

Neighborhoods Used: 4008 - 4008 - SOUTH OF ELY WEST OF RR

236 ELY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-031-548-00 03/28/2025 4008 401 96,000 13,059
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2-UNIT 65 82,941 141,768 0.585



119 W ELIZABETH
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-034-046-00 03/26/2025 4008 401 101,000 7,604
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 65 93,396 100,420 0.930



236 GRAFTON
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-031-610-00 02/21/2025 4008 401 155,000 14,254
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 140,746 121,101 1.162



256 ROCKINGHAM AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-031-004-00 02/19/2025 4008 401 57,000 7,508
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 49,492 77,176 0.641



325 GRAFTON
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-033-004-00 02/18/2025 4008 401 140,000 20,098
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 55 119,902 81,433 1.472



125 ALLEN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-031-582-00 01/21/2025 4008 401 109,000 10,060
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 55 98,940 83,445 1.186



114 W ELIZABETH
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-034-037-00 01/10/2025 4008 401 100,000 8,229
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 91,771 65,815 1.394



120 GRAFTON
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-031-591-00 12/05/2024 4008 401 150,000 25,793
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STORY 65 124,207 114,576 1.084



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423 ALLEN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-034-333-00 11/19/2024 4008 401 66,000 9,280
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 56,720 89,624 0.633



121 S STATE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-031-772-00 10/16/2024 4008 401 192,500 18,560
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 173,940 162,654 1.069



316 HAWTHORNE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-034-551-00 10/11/2024 4008 401 116,000 11,449
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 104,551 93,563 1.117



614 ALLEN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-034-545-00 09/17/2024 4008 401 46,200 10,724
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 35,476 70,580 0.503



205 HUBBELL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-034-582-00 09/10/2024 4008 401 199,900 19,693
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 180,207 142,164 1.268



620 HILLCREST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-033-765-05 09/03/2024 4008 401 200,000 29,772
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 3/4 STORY 75 170,228 197,474 0.862



252 ELY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-031-551-00 08/29/2024 4008 401 123,715 10,417
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 113,298 124,283 0.912



319 HUBBELL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-034-591-00 08/09/2024 4008 401 143,000 32,839
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 110,161 94,801 1.162



Neighborhoods Used: 4008 - 4008 - SOUTH OF ELY WEST OF RR

117 HOLIDAY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-034-031-00 07/08/2024 4008 401 50,000 6,952
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 55 43,048 49,258 0.874



136 MOYER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-031-509-00 06/14/2024 4008 401 75,000 10,552
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 64,448 107,930 0.597



159 ALLEN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-031-573-00 02/28/2024 4008 401 50,000 14,397
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 65 35,603 102,732 0.347



138 ELY
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-031-501-00 02/16/2024 4008 401 145,500 14,516
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 60 130,984 159,415 0.822



121 CRANE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-034-072-00 02/12/2024 4008 401 162,000 21,501
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 75 140,499 139,720 1.006



153 E HILLCREST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-034-067-00 01/11/2024 4008 401 65,000 13,185
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 61 51,815 97,729 0.530



122 HILL
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-031-790-15 01/05/2024 4008 401 175,000 31,471
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family Modular 70 143,529 188,920 0.760



311 HAWTHORNE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-034-518-00 12/22/2023 4008 401 160,000 14,013
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 70 143,940 132,792 1.084
Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2047 1888 1.084



Neighborhoods Used: 4008 - 4008 - SOUTH OF ELY WEST OF RR

325 MOYER AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-034-267-00 12/12/2023 4008 401 66,000 8,364
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 2 STORY 65 57,636 142,034 0.406



113 RIVERSIDE DR
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-031-765-00 11/22/2023 4008 401 135,000 6,700
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/2 STORY 65 128,300 116,413 1.102



431 GRAFTON
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-033-034-00 10/27/2023 4008 401 130,000 10,228
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 78 119,772 105,057 1.140



321 ALLEN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-034-283-00 10/04/2023 4008 401 215,000 24,367
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 1/4 STORY 80 190,633 221,758 0.860



301 E HILLCREST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-034-331-00 09/13/2023 4008 401 160,000 12,985
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 78 147,015 152,243 0.966



502 S STATE ST
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-034-074-00 07/28/2023 4008 401 133,507 12,767
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 88 120,740 110,366 1.094



425 ALLEN AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-034-332-00 07/21/2023 4008 401 67,000 9,395
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 57,605 83,658 0.689



702 ROCKINGHAM AVE
Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
51-034-587-01 06/22/2023 4008 401 44,000 16,207
Occupancy Style %Good ResidualValue CostByManual E.C.F.
Single Family 1 STORY 60 27,793 72,526 0.383



Neighborhoods Used: 4008 - 4008 - SOUTH OF ELY WEST OF RR

302 ALLEN AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51-034-258-00	05/23/2023 4008	401	145,000	7,761	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 1/2 STORY	65	137,239	110,091	1.247



228 S RIVER AVE

Parcel Number	** Valid Sale	** Class	AdjSalePrice	LandValue	
51-032-832-00	05/11/2023 4008	401	69,900	16,556	
Occupancy	Style	%Good	ResidualValue	CostByManual	E.C.F.
Single Family	1 STORY	50	53,344	80,243	0.665



