

McKinley

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Prev. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effic. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Land Table	Inspected Date	Class	Rate Group 1							
02-35-351-500	1041 E G	11/07/23	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$57,400	38.27	\$108,589	\$53,256	\$11,845	59.2	115.0	0.17	0.17	\$899	\$306,069	\$7.03	66.00	MCKIN	2023-027419	MCKINLEY	12/19/2023	401	LOWER PARCHMENT							
02-35-353-270	5230 WELLER	02/02/24	\$137,900	WD	03-ARMS LENGTH	\$137,900	\$65,550	47.53	\$123,141	\$32,521	\$17,762	88.8	84.6	0.20	0.20	\$366	\$165,081	\$3.79	132.00	MCKIN	2024-004704	MCKINLEY	11/13/2023	401	LOWER PARCHMENT							
02-35-330-470	5304 KEYES	01/18/24	\$95,000	WD	03-ARMS LENGTH	\$95,000	\$52,400	55.16	\$99,035	\$6,229	\$10,264	51.3	180.0	0.21	0.21	\$121	\$30,092	\$0.69	50.00	MCKIN	2024-003189	MCKINLEY	3/27/2024	401	LOWER PARCHMENT							
02-35-330-500	5255 N RIVERVIEW	03/18/25	\$153,000	WD	03-ARMS LENGTH	\$153,000	\$64,650	42.25	\$129,288	\$38,185	\$14,473	51.3	180.0	0.21	0.21	\$744	\$184,469	\$4.23	50.00	MCKIN	2025-006239	MCKINLEY	1/2/2025	401	LOWER PARCHMENT							
02-35-330-780	5184 KEYES	01/24/24	\$9,500	WD	03-ARMS LENGTH	\$9,500	\$5,150	54.21	\$10,264	\$9,500	\$10,264	51.3	180.0	0.21	0.21	\$185	\$45,894	\$1.05	50.00	MCKIN	2024-002742	MCKINLEY	12/15/2023	402	LOWER PARCHMENT							
02-35-358-250	5007 KEYES	06/08/23	\$156,000	WD	03-ARMS LENGTH	\$156,000	\$80,700	51.73	\$154,460	\$12,460	\$10,920	54.6	171.5	0.22	0.22	\$228	\$56,636	\$1.30	50.00	MCKIN	2023-014291	MCKINLEY	6/26/2023	401	LOWER PARCHMENT							
02-35-353-340	1928 ROSEDALE	03/21/25	\$125,000	WD	03-ARMS LENGTH	\$125,000	\$67,350	53.88	\$134,709	\$8,378	\$18,087	64.1	150.0	0.23	0.23	\$131	\$36,907	\$0.85	66.00	MCKIN	2025-006519	MCKINLEY	6/6/2025	401	LOWER PARCHMENT							
02-35-326-680	5269 KEYES	09/29/23	\$152,000	WD	03-ARMS LENGTH	\$152,000	\$58,100	38.22	\$110,258	\$52,553	\$10,811	54.1	213.9	0.25	0.25	\$972	\$213,630	\$4.90	50.00	MCKIN	2023-024289	MCKINLEY	9/20/2024	401	LOWER PARCHMENT							
02-35-351-160	5228 N 20TH	08/28/24	\$130,000	WD	03-ARMS LENGTH	\$130,000	\$65,750	43.65	\$107,240	\$35,960	\$13,200	66.0	165.0	0.25	0.25	\$545	\$143,840	\$3.30	66.00	MCKIN	2024-025888	MCKINLEY	11/4/2024	401	LOWER PARCHMENT							
02-35-351-210	1679 ROSEDALE	08/17/23	\$120,888	WD	03-ARMS LENGTH	\$120,888	\$62,600	51.78	\$118,090	\$15,998	\$13,200	66.0	165.0	0.25	0.25	\$242	\$63,992	\$1.47	66.00	MCKIN	2023-020110	MCKINLEY	7/27/2023	401	LOWER PARCHMENT							
02-35-351-330	5125 BOYLAN	04/15/24	\$196,000	WD	03-ARMS LENGTH	\$196,000	\$89,000	45.41	\$170,984	\$38,216	\$13,200	66.0	165.0	0.25	0.25	\$579	\$152,864	\$3.51	66.00	MCKIN	2024-011853	MCKINLEY	6/10/2025	401	LOWER PARCHMENT							
02-35-351-420	5052 N 20TH	01/11/24	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$50,250	34.66	\$94,323	\$63,877	\$13,200	66.0	165.0	0.25	0.25	\$968	\$255,508	\$5.87	66.00	MCKIN	2024-001407	MCKINLEY	10/4/2024	401	LOWER PARCHMENT							
02-35-351-480	1031 E G	11/23/23	\$136,000	WD	03-ARMS LENGTH	\$136,000	\$72,100	53.01	\$136,443	\$12,757	\$13,200	66.0	165.0	0.25	0.25	\$193	\$51,028	\$1.17	66.00	MCKIN	2023-028549	MCKINLEY	12/20/2023	401	LOWER PARCHMENT							
02-35-352-030	5320 BOYLAN	11/04/24	\$122,000	WD	03-ARMS LENGTH	\$122,000	\$48,800	40.00	\$103,568	\$31,632	\$13,200	66.0	165.0	0.25	0.25	\$479	\$126,528	\$2.90	66.00	MCKIN	2024-028748	MCKINLEY	12/16/2024	401	LOWER PARCHMENT							
02-35-353-080	5307 WELLER	08/29/24	\$175,500	WD	03-ARMS LENGTH	\$175,500	\$64,600	36.81	\$124,352	\$64,348	\$13,200	66.0	165.0	0.25	0.25	\$975	\$257,392	\$5.91	66.00	MCKIN	2024-023135	MCKINLEY	11/4/2024	401	LOWER PARCHMENT							
02-35-330-551	5280 KEYES	06/22/23	\$165,000	WD	03-ARMS LENGTH	\$165,000	\$73,300	44.42	\$138,835	\$41,562	\$15,397	77.0	180.0	0.31	0.31	\$540	\$134,071	\$3.08	75.00	MCKIN	2023-015337	MCKINLEY	7/26/2023	401	LOWER PARCHMENT							
02-35-176-060	5527 COLLINGWOOD	10/02/23	\$147,000	WD	03-ARMS LENGTH	\$147,000	\$61,850	42.07	\$117,332	\$42,783	\$13,115	65.6	202.5	0.31	0.31	\$652	\$136,252	\$3.13	50.00	MCKIN	2023-024118	MCKINLEY	11/20/2023	401	LOWER PARCHMENT							
02-35-326-270	5454 COLLINGWOOD	05/31/24	\$195,700	WD	03-ARMS LENGTH	\$195,700	\$81,150	41.47	\$154,563	\$55,527	\$14,390	71.9	220.0	0.33	0.33	\$772	\$166,748	\$3.83	66.00	MCKIN	2024-016258	MCKINLEY	9/5/2024	401	LOWER PARCHMENT							
02-35-326-300	5422 COLLINGWOOD	09/01/23	\$145,000	WD	03-ARMS LENGTH	\$145,000	\$65,950	45.48	\$124,883	\$34,507	\$14,390	71.9	220.0	0.33	0.33	\$480	\$103,625	\$2.38	66.00	MCKIN	2023-022460	MCKINLEY	6/20/2024	401	LOWER PARCHMENT							
02-26-476-190	2876 MCKINLEY	06/07/24	\$215,000	WD	03-ARMS LENGTH	\$215,000	\$87,900	40.88	\$167,040	\$62,767	\$14,807	74.0	242.0	0.37	0.37	\$848	\$171,027	\$3.93	66.00	MCKIN	2024-017149	MCKINLEY	7/1/2016	401	LOWER PARCHMENT							
02-35-352-111	5256 BOYLAN	02/06/25	\$200,000	WD	03-ARMS LENGTH	\$200,000	\$84,350	42.18	\$190,767	\$37,151	\$27,918	99.0	165.0	0.38	0.38	show	\$99,069	\$2.27	99.00	MCKIN	2025-003262	MCKINLEY	6/11/2025	401	LOWER PARCHMENT							
02-35-352-151	5228 BOYLAN	12/23/24	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$66,100	41.31	\$162,875	\$25,043	\$27,918	99.0	165.0	0.38	0.38	\$253	\$66,781	\$1.53	99.00	MCKIN	2024-032560	MCKINLEY	6/10/2025	401	LOWER PARCHMENT							
02-34-476-390	5183 N 20TH	11/20/24	\$155,000	WD	03-ARMS LENGTH	\$155,000	\$47,750	30.81	\$113,024	\$66,219	\$14,243	71.2	297.0	0.41	0.41	\$789	\$88,130	\$3.17	59.70	MCKIN	2024-030453	MCKINLEY	5/2/2025	401	LOWER PARCHMENT							
02-34-476-640	5098 BEVERLY	11/04/24	\$149,900	WD	03-ARMS LENGTH	\$149,900	\$58,550	39.59	\$116,686	\$45,457	\$14,243	71.2	297.0	0.41	0.41	\$638	\$111,688	\$2.56	59.70	MCKIN	2024-028764	MCKINLEY	5/28/2025	401	LOWER PARCHMENT							
02-26-451-130	2655 MCKINLEY	02/10/25	\$214,900	WD	03-ARMS LENGTH	\$214,900	\$72,050	33.53	\$212,004	\$25,097	\$22,201	78.7	297.0	0.45	0.45	\$319	\$55,771	\$1.28	66.00	MCKIN	2025-003280	MCKINLEY	5/20/2025	401	LOWER PARCHMENT							
02-26-451-230	2508 MCKINLEY	03/29/24	\$159,000	WD	03-ARMS LENGTH	\$159,000	\$53,350	33.55	\$103,231	\$71,514	\$15,745	78.7	297.0	0.45	0.45	\$908	\$158,920	\$3.65	66.00	MCKIN	2024-008827	MCKINLEY	5/13/2024	401	LOWER PARCHMENT							
02-34-476-080	1361 REMUS	08/02/23	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$61,150	40.77	\$114,567	\$53,495	\$18,062	90.3	520.0	0.76	0.76	\$592	\$70,020	\$1.61	64.00	MCKIN	2023-019179	MCKINLEY	5/29/2025	401	LOWER PARCHMENT							
02-34-476-271	5217 N 20TH	08/18/23	\$160,000	WD	03-ARMS LENGTH	\$160,000	\$70,800	44.25	\$142,416	\$38,260	\$20,676	142.4	297.0	0.81	0.81	\$269	\$47,002	\$1.08	119.40	MCKIN	2023-022476	MCKINLEY	10/4/2024	401	LOWER PARCHMENT							
02-26-451-590	2478 ROOSEVELT	08/09/24	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$59,200	39.47	\$112,879	\$53,821	\$16,700	83.5	297.0	0.82	0.82	\$645	\$65,555	\$1.50	70.00	MCKIN	2024-021170	MCKINLEY	10/2/2024	401	LOWER PARCHMENT							
02-34-476-261	5228 BEVERLY	06/30/23	\$169,800	WD	03-ARMS LENGTH	\$169,800	\$61,450	36.19	\$122,268	\$69,351	\$21,819	150.3	297.0	0.86	0.86	\$461	\$80,735	\$1.85	126.00	MCKIN	2023-016871	MCKINLEY	5/23/2025	401	LOWER PARCHMENT							
02-26-451-401	2481 ROOSEVELT	06/08/23	\$230,000	WD	03-ARMS LENGTH	\$230,000	\$122,700	53.35	\$223,326	\$29,534	\$22,860	157.5	297.0	0.90	0.90	\$188	\$32,816	\$0.75	132.00	MCKIN	2023-013826	MCKINLEY	5/23/2024	401	LOWER PARCHMENT							
			Totals:			\$4,770,088				\$2,023,000																						
							Sale. Ratio ==>	42.43			Average						Average															
							Std. Dev. ==>	6.71			per FF==>			\$503			Average															
							using rates shown under 600/FF average = \$360 FF												Average													
																			per Net Acre==>			\$103,974.56			per SqFt==>			\$2.39				

Acreage Parcels

02-26-451-011	2429 MCKINLEY	07/28/23	\$50,000	WD	03-ARMS LENGTH	\$50,000	\$27,800	55.60	\$55,109	\$22,361	\$27,470	66.8132	2978.330	1.45	1.45	#VALUE!	\$15,421	\$0.35	66.00	MCKIN	2023-019565	MCKINLEY	4/26/2023	401			
02-35-326-011	5441 COLLINGWOOD	09/05/23	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$58,450	38.97	\$117,494	\$53,068	\$20,562	0.0	0.0	2.53	2.53	#DIV/0!	\$20,975	\$0.48	0.00	MCKIN	2023-022673	MCKINLEY	6/25/2024	401			
02-35-151-090	5500 N 20TH	03/12/25	\$12,000	WD	03-ARMS LENGTH	\$12,000	\$20,750	172.92	\$42,521	\$12,000	\$42,521	0.0	0.0	4.87	4.87	#DIV/0!	\$2,464	\$0.06	0.00	MCKIN	2025-005551	MCKINLEY	4/29/2025	402			
02-34-276-080	5511 N 20TH	01/10/25	\$223,300	WD	03-ARMS LENGTH	\$223,300	\$80,350	35.98	\$176,312	\$95,747	\$48,759	0.0	0.0	4.50	4.50	#DIV/0!	\$21,277	\$0.49	0.00	MCKIN	2025-001070	MCKINLEY	6/12/2019	401			
							leaving out the high and low average = \$37,715																				
Vacant Lots																											
02-26-351-580	ROOSEVELT	06/26/23	\$3,250	WD	03-ARMS LENGTH	\$3,250	\$15,700	483.08	\$45,662	\$3,250	\$45,662	157.5	594.0	0.90	0.45	\$21	\$3,611	\$0.08	132.00	MCKIN	2023-015283	MCKINLEY	NOT INSPECTED	402	LOWER PARCHMENT		
02-26-351																											

