03422	1803 S Washington Ave	\$138,500	\$508,500	366.6%	
10/11/2019	33-02644	1511 S Maple Ave	\$19,000	\$71,900	374.5%	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
<b>Residential (cont'd)</b>						
	6/26/2019	33-04625AA	600 S Cypress Ave	\$28,000	\$133,700	467.5%
	9/12/2019	250-2602-363-9992	2905 W McMillan St	\$58,293	\$284,200	481.8%
	12/3/2019	33-00219	1104 S Maple Ave	\$20,240	\$116,500	572.8%
	7/9/2019	33-04127	217 Columbus Ct	\$24,700	\$181,400	719.8%
	7/9/2019	33-04127	217 Columbus Ct	\$24,700	\$181,400	719.8%
	7/9/2019	33-04127	217 Columbus Ct	\$24,700	\$181,400	719.8%
	10/18/2019	250-2602-363-9992	2905 W McMillan St	\$33,035	\$284,200	852.6%
Single family residential in Residential Multi						
	12/7/2018	33-01186	512 S Vine Ave	\$140,000	\$103,600	74.0%
Vacant residential in Condo						
	7/11/2018	250-2603-314-0053	1927 Pheasant Run Dr	\$53,400	\$20,200	35.0%
Vacant residential in Residential						
	8/17/2018	33-07349	1520 E 20th St	\$343,110	\$35,000	9.5%
	7/19/2018	33-07279	2822 Peachtree Cir	\$24,000	\$16,200	62.5%
	2/6/2020	33-06450	1216 W Ives St	\$39,500	\$26,600	67.5%
	2/21/2019	33-07223	213 S Sycamore Ave	\$39,500	\$32,500	79.5%
	3/9/2018	33-07314	1510 Green Acres Dr	\$42,000	\$37,000	79.6%
	6/22/2018	33-02523	406 N Juno Ave	\$25,000	\$21,800	80.4%
	2/7/2019	33-07111	2402 S Peach Ave	\$30,000	\$25,800	83.0%
	11/7/2018	33-05712	1500 N Wood Ave	\$39,900	\$35,400	84.3%
	6/28/2018	33-03307B	909 W Adler Rd	\$40,000	\$36,700	84.8%
	5/1/2020	33-07352	1532 E 20th St	\$38,000	\$35,000	92.6%
	8/20/2019	33-03366F	S Locust Ave	\$32,000	\$30,700	94.5%
	3/15/2019	33-07063	1712 W 8th St	\$27,900	\$27,600	95.8%
	10/25/2019	33-06955	1215 W 11th St	\$37,000	\$38,000	101.9%
	1/30/2020	33-06956	1209 W 11th St	\$34,000	\$34,700	102.1%
	7/9/2019	33-06957	1205 W 11th St	\$27,900	\$31,200	109.5%
	11/16/2018	33-02015	W Grant St	\$10,000	\$11,900	113.3%
	11/14/2018	33-02606B	813 S Schmidt Ave	\$29,000	\$35,000	114.8%
	8/23/2019	33-02512B	1104 E Doege St	\$22,500	\$27,000	118.4%
	3/19/2020	33-05844	1230 W Jefferson St	\$56,000	\$67,200	120.4%
	8/1/2019	33-04970	824 S Schmidt Ave	\$28,000	\$34,800	122.1%
	6/6/2019	33-05310	909 N Hume Ave	\$32,500	\$52,500	157.7%
	8/17/2018	250-2602-253-1014	W Mannville Ln	\$24,000	\$91,800	357.2%
	8/30/2018	33-03187T	1509 N Hume Ave	\$40,000	\$478,300	1117.5%
<b>Commercial</b>				<b>\$32,540,190</b>	<b>\$26,881,300</b>	
Apartment 4-23 units in Commercial						
	3/1/2018	33-00977	118 E 3rd St	\$242,500	\$231,800	85.7%
Apartment 4-23 units in Commercial Multi-Family						

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
<b>Commercial (cont'd)</b>						
	1/5/2018	33-03213A	311 W Kalsched St	\$1,980,000	\$1,422,000	71.8%
	3/15/2019	33-02950	603 W 5th St	\$400,000	\$344,600	86.2%
	8/17/2018	33-05355	601 N Weber Ave	\$157,000	\$149,200	95.0%
	12/31/2019	250-2603-324-9970	115 W McMillan St	\$1,513,890	\$1,561,500	103.1%
Automotive - other in Commercial						
	10/1/2018	33-03431	1523 E 29th St	\$884,800	\$154,400	16.3%
	9/18/2019	33-03625A	1703 S Central Ave	\$84,000	\$81,600	95.6%
Bank / lending institution in Commercial						
	9/23/2019	33-00991	101 W 4th St	\$1,666,100	\$1,489,400	88.0%
Car wash in Commercial						
	11/14/2019	33-01211	539 S Central Ave	\$1,063,000	\$468,600	43.8%
Convenience store - no gas in Commercial						
	11/14/2019	33-03204	1727 N Central Ave	\$1,939,000	\$1,159,100	59.3%
	11/14/2019	33-03735	1502 S Central Ave	\$1,318,000	\$891,400	67.1%
Gas/service station - C store in Commercial						
	11/14/2019	33-03255	1000 N Central Ave	\$631,000	\$312,800	49.2%
Hotel in Commercial						
	5/23/2018	33-03289	2121 W Veterans Pkwy	\$440,000	\$151,500	31.3%
Mini-warehouse / self storage in Commercial						
	1/3/2020	33-01183	405 E 6th St	\$55,000	\$46,200	84.0%
	10/24/2019	33-07368	2901 S Cedar Ave	\$275,000	\$316,000	113.7%
Mixed use lodging in Commercial						
	7/16/2018	33-00130	170 S Central Ave	\$1,300,000	\$585,300	41.4%
	2/14/2020	33-01141B	402 E 4th St	\$103,000	\$105,900	102.8%
	10/14/2019	33-01911A	837 S Central Ave	\$110,000	\$121,700	109.3%
	4/30/2018	33-01252	504 S Chestnut Ave	\$184,000	\$226,500	111.5%
	5/10/2019	33-00971	331 S Central Ave	\$70,000	\$288,000	397.2%
Motel in Commercial						
	5/15/2019	33-02076	504 N St Joseph Ave	\$550,000	\$1,072,700	188.4%
Nursing home asstd living in Institutional						
	11/29/2019	33-03534A	814 W 14th St	\$4,609,000	\$2,211,100	48.0%
Office - other in Commercial						
	1/10/2018	33-03211E	307 W Upham St	\$235,000	\$145,900	55.2%
	12/21/2018	33-03211E	307 W Upham St	\$175,000	\$145,900	78.8%
	12/31/2018	33-03532E	1905 S Central Ave	\$200,000	\$170,900	80.9%
	12/27/2019	33-01317	300 S Peach Ave	\$660,000	\$582,100	88.1%
	10/26/2018	33-00152	252 S Central Ave	\$200,000	\$190,900	89.3%
	8/31/2018	33-04361A	101 W 29th St Unit 101	\$675,000	\$705,200	96.8%
	5/31/2019	33-03565B	3200 S Central Ave	\$2,650,000	\$5,608,700	204.9%

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
<b>Commercial (cont'd)</b>						
Residential - other in Commercial Multi-Family	10/1/2018	33-00569A	506 E Becker Rd	\$145,000	\$15,200	10.5%
Restaurant - sit down in Commercial	12/6/2019	250-2603-333-0006	2114 N Central Ave	\$1,586,000	\$1,079,900	67.8%
	9/30/2019	250-2603-333-0006	2114 N Central Ave	\$1,400,000	\$1,079,900	76.0%
Retail - warehouse/wholesale in Commercial	5/11/2018	33-03436	2600 S Galvin Ave	\$588,000	\$729,400	112.6%
Retail / shopping center other in Commercial	8/20/2018	33-01097	421 S Central Ave	\$290,000	\$47,500	15.1%
	1/10/2018	33-01085	414 S Central Ave	\$180,000	\$79,600	39.3%
	7/25/2019	33-00972	327 S Central Ave	\$93,000	\$213,700	224.2%
	2/11/2020	33-00974	315 S Central Ave	\$54,000	\$163,400	302.6%
Single/multi occupants - 1 story in Commercial	12/11/2019	33-00153	107 W 3rd St	\$63,000	\$5,100	8.1%
Tavern / lounge / grill / cabaret in Commercial	4/10/2018	33-03418AB	1814 E 4th St	\$85,000	\$40,100	42.6%
	7/12/2018	33-03482A	114 E 14th St	\$250,000	\$178,900	65.7%
Vacant commercial in Commercial	1/29/2020	250-2603-333-0963	N Central Ave	\$1,050,000	\$510,200	48.6%
	11/1/2018	33-07387	311 E Heritage Dr	\$330,000	\$194,100	55.1%
	7/18/2018	33-03202A	1007 N Hume Ave	\$515,900	\$529,200	94.3%
	6/14/2019	33-03234	400 W Upham St	\$365,000	\$540,800	143.7%
	9/28/2018	33-04367	109 W 29th St	\$35,000	\$85,700	227.9%
Vacant commercial in Commercial Multi-Family	8/14/2018	250-2603-333-0960	1900 N Hume Ave Unit 1	\$345,000	\$76,800	22.3%
	6/29/2018	33-05305	E Franklin St	\$30,000	\$24,000	80.0%
Veterinary clinic / hospital in Commercial	3/6/2018	33-06389	210 Airpark Rd	\$600,000	\$61,800	9.2%
Warehouse in Commercial	4/27/2018	33-05217BA	1822 E 24th St	\$165,000	\$285,100	156.5%
<b>Agricultural</b>				<b>\$84,750</b>	<b>\$63,600</b>	
Agricultural in Residential	3/7/2019	33-07219	212 S Sycamore Ave	\$41,000	\$29,300	69.1%
	10/23/2019	33-07225	309 S Sycamore Ave	\$43,750	\$34,300	77.7%
<b>Forest</b>				<b>\$89,700</b>	<b>\$95,700</b>	
Woods (forest) in Residential	9/12/2018	250-2602-362-1062	W Popp Ave	\$89,700	\$95,700	100.1%
<b>Exempt</b>				<b>\$3,012,500</b>	<b>\$2,197,700</b>	
Apartment 4-23 units in Apartments Program 2						

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio
<b>Exempt (cont'd)</b>						
Church / synagogue in Commercial	6/28/2019	33-03209AC	1518 N Peach Ave	\$2,760,000	\$1,878,300	68.1%
Mfg - light in Commercial	4/4/2018	33-02872B	700 S Peach Ave	\$35,000	\$67,300	173.5%
	12/27/2018	250-2602-264-1007	3417 W Veterans Pkwy	\$200,000	\$131,800	62.3%
Vacant land - other in Commercial	6/11/2019	33-03561B	406 E Depot St	\$8,000	\$84,000	1012.0%
	7/1/2019	33-01332A	206 S Peach Ave	\$9,500	\$36,300	370.4%

Number of sales include: 743

<sup>b</sup> The assessed value on Jan 1st of the sale year was not used because the sale was marked an outlier and therefore the assessed value should not be used. The computed market value of all property included in the sale was used in its place.

Sales Excluded

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
	2/16/2018	33-02484	1715 E Depot St	\$2,744,205	\$0	0%	Market exp - sale to exempt org
	11/8/2018	33-04843	2411 E Hintz St	\$16,758	\$800	5%	Market exp - exempt from fee
	12/31/2018	33-00152	252 S Central Ave	\$200,000	\$19,100	9%	Market exp - exempt from fee
	9/24/2018	33-01184	501 S Cherry Ave	\$314,700	\$42,700	13%	Market exp - exempt from fee
	8/21/2018	33-00197AA	609 S Washington Ave	\$117,500	\$57,800	46%	Market exp - exempt from fee
	10/23/2018	33-00197AA	609 S Washington Ave	\$117,500	\$57,800	46%	Market exp - sale to exempt org
	5/2/2019	33-05212C	1811 E 29th St	\$800,000	\$396,500	50%	Rights - personal property
	7/19/2018	33-03365B	1200 S Oak Ave	\$362,200	\$211,600	54%	Market exp - family, inheritance, will
	6/28/2019	33-00296	406 N Maple Ave	\$313,900	\$256,100	80%	Market exp - exempt from fee
	5/17/2018	33-07025	1301 E Doege St	\$200,000	\$175,600	80%	Market exp - gift
	10/11/2018	33-04712	1803 W Veterans Pkwy	\$230,000	\$213,300	87%	Market exp - family, inheritance, will
<b>Residential</b>							
Single family residential in Condo	4/24/2019	33-03187L	1703 N Hume Ave	\$106,900	\$10,400	10%	Market exp - exempt from fee
Single family residential in Mobile Home	2/12/2018	33-04845	2501 E Hintz St	\$47,700	\$0	0%	Market exp - family, inheritance, will
	11/16/2018	33-04832	2313 E Hintz St	\$43,700	\$0	0%	Market exp - family, inheritance, will
	10/30/2018	33-04848	2204 E Hintz St	\$43,000	\$29,500	69%	Market exp - family, inheritance, will
	3/19/2018	33-04847	2200 E Hintz St	\$95,500	\$69,500	73%	Market exp - family, inheritance, will
	1/31/2018	33-04854	2308 E Hintz St	\$23,500	\$53,800	229%	Market exp - family, inheritance, will
Single family residential in Residential	8/22/2019	250-2602-364-9976	2304 N Lincoln Ave	\$0	\$202,800	0%	Rights - other (see comment)
	5/8/2019	33-06060	1107 W State St	\$0	\$83,400	0%	Market exp - exempt from fee
	9/12/2018	33-03475BA	1209 E 25th St	\$0	\$187,800	0%	Rights - other (see comment)
	8/15/2018	33-03260H	812 N Chestnut Ave	\$0	\$81,500	0%	Market exp - exempt from fee
	4/2/2019	33-04933	1213 E 28th St	\$0	\$114,600	0%	Market exp - family, inheritance, will
	1/8/2019	33-04517	805 E 25th St	\$0	\$128,400	0%	Market exp - exempt from fee

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	2/8/2019	33-02479	1402 E Blodgett St	\$0	\$164,400	0%	Market exp - family, inheritance, will
	9/7/2018	33-04324	1614 S Felker Ave	\$0	\$139,700	0%	Market exp - family, inheritance, will
	6/1/2018	33-02553AF	1401 E Fillmore St	\$0	\$172,300	0%	Market exp - convenience, joint tenancy, trust
	8/6/2018	33-06131	1609 S Balboa Ave	\$0	\$113,200	0%	Market exp - exempt from fee
	8/21/2018	33-07151	621 N Hume Ave	\$0	\$182,200	0%	Market exp - family, inheritance, will
	8/16/2018	33-03372	111 W 11th St	\$0	\$73,000	0%	Market exp - family, inheritance, will
	7/9/2019	33-06789	1608 S Schmidt Ave	\$0	\$186,500	0%	Market exp - family, inheritance, will
	1/24/2018	33-04666	1423 N Broadway Ave	\$0	\$172,500	0%	Market exp - exempt from fee
	2/2/2018	33-04454	1208 E 17th St	\$0	\$116,800	0%	Market exp - family, inheritance, will
	1/24/2020	33-07354	1540 E 20th St	\$0	\$333,200	0%	Market exp - family, inheritance, will
	2/20/2018	250-2602-364-9938	1900 W Spencer St	\$0	\$187,600	0%	Market exp - convenience, joint tenancy, trust
	6/10/2019	33-01445	408 W 6th St	\$0	\$10,800	0%	Market exp - exempt from fee
	12/17/2018	33-05864	607 N Anton Ave	\$0	\$173,800	0%	Market exp - exempt from fee
	11/9/2019	33-03092	606 N Chestnut Ave	\$0	\$13,900	0%	Rights - other (see comment)
	4/4/2018	250-2602-364-9938	1900 W Spencer St	\$0	\$187,600	0%	Market exp - convenience, joint tenancy, trust
	9/7/2018	33-03438C	1300 E 14th St	\$0	\$110,500	0%	Market exp - exempt from fee
	9/12/2018	33-03438B	1400 S Tamarack Ave	\$0	\$150,100	0%	Market exp - exempt from fee
	6/21/2019	33-03932	1507 W 6th St	\$0	\$181,400	0%	Market exp - exempt from fee
	1/15/2019	33-03848	315 W Ives St	\$0	\$14,200	0%	Market exp - exempt from fee
	4/10/2019	33-03535AE	1500 S Balboa Ave	\$0	\$28,300	0%	Market exp - family, inheritance, will
	4/10/2019	33-06047	1223 E 19th St	\$0	\$24,300	0%	Market exp - family, inheritance, will
	6/1/2018	33-02553AE	1311 E Fillmore St	\$0	\$175,100	0%	Market exp - convenience, joint tenancy, trust
	9/21/2018	33-03372	111 W 11th St	\$0	\$73,000	0%	Market exp - family, inheritance, will
	11/27/2018	33-05744	220 S Schmidt Ave	\$0	\$308,100	0%	Market exp - exempt from fee
	7/2/2019	33-01052	308 W 4th St	\$0	\$87,700	0%	Market exp - exempt from fee
	10/30/2018	33-03342A	912 W 6th St	\$0	\$138,300	0%	Market exp - exempt from fee

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	12/5/2018	33-03342I	1009 W 8th St	\$0	\$299,800	0%	Rights - other (see comment)
	2/6/2019	33-02996BA	1000 E Blodgett St	\$0	\$102,000	0%	Market exp - family, inheritance, will
	6/4/2019	33-06566	1618 Renee Ln	\$0	\$189,600	0%	Market exp - exempt from fee
	4/9/2019	33-04462	710 S Birch Ave	\$0	\$184,200	0%	Market exp - exempt from fee
	12/19/2018	33-05152	515 Marathon St	\$0	\$178,800	0%	Market exp - exempt from fee
	12/17/2018	33-03876	404 W Ives St	\$0	\$100,000	0%	Market exp - exempt from fee
	4/24/2019	33-06267	319 E 21st St	\$0	\$20,300	0%	Market exp - family, inheritance, will
	7/30/2019	33-03360	1500 W Arlington St	\$0	\$146,500	0%	Market exp - exempt from fee
	12/13/2018	33-04906	1200 E 26th St	\$0	\$125,800	0%	Market exp - exempt from fee
	11/26/2018	33-06566	1618 Renee Ln	\$0	\$24,300	0%	Market exp - exempt from fee
	12/3/2018	33-02387	1106 S Cherry Ave	\$0	\$12,100	0%	Market exp - family, inheritance, will
	8/16/2018	33-06038	1308 E 19th St	\$0	\$136,600	0%	Market exp - family, inheritance, will
	1/19/2019	33-03475BD	1111 E 25th St	\$0	\$153,900	0%	Market exp - family, inheritance, will
	10/8/2018	33-03342D	911 W 8th St	\$0	\$20,500	0%	Rights - other (see comment)
	1/19/2019	33-03475BD	1111 E 25th St	\$0	\$153,900	0%	Market exp - family, inheritance, will
	8/15/2018	33-06582	1609 S Schmidt Ave	\$0	\$158,200	0%	Market exp - family, inheritance, will
	1/21/2020	33-01048	314 W 4th St	\$95,000	\$5,900	6%	Market exp - family, inheritance, will
	11/23/2018	33-06685	1213 W Ridge Rd	\$339,600	\$25,400	7%	Rights - other (see comment)
	3/18/2019	33-02514F	309 N Palmetto Ave	\$150,000	\$11,100	7%	Market exp - family, inheritance, will
	3/8/2019	33-00841	112 S Vine Ave	\$228,800	\$18,100	8%	Market exp - family, inheritance, will
	11/18/2019	33-06792	1709 Devine Dr	\$345,700	\$36,100	10%	Market exp - family, inheritance, will
	11/18/2019	33-06792	1709 Devine Dr	\$345,700	\$36,100	10%	Market exp - exempt from fee
	11/18/2019	33-06792	1709 Devine Dr	\$345,700	\$36,100	10%	Market exp - exempt from fee
	10/2/2019	33-04031	2019 Marathon St	\$141,900	\$15,400	11%	Market exp - family, inheritance, will
	12/30/2019	33-06500	1001 N Columbus Ave	\$220,000	\$24,900	11%	Market exp - family, inheritance, will
	9/9/2019	33-06194	1024 W Chapel St	\$243,300	\$28,300	12%	Market exp - gift

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	6/27/2019	33-02767	112 W 11th St	\$107,000	\$12,600	12%	Market exp - family, inheritance, will
	10/31/2018	33-06312	614 S Holly Ave	\$240,500	\$29,300	12%	Market exp - exempt from fee
	9/16/2019	33-04887	2505 S Felker Ave	\$183,600	\$22,700	12%	Market exp - family, inheritance, will
	8/23/2019	33-00030	215 W Depot St	\$98,000	\$12,100	12%	Market exp - family, inheritance, will
	4/23/2019	33-06615	601 W 11th St	\$197,500	\$24,900	12%	Market exp - family, inheritance, will
	2/14/2019	33-01742	907 S Pine Ave	\$77,600	\$10,100	13%	Market exp - exempt from fee
	9/24/2019	33-04390	205 W 26th St	\$128,300	\$16,400	13%	Market exp - family, inheritance, will
	1/1/2019	33-06566	1618 Renee Ln	\$185,200	\$24,300	13%	Market exp - family, inheritance, will
	3/31/2019	33-04129	304 Drake Ct	\$274,500	\$36,300	13%	Market exp - exempt from fee
	4/24/2019	33-03806	206 W Kalsched St	\$107,000	\$14,200	13%	Market exp - exempt from fee
	4/24/2019	33-03806	206 W Kalsched St	\$107,000	\$14,200	13%	Market exp - exempt from fee
	10/1/2019	33-02903A	507 E 10th St	\$88,500	\$12,000	13%	Market exp - exempt from fee
	4/16/2019	33-03808	202 W Kalsched St	\$100,700	\$14,200	14%	Market exp - exempt from fee
	1/10/2020	33-04204	1113 E 15th St	\$96,100	\$13,600	14%	Market exp - family, inheritance, will
	1/2/2020	33-00534	409 E Blodgett St	\$107,600	\$15,300	14%	Market exp - family, inheritance, will
	1/31/2020	33-02942	1004 S Severns Ave	\$82,300	\$11,700	14%	Market exp - family, inheritance, will
	9/4/2019	33-03441	1408 S Hemlock Ave	\$132,200	\$19,000	14%	Market exp - exempt from fee
	6/11/2019	33-04040	2106 Marathon St	\$133,100	\$19,700	15%	Market exp - exempt from fee
	12/20/2019	33-03847	313 W Ives St	\$97,500	\$14,200	15%	Market exp - gift
	12/11/2019	33-03616	706 S Apple Ave	\$95,000	\$14,000	15%	Market exp - exempt from fee
	2/3/2020	33-03615	708 S Apple Ave	\$94,900	\$14,000	15%	Market exp - family, inheritance, will
	9/3/2019	33-03346H	212 S Adams Ave	\$170,700	\$26,300	15%	Market exp - exempt from fee
	9/3/2019	33-03346H	212 S Adams Ave	\$170,700	\$26,300	15%	Market exp - exempt from fee
	12/12/2018	33-02673	1600 S Cedar Ave	\$90,000	\$14,500	15%	Market exp - family, inheritance, will
	9/13/2019	33-05642	2200 E Fillmore St	\$247,500	\$39,400	16%	Market exp - family, inheritance, will
	1/15/2019	33-03467A	211 E 21st St	\$132,900	\$21,800	16%	Market exp - family, inheritance, will
	1/10/2020	33-05585	1414 E 28th St	\$124,900	\$20,000	16%	Market exp - exempt from fee

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	1/15/2019	33-04166	1615 S Erickson Ave	\$101,300	\$16,900	16%	Market exp - exempt from fee
	11/21/2019	33-02981	807 E Arnold St	\$144,100	\$23,200	16%	Market exp - family, inheritance, will
	11/21/2019	33-02981	807 E Arnold St	\$144,100	\$23,200	16%	Market exp - family, inheritance, will
	12/26/2019	33-04180	1231 E 6th St	\$121,800	\$19,600	16%	Market exp - exempt from fee
	1/3/2019	33-03607	700 S Palmetto Ave	\$80,700	\$13,600	16%	Market exp - family, inheritance, will
	5/15/2019	33-03240H	407 W Jefferson St	\$89,200	\$14,900	16%	Market exp - exempt from fee
	9/27/2019	33-05848	1217 W Ives St	\$168,000	\$27,600	16%	Market exp - family, inheritance, will
	1/8/2019	33-07123	713 Eastside Cir	\$156,500	\$26,700	16%	Market exp - family, inheritance, will
	1/10/2020	33-03616	706 S Apple Ave	\$85,000	\$14,000	17%	Compulsion - tax, sheriff, judicial sale
	11/21/2019	33-05821	500 N Willow Ave	\$139,000	\$23,400	17%	Market exp - family, inheritance, will
	2/3/2020	33-04532	2210 S Palmetto Ave	\$135,800	\$22,800	17%	Market exp - family, inheritance, will
	2/3/2020	33-04532	2210 S Palmetto Ave	\$135,800	\$22,800	17%	Market exp - exempt from fee
	3/20/2019	33-05750	1500 W 4th St	\$183,900	\$32,200	17%	Market exp - exempt from fee
	12/18/2019	33-03276IA	611 N Ash Ave	\$76,100	\$13,100	17%	Market exp - exempt from fee
	5/17/2019	33-03023	108 N Hinman Ave	\$117,000	\$20,800	17%	Market exp - exempt from fee
	10/18/2018	33-02871	610 E 6th St	\$111,200	\$20,700	18%	Market exp - sale to exempt org
	12/4/2019	33-03267E	907 N Maple Ave	\$114,500	\$20,500	18%	Market exp - family, inheritance, will
	2/26/2019	33-02502A	812 E Doege St	\$145,700	\$27,000	18%	Market exp - family, inheritance, will
	4/10/2019	33-03801	313 W Jefferson St	\$75,300	\$14,200	18%	Market exp - exempt from fee
	6/5/2019	33-02509	901 E Cleveland St	\$121,000	\$22,900	19%	Market exp - family, inheritance, will
10/24/2018	33-01916	804 S Maple Ave	\$60,800	\$12,000	19%	Market exp - exempt from fee	
10/11/2019	33-05943	1510 Renee Ln	\$150,000	\$28,800	19%	Market exp - family, inheritance, will	
12/22/2019	33-04477	506 S Lincoln Ave	\$161,000	\$30,600	19%	Market exp - exempt from fee	
2/13/2019	33-06758	206 Bluebird Ln	\$184,900	\$36,600	19%	Market exp - family, inheritance, will	
12/31/2018	33-05669	2510 E Fillmore St	\$219,000	\$43,500	19%	Market exp - exempt from fee	
9/20/2018	33-04153	1101 W 5th St	\$365,000	\$75,900	20%	Market exp - exempt from fee	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	12/11/2019	33-01501	714 W Blodgett St	\$60,000	\$11,900	20%	Market exp - family, inheritance, will
	9/30/2019	33-04632	1227 E 15th St	\$130,600	\$26,500	20%	Market exp - family, inheritance, will
	11/13/2019	33-06700	1229 W Briarwood St	\$171,300	\$35,300	21%	Market exp - family, inheritance, will
	8/21/2019	33-03276G	606 N Ash Ave	\$54,000	\$11,400	21%	Market exp - exempt from fee
	1/30/2019	33-02553D	707 N Hinman Ave	\$77,300	\$16,900	21%	Compulsion - tax, sheriff, judicial sale
	12/11/2019	33-02975	812 E Blodgett St	\$110,000	\$23,200	21%	Market exp - exempt from fee
	8/30/2019	33-02518B	1111 E Blodgett St	\$80,000	\$17,200	21%	Market exp - family, inheritance, will
	8/20/2018	33-03260H	812 N Chestnut Ave	\$75,000	\$17,600	22%	Market exp - family, inheritance, will
	11/14/2018	33-03938	1604 W 6th St	\$112,200	\$25,900	22%	Market exp - family, inheritance, will
	11/14/2018	33-03938	1604 W 6th St	\$112,200	\$25,900	22%	Market exp - family, inheritance, will
	5/21/2019	33-04619A	509 S Sycamore Ave	\$140,900	\$32,200	22%	Market exp - family, inheritance, will
	2/13/2019	33-06143	1200 W 17th St	\$148,200	\$34,700	23%	Market exp - gift
	9/3/2019	33-02717	312 S Concord Ave	\$137,600	\$32,800	24%	Market exp - exempt from fee
	6/13/2019	33-05651	2308 E Fillmore St	\$171,900	\$42,200	24%	Market exp - exempt from fee
	5/14/2019	33-06610	608 W 11th St	\$188,200	\$47,600	25%	Market exp - exempt from fee
	10/28/2019	33-01267	300 W 5th St	\$47,850	\$11,900	25%	Market exp - exempt from fee
	1/21/2020	33-02677	1406 S Prospect Ave	\$97,600	\$24,200	25%	Market exp - family, inheritance, will
	3/19/2019	33-06626	1205 S Locust Ave	\$226,700	\$58,200	25%	Market exp - family, inheritance, will
	2/20/2019	33-02208	600 S Adams Ave	\$112,000	\$30,300	26%	Compulsion - tax, sheriff, judicial sale
	8/9/2018	33-02961	702 E Blodgett St	\$31,500	\$9,000	27%	Compulsion - tax, sheriff, judicial sale
	11/27/2018	33-03248A	800 N Walnut Ave	\$151,700	\$43,500	27%	Market exp - family, inheritance, will
	10/26/2018	33-04627	512 S Cypress Ave	\$123,000	\$36,100	28%	Market exp - exempt from fee
	11/21/2019	33-03857	408 W Jefferson St	\$79,417	\$22,400	28%	Market exp - gift
	6/12/2019	33-02490	407 N Peach Ave	\$56,700	\$16,400	28%	Compulsion - tax, sheriff, judicial sale
	11/22/2019	33-02071	827 Western St	\$56,000	\$16,200	29%	Market exp - exempt from fee

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	1/10/2020	33-01790	507 W MaGee St	\$64,600	\$18,900	29%	Market exp - family, inheritance, will
	1/10/2018	33-03606	702 S Palmetto Ave	\$238,600	\$80,600	30%	Market exp - family, inheritance, will
	10/31/2019	33-02508A	812 E Cleveland St	\$76,000	\$23,400	31%	Market exp - family, inheritance, will
	12/20/2019	33-06961	1107 W 11th St	\$105,500	\$34,200	32%	Market exp - exempt from fee
	1/3/2019	33-01989	114 N Elm Ave	\$35,000	\$12,100	33%	Market exp - gift
	10/24/2019	33-05910	1531 Carmen Dr	\$105,100	\$35,200	33%	Market exp - family, inheritance, will
	10/5/2018	33-06579	1511 S Schmidt Ave	\$87,500	\$31,100	34%	Rights - partial interest
	10/5/2018	33-06579	1511 S Schmidt Ave	\$87,500	\$31,100	34%	Rights - partial interest
	11/25/2019	33-04921	2701 S Tamarack Ave	\$65,050	\$22,700	35%	Market exp - family, inheritance, will
	11/25/2019	33-02601A	905 S Drake Ave	\$90,000	\$31,900	35%	Market exp - gift
	6/7/2019	33-05194	410 N Anton Ave	\$173,800	\$67,800	38%	Market exp - exempt from fee
	6/7/2019	33-05194	410 N Anton Ave	\$173,800	\$67,800	38%	Rights - other (see comment)
	8/23/2019	33-01608A	805 E 5th St	\$37,500	\$14,700	39%	Market exp - exempt from fee
	9/27/2018	33-06144	1206 W 17th St	\$73,050	\$32,200	42%	Market exp - family, inheritance, will
	9/13/2019	33-03456A	2004 S Washington Ave	\$130,000	\$56,100	43%	Market exp - exempt from fee
	12/3/2019	33-02101A	700 N Wood Ave	\$102,100	\$44,500	44%	Market exp - family, inheritance, will
	9/12/2019	33-03137P	720 N Cherry Ave	\$69,500	\$30,700	44%	Market exp - family, inheritance, will
	1/17/2019	33-03535AB	1408 S Balboa Ave	\$70,100	\$32,600	45%	Market exp - family, inheritance, will
	11/15/2019	33-02464	212 S State Ave	\$40,500	\$18,200	45%	Market exp - family, inheritance, will
	5/8/2019	33-03192CB	1206 E Upham St	\$54,300	\$25,600	46%	Market exp - family, inheritance, will
	5/8/2019	33-03192CB	1206 E Upham St	\$54,300	\$25,600	46%	Market exp - family, inheritance, will
	12/6/2019	33-01407	515 N Ash Ave	\$129,900	\$65,100	50%	Usable
	5/13/2019	33-00170A	1117 E 4th St	\$150,000	\$78,100	51%	Market exp - exempt from fee
	4/25/2018	33-04516	809 E 25th St	\$195,750	\$110,800	52%	Market exp - exempt from fee
	7/5/2019	33-03147	605 N Maple Ave	\$20,000	\$11,000	54%	Market exp - family, inheritance, will
	12/11/2019	250-2603-313-0994	1101 W McMillan St	\$121,700	\$65,900	54%	Market exp - family, inheritance, will

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	6/20/2019	33-02871B	609 S Ash Ave	\$200,000	\$130,200	64%	Market exp - family, inheritance, will
	4/23/2018	33-02403	1009 S Cherry Ave	\$99,100	\$72,100	66%	Market exp - family, inheritance, will
	4/3/2018	33-05614A	715 N Peach Ave	\$111,700	\$83,000	67%	Market exp - family, inheritance, will
	2/4/2019	33-02252	308 S Palmetto Ave	\$30,500	\$21,600	68%	Compulsion - tax, sheriff, judicial sale
	3/30/2018	33-03876	404 W Ives St	\$128,615	\$100,000	71%	Market exp - convenience, joint tenancy, trust
	10/11/2019	33-02410	1010 S Vine Ave	\$134,000	\$97,100	72%	Market exp - family, inheritance, will
	7/31/2019	33-00880	209 S Maple Ave	\$100,000	\$73,400	72%	Knowledge of the property
	9/4/2018	33-05638	513 N Hume Ave	\$180,000	\$148,400	77%	Market exp - convenience, joint tenancy, trust
	5/30/2018	33-03624	109 E 17th St	\$89,000	\$76,400	79%	Market exp - family, inheritance, will
	12/27/2018	33-02871	610 E 6th St	\$111,200	\$91,700	79%	Market exp - sale to exempt org
	9/21/2018	33-04683A	1510 N Broadway Ave	\$227,000	\$192,900	80%	Market exp - convenience, joint tenancy, trust
	5/4/2018	33-00165	213 W 3rd St	\$99,200	\$86,900	80%	Market exp - family, inheritance, will
	8/16/2019	33-01658	701 S Vine Ave	\$135,500	\$110,700	81%	Market exp - exempt from fee
	1/25/2019	33-02369	1205 S Maple Ave	\$137,500	\$115,800	81%	Market exp - exempt from fee
	2/14/2018	33-02492	401 N Peach Ave	\$102,000	\$92,600	82%	Market exp - family, inheritance, will
	3/20/2018	33-02558B	907 S Adams Ave	\$100,000	\$90,500	82%	Market exp - family, inheritance, will
	3/23/2018	33-01036	414 W 4th St	\$80,000	\$72,700	82%	Market exp - exempt from fee
	6/4/2019	33-03305D	210 N Wood Ave	\$161,275	\$136,200	83%	Knowledge of the property
	8/22/2018	33-00164	211 W 3rd St	\$118,800	\$105,700	83%	Market exp - exempt from fee
	3/5/2018	33-06604	1116 S Locust Ave	\$175,000	\$162,100	84%	Market exp - fulfillment of land contract
8/17/2018	33-02536	517 N Peach Ave	\$95,000	\$85,700	84%	Market exp - family, inheritance, will	
9/5/2019	33-00706	612 W Blodgett St	\$180,000	\$157,700	87%	Market exp - gift	
9/5/2019	33-00706	612 W Blodgett St	\$180,000	\$157,700	87%	Market exp - family, inheritance, will	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	1/31/2018	33-03592	814 E 6th St	\$152,000	\$146,700	87%	Market exp - convenience, joint tenancy, trust
	11/17/2018	33-03241C	521 W Ives St	\$156,600	\$142,500	87%	Market exp - family, inheritance, will
	6/8/2018	33-02836	808 S Peach Ave	\$115,000	\$108,300	87%	Market exp - exempt from fee
	5/28/2019	33-03241C	521 W Ives St	\$168,000	\$149,200	87%	Usable
	6/29/2018	33-02648	1508 S Cedar Ave	\$90,000	\$84,600	87%	Market exp - convenience, joint tenancy, trust
	12/23/2019	33-03437CA	1205 E 14th St	\$125,000	\$109,900	88%	Market exp - gift
	9/20/2018	33-02136	917 W Arnold St	\$80,400	\$75,300	88%	Market exp - gift
	1/23/2018	33-07299	407 N Apple Ave	\$84,300	\$83,400	89%	Market exp - exempt from fee
	10/29/2019	33-03267D	905 N Maple Ave	\$159,000	\$142,400	89%	Market exp - exempt from fee
	2/15/2018	33-01262	505 S Spruce Ave	\$69,800	\$69,000	89%	Market exp - gift
	2/15/2019	33-04325C	302 S Lincoln Ave	\$64,050	\$59,100	89%	Market exp - gift
	2/27/2018	33-02519E	413 N Hinman Ave	\$71,400	\$70,600	89%	Market exp - family, inheritance, will
	3/22/2018	33-02640	1503 S Maple Ave	\$85,000	\$83,700	89%	Market exp - family, inheritance, will
	1/9/2018	33-03802	315 W Jefferson St	\$111,400	\$111,400	89%	Market exp - family, inheritance, will
	1/8/2018	33-04556	1107 Weister Ct	\$120,700	\$120,700	89%	Market exp - family, inheritance, will
	1/8/2018	33-04556	1107 Weister Ct	\$120,700	\$120,700	89%	Market exp - exempt from fee
	1/11/2018	33-02610AB	1306 W Arlington St	\$161,800	\$161,800	89%	Market exp - family, inheritance, will
	3/20/2018	33-04890	2604 S Maywood Ave	\$133,600	\$132,000	89%	Market exp - gift
	3/20/2018	33-04890	2604 S Maywood Ave	\$133,600	\$132,000	89%	Market exp - gift
	1/10/2018	33-01007B	308 S Walnut Ave	\$45,400	\$45,400	89%	Market exp - intercorporate/shareholder
	3/19/2018	33-06260	1101 N Peach Ave	\$127,100	\$125,600	90%	Market exp - exempt from fee
	12/15/2018	33-03876	404 W Ives St	\$106,700	\$100,000	90%	Market exp - gift
	2/7/2020	33-00350	400 W Doege St	\$118,900	\$106,400	90%	Market exp - exempt from fee
	1/26/2018	33-06003	1312 E 21st St	\$158,000	\$158,000	90%	Market exp - exempt from fee
	2/5/2018	33-06604	1116 S Locust Ave	\$162,000	\$162,100	90%	Market exp - family, inheritance, will
	3/26/2018	33-02631	206 E 14th St	\$41,700	\$41,300	90%	Market exp - family, inheritance, will
	2/15/2018	33-00652	200 N Cedar Ave	\$82,200	\$82,200	90%	Market exp - family, inheritance, will

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	1/2/2018	33-01671	606 S Vine Ave	\$119,100	\$120,200	90%	Market exp - family, inheritance, will
	3/24/2018	33-05410	1100 E McMillan St	\$164,900	\$163,900	90%	Market exp - exempt from fee
	4/20/2018	33-03428A	2307 S Washington Ave	\$108,600	\$107,400	90%	Market exp - gift
	11/2/2018	33-00220	1106 S Maple Ave	\$92,000	\$87,500	90%	Market exp - family, inheritance, will
	5/1/2018	33-03916	1610 W 5th St	\$110,200	\$108,900	90%	Market exp - family, inheritance, will
	3/3/2018	33-05072	1300 E 18th St	\$143,744	\$143,700	90%	Market exp - gift
	3/9/2018	33-02526	313 N Juno Ave	\$27,800	\$27,800	90%	Market exp - exempt from fee
	3/10/2018	33-02150	914 W 5th St	\$261,800	\$261,900	90%	Market exp - exempt from fee
	5/9/2018	33-05490	1016 W Blodgett St	\$243,100	\$240,300	90%	Market exp - exempt from fee
	2/19/2018	33-05259	416 E 20th St	\$127,000	\$127,700	91%	Market exp - exempt from fee
	5/23/2018	33-04203	1416 S Felker Ave	\$109,500	\$108,200	91%	Market exp - exempt from fee
	5/18/2018	33-06008	2112 S Madison Ave	\$128,000	\$126,500	91%	Market exp - family, inheritance, will
	5/23/2018	33-03344	901 W 8th St	\$101,000	\$99,900	91%	Market exp - gift
	5/23/2018	33-06635	1510 Luther Ct	\$359,900	\$356,100	91%	Market exp - family, inheritance, will
	4/6/2018	33-03352A	1613 W 5th St	\$186,500	\$186,500	91%	Market exp - family, inheritance, will
	6/5/2018	33-03430B	2511 S Washington Ave	\$122,700	\$121,300	91%	Market exp - family, inheritance, will
	1/4/2018	33-04072	507 W 17th St	\$125,900	\$128,400	91%	Market exp - family, inheritance, will
	4/10/2018	33-03437EA	1223 E 14th St	\$109,700	\$109,700	91%	Market exp - gift
	4/5/2019	33-05042	1001 W Kalsched St	\$155,500	\$145,700	91%	Market exp - family, inheritance, will
	3/30/2018	33-04127	217 Columbus Ct	\$150,700	\$151,300	91%	Market exp - family, inheritance, will
	4/26/2018	33-06046	1219 E 19th St	\$142,700	\$142,800	91%	Market exp - exempt from fee
	4/26/2018	33-06046	1219 E 19th St	\$142,700	\$142,800	91%	Market exp - family, inheritance, will
	7/11/2019	33-02553D	707 N Hinman Ave	\$99,800	\$92,900	91%	Market exp - sale to exempt org
	3/28/2018	250-2602-264-1008	3411 W Veterans Pkwy	\$141,900	\$143,100	91%	Market exp - family, inheritance, will
	5/30/2019	33-04362	2707 S Wittman Ave	\$229,000	\$214,800	92%	Market exp - exempt from fee
	12/31/2018	33-04508	2216 Wallonnie Dr	\$139,500	\$133,100	92%	Market exp - gift

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	3/16/2018	33-05916	1605 Debra Ln	\$147,500	\$149,400	92%	Market exp - family, inheritance, will
	9/27/2018	33-03438C	1300 E 14th St	\$113,400	\$110,500	92%	Market exp - sale to exempt org
	6/4/2018	33-05962	408 S Linden Ave	\$131,200	\$131,200	92%	Market exp - family, inheritance, will
	6/4/2018	33-05962	408 S Linden Ave	\$131,200	\$131,200	92%	Market exp - exempt from fee
	8/31/2018	33-01281	401 W 6th St	\$108,000	\$106,100	92%	Market exp - convenience, joint tenancy, trust
	6/6/2018	33-00015	214 W Arnold St	\$91,400	\$91,400	92%	Market exp - family, inheritance, will
	6/18/2018	33-03933	1505 W 6th St	\$117,100	\$117,100	92%	Market exp - family, inheritance, will
	6/14/2018	33-00168C	1107 E 4th St	\$83,800	\$83,800	92%	Market exp - family, inheritance, will
	6/14/2018	33-00168C	1107 E 4th St	\$83,800	\$83,800	92%	Market exp - family, inheritance, will
	5/7/2018	33-02466	801 W 4th St	\$139,700	\$141,000	92%	Market exp - family, inheritance, will
	6/26/2018	33-05392	2508 S Peach Ave	\$141,400	\$141,400	92%	Market exp - family, inheritance, will
	6/26/2019	33-05441	1511 N Palmetto Ave	\$153,400	\$144,700	92%	Market exp - family, inheritance, will
	8/30/2019	33-04068	426 Wildwood Ct	\$110,400	\$103,500	92%	Market exp - exempt from fee
	7/16/2018	33-04208A	205 Westview Dr	\$156,900	\$156,900	93%	Market exp - exempt from fee
	7/16/2018	33-03876	404 W Ives St	\$100,000	\$100,000	93%	Market exp - gift
	7/18/2018	33-04597	1003 George Dr	\$209,900	\$210,200	93%	Market exp - family, inheritance, will
	9/14/2018	33-05352	707 N Weber Ave	\$138,000	\$136,700	93%	Market exp - exempt from fee
	7/26/2018	33-03240F-4	416 W Kalsched St	\$116,700	\$116,700	93%	Market exp - exempt from fee
	7/26/2018	33-00932	313 S Cherry Ave	\$104,300	\$104,300	93%	Market exp - family, inheritance, will
	9/27/2018	33-02607D	1102 W Arlington St	\$78,500	\$77,600	93%	Market exp - exempt from fee
	8/1/2018	33-02905A	602 E 10th St	\$88,200	\$88,200	93%	Market exp - family, inheritance, will
	8/1/2018	33-04137	212 S Columbus Dr	\$170,300	\$170,300	93%	Market exp - family, inheritance, will
	9/26/2018	33-06038	1308 E 19th St	\$138,100	\$136,600	93%	Market exp - family, inheritance, will

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	8/24/2018	33-03438B	1400 S Tamarack Ave	\$150,600	\$150,100	93%	Market exp - family, inheritance, will
	7/20/2018	33-05390	2608 S Peach Ave	\$130,900	\$131,500	93%	Market exp - gift
	8/13/2018	33-02513	1009 E Cleveland St	\$133,500	\$133,500	93%	Market exp - family, inheritance, will
	6/12/2019	33-04516	809 E 25th St	\$116,200	\$110,800	93%	Compulsion - tax, sheriff, judicial sale
	8/13/2018	33-02513	1009 E Cleveland St	\$133,500	\$133,500	93%	Market exp - family, inheritance, will
	10/8/2018	33-00220	1106 S Maple Ave	\$88,500	\$87,500	93%	Market exp - exempt from fee
	8/21/2018	33-04102	404 W Leonhard St	\$76,600	\$76,600	93%	Market exp - sale to exempt org
	8/21/2018	33-01384	302 N Peach Ave	\$18,600	\$18,600	94%	Market exp - sale to exempt org
	9/7/2018	33-00608	201 N Vine Ave	\$60,400	\$60,400	94%	Market exp - family, inheritance, will
	10/26/2018	33-04969	1501 W Arlington St	\$216,000	\$213,600	94%	Market exp - exempt from fee
	8/1/2018	33-02602A	800 S Drake Ave	\$235,200	\$236,900	94%	Market exp - family, inheritance, will
	9/20/2018	33-04968	1511 W Arlington St	\$218,800	\$218,800	94%	Market exp - family, inheritance, will
	9/27/2018	33-04210	209 Westview Dr	\$130,700	\$130,700	94%	Market exp - exempt from fee
	9/26/2018	33-04210	209 Westview Dr	\$130,700	\$130,700	94%	Market exp - gift
	10/2/2018	33-02290	807 W 8th St	\$94,700	\$94,700	94%	Market exp - family, inheritance, will
	11/27/2018	33-03438C	1300 E 14th St	\$111,800	\$110,500	94%	Compulsion - sold to relocation company
	10/10/2018	33-00950	306 S Cherry Ave	\$142,700	\$142,600	94%	Market exp - gift
	10/3/2018	33-03359A	1512 W Arlington St	\$112,400	\$112,400	94%	Market exp - family, inheritance, will
	6/14/2018	33-02322	801 S Cedar Ave	\$87,600	\$89,600	94%	Market exp - family, inheritance, will
	12/5/2018	33-05063	1116 W Briarwood St	\$165,500	\$163,600	94%	Market exp - family, inheritance, will
	10/18/2018	33-02350	1208 S Maple Ave	\$60,400	\$60,400	95%	Market exp - gift
	10/19/2018	33-05770	1610 E Doege St	\$155,200	\$155,200	95%	Market exp - exempt from fee
	10/22/2018	33-02079	927 Western St	\$120,300	\$120,300	95%	Market exp - exempt from fee
	10/23/2018	33-04102	404 W Leonhard St	\$76,600	\$76,600	95%	Market exp - sale to exempt org
	10/24/2018	33-02069	404 N St Joseph Ave	\$95,400	\$95,400	95%	Market exp - exempt from fee

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	10/24/2018	33-02290	807 W 8th St	\$94,700	\$94,700	95%	Market exp - family, inheritance, will
	10/24/2018	33-02069	404 N St Joseph Ave	\$95,400	\$95,400	95%	Market exp - sale to exempt org
	12/21/2018	33-03342A	912 W 6th St	\$139,900	\$138,300	95%	Market exp - exempt from fee
	12/14/2018	33-01988A	810 E Arnold St	\$33,100	\$32,800	95%	Market exp - exempt from fee
	8/15/2018	33-06323	314 S Hawthorn Ave	\$169,900	\$172,700	95%	Market exp - family, inheritance, will
	1/2/2019	33-02534	401 N Willow Ave	\$124,600	\$123,200	95%	Market exp - family, inheritance, will
	1/21/2019	33-03454DB	1218 E 17th St	\$101,000	\$99,800	95%	Market exp - exempt from fee
	11/11/2019	33-03480B	2701 S Apple Ave	\$239,427	\$229,000	95%	Market exp - exempt from fee
	5/3/2018	33-07321	1537 Green Acres Dr	\$274,000	\$285,700	95%	Market exp - exempt from fee
	8/7/2018	33-05421	1115 Carmen Dr	\$137,500	\$140,700	95%	Market exp - exempt from fee
	12/5/2018	33-06319	500 S Holly Ave	\$99,600	\$99,600	95%	Market exp - exempt from fee
	12/10/2018	33-06096	907 W State St	\$155,900	\$155,900	96%	Market exp - exempt from fee
	12/10/2018	33-06096	907 W State St	\$155,900	\$155,900	96%	Market exp - family, inheritance, will
	9/4/2018	33-02535AC	408 N Hume Ave	\$210,000	\$214,500	96%	Market exp - convenience, joint tenancy, trust
	12/17/2018	33-05982	2300 S Madison Ave	\$142,700	\$142,700	96%	Market exp - family, inheritance, will
	12/19/2018	33-03276U	606 N Plum Ave	\$92,600	\$92,600	96%	Market exp - family, inheritance, will
	7/19/2019	33-03260F	109 W Harrison St	\$95,000	\$92,800	96%	Market exp - family, inheritance, will
	12/31/2018	33-00419	311 W Blodgett St	\$76,400	\$76,400	96%	Market exp - exempt from fee
	8/31/2018	33-06257	1403 E Fillmore St	\$231,900	\$238,000	96%	Market exp - exempt from fee
	5/1/2018	33-02598B	910 W Arlington St	\$77,500	\$81,800	96%	Market exp - sale to exempt org
	5/24/2019	33-06971	1033 S Adams Ave	\$285,000	\$281,700	96%	Usable
	3/8/2019	33-03802	315 W Jefferson St	\$111,400	\$111,400	97%	Market exp - family, inheritance, will
	9/7/2018	33-04324	1614 S Felker Ave	\$129,300	\$134,000	97%	Market exp - family, inheritance, will
	12/6/2019	33-01059	307 W 5th St	\$95,000	\$92,800	97%	Market exp - other (see comment)
	1/8/2019	33-00608	201 N Vine Ave	\$65,800	\$66,900	98%	Market exp - family, inheritance, will
	1/8/2019	33-00608	201 N Vine Ave	\$65,800	\$66,900	98%	Market exp - gift

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	6/26/2019	33-02534H	1601 E Blodgett St	\$105,362	\$105,900	98%	Market exp - exempt from fee
	8/23/2018	33-02170	1007 W 6th St	\$318,500	\$336,400	99%	Market exp - exempt from fee
	8/1/2018	33-03192BA	1510 E Upham St	\$137,000	\$145,400	99%	Market exp - family, inheritance, will
	7/22/2019	33-03099	603 N Walnut Ave	\$157,100	\$158,700	99%	Compulsion - tax, sheriff, judicial sale
	2/11/2020	33-03439	1504 S Washington Ave	\$127,000	\$126,000	99%	Market exp - exempt from fee
	1/18/2018	33-03267C	901 N Maple Ave	\$71,000	\$79,000	100%	Market exp - family, inheritance, will
	11/21/2019	250-2602-362-1018	3101 Popp Ave	\$60,400	\$60,400	100%	Market exp - family, inheritance, will
	11/19/2019	33-03276U	606 N Plum Ave	\$92,600	\$92,600	100%	Market exp - family, inheritance, will
	1/17/2020	33-04657	1320 N Shawano Dr	\$260,000	\$259,200	100%	Financing - other (see comment)
	12/20/2018	33-06221	405 E 18th St	\$147,700	\$154,200	100%	Market exp - family, inheritance, will
	12/20/2018	33-06221	405 E 18th St	\$147,700	\$154,200	100%	Market exp - exempt from fee
	2/23/2018	33-02073	817 Western St	\$111,600	\$124,800	101%	Market exp - family, inheritance, will
	8/6/2019	33-02608D	1210 W Arlington St	\$134,300	\$137,900	101%	Market exp - family, inheritance, will
	1/27/2020	33-01772	701 S Oak Ave	\$166,700	\$168,500	101%	Market exp - exempt from fee
	11/6/2019	250-2602-362-1017	3107 Popp Ave	\$92,000	\$94,100	102%	Market exp - gift
	11/6/2019	250-2602-362-1017	3107 Popp Ave	\$92,000	\$94,100	102%	Market exp - family, inheritance, will
	8/7/2018	33-05421	1115 Carmen Dr	\$143,000	\$156,100	102%	Market exp - convenience, joint tenancy, trust
	4/24/2019	33-06952	2112 W 3rd St	\$410,400	\$429,600	102%	Market exp - exempt from fee
	1/1/2020	250-2603-324-9993	411 W McMillan St	\$132,000	\$136,600	104%	Market exp - family, inheritance, will
	11/11/2019	33-02556B	712 N Willow Ave	\$93,500	\$98,200	105%	Market exp - exempt from fee
	6/27/2018	33-07388	3915 S Central Ave	\$124,200	\$141,100	105%	Market exp - family, inheritance, will
	1/30/2019	33-07167	304 W 27th Cir	\$205,400	\$225,400	106%	Market exp - family, inheritance, will
	5/23/2019	33-04997	1125 W Ridge Rd	\$182,200	\$197,700	106%	Market exp - exempt from fee
7/18/2019	33-04893	2706 S Maywood Ave	\$130,500	\$140,800	106%	Market exp - family, inheritance, will	
5/1/2018	33-05858	2408 E Lawrairie St	\$146,500	\$170,400	106%	Market exp - exempt from fee	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	7/31/2019	33-06807	307 S Larch Ave	\$190,900	\$207,700	107%	Market exp - exempt from fee
	5/30/2018	33-00170A	1117 E 4th St	\$66,700	\$78,100	108%	Compulsion - tax, sheriff, judicial sale
	11/18/2019	33-03276IA	611 N Ash Ave	\$76,100	\$82,700	108%	Market exp - gift
	5/23/2018	33-02566	913 W Arlington St	\$137,500	\$162,400	108%	Market exp - family, inheritance, will
	12/28/2018	33-03703	1008 S Clark Ave	\$85,000	\$96,500	109%	Market exp - exempt from fee
	1/3/2020	33-03099	603 N Walnut Ave	\$145,000	\$158,700	109%	Usable
	10/18/2019	33-01668	600 S Vine Ave	\$84,300	\$94,800	112%	Compulsion - tax, sheriff, judicial sale
	7/12/2018	33-06225	404 E 18th St	\$105,000	\$126,400	112%	Market exp - exempt from fee
	2/20/2018	33-04321	1604 S Felker Ave	\$117,000	\$144,900	112%	Market exp - exempt from fee
	11/16/2018	33-01384	302 N Peach Ave	\$15,707	\$18,600	113%	Market exp - sale to exempt org
	8/8/2019	33-02624	819 E 9th St	\$127,400	\$146,700	113%	Market exp - family, inheritance, will
	7/1/2019	33-01059	307 W 5th St	\$80,000	\$92,800	114%	Market exp - sale to exempt org
	5/29/2019	33-04238	1307 E 8th St	\$127,720	\$149,000	114%	Market exp - exempt from fee
	6/21/2019	33-05360	2601 S Peach Ave	\$109,700	\$128,200	114%	Market exp - family, inheritance, will
	6/25/2019	33-02515B	1105 E Cleveland St	\$100,200	\$117,800	115%	Market exp - family, inheritance, will
	6/24/2019	33-02537I	709 E Doege St	\$71,200	\$83,900	115%	Market exp - family, inheritance, will
	5/28/2019	33-02533D	410 N Willow Ave	\$147,900	\$175,700	116%	Market exp - family, inheritance, will
	10/17/2019	33-01185	510 S Vine Ave	\$74,300	\$86,900	116%	Market exp - sale to exempt org
	4/4/2019	33-01793	515 W MaGee St	\$99,700	\$119,600	116%	Rights - other (see comment)
	3/8/2018	33-05890	612 N Anton Ave	\$152,400	\$198,000	117%	Market exp - exempt from fee
	4/26/2019	33-03771	606 S Felker Ave	\$75,050	\$91,000	118%	Market exp - convenience, joint tenancy, trust
	8/1/2019	33-02518A	308 N Hinman Ave	\$146,300	\$176,900	119%	Market exp - gift
	12/12/2018	33-02673	1600 S Cedar Ave	\$90,000	\$112,300	119%	Market exp - family, inheritance, will
10/18/2018	33-03267J	808 N Cedar Ave	\$132,200	\$166,700	119%	Market exp - family, inheritance, will	
5/23/2019	33-03710	1017 W Park St	\$108,300	\$134,300	121%	Market exp - family, inheritance, will	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	11/29/2019	33-03480EC	808 E 25th St	\$200,000	\$244,900	122%	Market exp - family, inheritance, will
	1/31/2020	33-05152	515 Marathon St	\$178,800	\$218,000	122%	Market exp - exempt from fee
	8/15/2019	33-01524	715 W Blodgett St	\$145,000	\$181,500	123%	Market exp - exempt from fee
	1/23/2018	33-01743	414 W MaGee St	\$65,000	\$89,700	124%	Market exp - family, inheritance, will
	5/30/2018	33-03454G-2	1214 E 18th St	\$94,000	\$127,700	125%	Market exp - sale to exempt org
	9/27/2019	33-03455B	1808 S Washington Ave	\$95,300	\$120,200	125%	Market exp - family, inheritance, will
	4/1/2018	33-05562	711 S Holly Ave	\$105,000	\$144,700	125%	Market exp - sale to exempt org
	4/10/2019	33-01169	511 S Vine Ave	\$105,000	\$135,900	126%	Market exp - exempt from fee
	1/28/2019	33-04238	1307 E 8th St	\$97,300	\$127,100	126%	Compulsion - tax, sheriff, judicial sale
	7/25/2019	250-2603-324-9999	2306 N Peach Ave	\$159,000	\$204,100	126%	Market exp - exempt from fee
	2/7/2020	33-02537I	709 E Doege St	\$66,300	\$83,900	127%	Market exp - exempt from fee
	9/24/2018	33-07346	1506 E 20th St	\$204,050	\$276,500	127%	Market exp - family, inheritance, will
	3/13/2018	33-03007	208 N Hinman Ave	\$93,600	\$132,100	128%	Market exp - exempt from fee
	8/9/2018	33-02157	1010 W 5th St	\$348,400	\$490,400	131%	Market exp - exempt from fee
	7/12/2018	33-03703	1008 S Clark Ave	\$67,700	\$96,500	132%	Compulsion - tax, sheriff, judicial sale
	2/6/2019	33-03771	606 S Felker Ave	\$66,300	\$91,000	132%	Compulsion - tax, sheriff, judicial sale
	1/10/2020	33-02092	901 W Blodgett St	\$82,300	\$109,900	134%	Market exp - exempt from fee
	4/20/2018	33-02816	805 S Vine Ave	\$61,350	\$90,900	135%	Compulsion - tax, sheriff, judicial sale
	5/15/2018	33-02871B	609 S Ash Ave	\$77,600	\$116,400	137%	Market exp - gift
	7/10/2019	33-02026	115 W Franklin St	\$41,000	\$58,900	141%	Market exp - exempt from fee
	2/28/2020	33-02518	1110 E Cleveland St	\$70,000	\$100,500	144%	Market exp - family, inheritance, will
	7/10/2018	33-04044	1617 W Nelson St	\$97,500	\$153,500	146%	Compulsion - tax, sheriff, judicial sale
	7/2/2019	33-02996B	207 N Palmetto Ave	\$90,600	\$135,200	146%	Market exp - family, inheritance, will
	4/18/2018	33-05424	1619 Katherine Ct	\$81,600	\$134,200	150%	Market exp - sale to exempt org
	4/19/2018	33-04464	720 S Birch Ave	\$85,736	\$142,000	151%	Market exp - gift

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	8/15/2018	33-02518	1110 E Cleveland St	\$57,750	\$94,700	153%	Compulsion - tax, sheriff, judicial sale
	10/8/2018	33-06309	1406 S Apple Ave	\$259,800	\$423,200	154%	Market exp - exempt from fee
	5/31/2018	33-00633	207 N Cedar Ave	\$53,200	\$89,200	154%	Market exp - sale to exempt org
	8/9/2019	33-01916	804 S Maple Ave	\$59,800	\$93,700	154%	Knowledge of real estate
	11/25/2019	33-01025	504 W 4th St	\$62,500	\$99,000	158%	Market exp - convenience, joint tenancy, trust
	7/27/2018	33-03007	208 N Hinman Ave	\$77,528	\$132,100	158%	Market exp - other (see comment)
	9/19/2018	33-04044	1617 W Nelson St	\$90,000	\$153,500	160%	Compulsion - tax, sheriff, judicial sale
	1/17/2019	33-05424	1619 Katherine Ct	\$80,258	\$134,200	161%	Market exp - sale to exempt org
	10/18/2018	33-02985	717 E Arnold St	\$25,000	\$43,200	163%	Market exp - family, inheritance, will
	8/16/2019	33-03270BAA	419 E Franklin St	\$81,929	\$135,900	163%	Market exp - family, inheritance, will
	8/22/2018	33-00633	207 N Cedar Ave	\$53,200	\$93,800	165%	Compulsion - tax, sheriff, judicial sale
	11/9/2018	33-02931	1015 S Severns Ave	\$57,175	\$99,200	165%	Compulsion - tax, sheriff, judicial sale
	11/15/2018	33-02931	1015 S Severns Ave	\$57,200	\$99,200	165%	Compulsion - tax, sheriff, judicial sale
	11/15/2018	33-02931	1015 S Severns Ave	\$57,200	\$99,200	165%	Market exp - sale to exempt org
	1/15/2018	33-03267D	905 N Maple Ave	\$58,000	\$107,500	166%	Compulsion - tax, sheriff, judicial sale
	9/9/2019	33-02698	402 E 14th St	\$45,350	\$76,600	167%	Market exp - family, inheritance, will
	9/24/2018	33-02870	912 S Peach Ave	\$35,000	\$62,800	169%	Market exp - family, inheritance, will
	9/24/2018	33-02870	912 S Peach Ave	\$35,000	\$62,800	169%	Market exp - convenience, joint tenancy, trust
	3/28/2018	33-03101	607 N Walnut Ave	\$70,000	\$131,000	170%	Compulsion - tax, sheriff, judicial sale
	7/8/2019	33-02644	1511 S Maple Ave	\$41,500	\$71,900	170%	Compulsion - tax, sheriff, judicial sale
12/5/2018	33-04884	2504 S Maywood Ave	\$70,000	\$125,500	171%	Market exp - family, inheritance, will	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	7/15/2019	33-02572A	813 W Arlington St	\$60,000	\$105,400	172%	Market exp - exempt from fee
	7/15/2019	33-02433	216 S Wisconsin Ave	\$92,750	\$163,400	173%	Market exp - exempt from fee
	5/21/2018	33-02274	706 S Highland Ave	\$45,500	\$86,200	174%	Market exp - sale to exempt org
	6/25/2018	33-02274	706 S Highland Ave	\$45,500	\$86,200	175%	Market exp - sale to exempt org
	1/15/2018	33-05998	1301 E 22nd St	\$70,100	\$138,600	177%	Market exp - family, inheritance, will
	1/15/2018	33-05732	221 Hickory Ct	\$93,800	\$185,500	177%	Market exp - exempt from fee
	3/7/2018	33-05936	1510 Debra Ln	\$52,100	\$103,100	179%	Market exp - family, inheritance, will
	3/2/2018	33-03137J	717 N Cedar Ave	\$31,625	\$63,100	180%	Knowledge of the property
	4/12/2018	33-04515	2322 Wallonnie Dr	\$42,500	\$85,300	183%	Market exp - exempt from fee
	8/30/2019	33-04068	426 Wildwood Ct	\$65,000	\$120,600	183%	Market exp - family, inheritance, will
	2/22/2019	33-02069	404 N St Joseph Ave	\$50,000	\$95,400	184%	Market exp - sale to exempt org
	5/22/2019	33-04246	801 E 18th St	\$63,350	\$119,700	184%	Market exp - gift
	9/7/2018	33-02626BA	803 S Palmetto Ave	\$58,400	\$115,400	185%	Market exp - exempt from fee
	7/10/2018	33-04576	1501 S Apple Ave	\$74,850	\$149,700	185%	Market exp - family, inheritance, will
	1/31/2018	33-05877	2213 Meadowbrook Dr	\$89,100	\$184,400	186%	Market exp - exempt from fee
	9/14/2018	33-04906	1200 E 26th St	\$63,600	\$125,800	186%	Market exp - family, inheritance, will
	1/2/2018	33-02521AA	1301 E Blodgett St	\$30,000	\$62,500	186%	Market exp - gift
	9/26/2018	33-01399	400 N Peach Ave	\$52,750	\$104,300	186%	Market exp - family, inheritance, will
	4/11/2019	33-02250	312 S Palmetto Ave	\$46,100	\$88,700	187%	Market exp - exempt from fee
	1/14/2019	33-04325C	302 S Lincoln Ave	\$30,395	\$59,100	187%	Market exp - family, inheritance, will
	12/21/2018	33-03342A	912 W 6th St	\$69,950	\$138,300	189%	Market exp - family, inheritance, will
	11/29/2018	33-04127	217 Columbus Ct	\$76,200	\$151,300	189%	Market exp - family, inheritance, will
	9/5/2018	33-03267A	803 N Maple Ave	\$41,000	\$84,200	192%	Market exp - sale to exempt org
	12/28/2018	33-03267A	803 N Maple Ave	\$41,000	\$84,200	197%	Knowledge of real estate
	11/27/2019	33-05516	305 Marathon St	\$89,600	\$179,200	199%	Market exp - gift
	5/9/2018	33-03211F	309 W Upham St	\$32,025	\$71,500	204%	Market exp - sale to exempt org

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	3/9/2018	33-02526	313 N Juno Ave	\$12,000	\$27,800	209%	Market exp - family, inheritance, will
	10/9/2019	33-05428	1600 Katherine Ct	\$68,000	\$144,100	210%	Market exp - family, inheritance, will
	6/7/2019	33-03346	1110 W Adler Rd	\$79,750	\$177,900	218%	Market exp - exempt from fee
	8/19/2019	33-02948	1018 S Severns Ave	\$38,000	\$89,700	232%	Market exp - gift
	7/1/2019	33-01059	307 W 5th St	\$38,900	\$92,800	234%	Market exp - family, inheritance, will
	8/26/2019	33-04276	1317 E 17th St	\$78,000	\$184,900	234%	Rights - other (see comment)
	5/17/2018	33-02961	702 E Blodgett St	\$29,640	\$75,800	234%	Market exp - exempt from fee
	7/9/2019	33-04127	217 Columbus Ct	\$74,000	\$181,400	240%	Market exp - family, inheritance, will
	2/26/2019	33-03267A	803 N Maple Ave	\$41,000	\$103,700	244%	Market exp - exempt from fee
	11/14/2019	33-01931	213 E 9th St	\$50,000	\$123,200	245%	Usable
	2/7/2019	33-05433	1719 N Palmetto Ave	\$52,700	\$134,000	245%	Market exp - family, inheritance, will
	5/29/2019	33-01931	213 E 9th St	\$48,360	\$123,200	249%	Compulsion - tax, sheriff, judicial sale
	9/16/2019	33-04799	724 N Plum Ave	\$57,000	\$145,700	253%	Compulsion - tax, sheriff, judicial sale
	8/20/2018	33-02879	709 S Vine Ave	\$37,074	\$100,200	253%	Market exp - family, inheritance, will
	10/20/2018	33-02879	709 S Vine Ave	\$35,552	\$100,200	266%	Knowledge of the property
	10/18/2018	33-02879	709 S Vine Ave	\$35,552	\$100,200	266%	Knowledge of the property
	10/25/2019	33-02478AF	1306 E Blodgett St	\$36,000	\$100,900	278%	Compulsion - tax, sheriff, judicial sale
	9/13/2019	33-05858	2408 E Lawraine St	\$53,882	\$170,400	312%	Market exp - gift
	7/11/2019	33-02252	308 S Palmetto Ave	\$27,037	\$98,600	358%	Market exp - exempt from fee
	12/16/2019	33-03422	1803 S Washington Ave	\$138,500	\$508,500	366%	Market exp - gift
	12/16/2019	33-03422	1803 S Washington Ave	\$138,500	\$508,500	366%	Market exp - gift
	12/16/2019	33-03422	1803 S Washington Ave	\$138,500	\$508,500	366%	Market exp - gift
	6/17/2019	33-07175	305 W 29th St	\$41,900	\$164,200	383%	Market exp - family, inheritance, will
	2/27/2019	33-00170A	1117 E 4th St	\$19,100	\$78,100	394%	Market exp - exempt from fee
	1/30/2018	33-00168	1103 E 4th St	\$31,500	\$141,600	403%	Market exp - sale to exempt org
	12/16/2019	33-03422	1803 S Washington Ave	\$116,000	\$508,500	438%	Market exp - family, inheritance, will
	9/13/2019	33-00221	1107 S Central Ave	\$25,000	\$120,000	474%	Market exp - family, inheritance, will

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	3/27/2018	33-01165A	510 S Peach Ave	\$10,000	\$55,000	500%	Market exp - sale to exempt org
	4/19/2019	33-02274	706 S Highland Ave	\$15,900	\$86,200	526%	Market exp - exempt from fee
	6/21/2019	33-06512	907 N Schmidt Ave	\$29,100	\$186,800	629%	Market exp - exempt from fee
	7/11/2018	33-07275	2722 Peachtree Cir	\$24,000	\$205,900	795%	Market exp - intercorporate/shareholder
	4/9/2018	33-07108	2302 S Peach Ave	\$25,800	\$232,600	819%	Market exp - gift
	8/1/2018	33-07172	306 W 28th Cir	\$17,000	\$186,700	1,020%	Market exp - family, inheritance, will
	10/4/2019	33-03452	1908 S Palmetto Ave	\$10,000	\$203,200	2,012%	Market exp - exempt from fee
	10/4/2019	33-03452	1908 S Palmetto Ave	\$10,000	\$203,200	2,012%	Market exp - exempt from fee
	9/14/2018	250-2602-364-9927	1901 W McMillan St	\$12,278	\$263,800	2,017%	Market exp - exempt from fee
	2/9/2019	33-03305D	210 N Wood Ave	\$500	\$17,100	3,420%	Market exp - exempt from fee
	2/9/2019	33-03305D	210 N Wood Ave	\$500	\$17,100	3,420%	Market exp - exempt from fee
	2/11/2019	33-03305D	210 N Wood Ave	\$500	\$17,100	3,420%	Market exp - exempt from fee
	2/13/2019	33-03305D	210 N Wood Ave	\$500	\$17,100	3,420%	Market exp - exempt from fee
	2/9/2019	33-03305	208 N Wood Ave	\$500	\$18,700	3,740%	Rights - other (see comment)
	10/4/2019	33-03452	1908 S Palmetto Ave	\$10,000	\$459,200	4,547%	Compulsion - plottage/assemblage
	10/4/2019	33-03452	1908 S Palmetto Ave	\$10,000	\$459,200	4,547%	Compulsion - plottage/assemblage
	Single family residential in Residential Mu	8/9/2018	33-02537A1	713 E Doege St	\$0	\$80,000	0%
	6/28/2019	33-01186	512 S Vine Ave	\$146,500	\$135,600	93%	Market exp - family, inheritance, will
Single family condo in Condo	4/5/2019	33-05951	1609 Sawyer Dr Unit 107	\$0	\$0	0%	Market exp - family, inheritance, will
	8/24/2018	33-06362	906 Sawyer Dr	\$79,900	\$0	0%	Sale ratio is 0
	8/6/2018	250-2602-364-0078	1809 Savannah Cir	\$0	\$250,500	0%	Market exp - family, inheritance, will
	6/19/2019	33-07280	509 N Juno Ave	\$0	\$154,900	0%	Market exp - exempt from fee
	3/23/2018	33-07085	1810 Woodview Dr	\$0	\$204,700	0%	Market exp - family, inheritance, will
	5/16/2019	33-07085J	1701 Woodview Dr	\$191,400	\$0	0%	Market exp - family, inheritance, will
	8/17/2018	33-07079	1801 Woodview Dr	\$237,650	\$0	0%	Sale ratio is 0
	8/28/2019	250-2603-314-0029	1826 Pheasant Run Dr	\$485,000	\$52,200	11%	Market exp - exempt from fee
	10/29/2019	33-06840	1314 N Hume Ave	\$139,900	\$20,400	15%	Market exp - exempt from fee

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	9/26/2019	33-06841B	1316A N Hume Ave Unit 103	\$279,200	\$41,300	15%	Market exp - family, inheritance, will
	1/16/2019	33-07075	1809 Woodsvie Dr	\$199,100	\$172,700	83%	Market exp - gift
	7/10/2018	33-06360	904 Sawyer Dr	\$111,500	\$104,200	87%	Market exp - family, inheritance, will
	8/30/2018	33-05954	1609 Sawyer Dr Unit 202	\$94,100	\$87,500	87%	Market exp - family, inheritance, will
	7/20/2018	250-2603-314-0038	1920 Pheasant Run Dr	\$508,000	\$478,800	87%	Market exp - exempt from fee
	7/24/2018	33-07100	604 N Juno Ave	\$134,000	\$127,300	88%	Market exp - convenience, joint tenancy, trust
	3/27/2018	250-2603-314-0045	1909 Pheasant Run Dr	\$345,100	\$341,300	90%	Market exp - family, inheritance, will
	3/26/2019	250-2603-314-0045	1909 Pheasant Run Dr	\$365,000	\$341,300	91%	Market exp - family, inheritance, will
	7/25/2018	33-07210	1403 Juno Ct	\$130,000	\$127,400	91%	Market exp - convenience, joint tenancy, trust
	7/27/2018	250-2603-313-0008	1835 Pheasant Run Dr	\$240,000	\$235,800	91%	Market exp - family, inheritance, will
	7/24/2018	33-07100	604 N Juno Ave	\$117,800	\$127,300	100%	Market exp - family, inheritance, will
	3/23/2018	33-07085	1810 Woodsvie Dr	\$117,850	\$204,700	157%	Market exp - family, inheritance, will
	9/7/2018	33-07085I	1703 Woodsvie Dr	\$93,900	\$159,500	159%	Market exp - family, inheritance, will
	10/1/2018	33-07085D	1704 Woodsvie Dr	\$107,000	\$187,100	165%	Market exp - family, inheritance, will
Multi family residential in Residential							
	5/7/2019	33-03367	401 W 14th St	\$234,800	\$304,900	126%	Market exp - exempt from fee
	11/19/2019	33-02063A	818 Western St	\$24,000	\$85,800	356%	Market exp - sale to exempt org
	11/1/2018	33-07341	1400 E 20th St	\$5,000	\$116,400	2,196%	Market exp - family, inheritance, will
Multi family residential in Residential Multi							
	8/5/2019	33-03264AA	904 N Cedar Ave	\$0	\$212,600	0%	Market exp - exempt from fee
	5/24/2019	33-02063A	818 Western St	\$30,000	\$0	0%	Market exp - exempt from fee
	6/6/2019	33-03187J	1615 N Hume Ave	\$0	\$30,800	0%	Market exp - exempt from fee
	11/6/2018	33-01138	409 S Cherry Ave	\$65,000	\$0	0%	Sale ratio is 0
	10/7/2019	33-00672A	212 N Walnut Ave	\$98,000	\$0	0%	Market exp - exempt from fee
	9/5/2019	33-03276	601 E Becker Rd	\$77,500	\$0	0%	Market exp - exempt from fee

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	1/8/2019	33-01275	315 W 6th St	\$46,000	\$0	0%	Market exp - family, inheritance, will
	1/28/2020	33-00208B	1606A E 4th St	\$71,600	\$0	0%	Market exp - exempt from fee
	3/26/2019	33-00779	304 W Arnold St	\$72,000	\$0	0%	Financing - exchange
	12/31/2018	33-03427A	2107 S Washington Ave	\$800,000	\$91,200	11%	Market exp - other (see comment)
	12/12/2019	33-06307	1414 S Apple Ave	\$196,100	\$24,900	13%	Market exp - exempt from fee
	1/12/2019	33-07104	2110 S Peach Ave	\$156,700	\$30,900	20%	Market exp - exempt from fee
	5/8/2019	33-05232	1524 N Apple Ave	\$153,600	\$30,600	20%	Market exp - family, inheritance, will
	9/16/2019	33-05281	1811 E Becker Rd	\$80,000	\$22,800	29%	Market exp - other (see comment)
	2/26/2018	33-00458	306 N Cedar Ave	\$325,500	\$94,400	29%	Market exp - family, inheritance, will
	8/28/2019	33-07293	1505 N Hume Ave	\$565,000	\$303,300	54%	Market exp - family, inheritance, will
	3/29/2019	250-2602-264-1003	3433 W Veterans Pkwy	\$226,700	\$166,700	74%	Market exp - family, inheritance, will
	3/29/2019	250-2602-264-1003	3433 W Veterans Pkwy	\$226,700	\$166,700	74%	Market exp - family, inheritance, will
	10/18/2018	33-00011	109 W Arnold St	\$51,500	\$39,600	77%	Market exp - gift
	7/5/2018	33-01368	210 N Peach Ave	\$68,800	\$58,000	84%	Market exp - family, inheritance, will
	6/13/2018	33-02010	702 N Maple Ave	\$46,500	\$40,000	86%	Market exp - convenience, joint tenancy, trust
	2/28/2018	33-00514	301 N Cedar Ave	\$75,000	\$67,300	90%	Market exp - convenience, joint tenancy, trust
	11/22/2019	33-00840	108 S Vine Ave	\$137,500	\$125,900	92%	Market exp - intercorporate/shareholder
	11/1/2018	33-03299AA	100 S Adams Ave	\$135,000	\$125,100	93%	Market exp - family, inheritance, will
	1/10/2018	33-00342	309 W Cleveland St	\$240,000	\$225,800	94%	Market exp - family, inheritance, will
	7/12/2018	33-05256	505 W 13th St	\$127,000	\$121,600	96%	Market exp - exempt from fee
3/23/2018	33-05302	1815 E Emerald St	\$151,700	\$151,700	100%	Market exp - family, inheritance, will	
10/31/2018	33-05300	1825 E Emerald St	\$123,500	\$123,500	100%	Market exp - family, inheritance, will	
8/9/2018	33-02481B	1405 E Depot St	\$109,800	\$112,600	103%	Market exp - family, inheritance, will	

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
Residential (cont'd)	8/9/2018	33-02481B	1405 E Depot St	\$109,800	\$112,600	103%	Market exp - intercorporate/shareholder
	10/19/2018	33-00402	407 W Blodgett St	\$75,000	\$83,800	112%	Market exp - convenience, joint tenancy, trust
	3/31/2020	33-00458	306 N Cedar Ave	\$70,000	\$79,600	114%	Market exp - family, inheritance, will
	11/1/2018	33-05727	1100 E Vilas St	\$95,000	\$123,000	130%	Market exp - family, inheritance, will
	3/7/2019	33-01131	402 S Cherry Ave	\$800	\$40,200	5,025%	Knowledge of the property
Residential - other in Residential							
	3/21/2018	33-02637	209 E 15th St	\$19,700	\$13,800	63%	Market exp - family, inheritance, will
	6/11/2019	33-04043	1613 W Nelson St	\$36,600	\$31,400	84%	Market exp - exempt from fee
Residential - other in Residential Multi							
	8/5/2019	33-03264AA	904 N Cedar Ave	\$98,000	\$212,600	217%	Market exp - exempt from fee
Vacant residential in Condo							
	11/30/2018	250-2603-314-0068	1915 Wildflower Dr	\$68,000	\$0	0%	Sale ratio is 0
	12/31/2018	250-2603-313-0015	Pheasant Run Dr	\$110,000	\$59,200	52%	Market exp - intercorporate/shareholder
Vacant residential in Residential							
	8/21/2018	33-00260	505 N Walnut Ave	\$52,600	\$11,900	21%	Market exp - sale to exempt org
	7/30/2019	33-07264	2613 Peachtree Cir	\$24,000	\$16,700	68%	Knowledge of the property
	3/2/2020	33-07266	2514 Peachtree Cir	\$24,000	\$17,100	72%	Market exp - intercorporate/shareholder
	4/6/2018	33-07257	2725 Peachtree Cir	\$24,000	\$19,000	72%	Market exp - convenience, joint tenancy, trust
	9/13/2019	33-06057	2005 S Tamarack Ave	\$28,500	\$22,800	79%	Compulsion - plottage/assemblage
	1/5/2018	33-07175	305 W 29th St	\$20,000	\$19,300	86%	Knowledge of real estate
	12/7/2018	33-07262	2621 Peachtree Cir	\$24,000	\$22,000	88%	Market exp - exempt from fee
	9/7/2018	33-04718	700 W 11th St	\$159,600	\$157,700	93%	Market exp - exempt from fee
	8/21/2018	33-01576	708 E 2nd St	\$7,900	\$7,900	93%	Market exp - sale to exempt org
	10/11/2018	33-06160	1323 North Hills Ave	\$26,600	\$26,600	94%	Market exp - exempt from fee
	12/31/2018	33-07126	701 Eastside Cir	\$25,500	\$25,500	96%	Market exp - gift
	9/9/2019	33-05712	1500 N Wood Ave	\$35,500	\$35,400	98%	Market exp - exempt from fee
	11/16/2018	33-02606B	813 S Schmidt Ave	\$29,000	\$35,000	115%	Market exp - exempt from fee
	10/16/2018	33-07069	1806 W Arlington St	\$233,400	\$295,700	120%	Market exp - exempt from fee

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
<b>Residential (cont'd)</b>	8/1/2019	33-04970	824 S Schmidt Ave	\$28,000	\$34,800	122%	Market exp - family, inheritance, will
	11/16/2018	33-00259	213 W Doege St	\$17,000	\$23,800	133%	Market exp - sale to exempt org
	1/12/2018	33-02544C	508 N Hinman Ave	\$8,000	\$12,300	137%	Market exp - convenience, joint tenancy, trust
	5/3/2019	250-2602-253-1014	W Mannville Ln	\$60,200	\$91,800	148%	Knowledge of real estate
	8/8/2018	33-03049	115 N Hinman Ave	\$5,000	\$10,300	191%	Market exp - family, inheritance, will
	11/8/2019	33-07072	S Lincoln Ave	\$41,000	\$94,600	229%	Market exp - gift
	3/8/2018	33-07320	1533 Green Acres Dr	\$13,500	\$35,100	236%	Market exp - family, inheritance, will
	4/11/2018	33-07349	1520 E 20th St	\$13,500	\$35,000	237%	Market exp - family, inheritance, will
	1/30/2019	33-01576	708 E 2nd St	\$3,000	\$7,900	255%	Market exp - sale to exempt org
	7/9/2019	250-2602-362-1062	2808 Popp Ave	\$89,700	\$268,100	293%	Market exp - exempt from fee
	8/21/2018	33-01276	410 W 5th St	\$2,200	\$10,800	450%	Market exp - sale to exempt org
	1/29/2019	33-05310	909 N Hume Ave	\$4,400	\$24,000	522%	Market exp - gift
	12/4/2018	33-01276	410 W 5th St	\$1,650	\$10,800	617%	Market exp - sale to exempt org
	4/8/2020	33-07352	1532 E 20th St	\$5,000	\$35,000	700%	Market exp - intercorporate/shareholder
	9/11/2019	33-05898	631 N Penny Ave	\$3,100	\$22,000	710%	Compulsion - plottage/assemblage
	9/11/2019	33-05899	701 N Penny Ave	\$3,100	\$22,100	713%	Compulsion - plottage/assemblage
	1/31/2020	33-07312	1500 Green Acres Dr	\$5,000	\$37,000	740%	Knowledge of real estate
4/17/2019	33-02477	405 S Wisconsin Ave	\$1	\$600	60,000%	Rights - other (see comment)	
<b>Commercial</b>							
Apartment 4-23 units in Commercial Multi							
	7/24/2018	33-01028	410 S Pine Ave Unit 5	\$250,000	\$0	0%	Sale ratio is 0
	7/31/2019	33-03534CBA	1506 S Adams Ave Unit 212	\$2,576,800	\$0	0%	Market exp - exempt from fee
	7/31/2019	33-03534CBA	1506 S Adams Ave Unit 212	\$2,576,800	\$0	0%	Market exp - exempt from fee
	7/31/2019	33-03534CBA	1506 S Adams Ave Unit 212	\$2,576,800	\$0	0%	Market exp - exempt from fee
	2/28/2019	33-03254	308 W Ives St	\$722,000	\$0	0%	Market exp - convenience, joint tenancy, trust
	5/21/2019	33-04717	1809 Sawyer Dr	\$686,400	\$35,500	5%	Market exp - intercorporate/shareholder

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
<b>Commercial (cont'd)</b>	5/21/2019	33-04717	1809 Sawyer Dr	\$686,400	\$35,500	5%	Market exp - exempt from fee
	1/5/2018	33-03213A	311 W Kalsched St	\$1,980,000	\$1,422,000	72%	Market exp - exempt from fee
	12/1/2019	33-01932	901 S Central Ave	\$57,000	\$85,400	150%	Compulsion - tax, sheriff, judicial sale
Apartment 24 units & above in Commercial							
	7/31/2019	33-03534G	801 W 17th St	\$1,339,000	\$0	0%	Market exp - exempt from fee
	2/6/2018	33-06857	2201 E Forest St	\$198,236	\$0	0%	Market exp - family, inheritance, will
	2/6/2018	33-06857	2201 E Forest St	\$198,236	\$0	0%	Market exp - exempt from fee
	7/31/2019	33-03534G	801 W 17th St	\$1,339,000	\$0	0%	Market exp - exempt from fee
	7/31/2019	33-03534G	801 W 17th St	\$1,339,000	\$0	0%	Market exp - exempt from fee
Mobile home park in Commercial Mobile							
	2/14/2019	33-03191A	1407 N Peach Ave	\$3,000,000	\$1,430,000	48%	Market exp - other (see comment)
Mixed use lodging in Commercial							
	4/12/2019	33-01141B	402 E 4th St	\$176,700	\$33,000	18%	Market exp - exempt from fee
	4/16/2019	33-01141B	402 E 4th St	\$165,600	\$33,000	19%	Market exp - family, inheritance, will
	8/15/2019	33-01321	615 E 4th St	\$40,000	\$86,200	211%	Rights - other (see comment)
Nursing home asstd living in CBRF							
	1/12/2018	33-06844	1316D N Hume Ave	\$240,000	\$65,900	28%	Market exp - other (see comment)
	2/15/2019	250-2602-253-1019	3013 W Mann St	\$498,900	\$647,500	130%	Compulsion - tax, sheriff, judicial sale
Bank / lending institution in Commercial							
	2/21/2020	33-03206A	1700 N Central Ave	\$2,607,920	\$399,400	15%	Market exp - exempt from fee
	2/27/2018	33-01258	207 W 6th St	\$2,600,000	\$811,900	28%	Market exp - sale to exempt org
Veterinary clinic / hospital in Commercial							
	6/28/2019	33-06381	3500 Downwind Dr	\$25,000	\$221,900	863%	Market exp - exempt from fee
Office - other in Commercial							
	5/15/2018	33-01314A	605 E 4th St	\$525,000	\$410,700	71%	Market exp - other (see comment)
Funeral home in Commercial							
	10/8/2018	33-03309B	300 S Oak Ave	\$23,670	\$153,800	606%	Market exp - exempt from fee
	9/28/2018	33-03309B	300 S Oak Ave	\$1,330	\$693,300	48,483%	Market exp - sale to exempt org
Restaurant - sit down in Commercial							
	9/30/2019	250-2603-333-0006	2114 N Central Ave	\$1,400,000	\$1,079,900	76%	Market exp - exempt from fee
Fast food in Commercial							

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
<b>Commercial (cont'd)</b>	2/20/2018	33-00119	122 S Central Ave	\$87,000	\$20,900	22%	Market exp - intercorporate/shareholder
	2/20/2018	33-00119	122 S Central Ave	\$87,000	\$20,900	22%	Market exp - intercorporate/shareholder
Single/multi occupants - 1 story in Comm	4/10/2019	33-03473B	309 E 29th St	\$164,100	\$55,800	33%	Market exp - exempt from fee
Single/multi occupants & apts - 2 story in	3/19/2019	33-00973	319 S Central Ave	\$155,900	\$39,700	24%	Market exp - exempt from fee
	12/27/2019	33-00973	319 S Central Ave	\$11,100	\$39,700	358%	Market exp - exempt from fee
Supermarket - stand alone in Commercial	4/10/2019	33-03473H	301 E 29th St	\$231,900	\$48,800	20%	Market exp - exempt from fee
Retail - warehouse/wholesale in Commer	12/11/2019	33-03204E	1737 N Central Ave	\$1,480,959	\$684,200	46%	Rights - business value
Regional shopping center in Commercial	4/26/2018	33-03215	1306 N Central Ave	\$4,239,900	\$4,414,200	94%	Market exp - intercorporate/shareholder
	3/27/2019	33-03215	1306 N Central Ave	\$2,250,000	\$4,414,200	188%	Market exp - exempt from fee
	4/13/2018	33-03216	503 E Ives St Unit 100	\$65,500	\$1,271,300	1,754%	Rights - partial interest
Retail / shopping center other in Commer	4/27/2018	33-03216	503 E Ives St Unit 100	\$65,500	\$1,271,300	1,758%	Market exp - exempt from fee
	10/22/2018	33-01097	421 S Central Ave	\$290,000	\$47,500	15%	Rights - other (see comment)
Automotive - other in Commercial	5/9/2019	33-01734	630 S Central Ave	\$900,000	\$1,327,900	142%	Market exp - sale to exempt org
	7/20/2018	33-00974	315 S Central Ave	\$55,000	\$108,000	181%	Market exp - other (see comment)
	1/3/2020	33-01087	434 S Central Ave	\$240,000	\$490,400	204%	Rights - other (see comment)
	9/27/2019	33-00974	315 S Central Ave	\$200,000	\$431,000	212%	Market exp - exempt from fee
	6/29/2018	33-01210	551 S Central Ave	\$110,300	\$107,400	89%	Market exp - gift
Warehouse in Commercial	1/14/2020	33-00139	110 S Chestnut Ave	\$250,000	\$230,400	92%	Market exp - sale to exempt org
	4/1/2019	33-07365	3009 S Central Ave	\$180,000	\$176,900	94%	Market exp - other (see comment)
	6/13/2018	33-00212B	1806 E 4th St	\$22,000	\$48,800	203%	Market exp - exempt from fee
	3/2/2018	33-03473K	317 E 29th St	\$320,000	\$52,700	15%	Market exp - intercorporate/shareholder
	5/3/2019	33-05212C	1811 E 29th St	\$800,000	\$536,200	65%	Rights - personal property
	2/15/2018	33-03532B	1915 S Central Ave	\$201,900	\$217,400	96%	Market exp - family, inheritance, will

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
<b>Commercial (cont'd)</b>							
Vacant commercial in Commercial	2/15/2018	33-03532B	1915 S Central Ave	\$201,900	\$217,400	96%	Market exp - exempt from fee
	9/12/2018	33-01537	612 N Central Ave	\$125,000	\$81,000	60%	Compulsion - plottage/assemblage
	7/31/2019	33-03234	400 W Upham St	\$365,000	\$540,800	145%	Market exp - exempt from fee
	6/18/2018	33-03433AA	2408 S Galvin Ave	\$47,500	\$76,900	148%	Market exp - sale to exempt org
	11/14/2018	33-03135	1110 S Central Ave	\$20,000	\$31,700	149%	Market exp - exempt from fee
	6/21/2018	33-03433A	2304 S Galvin Ave	\$35,100	\$85,300	222%	Market exp - sale to exempt org
	5/4/2018	33-05217B	1900 E 24th St	\$6,650	\$42,800	582%	Market exp - sale to exempt org
	11/20/2018	250-2603-333-0983	N Central Ave	\$70,000	\$835,600	1,122%	Market exp - gift
Vacant commercial in Commercial Multi-F	12/5/2018	250-2603-333-0983	N Central Ave	\$70,000	\$835,600	1,125%	Market exp - gift
	5/10/2018	33-07361	902 E Heritage Dr Unit 1	\$67,130	\$0	0%	Sale ratio is 0
<b>Manufacturing</b>							
Industrial/mfg - other in Manufacturing	12/7/2018	33-05212A	1915 E 29th St	\$1,071,000	\$0	0%	Includes manufacturing
	6/28/2019	33-07374	3218 S Cherry Ave	\$237,500	\$0	0%	Includes manufacturing
	2/28/2019	33-07092	3015 S Mallard Ave	\$2,500,000	\$0	0%	Includes manufacturing
Agricultural - other in Commercial	12/26/2019	33-07131	2915 E 24th St	\$300,000	\$241,500	80%	Usable
Vacant manufacturing in Commercial	4/11/2018	33-07131D	3015 E 24th St	\$500	\$0	0%	Market exp - convenience, joint tenancy, trust
<b>Agricultural</b>							
Agricultural in Commercial	6/28/2018	33-07131B	E 24th St	\$27,764	\$7,300	24%	Market exp - sale to exempt org
	2/9/2018	33-07131AB	S Nikolai Ave	\$10,989	\$3,800	31%	Market exp - sale to exempt org
Agricultural in Residential	1/19/2018	250-2602-361-9974	2500 N Lincoln Ave	\$0	\$638,700	0%	Market exp - exempt from fee
	3/1/2019	250-2602-361-9974	2500 N Lincoln Ave	\$512,257	\$1,097,900	207%	Usable
<b>Undeveloped</b>							
Undeveloped in Condo	7/15/2019	250-2602-364-0070	Limited Or No Access	\$14,500	\$0	0%	Sale ratio is 0
Undeveloped in Residential							

Tax Class / Market Segment	Sale Date	Tax Key Number	Property Address	Time Adjusted Sale Price	Computed Market Value	Model-to-Sale Ratio	Reason Excluded
<b>Undeveloped (cont'd)</b>	9/5/2018	33-07335	1527 E 20th St	\$11,000	\$74,200	634%	Market exp - convenience, joint tenancy, trust
<b>Exempt</b>							
Apartment 4-23 units in Apartments Progr	10/17/2019	33-03209AC	1518 N Peach Ave	\$1,135,500	\$209,600	19%	Market exp - exempt from fee
	10/17/2019	33-03209AC	1518 N Peach Ave	\$1,135,500	\$209,600	19%	Market exp - exempt from fee
Rooming house / group home in CBRF	3/29/2018	33-00796	505 E Depot St	\$80,000	\$1,029,800	1,287%	Market exp - sale to exempt org
Day care center in Commercial	10/23/2018	33-01359	600 E Arnold St	\$355,000	\$59,800	16%	Market exp - exempt from fee
Mfg - light in Commercial	12/27/2018	250-2602-264-1007	3417 W Veterans Pkwy	\$138,500	\$133,800	91%	Market exp - exempt from fee
	12/31/2019	33-07093A	2204 Yellowstone Dr	\$105,000	\$319,700	305%	Market exp - sale to exempt org
Industrial/mfg - other in Commercial	8/6/2019	33-00833	103 S Cherry Ave	\$27,800	\$24,200	85%	Market exp - gift
	9/4/2018	33-05524	E 5th St	\$1	\$134,000	13,400,000%	Market exp - gift
Vacant land - other in Commercial	5/4/2018	33-03436	2600 S Galvin Ave	\$18,900	\$48,300	232%	Market exp - sale to exempt org
Vacant land - other in Exempt	6/18/2019	33-03289A	W Veterans Pkwy	\$17,000	\$0	0%	Market exp - sale to exempt org
	1/29/2019	33-06412	1601 E Jefferson St	\$100	\$0	0%	Market exp - sale to exempt org
Vacant land - other in Residential	10/17/2019	33-01447	404 W 6th St	\$10,800	\$10,700	98%	Market exp - sale to exempt org
	3/7/2018	33-04311	S Palmetto Ave	\$200	\$7,100	3,550%	Market exp - sale to exempt org
	2/5/2018	33-00462	N Maple Ave	\$1	\$5,500	550,000%	Market exp - sale to exempt org

Number of sales excluded: 678