

**MACK AND OTHERS**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Dollars/SqFt	ECF Area	Land Table
37 001 06 0131 003	17898 MACK	10/07/24	\$430,000	\$168,300	39.14	\$349,022	\$181,166	0.12	\$36.17	2001	COMMERCIAL
37 001 02 0568 000	18028 MACK	01/31/24	\$625,155	\$258,200	41.30	\$581,165	\$183,990	0.16	\$26.23	2001	COMMERCIAL
37 001 01 0013 306	18120 MACK	04/26/23	\$165,000	\$102,100	61.88	\$207,636	\$7,364	0.06	\$2.97	2001	COMMERCIAL
38 009 02 0041 000	18226 MACK AVE	01/09/24	\$250,000	\$95,600	38.24	\$239,766	\$50,234	0.05	\$25.07	OFF38	COMMERCIAL
38 005 04 0156 000	18530 MACK AVE	01/26/24	\$410,000	\$161,500	39.39	\$354,804	\$135,996	0.09	\$33.57	RET38	COMMERCIAL
38 005 01 0005 003	18720 MACK AVE	06/03/22	\$2,300,000	\$1,447,100	62.92	\$2,485,736	\$480,264	0.76	\$14.43	OFF38	COMMERCIAL
38 001 01 0186 000	19210 MACK AVE	09/25/24	\$500,000	\$237,400	47.48	\$479,359	\$112,241	0.11	\$24.54	RET38	COMMERCIAL
011 04 0791 002	19683 MACK	02/24/22	\$990,000	\$320,400	32.36	\$659,061	\$478,569	0.23	\$48.61	C-OFF	COMMERCIAL
012 99 0005 300	19770 MACK	06/08/22	\$1,900,000	\$711,600	37.45	\$1,558,981	\$713,274	0.57	\$28.73	C-OFF	COMMERCIAL
011 06 0114 000	19803 MACK	11/08/24	\$635,000	\$178,300	28.08	\$380,618	\$331,557	0.12	\$64.50	C-OFF	COMMERCIAL
011 06 0128 000	19853 MACK	06/11/24	\$2,200,000	\$640,700	29.12	\$1,482,165	\$890,890	0.27	\$77.18	C-RET	COMMERCIAL
011 06 0133 000	19869 MACK	07/22/22	\$250,000	\$114,500	45.80	\$262,971	\$29,134	0.06	\$10.45	C-RET	COMMERCIAL
012 01 0371 001	19874 MACK	07/07/22	\$435,000	\$194,400	44.69	\$443,470	\$30,755	0.06	\$11.77	C-RET	COMMERCIAL
012 05 0090 000	20100 MACK	04/14/23	\$445,000	\$217,800	48.94	\$468,060	\$103,120	0.15	\$16.33	C-OFF	COMMERCIAL
011 01 1554 000	20195 MACK	11/18/24	\$890,000	\$239,600	26.92	\$541,981	\$489,059	0.16	\$69.30	C-RET	COMMERCIAL
007 03 0001 000	20229 MACK	07/31/24	\$1,220,000	\$622,400	51.02	\$1,230,347	\$229,733	0.28	\$19.11	C-RET	COMMERCIAL
007 03 0017 002	20315 MACK	12/12/23	\$338,000	\$139,200	41.18	\$316,209	\$80,851	0.07	\$27.30	C-RET	COMMERCIAL
007 03 0021 000	20331 MACK	09/20/23	\$380,000	\$150,600	39.63	\$343,151	\$96,889	0.07	\$32.24	C-RET	COMMERCIAL
007 04 0011 000	20427 MACK	11/01/22	\$240,000	\$122,900	51.21	\$279,463	\$20,577	0.07	\$6.85	C-RET	COMMERCIAL
007 04 0012 000	20431 MACK	08/23/24	\$507,246	\$128,700	25.37	\$293,700	\$273,586	0.07	\$91.02	C-RET	COMMERCIAL
007 03 0039 001	20481 MACK	12/27/24	\$375,000	\$161,700	43.12	\$371,185	\$116,435	0.13	\$20.72	C-RET	COMMERCIAL
007 02 1987 002	20507 MACK	02/16/24	\$625,000	\$208,800	33.41	\$481,963	\$252,497	0.13	\$46.00	C-RET	COMMERCIAL
007 02 1892 001	20567 MACK	05/31/22	\$550,000	\$159,500	29.00	\$335,584	\$284,356	0.08	\$81.60	C-OFF	COMMERCIAL
004 03 0112 003	20916 MACK	08/24/23	\$750,000	\$345,800	46.11	\$742,825	\$64,925	0.09	\$16.94	C-OFF	COMMERCIAL
004 02 0021 000	20948 MACK	08/31/23	\$350,000	\$152,500	43.57	\$348,049	\$62,626	0.09	\$15.46	C-RET	COMMERCIAL
004 02 0017 000	20968 MACK	01/12/23	\$155,000	\$64,000	41.29	\$148,289	\$36,711	0.09	\$9.16	C-RET	COMMERCIAL
004 02 0013 000	21016 MACK	06/01/23	\$187,441	\$87,900	46.89	\$201,553	\$15,888	0.05	\$7.93	C-RET	COMMERCIAL
003 06 0095 000	21043 MACK	04/30/24	\$380,000	\$182,900	48.13	\$392,650	\$57,085	0.11	\$12.25	C-OFF	COMMERCIAL
003 01 0052 000	21211 MACK	06/01/22	\$365,000	\$152,300	41.73	\$344,651	\$87,579	0.10	\$19.52	C-RET	COMMERCIAL
003 01 0050 301	21219 MACK	08/26/22	\$475,000	\$204,800	43.12	\$433,056	\$109,174	0.10	\$24.33	C-OFF	COMMERCIAL
37 005 05 0029 001	17449 E JEFFERSON	10/10/22	\$1,525,000	\$731,300	47.95	\$1,697,179	\$337,371	0.47	\$16.55	2000	COMMERCIAL
012 04 0001 000	1690 FAIRCOURT ST	03/26/24	\$700,000	\$346,900	49.56	\$743,222	\$56,813	0.15	\$8.52	C-OFF	COMMERCIAL
37 004 01 0007 000	397 FISHER	03/10/25	\$590,000	\$193,400	32.78	\$412,589	\$364,911	0.17	\$48.70	2000	COMMERCIAL
37 004 99 0009 000	516 NEFF LANE	04/29/22	\$2,675,000	\$673,700	25.19	\$1,630,225	\$1,677,850	0.97	\$39.75	2006	COMMERCIAL
<b>Totals:</b>			<b>\$24,812,842</b>	<b>\$9,916,800</b>		<b>\$21,240,685</b>	<b>\$8,443,470</b>	<b>6.23</b>			
					<b>Sale. Ratio =&gt;</b>	<b>39.97</b>			<b>Avg \$ per</b>		
					<b>Std. Dev. =&gt;</b>	<b>9.34</b>			<b>Square Foot =</b>	<b>\$31.11</b>	

**KERCHEVAL**

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Net Acres	Dollars/SqFt	ECF Area	Land Table
38 014 01 0151 002	112 KERCHEVAL AVE	10/04/22	\$1,250,000	\$414,500	33.16	\$939,731	\$560,269	0.06	<b>\$225.65</b>	OFF38	COMMERCIAL
37 003 04 0035 004	16835 KERCHEVAL	02/14/25	\$1,050,000	\$521,200	49.64	\$1,021,181	\$291,319	0.06	<b>\$117.33</b>	2002	COMMERCIAL
38 014 01 0170 000	74 KERCHEVAL AVE	09/01/23	\$1,200,000	\$718,900	59.91	\$1,540,956	\$259,044	0.14	<b>\$43.09</b>	RET38	COMMERCIAL
38 014 01 0165 002	82 KERCHEVAL AVE	01/23/25	\$1,570,000	\$567,600	36.15	\$1,309,704	\$660,296	0.09	<b>\$164.76</b>	OFF38	COMMERCIAL
38 014 01 0158 000	98 KERCHEVAL AVE	02/20/25	\$1,450,000	\$412,800	28.47	\$895,077	\$754,923	0.05	<b>\$376.75</b>	OFF38	COMMERCIAL
37 002 04 0031 002	17043 KERCHEVAL	01/12/24	\$580,000	\$283,200	48.83	\$611,918	\$256,832	0.06	<b>\$93.59</b>	2002	COMMERCIAL
37 002 04 0031 005	17051 KERCHEVAL	03/27/22	\$2,500,000	\$857,400	34.30	\$1,807,828	\$1,638,172	0.22	<b>\$173.31</b>	2002	COMMERCIAL
<b>Totals:</b>			<b>\$9,600,000</b>	<b>\$3,775,600</b>		<b>\$8,126,395</b>	<b>\$4,420,855</b>	<b>0.67</b>			
					<b>Sale. Ratio =&gt;</b>	<b>39.33</b>			<b>Avg \$ per</b>		
					<b>Std. Dev. =&gt;</b>	<b>11.39</b>			<b>Square Foot =</b>	<b>\$151.48</b>	