

**SALES ANALYSIS REPORT**  
Commercial Sales April 2022 to April 2023

Account	Map/Lot	Date	Price	4/1/2023 Valuation	Ratio	Mean	Dev
8506	R56-002-A	12/22/2022	2,125,957	636,100	29.9206	85.6816	55.7610
8841	R18-012-B	03/31/2023	350,000	150,600	43.0286	85.6816	42.6530
6590	043-024	10/24/2022	1,700,000	810,400	47.6706	85.6816	38.0110
9147	048-263	09/09/2022	300,000	191,200	63.7333	85.6816	21.9483
8149	013-158	10/14/2022	395,000	252,100	63.8228	85.6816	21.8588
7269	R17-013-B	10/11/2022	4,050,000	2,601,300	64.2296	85.6816	21.4520
10599	046-129	08/24/2022	264,900	177,600	67.0442	85.6816	18.6374
108	034-148	03/31/2023	400,000	275,800	68.9500	85.6816	16.7316
7254	R69-001-N	08/16/2022	12,749,669	8,988,700	70.5014	85.6816	15.1802
10129	R09-014	04/04/2022	8,100,000	5,861,000	72.3580	85.6816	13.3236
4626	R10-018	08/26/2022	1,000,000	723,700	72.3700	85.6816	13.3116
7983	052-128-A	05/31/2022	330,000	258,900	78.4545	85.6816	7.2271
6825	037-084	03/08/2023	425,000	333,900	78.5647	85.6816	7.1169
543	049-054	09/29/2022	413,000	326,300	79.0073	85.6816	6.6743
1142	R28-012	03/22/2023	775,000	641,400	82.7613	85.6816	2.9203
2251	017-001	07/01/2022	300,000	250,700	83.5667	85.6816	2.1149
10841	049-220	11/30/2022	3,700,000	3,124,200	84.4378	85.6816	1.2438
9525	R41-039	01/31/2023	6,150,000	5,240,900	85.2179	85.6816	0.4637
2877	057-058	01/18/2023	895,000	771,000	86.1453	85.6816	0.4637
320	054-223	10/27/2022	274,000	238,700	87.1168	85.6816	1.4352
4535	R61-015	05/12/2022	762,000	697,100	91.4829	85.6816	5.8013
4943	041-082	06/03/2022	98,500	90,300	91.6751	85.6816	5.9935
4403	049-055	11/30/2022	475,000	453,600	95.4947	85.6816	9.8131
3674	013-157	03/31/2023	510,000	501,800	98.3922	85.6816	12.7106
8776	042-226	05/31/2022	975,000	970,500	99.5385	85.6816	13.8569
8086	025-024-A	08/19/2022	340,000	361,400	106.2941	85.6816	20.6125
7734	041-069	09/01/2022	1,200,000	1,285,500	107.1250	85.6816	21.4434
8168	035-184	10/12/2022	200,000	216,400	108.2000	85.6816	22.5184
9132	033-048	02/13/2023	235,300	263,500	111.9847	85.6816	26.3031
9519	055-098	06/01/2022	1,050,000	1,246,300	118.6952	85.6816	33.0136
10545	R33-001	08/10/2022	550,000	698,800	127.0545	85.6816	41.3729
6748	059-010	10/17/2022	625,000	816,000	130.5600	85.6816	44.8784
7694	025-163	01/06/2023	350,000	518,600	148.1714	85.6816	62.4898
8694	033-049	09/29/2022	328,000	539,200	164.3902	85.6816	78.7086
7062	R69-001-E	03/22/2023	3,005,216	5,443,900	181.1484	85.6816	95.4668
11260	041-063	12/28/2022	350,000	671,700	191.9143	85.6816	106.232

Trends:

Sale Factor	0
Land Factor	100
Bldg Factor	100

Number of Sales: 36

Totals:

Sale Price:	55,751,542
Valuation:	46,629,100
Deviation:	9,122,442

**Sales Ratio Statistics**

<b>*Median*</b>	<b>85.6816</b>
Mean	93.9173
Mid-Quartile Mean	89.1024
Weighted Mean	83.6373
Average Deviation	25.2707
Coefficient of Dispersion	29.4937
Standard Deviation	36.1663
Coefficient of Variation	42.2101
Price-Related Differential	1.1229