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# Reducing Lending Challenges During Residential Cleanups: The Colorado Smelter Superfund Site Case Study



## Introduction

EPA’s Superfund program is responsible for cleaning up some of the nation’s most contaminated lands, protecting public health and the environment. Superfund is often associated with large industrial sites contaminated by former manufacturing activities. In some communities, contamination from these operations has spread beyond the industrial property boundaries to contaminate residential properties in surrounding areas, creating significant health impacts in some cases. In addition to living with these impacts and keeping up to date on cleanup activities, residents in these communities often suffer from the stigma of contamination, which can impact property values and contribute to disinvestment.

This case study highlights successful strategies to address the lending challenges associated with residential properties at the Colorado Smelter Superfund site in Pueblo, Colorado. Due in part to focused education and inter-agency coordination, the average number of annual residential property sales has increased each year since site EPA determined an interim remedy and began cleanup activities.



Figure 1. The Colorado Smelter Superfund site located in Pueblo, Colorado.

## Case Study Highlights



Active Federal Housing Administration (FHA) loans increased from a low of 11 in 2016 to 52 in 2019.



The average number of annual residential property sales has increased each year since site EPA determined an interim remedy and began cleanup activities from 73 to 117 per year.



Property sale values increased from 85% of appraised value to an average of 113% of appraised value.



Figures 2-4. Slag area (*left*) and views of the neighborhood at the site (*center and right*).

## The Plight of Industrial-Based Neighborhoods

Industrial neighborhoods with housing located in proximity to current or former industrial sites can be an artifact of worker housing established in the early years of the industry. Over time, these neighborhoods tend to suffer from multiple disinvestment challenges, including:

- The burden of noise and dust from industrial operations and related infrastructure
- Noise, dust and health impacts from truck and rail traffic
- Health impacts from industrial contamination
- Lack of adequate infrastructure such as sidewalks, lighting, utilities and civic institutions, sometimes due to being annexed after these services were established in other neighborhoods
- Smaller and lower-quality housing stock
- A lack of services and amenities due to industrial zoning
- Isolation and lack of connectivity to nearby services and amenities due to large industrial super blocks, rail lines and highways that disrupt the street grid
- Lending policies which restricted home loans in lower income areas often inhabited by people of color

When an industrial neighborhood is designated as part of a Superfund site, it can also suffer the negative effects of stigma resulting from the public perception or recognition that the properties are contaminated. Stigma can also be associated with liability concerns, especially regarding lending and investment in the community. The stigma can create barriers for people seeking loans to buy or improve their properties. In turn, this can put additional disinvestment pressure on the neighborhood. For low income households, their house may be their only collateral available to obtain loans.

## The Real Estate Process

In addition to property owners and potential buyers, the real estate process involves other professionals, including realtors, lenders and appraisers. Concern and limited information about the status of cleanup, potential health risks and perceived liability risks at a Superfund site can pose unnecessary barriers to property sales at each stage of the real estate process. Potential purchasers, realtors and lenders may be concerned about the liability associated with purchasing or participating in a sales transaction for properties at a Superfund site. In addition, if a loan appraisal results in a home value that is lower than the previous purchase price due to concerns about contamination, the lender will not offer a mortgage.

## Lessons Learned from the Colorado Smelter Cleanup in Pueblo, Colorado

### Background

The Colorado Smelter was a silver and lead smelter that operated in the Eilers and Bessemer neighborhoods in Pueblo, Colorado, from 1883 to 1908. In 2010, the Colorado Department of Public Health and Environment (CDPHE) conducted a focused site inspection of properties surrounding the Colorado Smelter. CDPHE identified the presence of elevated lead and arsenic levels. In December 2014, EPA listed the site on the Superfund program's National Priorities List (NPL) due to potential risks posed by high levels of arsenic and lead in smelter slag and neighborhood soils. The Bessemer, Eilers and Grove neighborhoods, which are located next to the former Colorado Smelter, were included in the preliminary Superfund study area for testing and, if needed, cleanup.

There are about 1,900 parcels in the preliminary study area – 1,700 of these parcels are residential. The study area covers a half-mile radius from the smokestack of the former smelter. The residential properties are mostly detached single-family homes. Through the remedial investigation process, EPA started residential soil and dust sampling for lead, arsenic and other heavy metals in 2015. Today, EPA continues to sample indoor dust and outdoor soil for lead and arsenic as part of ongoing site activities.

In September 2017, EPA and CDPHE signed the site's interim Record of Decision (IROD), which selected cleanup plans for the residential properties. The plans included the removal and replacement of soils up to 18 inches below ground surface. Indoor dust and outdoor soil cleanups are now taking place as part of the remedial action. All homes addressed by cleanup actions receive confirmation letters from the agencies documenting the completion of the cleanup.

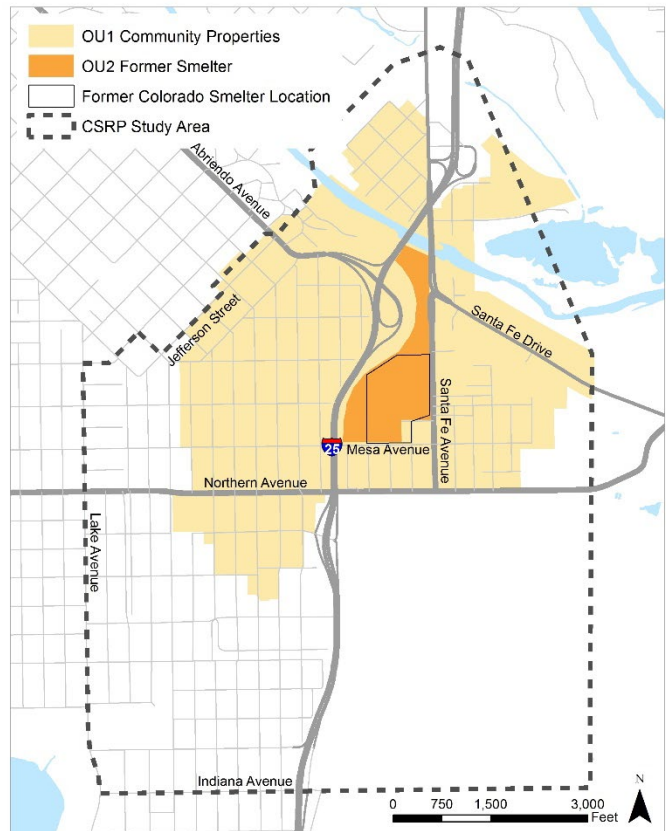
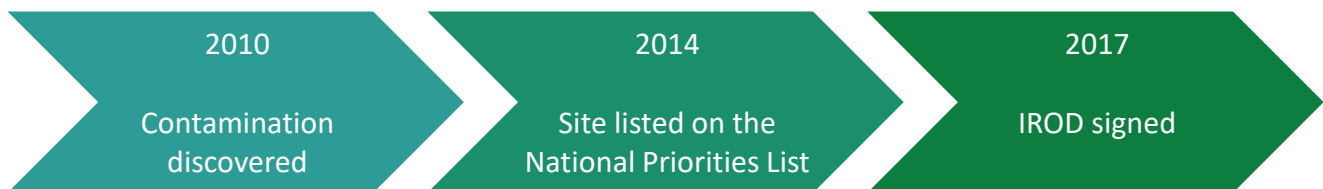


Figure 5. Map showing the former smelter and surrounding properties potentially impacted by the Superfund site.



## Status of Cleanup

As of March 2020, EPA has completed the following activities.

- 970 homes sampled indoors for lead dust and other metals
- 1,316 homes sampled outdoors for lead and other metals in soil
- 298 total outdoor soil cleanups
- 183 total lead-contaminated indoor dust cleanups

In July 2018, EPA announced \$15 million in new funding, more than double the resources originally budgeted, to expedite the site's cleanup. EPA estimates that residential cleanups will take four to six years to complete, instead of the 10 years or longer originally estimated. EPA anticipates that about 800 properties will be addressed by the cleanup.

## Challenges in Pueblo

When EPA placed the site on the NPL in 2014, community concerns and limited information resources about liability and other considerations posed challenges for home sales and loans in the preliminary Superfund study area and beyond. Key factors included:

- The City of Pueblo was initially concerned about their potential liability and conducted communication between the city and EPA through legal counsel.
- Real estate professionals (lenders, appraisers and real estate brokers) were concerned about being part of property transactions in the study area. The parties were unsure whether conducting an appraisal, offering a loan or facilitating a real estate transaction for a property in the study area could incur liability for them or the sellers and purchasers. Many were not aware of or did not understand or trust the liability protections available.
- Lenders were concerned that the area's Superfund status would lower the value of properties, putting loans at risk or lowering viable loan amounts.
- Real estate professionals and potential homeowners were concerned about the potential health impacts of living on properties in the study area that had not yet been tested.
- In 2009, the U.S. Department of Housing and Urban Development (HUD) issued national guidance prohibiting FHA-insured loans for multi-family properties within 3,000 feet of a dump, landfill or a site on an EPA Superfund (NPL) or equivalent state list.<sup>1</sup> This incorrectly extended the lending stigma 3,000 feet beyond the study area, which is predominately composed of residential properties. In addition, community members were confused about whether this guidance applied to single-family residential properties in Pueblo.<sup>2</sup>

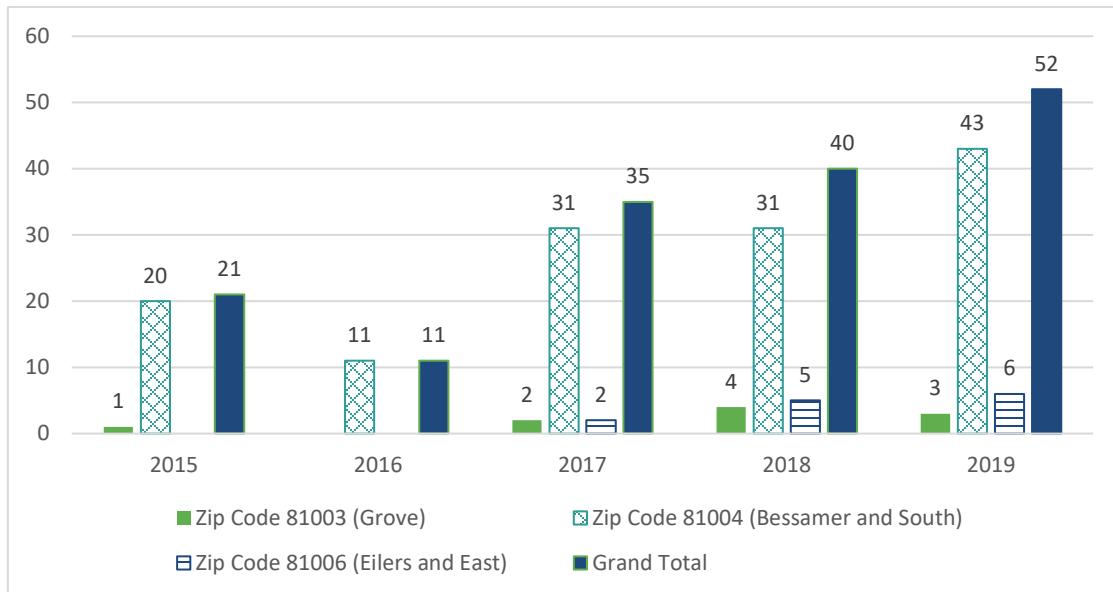
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<sup>1</sup> Environmental Review Process Guidance from HUD's Office of Environment and Energy: <https://www.hudexchange.info/environmental-review/site-contamination>.

<sup>2</sup> HUD issued updated guidance in 2016: "A site over a former solid waste landfill/dump and/or Superfund (National Priorities List [NPL]) site is not acceptable for development unless the hazardous substances, petroleum, and petroleum products are completely removed or remediated to restricted residential standards and the site is delisted, or for an NPL site only, the Federal Agency with management authority over the site gives written approval of the site for residential usage." Multi-family Accelerated Processing (MAP) Guide. Office of the Assistant Secretary for Housing, FHA Commissioner. Revised January 29, 2016.

- Some landlords did not want their rental properties sampled due to not understanding what it might mean for them and their responsibilities to their tenants.

As a result, property owners in the study area faced challenges selling their homes and obtaining home improvement loans. As of January 2019, there were 326 active FHA mortgages in the Bessemer, Eilers and Grove area. The total value of these mortgages is \$27 million. The graph below shows all active FHA loans in the Census tracts affected by the Superfund site, by zip code. The number of active FHA loans in affected zip codes dipped to a low of 11 in 2016. Thanks partly to inter-agency cooperation and community education, the number of FHA loans increased to 52 in 2019.



**Figure 6. Number of active FHA Loans in zip codes in the Superfund study area.**

### ***Tools of Success***

Over the course of investigations and cleanup activities at the Colorado Smelter Superfund site, EPA used a range of approaches to help residential property owners address the potential impacts of lending stigma and limited information. These approaches include:

- Coordinating with HUD to revise its multi-family lending guidance to clarify that it does not apply to single-family homes
- Developing a Memorandum of Agreement with HUD to align approaches to residential lending within Superfund site boundaries
- Providing information for homeowners, lenders, appraisers and real estate professionals to learn about the liability protections offered under CERCLA
- Developing a fact sheet to provide accurate information about cleanup and liability risks for the area.
- Issuing a Cleanup Completion Letter for properties that have been cleaned up or test results have confirmed that no cleanup is needed (See Figure 15 for sample letter.)
- Maintaining a real-time map showing properties expected to be sampled, properties that have been sampled and properties that have been cleaned up

- Coordinating with other agencies to host an educational workshop on the status of cleanup and liability protections, including lender liability protections
- Helping the community learn more about the benefits of the Superfund designation – that it provides certainty of having clean homes and yards after sampling and cleanup
- Ongoing outreach and coordination with local government to be responsive to questions and build common understanding and trust
- Providing several programs to support local revitalization, including job training that not only supports the local jobs economy but helps demystify the contamination and cleanup process within the community
- Sponsoring a revitalization planning process for affected neighborhoods. The revitalization process brought together an interagency and cross-sector group, the Colorado Smelter Revitalization Group, to identify revitalization goals and strategies. The process inspired the community to develop a vision for the future of the neighborhoods and fostered stewardship and investment across local, state and federal agencies for this long-overlooked area

## Superfund Liability Protections

As EPA started site investigations and cleanup, EPA also began coordinating with federal, state and local agencies to provide information and address stigma and lending barriers. For example, EPA shared information about the 2002 Brownfield Amendments to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, also known as Superfund) and the 2018 Brownfields Utilization, Investments and Local Development (BUILD) Act. These pieces of legislation provide important protections to prospective purchasers and lessees who meet certain statutory criteria and comply with ongoing obligations at a property. The BUILD Act also expanded and codified existing EPA guidance on bona fide prospective purchaser (BFPP) liability protection for tenants at federal Superfund sites.


*Residential Property Owners.* Generally, EPA does not take action against owners of residential property located on or adjacent to Superfund sites. EPA’s policy applies to properties consisting of one to four units of housing that are owned and used exclusively as single-family homes. EPA’s Policy Toward Owners of Residential Property at Superfund Sites (7/3/1991) provides more information:

<https://www.epa.gov/enforcement/guidance-owners-residential-property-superfund-sites>.

*Lenders.* CERCLA Section 101(20) includes a secured creditor exemption that eliminates owner/operator liability for lenders who hold ownership in a CERCLA facility primarily to protect their security interest in that facility, provided they do not “participate in the management of the facility.” An EPA fact sheet provides more information: <https://www.epa.gov/sites/production/files/documents/lender-liab-07-fs.pdf>.

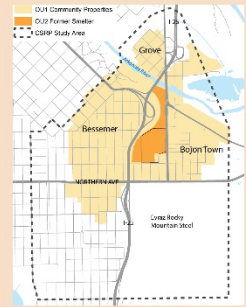
**REVITALIZATION PLAN**  
**Colorado Smelter Superfund Site**  
**Pueblo, Colorado**

JULY 2019



**INTRODUCTION**

**The Community**  
 The Bessemer, Ullers Heights/Bojon Town and Grove neighborhoods grew up around the steelworks industry in the late 1800s, attracting diverse immigrants from all over the world, including Italy, Slovenia and Mexico. Many remnants of a former factory town are present today including the small Minnesota Town Company cottage housing, churches, family restaurants, neighborhood bars, historic buildings, and a rich collection of ethnically diverse cultures. Despite these neighborhood treasures, the area currently suffers from a significant lack of investment in housing, infrastructure, services and economic development. In 1950, the construction of I-25 divided the neighborhood. Decades of smelting also resulted in contaminated soil throughout the area. Challenges include concerns about crime, small and aging housing stock, sidewalks in disrepair and a partially vacant commercial district. The community is eager for reinvestment to revive resident quality of life, celebrate the rich cultural heritage and support the local economy. In addition, the City of Pueblo will coordinate with the Colorado Coalition for Homeless to provide continued care and address the needs of homeless populations.



**The Colorado Smelter Revitalization Project**  
 In 2014, the EPA designated the Colorado Smelter Superfund site due to high levels of arsenic and lead at the former Smelter facility and slag pile (Operable Unit 2), and in soils throughout much of the surrounding community properties (Operable Unit 1). While residential soil cleanup has been progressing, EPA sponsored the Colorado Smelter Revitalization Project (CSRP), a collaboration of local, state and federal agencies to support revitalization of the area. The CSRP, with support from EPA's Superfund Redevelopment Initiative, sponsors a community planning process resulting in a collaborative vision to guide future investment and revitalization. CSRP goals include:

- Support neighborhood revitalization around the Colorado Smelter area.
- Coordinate and leverage investments among local, state and federal agencies.
- Build on earlier planning efforts including outcomes from the 2016 Superfund Community Visioning Workshop and the 2017 Building Blocks Workshop.
- Inform LHA cleanup, the City's neighborhood plan update and the Pueblo Department of Public Health and Environment (DPH&E) health disparities grant for an improved built environment.

**Revitalization Themes**  
 On October 30, 2018, the CSRP hosted a community visioning workshop to identify revitalization strategies around the following three themes:

1. Connectivity and Cultural Heritage (see page 2)
2. Thriving Neighborhoods (see page 6)
3. Vibrant Commercial (see page 8)

This report summarizes the outcomes of the visioning session including revitalization goals, strategies, implementation examples and resources.

*Funded by EPA Region 8 and the Superfund Redevelopment Initiative*

The CSRP study area encompasses and extends beyond areas supported by the Superfund cleanup including the Bessemer, Grove and Ullers Heights blocks.

The Colorado Smelter Revitalization Project (CSRP) includes the following participating entities:

- City of Pueblo
- Pueblo County
- Pueblo Dept. of Public Health and Environment
- NeighborWorks
- Colorado Smelter Community Advisory Group
- CO Dept. of Public Health and Environment
- CO Dept. of Transportation
- U.S. Environmental Protection Agency
- U.S. Economic Development Administration
- U.S. Dept. of Transportation
- U.S. Housing and Urban Development
- Four-Corner Mountain Steel



**Figures 7-9. The Revitalization Plan sponsored by the Superfund Redevelopment program convened stakeholders to identify reinvestment strategies to support a thriving neighborhood as cleanup occurs and after complete.**

## Outcome

Today, the Bessemer, Eilers and Grove neighborhoods anticipate a brighter future as more residential properties are sampled and cleaned up each day.

As shown in figures 10 and 11, property values and numbers of sales have increased beyond 2009 levels before site discovery. Although the average annual number of home sales dipped to 73 after site discovery, home sales increased to an average of 117 per year after EPA signed the site's IROD in September 2017.

Similarly, property sales values dipped to 85% of appraised value after site discovery and then rose to an average of 113% of appraised value after EPA signed the site's IROD. This increase in sales and property values is in part due to significant interagency cooperation and education efforts for homeowners, lenders and real estate professionals.

The next section outlines strategies to help protect home values during the Superfund cleanup process based on lessons learned from the Colorado Smelter Superfund site.

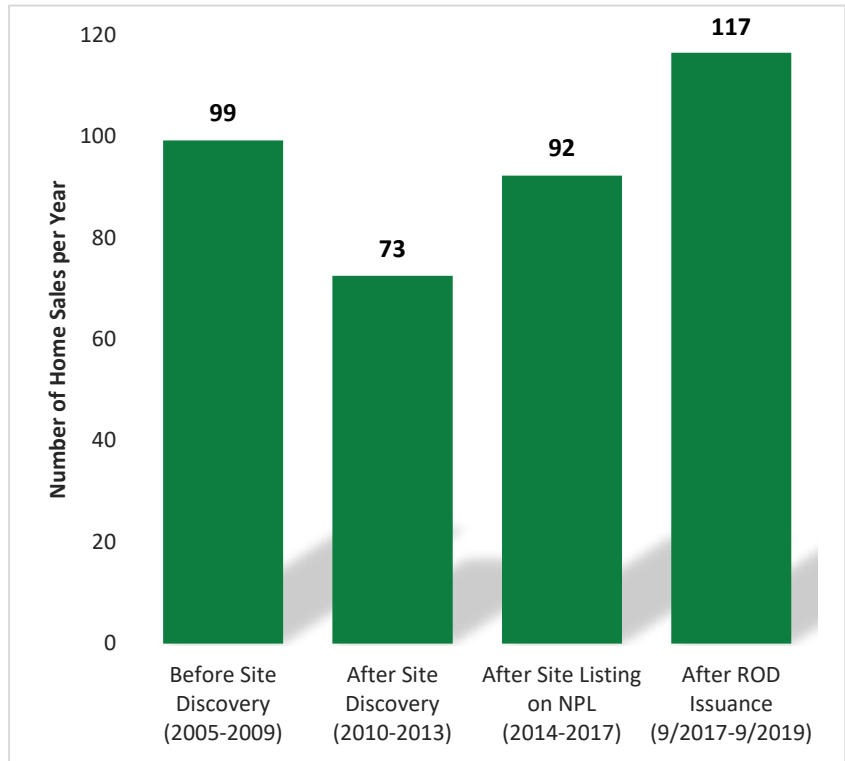


Figure 10. Annual average number of annual home sales in the Superfund study area at different stages of the Superfund process.

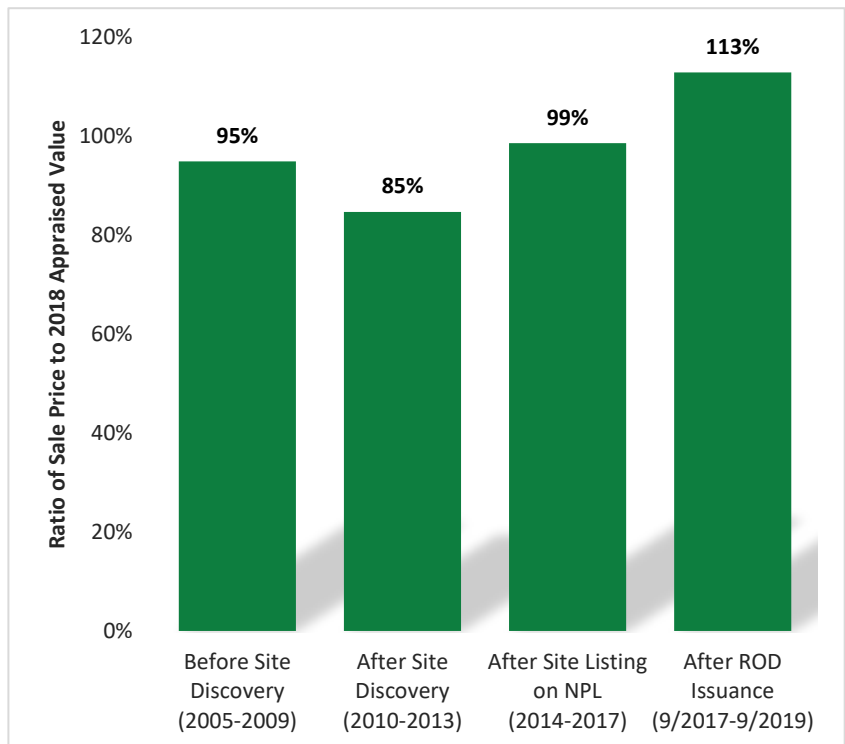


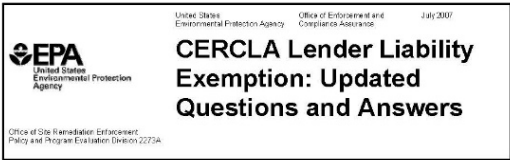
Figure 11. Ratio of sale price to 2018 appraised value for homes in the Superfund study area.



## Strategies to Protect Home Values in Superfund Areas

Lessons learned from the Colorado Smelter Superfund site cleanup can be applied to other residential cleanups to help address unnecessary stigma and lending barriers. The following key strategies can be adopted at other residential cleanup sites to protect home values during cleanup. Examples of these strategies are shown on the following pages.

- **State and Federal Coordination.** Coordinate with federal and state agencies to confirm a consistent message around cleanup status and liability protections.
- **Local Government Coordination.** Coordinate with local government, both city and county to answer questions, increase understanding and build trust in the process and the liability protections.
- **Residential and Lender Liability Protections.** Educate property owners and local lenders about the liability protections available under CERCLA.
- **HUD Guidance.** Ensure HUD guidance and other federal or state policies do not present unnecessary barriers to sales and lending for single-family homes in the area.
- **Education Materials.** Develop fact sheets and other materials that explain the cleanup status and available liability protections for homeowners, lenders, appraisers and real estate professionals.
- **Property Status Letter.** Issue a Property Status Letter that confirms that a site is clean and clarifies any applicable restrictions. The property owner can use this letter for loan applications and the property listing process.
- **Property Sampling Map.** Develop a real-time map showing which properties have been sampled and where tests have confirmed no cleanup is needed. Real estate professionals and community members with questions about a property can call EPA to get real-time status confirmation about the status of specific properties provided no personal identifying information is revealed.
- **Local Training.** Sponsor a training workshop for local lending, appraisal and real estate professionals to ensure they understand the status of the cleanup and available liability protections.
- **Interagency Revitalization Support.** Sponsor a revitalization planning process for affected neighborhoods to promote interagency and cross-sector coordination, develop a vision for the future, and identify and coordinate resources to support next steps.



**Background**

In 1980, Congress enacted the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) that, for the first time, gave the U.S. EPA the authority to respond to human health and environmental hazards posed by hazardous substances at sites. As a result, EPA could either choose "enforcement first" requiring that liable parties conduct the cleanup or EPA itself could conduct the cleanup and subsequently seek cleanup costs from liable parties. Under Section 107 of CERCLA, liable parties are:

- (1) the current owner and operator;
- (2) any owner or operator at the time of disposal of any hazardous substances;
- (3) any person who arranged for the disposal or treatment of hazardous substances, or arranged for the transportation of hazardous substances for disposal or treatment; and
- (4) any person who accepts hazardous substances for transport to the site and selects the site.

Under Section 101(20)(A) of CERCLA, a person is an "owner or operator" of a facility if that person:

- (1) owns or operates that onshore or offshore facility; or
- (2) owned, operated or otherwise controlled activities at that facility immediately before title to the facility, or control of the facility, was conveyed to a unit of state or local government due to bankruptcy, foreclosure, tax delinquency, abandonment or similar means.

However, Section 101(20)(A) of CERCLA excludes from the definition of an "owner or operator" any "person, who, without participating in the management of a . . . facility, holds indicia of ownership primarily to protect his security interest in the . . . facility."



# Colorado Smelter

## fact sheet



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY • REGION 8 • SEPT 2012

### Property Values and Institutional Controls

**Introduction**

The purpose of this fact sheet is to provide information regarding property values and explain the use of institutional controls (ICs) at Superfund sites.

**Property Values**

**Will a Superfund designation decrease property values or hurt the economy?**

EPA does not track property values. EPA's mission is to protect human health and the environment. However, based on past cleanups, EPA believes that a Superfund cleanup has an overall beneficial impact on the community.

Studies indicate that it is the discovery of environmental contamination that can negatively impact property values. Because the listing of a site on the NPL triggers a federal commitment to do cleanup work, this step reduces uncertainty and may act as a signal to real estate markets that property improvements are imminent.

**What happens if a contaminated property is not cleaned up and the owner tries to sell the property? How does this affect property values in the neighborhood?**

For those property owners who volunteer to have their property cleaned up, they will receive a letter stating the property is clean, which not only provides comfort for the existing property owner but future property owners as well.

For those property owners that do not volunteer to have their property cleaned up, they will not have the benefit of showing that the contamination on their property has been addressed, which may make it more difficult to sell in the future.

EPA has found at other sites that while having your property cleaned up is voluntary, most if not all property owners ultimately chose to have their properties cleaned. State law requires property owners to disclose certain information about the property when trying to sell, especially if any sampling was done, contaminants were found, or if a cleanup occurred.

There are other factors in addition to Superfund cleanup that affect property values, including the general condition of a property, market trends and other unrelated factors in the specific area.

The following links below provide information and studies conducted regarding Superfund sites and property values:

- ♦ [www.epa.gov/superfund/programs/restore/effects/property.html](http://www.epa.gov/superfund/programs/restore/effects/property.html)
- ♦ [www.epa.gov/superfund/accomp/benefits.htm](http://www.epa.gov/superfund/accomp/benefits.htm)
- ♦ Does Cleanup of Hazardous Waste Sites Raise Housing Values? (PDF, 56 pp, 577 K)



Colorado Smelting Company Refinery

(Continues on reverse)

**U. S. Department of Housing and Urban Development**

Homeownership Center  
 Region VIII Denver  
 1670 Broadway Street  
 Denver, Colorado 80202-4801  
 Phone: 1-800-235-5312  
 Web: www.hud.gov

October 7, 2016

MEMORANDUM FOR: FHA-approved Appraisers and Lenders doing business in Pueblo, CO

FROM: Scott Bice, Denver Homeownership Center Director

SUBJECT: Pueblo Smelter Guidance Update – September 28, 2016

As many of you are aware, neighborhoods in the vicinity of the historic Colorado Smelter could potentially have elevated levels of lead in exterior soils and/or within dust inside the houses. See the attached fact sheet for more information. Information can also be accessed on the Pueblo Health Department's website <http://co.pueblo.org/government/co/pueblo-city-county-health-department>. I will be the contact person for anyone with questions related to lending in this area as it relates to FHA loans.

The Federal Housing Administration has full confidence in the EPA's testing and remediation program, and, HUD's policy is based upon the application of HUD's published standards on environmental contamination as applied to the EPA's current testing protocol for the Pueblo Smelter site. Provided the conditions in this memorandum are followed, we will continue to allow FHA-insured mortgages to be issued in these neighborhoods, and will not seek indemnification or other recourse provided all other FHA requirements are followed. Please note that HUD cannot give prospective purchasers legal advice.

- Appraisers should clearly disclose the possibility of heavy metals contamination (lead and arsenic are the two of concern at this time) in the properties within the preliminary study area, and ensure any impacts to value inherent in the uncertainty created by these potential contaminations are incorporated into the appraisal. To date, FHA's review of appraisals indicates that disclosure has not been happening nor has comments to any valuations issues been discussed, although the valuation appears to have been done appropriately; i.e., at this time market value does not appear to be negatively impacted by EPA's testing and remediation program, nor by disclosure that that program is ongoing.
- Contact EPA to determine if the home is within the study area and has not been tested by EPA for both indoor dust and outdoor soil, then FHA requires that the homeowner consent to and request the testing prior to the lender evaluating the loan, using the attached consent form.



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
 REGION 8  
 1555 Wynkoop Street  
 Denver, Colorado 80202-1129  
 Phone 800-227-9917  
 www.epa.gov/region8

February 22, 2018

Ref: 8EPR-SR

Regarding the property at:  
 Pueblo, Colorado

Re: Colorado Smelter Superfund Site – Residential Property Sampling Results

Dear Sir/Madam:

Thank you for granting EPA access to sample yard soil and indoor dust at the property noted above as part of the Colorado Smelter Superfund Site Remedial Investigation. EPA sampled this property for Colorado Smelter-related metals contamination that may pose a health risk. Based on these soil and dust sample results and the cleanup levels identified in the September 26, 2017 interim Record of Decision, this property **does not need either a soil or dust cleanup** to reduce risk of exposure to smelter-related contamination.

For your convenience, the table below presents a brief summary of whether or not a cleanup is needed at this property.

	Cleanup Required?		
	Outdoor Soils		
	Yard	Garden/Play Area	Indoor Dust
Lead	No	No	No
Arsenic	No	No	No

Note: NS= Not Sampled, NA= Not Applicable

More detailed Site information and property-specific data tables and maps are enclosed with this letter.

We appreciate your participation in the EPA Colorado Smelter sampling program. If you have any questions about your sampling results, please feel free to contact me toll free at 1-800-227-8917, extension 312-6484, directly at (303) 312-6484 or at [forrest.sabrina@epa.gov](mailto:forrest.sabrina@epa.gov). Para asistencia en español por favor comuníquese con V. Jasmín Guerra a 800-227-8917, ext. 312-6508 (llamada gratuita).

Figures 12-15. Several of the tools used to help maintain home values at the Colorado Smelter Superfund site.

## Conclusion

### The Benefits of Residential Superfund Cleanups

Although a Superfund designation can initially increase the impacts of stigma on a neighborhood, it also provides long-term benefits. These benefits include having the certainty of a sampled property and, as necessary based on sampling results, a clean property after cleanup. Once properties in the area have been cleaned up, property values tend to increase. During cleanups, EPA often coordinates with other federal, state and local agencies to enlist other programs and resources to help address long-standing neighborhood needs outside the scope of the cleanup.

### Local Benefits of Protecting Home Values from Listing to Cleanup

Disinvestment in neighborhoods impacts entire jurisdictions as well as the neighborhoods themselves. Sales prices affect the appraisal value of properties over time. If overall neighborhood sales prices drop or remain low, the appraised values and subsequent property taxes will also remain low. If overall neighborhood sales prices increase, the appraised values and property taxes will increase. In most jurisdictions, property taxes are the primary source of the general fund that makes local government operations possible. Sales tax from retail operations can also be affected by stigma and then rebound after cleanup. During residential cleanups, EPA and local jurisdictions can work together with other federal, state and local agencies to address unnecessary lending barriers and protect home values and neighborhood stability.

As seen at the Colorado Smelter Superfund site, residential Superfund cleanups protect public health and the environment and can support sustained and improved property values over time. The Superfund process provides clarity for all parties in the real estate process to understand site conditions with clearly documented health and safety information. As cleanup progresses, home sales are beginning to exceed their appraised values, showing that home values have remained stable during the cleanup process and that stigma is no longer artificially dampening the local housing market. Further, the opportunities for coordination between federal, state and local agencies during a Superfund cleanup can lead to resource optimization and involvement of other agencies and organizations to address community needs beyond the scope of the remedial action.

*For more information about EPA's Superfund Redevelopment Initiative, visit:  
<https://www.epa.gov/superfund-redevelopment-initiative>.*



www.epa.gov

# Strategies for Reducing Lending Challenges During Residential Cleanups: An Economic Case Study Looking at the Colorado Smelter Superfund Site



## Technical Appendix

### Property Sales and Assessed Values

EPA obtained data on the most recent property parcel appraisal values at the Colorado Smelter Superfund site in September 2019 from property records accessible through Pueblo County County’s online property appraisal database.<sup>1</sup> EPA also obtained property sales transaction values for January 2005 through September 2019.

**Table A-1. Property Sales and Appraised Values for January 2005 through September 2019**

Parcel ID No. <sup>a</sup>	Date of Property Sale	Property Sale Price (as of date of sale)	Appraised Property Value (2018)
1501417024	1/7/2005	\$101,200	\$94,104
1501310029	1/10/2005	\$99,000	\$86,139
1501418008	1/12/2005	\$54,000	\$85,370
1501422035	1/27/2005	\$56,000	\$47,046
1501131016	1/28/2005	\$8,000	\$3,520
1501131017	1/28/2005	\$8,000	\$3,860
1501417013	1/31/2005	\$85,000	\$97,352
1501407005	2/1/2005	\$4,000	\$10,524
1501419010	2/11/2005	\$70,000	\$57,005
1501314027	2/11/2005	\$65,000	\$34,832
1406325034	2/11/2005	\$50,000	\$53,239
1501408019	2/15/2005	\$104,000	\$122,623
1512229013	2/16/2005	\$19,000	\$43,958
1501127011	2/24/2005	\$61,000	\$91,975
1501309024	2/25/2005	\$73,000	\$56,985
1501421044	2/28/2005	\$25,000	\$48,300
1501409002	3/2/2005	\$22,000	\$33,847
1501313022	3/2/2005	\$54,000	\$51,058
1501409030	3/7/2005	\$69,000	\$65,503
1501418031	3/18/2005	\$50,500	\$45,724
1512232021	3/21/2005	\$35,000	\$49,232
1512229014	3/22/2005	\$30,000	\$40,447
1501405005	3/29/2005	\$78,000	\$84,753
536401006	4/1/2005	\$150,000	\$168,076
1501216019	4/4/2005	\$119,900	\$109,961

<sup>1</sup> <http://www.co.pueblo.co.us/cgi-bin/webatrallbroker.wsc/ackatr.p>

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1406320005	4/8/2005	\$40,000	\$43,101
1501130040	4/19/2005	\$73,000	\$97,464
1501318025	4/21/2005	\$62,000	\$54,911
1501419008	4/22/2005	\$28,000	\$40,628
1501130040	4/22/2005	\$84,000	\$97,464
1501310022	4/25/2005	\$37,500	\$142,608
1512232025	4/29/2005	\$29,000	\$56,545
1406320014	4/29/2005	\$68,000	\$80,659
1501127011	4/30/2005	\$55,000	\$91,975
1501420038	5/5/2005	\$40,000	\$45,329
1512112026	5/6/2005	\$17,600	\$5,520
1512112022	5/6/2005	\$17,600	\$11,030
1512112025	5/6/2005	\$17,600	\$11,030
1512112003	5/12/2005	\$47,900	\$72,132
1501402026	5/12/2005	\$23,000	\$35,440
1501205015	5/18/2005	\$67,500	\$83,891
1501120004	5/23/2005	\$60,000	\$32,727
1501414008	5/26/2005	\$50,000	\$59,432
1501310028	5/26/2005	\$68,000	\$3,560
1501416012	5/27/2005	\$33,500	\$54,388
1501138017	5/31/2005	\$57,500	\$76,121
1501420020	6/3/2005	\$50,000	\$50,469
1501409012	6/3/2005	\$47,000	\$58,973
1501420004	6/15/2005	\$500	\$39,965
1501421025	6/20/2005	\$39,900	\$38,822
1501418013	6/21/2005	\$115,000	\$77,819
1501419003	6/28/2005	\$49,900	\$88,891
1512232017	6/28/2005	\$24,000	\$32,420
1406319006	6/29/2005	\$59,000	\$85,963
1501139006	6/30/2005	\$180,000	\$202,226
1406206004	7/7/2005	\$80,000	\$74,995
1501404011	7/20/2005	\$55,900	\$46,541
1501419005	7/23/2005	\$45,000	\$62,042
1512230001	7/29/2005	\$105,000	\$152,788
1406325037	7/29/2005	\$65,000	\$47,974
1501417022	8/4/2005	\$14,000	\$35,803
1501144010	8/16/2005	\$175,000	\$116,076
1501127011	8/18/2005	\$114,000	\$91,975
1406325020	8/19/2005	\$35,000	\$32,818
1501115002	8/24/2005	\$25,000	\$45,753

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1501404016	8/30/2005	\$95,000	\$105,160
1512110006	9/2/2005	\$72,000	\$55,878
1501418034	9/2/2005	\$6,000	\$2,880
1501420014	9/6/2005	\$119,000	\$54,012
1501128010	9/6/2005	\$183,500	\$328,744
1501128010	9/6/2005	\$150,000	\$328,744
1501120005	9/12/2005	\$45,000	\$57,766
1512232006	9/15/2005	\$65,000	\$73,764
1501130035	9/15/2005	\$4,500	\$1,750
1501308015	9/15/2005	\$45,900	\$57,548
1501418027	9/22/2005	\$14,000	\$40,618
1512110013	9/23/2005	\$15,000	\$49,681
1501120006	9/27/2005	\$61,000	\$44,495
1512112003	9/29/2005	\$73,000	\$72,132
1512230014	9/30/2005	\$32,000	\$32,086
1406327004	10/4/2005	\$23,600	\$44,698
1512228031	10/7/2005	\$38,000	\$59,201
1501413008	10/11/2005	\$2,000	\$3,520
1406301067	10/12/2005	\$85,000	\$85,779
1512104002	10/14/2005	\$49,900	\$49,287
1512232025	10/17/2005	\$85,000	\$56,545
1501131020	10/20/2005	\$26,000	\$65,386
1501142002	10/21/2005	\$79,000	\$89,935
1406311012	10/21/2005	\$27,000	\$45,218
1501419001	10/24/2005	\$15,000	\$52,702
1501413005	10/25/2005	\$185,000	\$128,872
1501418010	10/28/2005	\$6,000	\$2,690
1501423030	10/28/2005	\$40,000	\$45,500
1501120019	10/31/2005	\$65,000	\$59,006
1501120018	11/3/2005	\$30,000	\$44,000
1501127004	11/7/2005	\$78,000	\$92,346
1501309023	11/7/2005	\$82,000	\$75,214
1501424009	11/10/2005	\$103,000	\$113,465
1406301043	11/10/2005	\$108,000	\$104,460
1501412010	11/15/2005	\$59,900	\$35,182
1501306016	11/23/2005	\$29,900	\$59,193
1501418012	11/28/2005	\$230,000	\$244,245
1501129010	12/1/2005	\$53,000	\$61,675
1501308010	12/2/2005	\$44,000	\$45,706
1406302014	12/2/2005	\$10,000	\$8,750

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1406328011	12/10/2005	\$69,000	\$94,633
1501117003	12/12/2005	\$61,000	\$61,814
1512229023	12/13/2005	\$56,000	\$35,912
1501310014	12/16/2005	\$79,000	\$54,709
1501418027	1/4/2006	\$70,000	\$40,618
1406324021	1/23/2006	\$67,000	\$46,715
1501308013	1/27/2006	\$39,000	\$87,988
1512112005	1/31/2006	\$61,000	\$74,320
1501317027	1/31/2006	\$80,000	\$68,590
1501404016	2/6/2006	\$105,000	\$105,160
1406301060	2/7/2006	\$72,900	\$124,563
1501409008	2/8/2006	\$31,500	\$54,290
1501408002	2/8/2006	\$500	\$83,881
1501128004	2/8/2006	\$140,000	\$2,030
1501128005	2/8/2006	\$140,000	\$110,360
1501414003	2/9/2006	\$97,000	\$84,130
1501131013	2/10/2006	\$45,000	\$53,604
1501414017	2/27/2006	\$36,900	\$60,970
536403006	2/28/2006	\$70,000	\$65,091
1501419001	3/6/2006	\$35,000	\$52,702
1501409001	3/7/2006	\$57,000	\$85,305
1501316003	3/10/2006	\$44,000	\$37,593
1501417019	3/14/2006	\$30,000	\$63,773
1501311017	3/15/2006	\$79,000	\$64,437
1501130014	3/15/2006	\$62,500	\$71,525
1406325004	3/22/2006	\$58,500	\$218,229
1501116004	3/28/2006	\$46,900	\$50,008
1501410021	3/29/2006	\$42,500	\$68,217
1512109007	3/31/2006	\$65,000	\$50,650
1501143009	3/31/2006	\$68,400	\$53,711
1501413017	4/4/2006	\$21,000	\$18,408
1501404013	4/5/2006	\$70,000	\$69,618
1501130038	4/12/2006	\$62,000	\$67,564
1501409008	4/14/2006	\$70,000	\$54,290
1501415004	4/14/2006	\$38,500	\$62,584
1501141014	4/14/2006	\$45,000	\$45,114
1501410011	4/17/2006	\$32,000	\$45,797
1501419003	4/20/2006	\$72,000	\$88,891
1501425006	4/20/2006	\$10,000	\$3,520
1501422005	4/20/2006	\$290,000	\$238,095

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1501314026	4/24/2006	\$22,000	\$48,714
1501404005	4/26/2006	\$38,500	\$62,111
1501313024	5/10/2006	\$31,500	\$64,151
1501135003	5/10/2006	\$75,000	\$74,051
1501144002	5/16/2006	\$56,000	\$90,093
1501410011	5/22/2006	\$80,000	\$45,797
1501317007	5/26/2006	\$48,000	\$66,938
1501421025	5/30/2006	\$65,000	\$38,822
1501305003	5/30/2006	\$119,700	\$154,449
1512232015	6/8/2006	\$59,000	\$94,327
1501205015	6/8/2006	\$95,000	\$83,891
1501217014	6/9/2006	\$69,900	\$62,445
1501416012	6/12/2006	\$74,500	\$54,388
1501409026	6/16/2006	\$36,000	\$51,480
1501415012	6/23/2006	\$38,500	\$53,575
1501420001	6/27/2006	\$59,900	\$57,033
1501415012	6/27/2006	\$33,000	\$53,575
1512108019	6/29/2006	\$97,000	\$73,428
1501217009	6/29/2006	\$85,500	\$100,365
1512108020	6/30/2006	\$58,000	\$48,109
1512230030	6/30/2006	\$68,000	\$49,983
1501408024	7/3/2006	\$48,500	\$66,607
1512112007	7/6/2006	\$15,900	\$33,874
1512112004	7/7/2006	\$38,000	\$43,164
536404011	7/7/2006	\$18,000	\$5,918
1501409001	7/12/2006	\$115,000	\$85,305
1501311010	7/12/2006	\$39,900	\$60,944
1501315012	7/20/2006	\$73,000	\$75,234
1501408019	7/20/2006	\$60,000	\$122,623
1501121012	7/20/2006	\$51,000	\$80,374
1501130001	7/21/2006	\$15,000	\$52,740
1501316003	7/24/2006	\$55,000	\$37,593
1501415019	7/25/2006	\$55,500	\$51,884
1512232017	7/27/2006	\$46,000	\$32,420
1501415004	7/28/2006	\$85,000	\$62,584
1501130001	7/28/2006	\$50,000	\$52,740
1406319003	7/31/2006	\$60,000	\$54,210
1406305001	7/31/2006	\$64,500	\$87,768
1501419026	8/2/2006	\$40,000	\$37,264
1501419027	8/2/2006	\$40,000	\$59,116



<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1406317003	8/4/2006	\$57,100	\$86,102
1501420020	8/8/2006	\$52,500	\$50,469
1512232009	8/16/2006	\$75,000	\$63,111
1501415001	8/24/2006	\$125,000	\$100,153
1501411003	8/31/2006	\$26,500	\$50,393
1501418030	9/8/2006	\$76,500	\$84,202
1501403023	9/8/2006	\$34,000	\$46,564
1501403023	9/8/2006	\$17,900	\$46,564
1501421029	9/13/2006	\$41,000	\$74,511
1512223024	9/15/2006	\$63,000	\$43,844
1501314012	9/19/2006	\$92,500	\$95,894
1501308015	9/21/2006	\$69,900	\$57,548
1501130047	9/25/2006	\$45,000	\$63,446
1406325009	9/26/2006	\$65,000	\$59,494
1501313024	9/29/2006	\$58,400	\$64,151
1501317019	9/29/2006	\$32,000	\$8,165
1501317020	9/29/2006	\$32,000	\$25,972
1406309007	9/29/2006	\$76,400	\$102,947
1501421032	10/4/2006	\$70,000	\$92,237
1501407005	10/4/2006	\$4,000	\$10,524
1512230009	10/16/2006	\$78,300	\$70,148
1501120004	10/16/2006	\$25,000	\$32,727
1501425003	10/17/2006	\$108,500	\$117,383
1501310019	10/17/2006	\$500	\$78,429
1512110013	10/25/2006	\$10,000	\$49,681
1501409026	10/26/2006	\$80,000	\$51,480
1501311010	10/26/2006	\$85,000	\$60,944
1512229029	10/27/2006	\$100,000	\$86,621
1501419001	10/30/2006	\$36,000	\$52,702
1501130029	10/30/2006	\$61,900	\$62,459
1501423033	11/3/2006	\$66,000	\$44,314
1501314026	11/3/2006	\$35,000	\$48,714
1501422013	11/9/2006	\$72,500	\$70,313
1501409023	11/15/2006	\$38,000	\$91,582
1501129019	11/15/2006	\$120,000	\$107,288
1406303003	11/15/2006	\$90,000	\$110,199
1501406006	11/22/2006	\$100,000	\$122,373
1501121012	11/30/2006	\$114,000	\$80,374
1501310024	12/11/2006	\$80,000	\$70,088
1501317018	12/12/2006	\$200,000	\$224,561

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1501317019	12/12/2006	\$200,000	\$8,165
1501317020	12/12/2006	\$200,000	\$25,972
1501317032	12/12/2006	\$200,000	\$12,555
1501421030	12/15/2006	\$55,000	\$42,042
1406317003	12/15/2006	\$115,000	\$86,102
1501130047	12/19/2006	\$117,000	\$63,446
1501128008	12/26/2006	\$57,000	\$173,922
1501130015	1/2/2007	\$24,800	\$46,109
1501309002	1/8/2007	\$25,500	\$2,880
1406301053	1/8/2007	\$42,000	\$46,621
1501405001	1/12/2007	\$166,000	\$140,446
1501131002	1/12/2007	\$35,000	\$1,750
1501131034	1/12/2007	\$35,000	\$53,024
1406325005	1/12/2007	\$34,000	\$58,921
1501409023	1/25/2007	\$100,000	\$91,582
1501403023	1/30/2007	\$89,000	\$46,564
1406324023	2/2/2007	\$28,100	\$49,013
1501317026	2/8/2007	\$28,500	\$40,140
1501314008	2/13/2007	\$24,000	\$47,136
1501419014	2/16/2007	\$2,000	\$1,790
1501424012	2/20/2007	\$100,000	\$134,300
1512228029	2/23/2007	\$40,000	\$50,175
1406327005	2/28/2007	\$7,500	\$2,210
1501120006	3/7/2007	\$12,500	\$44,495
1501120006	3/8/2007	\$19,000	\$44,495
1406325011	3/9/2007	\$30,000	\$66,294
1501116001	3/23/2007	\$27,000	\$73,796
1512229013	3/29/2007	\$45,000	\$43,958
1501143008	4/6/2007	\$8,000	\$41,347
1406308003	4/12/2007	\$41,700	\$37,588
1512229020	4/13/2007	\$84,900	\$115,547
1406311003	4/20/2007	\$80,300	\$64,381
1501420017	4/24/2007	\$20,000	\$39,380
1501311016	4/24/2007	\$72,000	\$61,204
1501419010	4/26/2007	\$27,000	\$57,005
1501314027	4/30/2007	\$17,000	\$34,832
1501143018	4/30/2007	\$185,900	\$235,748
1501130018	5/7/2007	\$49,900	\$77,547
1406330009	5/10/2007	\$40,000	\$44,561
1501415009	5/22/2007	\$77,300	\$95,115

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1406205004	5/23/2007	\$71,900	\$103,492
1501120019	5/23/2007	\$43,000	\$59,006
1406308004	5/25/2007	\$66,900	\$73,887
1406324029	5/28/2007	\$19,900	\$86,193
536404021	5/30/2007	\$74,000	\$126,671
1512109023	5/31/2007	\$75,000	\$67,482
1406311012	5/31/2007	\$58,000	\$45,218
1406320013	5/31/2007	\$42,000	\$50,142
1501313017	6/1/2007	\$30,000	\$64,505
1501402009	6/1/2007	\$57,000	\$78,085
1406211003	6/5/2007	\$45,000	\$26,743
1406320015	6/6/2007	\$100,000	\$121,088
1501404015	6/21/2007	\$75,000	\$89,142
1406214006	6/28/2007	\$22,000	\$60,566
1501142009	7/10/2007	\$70,000	\$89,097
1501411003	7/13/2007	\$47,000	\$50,393
1406206004	7/16/2007	\$35,900	\$74,995
1406206004	7/16/2007	\$29,000	\$74,995
1406301030	7/20/2007	\$95,000	\$107,353
1501418011	7/27/2007	\$10,000	\$57,246
1406302012	7/27/2007	\$5,000	\$1,000
1406327011	8/1/2007	\$41,500	\$69,613
1501142005	8/8/2007	\$185,000	\$170,826
1501205024	8/22/2007	\$93,000	\$79,026
1501141021	8/27/2007	\$60,000	\$110,929
1501141021	8/27/2007	\$51,400	\$110,929
1512104012	8/29/2007	\$82,500	\$38,403
1512104011	8/29/2007	\$82,500	\$42,330
1512102002	9/7/2007	\$58,900	\$54,624
1501408019	9/7/2007	\$25,000	\$122,623
1501418011	9/11/2007	\$31,500	\$57,246
1406311004	9/12/2007	\$66,000	\$67,170
1501418027	9/13/2007	\$16,100	\$40,618
1501117003	9/17/2007	\$13,000	\$61,814
1501419011	9/21/2007	\$82,900	\$108,966
1501309019	9/21/2007	\$29,900	\$99,455
1501408011	9/27/2007	\$14,500	\$41,452
1501143007	9/27/2007	\$95,000	\$129,050
536403011	10/3/2007	\$53,000	\$74,127
1501408019	10/9/2007	\$52,500	\$122,623

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1501130015	10/10/2007	\$52,000	\$46,109
1501421006	10/12/2007	\$45,000	\$44,015
1406305004	10/22/2007	\$8,000	\$0
1406214006	10/24/2007	\$39,500	\$60,566
1406326012	10/29/2007	\$24,900	\$37,172
1501140005	11/1/2007	\$30,000	\$56,387
1512112007	11/2/2007	\$32,000	\$33,874
1501423031	11/2/2007	\$58,000	\$63,606
1501423009	11/8/2007	\$70,000	\$56,576
1501205017	11/9/2007	\$23,000	\$86,258
1501142017	11/27/2007	\$1,000,000	\$14,800
1501141021	11/30/2007	\$85,000	\$110,929
1501421025	12/5/2007	\$12,000	\$38,822
1501415004	12/10/2007	\$36,000	\$62,584
1406325007	12/12/2007	\$120,000	\$78,517
1501316022	12/27/2007	\$64,000	\$103,168
1501408021	1/4/2008	\$25,000	\$57,903
1406325004	1/11/2008	\$39,000	\$218,229
1406302014	1/18/2008	\$5,500	\$8,750
1406310003	1/23/2008	\$1,200	\$350
1501418027	1/26/2008	\$16,000	\$40,618
1501305009	1/29/2008	\$85,000	\$107,069
1501409025	1/30/2008	\$32,000	\$67,059
1501314004	1/31/2008	\$88,000	\$83,566
1501420003	2/5/2008	\$11,100	\$34,491
1501311028	2/8/2008	\$53,000	\$116,390
1501217022	2/13/2008	\$85,700	\$84,365
1501129020	2/18/2008	\$33,600	\$58,228
1512106006	2/24/2008	\$125,000	\$163,351
1501310028	2/25/2008	\$24,000	\$3,560
1501308015	2/27/2008	\$25,000	\$57,548
1406302017	3/4/2008	\$26,000	\$19,788
1512229002	3/6/2008	\$20,000	\$36,388
1501407015	3/11/2008	\$125,000	\$186,870
1501417001	3/18/2008	\$320,000	\$232,591
1501402012	3/19/2008	\$27,000	\$81,183
1501421025	3/24/2008	\$22,000	\$38,822
1501412002	3/25/2008	\$22,000	\$51,886
1501205015	3/26/2008	\$52,100	\$83,891
1501133016	3/26/2008	\$27,900	\$60,613

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1406301043	3/26/2008	\$55,000	\$104,460
1501420020	3/31/2008	\$14,500	\$50,469
1501421024	3/31/2008	\$12,000	\$44,658
1501139006	3/31/2008	\$198,900	\$202,226
1501309024	4/2/2008	\$21,500	\$56,985
1501313017	4/11/2008	\$52,500	\$64,505
1501408024	4/14/2008	\$67,000	\$66,607
1512230025	4/15/2008	\$32,000	\$48,387
1501418027	4/18/2008	\$26,000	\$40,618
1501409026	4/18/2008	\$21,500	\$51,480
1501409026	4/18/2008	\$18,500	\$51,480
1501412001	4/18/2008	\$22,500	\$54,800
1501421030	4/21/2008	\$16,000	\$42,042
1501130032	4/24/2008	\$47,600	\$71,573
1501130044	4/25/2008	\$15,500	\$64,891
1501404017	5/5/2008	\$29,000	\$48,871
1501412007	5/9/2008	\$30,000	\$72,852
1501121003	5/9/2008	\$33,000	\$49,784
1501305004	5/12/2008	\$124,500	\$144,663
1501407010	5/14/2008	\$91,000	\$90,201
1501410021	5/16/2008	\$42,000	\$68,217
1501410010	5/19/2008	\$13,000	\$37,936
1501317018	5/23/2008	\$740,000	\$224,561
1501317019	5/23/2008	\$740,000	\$8,165
1501317020	5/23/2008	\$740,000	\$25,972
1501317032	5/23/2008	\$740,000	\$12,555
1501412010	5/28/2008	\$21,900	\$35,182
1501420014	5/29/2008	\$35,200	\$54,012
1406001007	6/13/2008	\$550,000	\$245,279
1501421009	6/20/2008	\$45,000	\$64,983
1501417010	6/23/2008	\$65,000	\$124,080
1501422010	6/23/2008	\$37,700	\$56,299
1501409019	6/23/2008	\$26,300	\$52,773
1501313032	6/26/2008	\$20,900	\$37,186
1501409014	6/30/2008	\$57,000	\$66,840
1501121012	7/10/2008	\$27,500	\$80,374
1501310024	7/17/2008	\$35,500	\$70,088
1501409008	7/23/2008	\$19,900	\$54,290
1501409023	8/1/2008	\$21,000	\$91,582
1501313028	8/8/2008	\$40,000	\$69,783

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1501311021	8/8/2008	\$40,000	\$28,712
1501122001	8/14/2008	\$150,000	\$191,330
1501310014	8/15/2008	\$18,500	\$54,709
1406311005	8/15/2008	\$79,500	\$94,101
1501313028	8/18/2008	\$55,000	\$69,783
1501409001	8/18/2008	\$27,000	\$85,305
1501311021	8/18/2008	\$55,000	\$28,712
1501312020	8/19/2008	\$30,000	\$53,541
1501314012	8/19/2008	\$42,000	\$95,894
1501414011	8/25/2008	\$40,000	\$56,065
1406317003	8/27/2008	\$51,000	\$86,102
1512110012	9/1/2008	\$37,500	\$60,542
1501120010	9/5/2008	\$25,000	\$54,842
536403011	9/8/2008	\$75,000	\$74,127
1501129001	9/9/2008	\$12,000	\$43,623
1501129001	9/9/2008	\$9,500	\$43,623
1512229009	9/18/2008	\$26,000	\$49,436
1501402011	9/23/2008	\$55,000	\$84,043
1501402023	9/24/2008	\$65,500	\$102,362
1501410023	9/25/2008	\$15,000	\$68,724
1501129019	10/1/2008	\$30,000	\$107,288
1406326012	10/1/2008	\$20,000	\$37,172
1501127020	10/3/2008	\$43,000	\$89,109
1406313008	10/3/2008	\$81,000	\$83,517
1501424011	10/16/2008	\$57,000	\$130,551
1501403017	10/16/2008	\$36,000	\$112,778
1406308003	10/16/2008	\$12,500	\$37,588
1406325011	10/23/2008	\$36,000	\$66,294
1501121003	10/27/2008	\$65,000	\$49,784
1501414003	10/30/2008	\$33,800	\$84,130
1501310024	10/30/2008	\$43,000	\$70,088
1501416037	10/31/2008	\$950,000	\$2,068,359
1501417007	10/31/2008	\$950,000	\$12,760
1501417036	10/31/2008	\$950,000	\$21,248
1512232025	11/11/2008	\$24,000	\$56,545
1512108008	11/14/2008	\$84,200	\$99,436
1501417021	11/14/2008	\$69,900	\$57,630
1501127020	11/14/2008	\$80,000	\$89,109
1501403014	11/20/2008	\$35,000	\$66,014
1406327005	11/21/2008	\$15,000	\$2,210

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1501409016	11/26/2008	\$30,000	\$69,535
1501413034	12/1/2008	\$25,200	\$86,225
1512109007	12/5/2008	\$65,000	\$50,650
1501314023	12/15/2008	\$81,500	\$98,789
1501402008	12/15/2008	\$16,000	\$62,764
1512112003	12/16/2008	\$26,500	\$72,132
1501408029	12/18/2008	\$18,500	\$57,006
1512228029	1/9/2009	\$20,200	\$50,175
1512108016	2/23/2009	\$100,000	\$19,957
1512108017	2/23/2009	\$100,000	\$66,834
1501314009	2/25/2009	\$18,500	\$69,983
1501412002	2/25/2009	\$42,800	\$51,886
1501310010	3/6/2009	\$27,000	\$67,902
1501310003	3/13/2009	\$58,000	\$79,652
1501418028	3/20/2009	\$7,000	\$57,864
1406301048	3/20/2009	\$65,000	\$74,291
1512223024	3/29/2009	\$22,000	\$43,844
1501316022	3/30/2009	\$72,000	\$103,168
1501405029	5/1/2009	\$20,000	\$57,646
1406301061	5/1/2009	\$63,900	\$65,319
1406325033	5/11/2009	\$19,000	\$21,862
1406325033	5/11/2009	\$13,000	\$21,862
1501307010	5/13/2009	\$17,500	\$47,790
1501312022	5/20/2009	\$19,000	\$53,330
1501414002	5/26/2009	\$26,000	\$99,644
1501418021	6/18/2009	\$25,000	\$62,864
1406310002	6/30/2009	\$40,000	\$70,222
1512231011	7/6/2009	\$16,600	\$48,895
1501419001	7/9/2009	\$19,900	\$52,702
1501405001	7/9/2009	\$60,500	\$140,446
1501310010	7/10/2009	\$35,900	\$67,902
1501420004	7/13/2009	\$10,000	\$39,965
1501313005	7/17/2009	\$71,000	\$111,308
1501412015	7/23/2009	\$14,300	\$42,374
1501142006	7/23/2009	\$65,000	\$61,039
1501421029	7/24/2009	\$22,600	\$74,511
1501311023	7/31/2009	\$40,000	\$79,887
1501313034	7/31/2009	\$99,900	\$245,721
536403006	8/4/2009	\$11,000	\$65,091
536403006	8/4/2009	\$11,000	\$65,091

Parcel ID No. <sup>a</sup>	Date of Property Sale	Property Sale Price (as of date of sale)	Appraised Property Value (2018)
1501130002	8/7/2009	\$90,000	\$93,034
1501410008	8/14/2009	\$37,500	\$54,768
1501143012	8/19/2009	\$28,000	\$69,890
1501421004	8/20/2009	\$16,500	\$28,472
1501417005	8/21/2009	\$25,000	\$77,778
1501405023	8/28/2009	\$30,000	\$66,028
1406312005	8/28/2009	\$46,000	\$52,999
1501421001	8/30/2009	\$14,000	\$62,628
1501318020	9/3/2009	\$117,000	\$110,174
1501410020	9/8/2009	\$15,000	\$37,731
1501313024	9/17/2009	\$29,900	\$64,151
1501313024	9/17/2009	\$21,400	\$64,151
1501317021	9/18/2009	\$240,000	\$43,018
1512110010	9/21/2009	\$37,000	\$42,730
1406001001	10/12/2009	\$225,000	\$207,934
1501421010	10/14/2009	\$85,000	\$87,013
1501421029	10/15/2009	\$73,500	\$74,511
1501418010	10/17/2009	\$6,500	\$2,690
536403010	10/19/2009	\$44,000	\$40,624
1501413034	10/23/2009	\$90,000	\$86,225
1406317012	10/23/2009	\$24,500	\$34,635
1501205024	10/30/2009	\$54,500	\$79,026
1501318002	11/3/2009	\$5,000	\$16,028
1501318022	11/6/2009	\$11,500	\$40,371
1501408010	11/19/2009	\$10,000	\$33,756
1406325002	11/25/2009	\$70,000	\$69,782
1501415012	11/30/2009	\$72,500	\$53,575
1501405011	12/18/2009	\$16,000	\$75,908
1501130046	12/29/2009	\$20,000	\$49,089
1406324031	12/29/2009	\$49,900	\$55,880
1501306017	12/31/2009	\$23,400	\$65,679
1501306007	1/15/2010	\$26,300	\$102,297
1501306010	1/15/2010	\$69,900	\$77,344
1501413032	1/19/2010	\$10,000	\$62,713
1406301011	1/28/2010	\$8,500	\$20,202
1406302016	1/28/2010	\$8,500	\$350
1501409025	2/11/2010	\$60,000	\$67,059
1406325025	2/18/2010	\$38,500	\$74,033
1501405011	2/22/2010	\$22,500	\$75,908
1501418028	2/24/2010	\$48,500	\$57,864



<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1501141008	3/11/2010	\$8,000	\$34,507
1501425005	3/25/2010	\$71,500	\$92,316
1501310022	3/30/2010	\$19,300	\$142,608
1406306005	4/7/2010	\$107,900	\$76,778
1501421032	4/12/2010	\$22,000	\$92,237
1501316008	4/21/2010	\$55,000	\$70,195
1501408009	5/4/2010	\$29,000	\$73,865
1501406012	5/7/2010	\$80,000	\$77,708
1501410011	5/10/2010	\$23,000	\$45,797
1501413011	5/12/2010	\$15,000	\$20,415
1512230019	5/21/2010	\$120,000	\$54,136
1406324002	5/21/2010	\$120,000	\$66,960
1501316009	5/27/2010	\$11,000	\$18,764
1501310029	5/28/2010	\$52,000	\$86,139
1501417020	6/2/2010	\$91,000	\$83,300
1501409001	6/2/2010	\$69,900	\$85,305
1501402012	6/3/2010	\$60,000	\$81,183
1501415022	6/4/2010	\$67,500	\$70,129
1406301053	6/4/2010	\$23,000	\$46,621
1406311004	6/29/2010	\$50,000	\$67,170
1501407020	6/30/2010	\$75,500	\$105,528
1512108008	7/1/2010	\$113,700	\$99,436
1406301065	7/7/2010	\$104,500	\$82,237
1501130004	7/20/2010	\$12,700	\$39,726
1501415026	7/26/2010	\$97,000	\$113,139
1501405011	7/26/2010	\$72,000	\$75,908
1501410019	8/9/2010	\$5,800	\$36,176
1501310017	8/31/2010	\$92,500	\$73,759
1501312018	10/5/2010	\$500	\$90,566
1406210006	10/8/2010	\$32,000	\$42,751
1501418021	10/13/2010	\$42,000	\$62,864
1501205016	10/19/2010	\$21,800	\$66,663
1501405003	10/20/2010	\$39,500	\$115,186
1512232004	10/26/2010	\$67,000	\$80,175
1406300049	11/8/2010	\$7,500	\$500
1501309018	11/16/2010	\$1,500	\$24,077
1501417022	11/19/2010	\$10,000	\$35,803
1501120011	11/19/2010	\$27,500	\$32,458
1501314012	11/24/2010	\$26,000	\$95,894
1501420008	11/29/2010	\$22,000	\$42,459

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1512104002	12/2/2010	\$45,000	\$49,287
1501404010	12/13/2010	\$18,800	\$26,999
1501316006	12/16/2010	\$55,000	\$100,330
1406324032	12/16/2010	\$34,000	\$60,647
1501312017	12/22/2010	\$27,500	\$65,853
1501118006	12/23/2010	\$56,800	\$65,290
1501316012	12/30/2010	\$68,500	\$124,339
1501309002	12/30/2010	\$325,000	\$2,880
1512109009	12/31/2010	\$74,200	\$187,349
1501423039	1/10/2011	\$33,000	\$85,189
1501312018	1/13/2011	\$15,000	\$90,566
1501423006	1/14/2011	\$22,000	\$101,672
1501318007	1/21/2011	\$6,000	\$56,538
1501129034	1/26/2011	\$93,500	\$63,744
1501130038	1/28/2011	\$22,000	\$67,564
1501116005	1/28/2011	\$40,000	\$64,815
1501116006	1/28/2011	\$40,000	\$91,386
1501131003	2/8/2011	\$26,000	\$75,170
1501116004	2/11/2011	\$15,000	\$50,008
1512108010	3/2/2011	\$100,000	\$75,254
1512108007	3/2/2011	\$100,000	\$12,590
1406210005	3/11/2011	\$4,600	\$3,696
1501419012	3/15/2011	\$30,000	\$52,943
1501120012	3/22/2011	\$5,000	\$53,772
1406301029	3/25/2011	\$75,000	\$84,093
1501420014	3/28/2011	\$17,000	\$54,012
1501420014	3/28/2011	\$10,900	\$54,012
1406301068	4/1/2011	\$34,900	\$67,051
1501402034	4/4/2011	\$20,500	\$52,379
1406301054	5/4/2011	\$52,500	\$55,326
1501129008	5/9/2011	\$10,500	\$36,048
1501409026	5/11/2011	\$16,000	\$51,480
1406305004	5/17/2011	\$14,000	\$0
1406320014	5/20/2011	\$70,000	\$80,659
1501417034	5/25/2011	\$47,000	\$85,299
1501130025	6/2/2011	\$24,900	\$77,457
1501403023	6/6/2011	\$24,200	\$46,564
1512112012	6/7/2011	\$38,100	\$95,350
1501424011	6/14/2011	\$110,000	\$130,551
1501417019	6/16/2011	\$22,000	\$63,773

Parcel ID No. <sup>a</sup>	Date of Property Sale	Property Sale Price (as of date of sale)	Appraised Property Value (2018)
1501415011	6/16/2011	\$33,000	\$118,881
1406312003	6/17/2011	\$79,500	\$108,219
1501309031	6/23/2011	\$28,200	\$122,273
1406324013	6/27/2011	\$82,000	\$84,244
1501217006	6/29/2011	\$35,000	\$102,536
1501128001	7/12/2011	\$36,300	\$113,609
1501422029	7/18/2011	\$22,000	\$65,963
1501310008	7/19/2011	\$15,000	\$45,544
1512229022	7/22/2011	\$30,100	\$87,283
1512229023	7/29/2011	\$16,000	\$35,912
1501405023	7/29/2011	\$45,000	\$66,028
1501415007	8/1/2011	\$6,000	\$47,800
1501133011	8/10/2011	\$35,000	\$46,970
1406324017	8/19/2011	\$59,000	\$91,741
1501404004	8/24/2011	\$185,000	\$74,334
1501130007	8/25/2011	\$19,000	\$64,780
1501424009	9/14/2011	\$93,000	\$113,465
1406324006	9/20/2011	\$35,100	\$141,649
1501418017	9/23/2011	\$5,000	\$23,228
1501147005	9/28/2011	\$270,000	\$160,055
1501121013	9/29/2011	\$25,000	\$46,333
1512232022	9/30/2011	\$6,700	\$40,393
1512232022	9/30/2011	\$6,700	\$40,393
1512232022	9/30/2011	\$6,600	\$40,393
1501314011	10/4/2011	\$13,000	\$120,991
1501415008	10/6/2011	\$53,500	\$82,076
1501146004	10/17/2011	\$65,000	\$3,958
1501146003	10/17/2011	\$65,000	\$74,140
1501130008	10/26/2011	\$34,900	\$92,320
1501408001	11/4/2011	\$38,000	\$103,856
1501141008	11/11/2011	\$30,000	\$34,507
1501130023	11/18/2011	\$25,000	\$55,265
1501402032	11/23/2011	\$8,500	\$44,586
1406000106	12/9/2011	\$942,200	\$138,742
1406001009	12/9/2011	\$942,200	\$147,763
1501310016	12/12/2011	\$24,400	\$68,554
1501422032	12/19/2011	\$12,700	\$73,262
1501314019	12/20/2011	\$67,500	\$79,947
1406206012	12/23/2011	\$15,000	\$54,347
1501205024	12/29/2011	\$54,500	\$79,026

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1406001003	1/4/2012	\$145,000	\$92,851
1501146006	1/18/2012	\$35,000	\$32,767
1501205021	1/19/2012	\$53,900	\$89,552
1501409004	1/25/2012	\$34,000	\$70,148
1501423025	2/3/2012	\$22,900	\$54,077
1512110011	2/7/2012	\$7,800	\$2,460
1501414007	2/8/2012	\$13,000	\$87,846
1501314026	2/10/2012	\$25,500	\$48,714
1501139010	2/13/2012	\$34,000	\$77,838
1501314026	2/17/2012	\$26,000	\$48,714
1501408016	2/27/2012	\$27,900	\$85,163
1501310013	2/27/2012	\$15,200	\$54,545
1501402023	3/6/2012	\$40,000	\$102,362
1512232024	3/9/2012	\$14,000	\$46,313
1501410005	3/27/2012	\$27,000	\$77,191
1501408001	3/30/2012	\$63,000	\$103,856
1501422021	4/27/2012	\$100,000	\$118,040
1501131018	4/27/2012	\$19,500	\$85,416
1501422018	4/30/2012	\$26,000	\$61,454
1406324030	5/3/2012	\$19,000	\$38,168
1406324030	5/3/2012	\$13,100	\$38,168
1501142005	5/4/2012	\$170,000	\$170,826
1501313021	5/11/2012	\$42,000	\$63,681
1406329006	5/11/2012	\$50,000	\$78,615
1512232014	5/18/2012	\$64,000	\$92,968
1501313033	5/23/2012	\$24,000	\$38,079
1501404007	5/29/2012	\$50,000	\$96,595
1501422035	5/30/2012	\$15,000	\$47,046
1501310009	5/30/2012	\$30,000	\$46,894
1501415016	5/31/2012	\$125,100	\$107,182
1501415016	6/1/2012	\$76,000	\$107,182
1501308012	6/2/2012	\$7,000	\$57,210
1501128010	6/18/2012	\$125,000	\$328,744
1501402008	6/22/2012	\$40,000	\$62,764
536404015	6/22/2012	\$20,100	\$28,335
1501137012	6/26/2012	\$30,000	\$47,563
1501144003	6/29/2012	\$24,100	\$72,189
1406325039	6/29/2012	\$112,500	\$68,361
1406324007	6/29/2012	\$65,000	\$62,455
1406325040	6/29/2012	\$112,500	\$64,757

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1406328002	7/2/2012	\$54,000	\$56,694
1406327010	7/3/2012	\$33,000	\$81,934
1406325010	7/6/2012	\$45,000	\$61,419
1406205008	7/9/2012	\$34,000	\$92,718
1501315012	7/17/2012	\$20,200	\$75,234
1501310022	7/17/2012	\$93,000	\$142,608
1501313024	7/19/2012	\$57,300	\$64,151
1501415020	7/24/2012	\$34,000	\$36,627
1501415029	7/30/2012	\$25,000	\$0
1406319011	8/8/2012	\$17,800	\$46,085
1512112021	8/10/2012	\$15,000	\$67,452
1501316003	8/28/2012	\$13,200	\$37,593
1406319006	9/27/2012	\$30,000	\$85,963
1406303001	9/27/2012	\$55,000	\$94,770
1501315012	9/28/2012	\$33,700	\$75,234
1501127016	10/1/2012	\$30,000	\$88,555
1501415028	10/4/2012	\$5,000	\$0
1501129010	10/15/2012	\$33,900	\$61,675
1406211003	10/22/2012	\$13,900	\$26,743
1512104006	11/9/2012	\$25,000	\$37,777
1501418034	11/15/2012	\$5,000	\$2,880
1406301066	11/16/2012	\$40,600	\$82,725
1501420018	11/19/2012	\$57,000	\$46,734
1501205019	11/21/2012	\$117,500	\$132,270
1512229026	11/26/2012	\$67,800	\$74,655
1406324031	11/26/2012	\$27,700	\$55,880
1406322002	11/28/2012	\$162,000	\$522,234
1406309001	11/28/2012	\$162,000	\$2,520
1406309005	11/28/2012	\$162,000	\$9,380
1501404002	11/30/2012	\$32,000	\$47,147
1501317026	12/1/2012	\$20,000	\$40,140
1501403001	12/3/2012	\$95,000	\$106,491
1406303009	12/7/2012	\$13,000	\$52,367
1501407015	12/17/2012	\$153,000	\$186,870
1501311010	12/20/2012	\$23,000	\$60,944
1501416012	12/27/2012	\$9,000	\$54,388
1406211003	2/1/2013	\$12,000	\$26,743
536404014	2/15/2013	\$40,000	\$53,297
1501316006	2/20/2013	\$60,000	\$100,330
1501408007	3/1/2013	\$80,000	\$108,132

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1512228029	3/6/2013	\$32,000	\$50,175
1501310012	3/7/2013	\$28,500	\$107,327
1501121003	3/12/2013	\$20,100	\$49,784
1512231010	3/18/2013	\$25,000	\$75,168
1501417035	3/22/2013	\$12,500	\$53,090
1501318005	3/22/2013	\$48,500	\$69,605
1501422023	3/25/2013	\$33,000	\$4,900
1501407020	3/27/2013	\$48,500	\$105,528
1501217019	3/29/2013	\$68,000	\$104,006
1501116001	3/29/2013	\$25,000	\$73,796
1501413032	4/2/2013	\$54,900	\$62,713
1512231025	4/4/2013	\$90,000	\$63,211
1501406011	4/5/2013	\$87,000	\$117,290
1501315009	4/8/2013	\$183,800	\$61,665
1406327009	4/15/2013	\$52,500	\$78,765
1501316021	4/19/2013	\$35,500	\$67,722
1406301058	4/23/2013	\$28,100	\$67,934
536403006	4/26/2013	\$12,500	\$65,091
1501408016	4/29/2013	\$35,600	\$85,163
1501317018	5/7/2013	\$750,000	\$224,561
1501317019	5/7/2013	\$750,000	\$8,165
1501317020	5/7/2013	\$750,000	\$25,972
1501317032	5/7/2013	\$750,000	\$12,555
1501415008	5/8/2013	\$60,000	\$82,076
1501417018	5/17/2013	\$107,000	\$75,998
1501117003	5/22/2013	\$16,000	\$61,814
1501308025	5/28/2013	\$43,500	\$118,810
1501408018	5/30/2013	\$38,000	\$100,184
1501309030	5/31/2013	\$54,000	\$131,084
1501125007	6/12/2013	\$116,000	\$142,070
1501315009	6/14/2013	\$155,000	\$61,665
1501402013	6/14/2013	\$31,000	\$67,359
1501318003	7/1/2013	\$47,500	\$87,846
1501130037	7/2/2013	\$24,500	\$42,934
1406308005	7/5/2013	\$26,000	\$64,063
1501415022	7/12/2013	\$57,500	\$70,129
1501316024	7/16/2013	\$11,000	\$30,754
1501417006	7/24/2013	\$160,000	\$214,114
1501316030	7/26/2013	\$27,000	\$51,108
1501138008	7/26/2013	\$32,500	\$69,462

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1501423021	7/30/2013	\$13,100	\$49,354
1501415011	7/30/2013	\$74,900	\$118,881
1406325014	7/30/2013	\$41,500	\$117,589
1512232004	8/12/2013	\$33,510	\$80,175
1512230010	8/16/2013	\$25,100	\$52,749
1501404001	8/16/2013	\$14,000	\$45,296
1501117001	8/16/2013	\$5,000	\$2,410
1512108009	8/19/2013	\$1,500	\$900
1406211002	8/19/2013	\$35,000	\$50,624
1501413028	8/20/2013	\$33,000	\$55,843
1406311005	8/22/2013	\$38,504	\$94,101
1501313026	8/30/2013	\$89,900	\$118,532
1501403016	8/30/2013	\$41,600	\$104,478
1406320015	8/30/2013	\$98,000	\$121,088
1501205020	9/6/2013	\$38,000	\$120,620
1406317004	9/16/2013	\$25,500	\$83,114
1501309031	9/19/2013	\$95,000	\$122,273
1406301068	9/20/2013	\$44,000	\$67,051
1501405011	9/27/2013	\$47,000	\$75,908
1501314011	10/4/2013	\$90,000	\$120,991
1406308004	10/4/2013	\$66,900	\$73,887
1406316003	10/10/2013	\$35,000	\$90,467
1501309020	10/11/2013	\$30,000	\$41,541
1406330008	10/18/2013	\$10,000	\$47,605
1406326010	10/26/2013	\$20,000	\$46,968
1501131018	11/8/2013	\$22,500	\$85,416
1501317014	11/11/2013	\$8,000	\$34,994
1501415009	11/11/2013	\$70,900	\$95,115
1501316018	11/15/2013	\$65,000	\$47,617
1406319009	11/15/2013	\$175,000	\$405,730
1501409015	11/29/2013	\$18,500	\$77,377
1501409007	12/10/2013	\$18,000	\$42,792
1406325009	12/12/2013	\$31,500	\$59,494
1501405017	12/13/2013	\$14,400	\$22,961
1501131025	12/13/2013	\$32,500	\$91,533
1406313001	12/13/2013	\$45,900	\$79,034
1501142007	12/23/2013	\$36,000	\$48,477
1501142008	12/23/2013	\$32,000	\$46,443
1406321006	12/23/2013	\$120,000	\$147,497
1501418035	12/26/2013	\$12,000	\$27,990

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1501416016	12/31/2013	\$82,500	\$277,407
1501309002	1/9/2014	\$39,600	\$2,880
1501120005	1/9/2014	\$15,400	\$57,766
1501305010	1/10/2014	\$116,500	\$134,098
1501310028	1/15/2014	\$52,200	\$3,560
1501130040	1/15/2014	\$40,300	\$97,464
1501423004	1/17/2014	\$21,500	\$31,219
1501404016	1/17/2014	\$45,000	\$105,160
1512109010	1/30/2014	\$170,000	\$271,360
1501306023	2/7/2014	\$53,000	\$101,002
1501127004	2/21/2014	\$65,000	\$92,346
1501413032	2/28/2014	\$64,000	\$62,713
1501130047	3/3/2014	\$19,000	\$63,446
1501130018	3/5/2014	\$27,900	\$77,547
1501417003	3/7/2014	\$17,000	\$65,984
1501403005	3/7/2014	\$33,500	\$55,459
1501403006	3/7/2014	\$37,500	\$44,976
1501144008	3/7/2014	\$27,000	\$51,133
1406321016	3/10/2014	\$78,000	\$103,825
1501120005	3/12/2014	\$25,000	\$57,766
1501414019	3/21/2014	\$14,200	\$92,241
1406301061	3/21/2014	\$45,000	\$65,319
1501414019	3/24/2014	\$14,200	\$92,241
1501414019	3/24/2014	\$14,200	\$92,241
1501216019	3/26/2014	\$75,500	\$109,961
1501317008	3/31/2014	\$52,500	\$74,655
1501313028	4/1/2014	\$46,500	\$69,783
1501317011	4/9/2014	\$24,500	\$39,585
1406317004	4/18/2014	\$64,000	\$83,114
1501417024	4/22/2014	\$27,000	\$94,104
1501417024	4/22/2014	\$15,000	\$94,104
1501311013	4/25/2014	\$10,000	\$89,749
1501312027	5/2/2014	\$44,000	\$49,035
1501414027	5/5/2014	\$15,000	\$67,791
1501422020	5/20/2014	\$25,000	\$48,612
1501405002	5/21/2014	\$89,900	\$107,250
1501127005	5/28/2014	\$37,000	\$120,101
1406317008	5/29/2014	\$170,000	\$136,904
536403005	6/9/2014	\$26,000	\$38,203
1501311023	6/11/2014	\$27,500	\$79,887



<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1501421006	6/16/2014	\$21,500	\$44,015
1501407014	6/17/2014	\$37,000	\$99,769
1501405015	6/21/2014	\$43,500	\$47,382
1406312004	6/24/2014	\$2,000	\$76,345
1406301055	6/25/2014	\$76,600	\$117,848
1406312004	6/26/2014	\$50,000	\$76,345
1501318003	6/30/2014	\$64,000	\$87,846
1501404019	7/2/2014	\$21,500	\$44,398
1501311021	7/6/2014	\$20,800	\$28,712
1501408021	7/14/2014	\$30,000	\$57,903
1501131010	7/18/2014	\$55,000	\$98,455
1512110011	7/23/2014	\$10,500	\$2,460
1501409020	7/23/2014	\$24,000	\$64,951
1501412002	7/31/2014	\$27,500	\$51,886
1406301048	7/31/2014	\$34,000	\$74,291
1501421022	8/5/2014	\$60,000	\$104,364
1406309006	8/8/2014	\$80,000	\$116,600
1501141008	8/11/2014	\$27,000	\$34,507
1406328001	8/20/2014	\$60,000	\$66,542
1501410018	8/27/2014	\$29,700	\$47,834
1501130041	8/27/2014	\$150,000	\$57,750
1501143018	9/1/2014	\$275,000	\$235,748
1501412004	9/3/2014	\$9,800	\$34,628
1512229011	9/5/2014	\$15,000	\$26,213
1512228029	9/9/2014	\$18,000	\$50,175
1501130015	9/9/2014	\$24,000	\$46,109
1512109016	9/26/2014	\$103,500	\$70,546
1512109017	9/26/2014	\$103,500	\$48,174
1501313006	9/29/2014	\$50,000	\$81,460
1406329005	9/30/2014	\$48,000	\$84,249
1501420027	10/7/2014	\$4,000	\$7,592
1501130018	10/7/2014	\$28,500	\$77,547
1501311013	10/11/2014	\$13,000	\$89,749
1406309007	10/17/2014	\$77,000	\$102,947
1501317013	10/21/2014	\$16,000	\$24,143
536403013	10/24/2014	\$11,000	\$24,879
1501121005	11/7/2014	\$56,000	\$68,906
1501316014	11/14/2014	\$45,000	\$69,181
1501307004	11/17/2014	\$52,000	\$91,782
1501205017	11/21/2014	\$29,000	\$86,258

Parcel ID No. <sup>a</sup>	Date of Property Sale	Property Sale Price (as of date of sale)	Appraised Property Value (2018)
1512231011	11/24/2014	\$27,500	\$48,895
1501309001	11/24/2014	\$16,000	\$82,877
1406327001	11/25/2014	\$60,000	\$78,189
1501413009	12/4/2014	\$30,000	\$39,834
1501315012	12/5/2014	\$42,500	\$75,234
1501413009	12/5/2014	\$30,000	\$39,834
1501129001	12/5/2014	\$32,800	\$43,623
1501408018	12/10/2014	\$50,000	\$100,184
1501316018	12/11/2014	\$50,000	\$47,617
1512231007	12/12/2014	\$32,500	\$40,237
1501402012	12/15/2014	\$42,000	\$81,183
1501416013	12/18/2014	\$105,000	\$51,854
536402003	12/24/2014	\$67,000	\$106,011
1501306011	1/8/2015	\$25,000	\$88,024
1501309019	1/28/2015	\$77,000	\$99,455
1512223028	1/30/2015	\$41,700	\$58,219
1501316018	2/2/2015	\$55,000	\$47,617
1501405019	2/4/2015	\$12,500	\$114,256
1501317011	2/6/2015	\$26,300	\$39,585
1512104007	2/13/2015	\$4,500	\$8,120
1501409018	2/17/2015	\$73,500	\$89,344
1406325028	2/17/2015	\$63,800	\$89,816
1501409015	2/27/2015	\$65,000	\$77,377
1501314009	3/10/2015	\$34,000	\$69,983
1501317001	3/14/2015	\$20,000	\$45,621
1501317001	3/14/2015	\$20,000	\$45,621
1501122001	3/16/2015	\$207,500	\$191,330
1512112002	3/31/2015	\$21,500	\$26,553
1501413011	3/31/2015	\$11,000	\$20,415
1501305005	3/31/2015	\$93,000	\$140,746
1501217006	3/31/2015	\$82,000	\$102,536
1501205018	3/31/2015	\$47,500	\$85,852
1501413005	4/8/2015	\$110,000	\$128,872
536402018	4/9/2015	\$54,000	\$137,430
1501317015	4/10/2015	\$17,500	\$79,360
1501418028	4/13/2015	\$42,000	\$57,864
1406317011	4/15/2015	\$50,000	\$58,290
1501317026	4/17/2015	\$20,000	\$40,140
1501413004	4/20/2015	\$9,000	\$35,716
1501421006	4/22/2015	\$32,000	\$44,015

Parcel ID No. <sup>a</sup>	Date of Property Sale	Property Sale Price (as of date of sale)	Appraised Property Value (2018)
1501405028	4/22/2015	\$50,000	\$74,816
1501133002	4/30/2015	\$5,000	\$4,480
1501147003	5/4/2015	\$500,000	\$34,142
1512108007	5/8/2015	\$15,000	\$12,590
1501414003	5/14/2015	\$50,000	\$84,130
1501313004	5/19/2015	\$43,000	\$63,052
1501205022	5/22/2015	\$100,000	\$213,612
1501318030	5/28/2015	\$19,000	\$113,518
1501309027	5/29/2015	\$12,000	\$66,638
1501413030	6/1/2015	\$700	\$1,760
1512229018	6/5/2015	\$13,000	\$79,602
1406328014	6/12/2015	\$30,000	\$100,895
1501419011	6/16/2015	\$76,000	\$108,966
1501134003	6/17/2015	\$50,000	\$0
1501134004	6/17/2015	\$50,000	\$0
1501134005	6/17/2015	\$50,000	\$0
1512229018	6/18/2015	\$27,000	\$79,602
1501127005	6/19/2015	\$111,000	\$120,101
1501415002	6/22/2015	\$65,000	\$86,787
1501404014	6/24/2015	\$55,000	\$91,635
1501402032	6/24/2015	\$11,000	\$44,586
1512112023	6/29/2015	\$120,000	\$61,281
1501115003	7/2/2015	\$17,000	\$75,933
1512112026	7/8/2015	\$15,000	\$5,520
1512112022	7/8/2015	\$15,000	\$11,030
1512112025	7/8/2015	\$15,000	\$11,030
536404012	7/8/2015	\$36,500	\$50,881
1512104008	7/24/2015	\$16,000	\$25,991
1406321004	7/30/2015	\$1,000	\$42,254
1501141020	8/3/2015	\$70,000	\$85,042
1501130002	8/11/2015	\$51,500	\$93,034
1406317005	8/11/2015	\$63,000	\$101,071
1501408019	8/13/2015	\$46,500	\$122,623
1501307002	8/14/2015	\$120,000	\$129,671
1406206010	8/17/2015	\$63,000	\$76,173
1501123004	8/25/2015	\$17,700	\$69,987
1512229021	8/28/2015	\$121,000	\$129,756
1501422025	8/28/2015	\$32,500	\$55,120
1501408031	8/28/2015	\$26,500	\$52,401
1501404015	8/31/2015	\$45,000	\$89,142

Parcel ID No. <sup>a</sup>	Date of Property Sale	Property Sale Price (as of date of sale)	Appraised Property Value (2018)
1501414025	9/1/2015	\$80,000	\$99,819
1501408013	9/4/2015	\$76,000	\$113,720
1501414005	9/8/2015	\$27,500	\$91,955
1406324020	9/14/2015	\$47,000	\$97,874
1501404005	9/18/2015	\$43,000	\$62,111
1406319005	9/25/2015	\$54,900	\$119,549
1501316014	9/30/2015	\$65,000	\$69,181
1501413009	10/1/2015	\$980,000	\$39,834
1501403005	10/1/2015	\$980,000	\$55,459
1501144008	10/1/2015	\$980,000	\$51,133
1501205017	10/1/2015	\$980,000	\$86,258
1406325009	10/1/2015	\$980,000	\$59,494
1501422020	10/5/2015	\$42,500	\$48,612
1501422022	10/5/2015	\$42,500	\$55,966
1501421009	10/19/2015	\$30,000	\$64,983
1501205020	10/19/2015	\$104,000	\$120,620
1501315010	10/20/2015	\$50,000	\$86,681
536401004	10/23/2015	\$33,500	\$78,179
1512109005	11/9/2015	\$43,300	\$131,566
1501317011	11/12/2015	\$31,500	\$39,585
1501143008	11/13/2015	\$15,000	\$41,347
1501315010	11/20/2015	\$50,000	\$86,681
1501128007	11/20/2015	\$29,000	\$102,508
1501306003	11/20/2015	\$81,500	\$92,137
1501312017	12/11/2015	\$54,900	\$65,853
1501420028	12/22/2015	\$13,500	\$25,256
1501420028	12/22/2015	\$7,000	\$25,256
1501117003	12/30/2015	\$13,000	\$61,814
1501406003	1/15/2016	\$55,000	\$157,200
1512104018	1/22/2016	\$32,500	\$48,810
1501317027	2/11/2016	\$28,500	\$68,590
1501420019	2/12/2016	\$25,000	\$54,883
536404019	2/12/2016	\$16,500	\$67,436
1501315008	2/15/2016	\$33,500	\$59,194
1501318027	2/15/2016	\$54,100	\$122,348
1501311013	3/9/2016	\$19,600	\$89,749
1501310022	3/17/2016	\$112,000	\$142,608
1406324026	3/17/2016	\$45,000	\$55,274
1406307008	3/17/2016	\$52,000	\$99,903
1501317002	3/18/2016	\$17,600	\$40,086

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1501408028	3/23/2016	\$17,000	\$41,006
1406001014	3/25/2016	\$533,300	\$0
1406001014	3/25/2016	\$266,700	\$0
1501402019	3/29/2016	\$18,000	\$20,616
1512104024	3/30/2016	\$440,000	\$186,473
1512230023	3/31/2016	\$92,500	\$120,208
1512109010	4/1/2016	\$307,000	\$271,360
1406308003	4/4/2016	\$16,000	\$37,588
1501133006	4/5/2016	\$3,000	\$3,480
1501423010	4/8/2016	\$79,900	\$102,246
1501314002	4/14/2016	\$1,000	\$2,130
1501123007	4/15/2016	\$34,000	\$52,382
1406330008	4/19/2016	\$20,800	\$47,605
1501115002	4/19/2016	\$31,600	\$45,753
1501413004	4/20/2016	\$20,000	\$35,716
1501128004	4/26/2016	\$36,900	\$2,030
1501128005	4/26/2016	\$36,900	\$110,360
1501143005	4/26/2016	\$42,500	\$59,756
1406319002	4/27/2016	\$22,500	\$49,938
1512230020	4/29/2016	\$25,900	\$66,229
1512104012	5/5/2016	\$100,000	\$38,403
1512104011	5/5/2016	\$100,000	\$42,330
1406211004	5/9/2016	\$60,000	\$87,471
1501131030	5/17/2016	\$35,000	\$30,678
1406301006	5/26/2016	\$165,000	\$139,187
1501405023	6/3/2016	\$56,500	\$66,028
1501130012	6/7/2016	\$44,000	\$56,766
1501404005	6/22/2016	\$50,000	\$62,111
1501141007	7/19/2016	\$15,000	\$50,590
536404016	7/21/2016	\$20,000	\$51,524
1501310016	7/28/2016	\$53,000	\$68,554
1501310015	7/29/2016	\$62,100	\$83,835
1406325012	8/4/2016	\$10,000	\$50,619
1501406013	8/5/2016	\$60,000	\$169,753
1501307004	8/8/2016	\$62,000	\$91,782
1501307004	8/8/2016	\$45,000	\$91,782
1501130014	8/15/2016	\$46,000	\$71,525
536404011	8/15/2016	\$275,000	\$5,918
536401006	8/15/2016	\$275,000	\$168,076
1512112001	8/25/2016	\$40,000	\$56,982

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1406206011	8/26/2016	\$49,000	\$65,414
1406325013	8/29/2016	\$50,000	\$55,893
1501412008	9/9/2016	\$15,000	\$29,251
1512230016	9/20/2016	\$21,200	\$87,440
1501403003	9/20/2016	\$10,000	\$67,875
1501308005	10/3/2016	\$77,000	\$91,491
536404019	10/7/2016	\$70,000	\$67,436
1406303009	10/13/2016	\$48,000	\$52,367
1501130013	10/20/2016	\$35,000	\$52,986
1501313018	10/24/2016	\$48,000	\$54,737
1501423022	11/15/2016	\$17,300	\$79,462
1501310016	11/15/2016	\$75,000	\$68,554
1501405022	11/16/2016	\$36,500	\$88,544
1501408028	11/16/2016	\$17,000	\$41,006
1406301031	11/23/2016	\$22,500	\$2,790
1406301047	11/23/2016	\$22,500	\$3,170
1406302008	11/23/2016	\$22,500	\$8,000
1501316021	11/30/2016	\$42,000	\$67,722
1501125008	12/2/2016	\$85,000	\$105,492
1501404019	12/9/2016	\$21,500	\$44,398
1501413028	12/16/2016	\$49,900	\$55,843
1501415014	12/27/2016	\$29,500	\$63,204
1501423017	1/3/2017	\$120,000	\$39,840
1501423018	1/3/2017	\$120,000	\$2,800
1512104011	1/4/2017	\$50,000	\$42,330
1501115003	1/6/2017	\$65,500	\$75,933
1501414022	1/9/2017	\$41,500	\$61,990
1501423003	1/10/2017	\$50,000	\$49,154
1501129025	1/11/2017	\$48,000	\$69,164
1501408015	1/12/2017	\$81,000	\$69,954
1501125009	1/17/2017	\$95,000	\$98,732
1501423022	1/20/2017	\$34,500	\$79,462
1501128011	1/23/2017	\$8,000	\$36,408
1501415004	1/24/2017	\$52,000	\$62,584
1501402005	1/25/2017	\$27,000	\$38,701
1501305003	1/25/2017	\$80,900	\$154,449
1501409004	1/31/2017	\$32,500	\$70,148
1501128008	1/31/2017	\$144,900	\$173,922
1501406002	2/17/2017	\$240,000	\$0
1501406001	2/17/2017	\$240,000	\$0

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1501406015	2/17/2017	\$240,000	\$0
1501306005	3/3/2017	\$61,000	\$103,523
1512104017	3/6/2017	\$30,000	\$79,601
1501417012	3/10/2017	\$44,600	\$57,733
1512110005	3/13/2017	\$8,000	\$9,140
1501409004	3/13/2017	\$42,500	\$70,148
1512232033	3/21/2017	\$150,000	\$144,898
1501406011	3/31/2017	\$87,000	\$117,290
1501125007	3/31/2017	\$136,000	\$142,070
1501418008	4/6/2017	\$27,000	\$85,370
1501422025	4/7/2017	\$25,000	\$55,120
1501313028	4/11/2017	\$31,000	\$69,783
1501414010	4/13/2017	\$36,500	\$77,064
1501309014	4/17/2017	\$41,200	\$76,406
1501414002	4/20/2017	\$60,000	\$99,644
1501405022	4/21/2017	\$42,600	\$88,544
1501418021	4/25/2017	\$41,000	\$62,864
1406307001	4/26/2017	\$170,000	\$165,247
1501122004	4/28/2017	\$175,900	\$172,755
1406206004	5/1/2017	\$60,000	\$74,995
1512110014	5/5/2017	\$20,100	\$91,967
1406324004	5/8/2017	\$58,000	\$83,581
1501411004	5/10/2017	\$26,800	\$62,729
1406324016	5/10/2017	\$28,300	\$49,585
1501404019	5/17/2017	\$41,000	\$44,398
1501414019	5/19/2017	\$77,000	\$92,241
1512104017	5/25/2017	\$70,000	\$79,601
1501313004	5/26/2017	\$46,000	\$63,052
1501116007	5/26/2017	\$116,000	\$124,608
1501129016	5/31/2017	\$80,000	\$79,983
1501142002	5/31/2017	\$84,300	\$89,935
1501403003	6/7/2017	\$24,000	\$67,875
1406325004	6/7/2017	\$25,000	\$218,229
1501308014	6/9/2017	\$75,500	\$75,531
1501422026	6/14/2017	\$50,000	\$70,577
1406325003	6/14/2017	\$48,500	\$62,181
1406324032	6/14/2017	\$50,300	\$60,647
1501420028	6/16/2017	\$27,800	\$25,256
1406206013	6/16/2017	\$48,400	\$65,818
1512231006	6/23/2017	\$22,300	\$43,567

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1501130001	7/7/2017	\$44,000	\$52,740
1406321002	7/12/2017	\$31,500	\$55,859
1501310006	7/17/2017	\$70,000	\$45,023
1501127020	7/18/2017	\$86,500	\$89,109
1501406013	7/19/2017	\$122,000	\$169,753
1501401013	7/19/2017	\$415,000	\$60,135
1501305005	7/20/2017	\$120,000	\$140,746
536401005	7/21/2017	\$40,000	\$89,601
1512230016	7/25/2017	\$92,000	\$87,440
536403009	7/26/2017	\$15,000	\$55,703
1501130008	8/9/2017	\$59,500	\$92,320
1501120014	8/11/2017	\$5,000	\$1,900
1406320014	8/11/2017	\$73,000	\$80,659
1501416016	8/14/2017	\$245,000	\$277,407
1501405004	8/14/2017	\$69,500	\$141,189
1501408022	8/28/2017	\$59,300	\$61,951
1501308025	8/30/2017	\$119,900	\$118,810
1501312028	9/7/2017	\$40,000	\$119,497
1501131006	9/11/2017	\$41,000	\$41,497
1501131007	9/11/2017	\$41,000	\$75,978
1501318018	9/13/2017	\$35,000	\$64,820
1512110014	9/18/2017	\$33,100	\$91,967
1501420045	9/20/2017	\$32,000	\$27,420
1501305002	9/20/2017	\$57,500	\$55,086
1501317026	9/26/2017	\$44,000	\$40,140
1406324015	9/29/2017	\$26,000	\$71,554
1406324015	9/29/2017	\$4,500	\$71,554
1501318019	10/13/2017	\$40,000	\$118,451
1501119001	10/13/2017	\$9,000	\$8,600
1406301054	10/16/2017	\$60,000	\$55,326
1501309001	10/17/2017	\$18,000	\$82,877
1501422007	10/18/2017	\$23,800	\$48,932
1501414002	10/27/2017	\$91,000	\$99,644
1406300038	10/27/2017	\$81,000	\$112,990
1501405019	11/13/2017	\$38,000	\$114,256
1501127007	11/13/2017	\$102,000	\$111,998
1501310012	11/16/2017	\$110,000	\$107,327
1501412014	11/20/2017	\$44,000	\$73,541
1501409021	11/20/2017	\$111,500	\$82,493
1501414017	11/21/2017	\$57,800	\$60,970



<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1501216019	11/21/2017	\$93,000	\$109,961
1501309008	11/30/2017	\$30,000	\$67,604
1406324006	11/30/2017	\$125,000	\$141,649
1501217019	12/1/2017	\$95,000	\$104,006
1406325015	12/1/2017	\$90,100	\$119,982
1501414028	12/4/2017	\$20,000	\$0
1501406004	12/5/2017	\$35,000	\$74,465
1501412002	12/7/2017	\$55,000	\$51,886
1406311003	12/8/2017	\$54,100	\$64,381
1501314007	12/14/2017	\$54,100	\$67,758
1501409023	12/22/2017	\$80,000	\$91,582
1501417006	12/29/2017	\$200,000	\$214,114
1406301042	1/8/2018	\$114,900	\$126,445
1501409027	1/11/2018	\$35,100	\$66,370
1406301019	1/16/2018	\$32,000	\$83,545
1512109005	1/19/2018	\$125,000	\$131,566
1406320010	1/26/2018	\$62,000	\$112,153
1501120006	2/7/2018	\$42,500	\$44,495
1501418022	2/12/2018	\$68,600	\$70,525
1501418023	2/12/2018	\$68,600	\$17,952
1406206014	2/12/2018	\$6,500	\$2,520
1512104012	2/14/2018	\$55,000	\$38,403
1406310003	2/15/2018	\$2,500	\$350
1501409005	2/16/2018	\$30,000	\$81,437
1512231011	2/20/2018	\$44,000	\$48,895
1501316020	2/20/2018	\$105,000	\$106,966
1501408019	2/28/2018	\$106,000	\$122,623
1406307008	2/28/2018	\$125,000	\$99,903
1406325017	3/2/2018	\$35,000	\$67,520
1512229021	3/16/2018	\$121,000	\$129,756
1501131007	3/19/2018	\$85,000	\$75,978
1501317027	3/23/2018	\$70,500	\$68,590
1512110005	3/26/2018	\$24,000	\$9,140
1406328004	3/28/2018	\$60,000	\$68,885
1501417021	3/30/2018	\$45,100	\$57,630
1501418033	3/30/2018	\$165,000	\$117,467
1406329011	3/30/2018	\$110,000	\$156,466
1501418025	4/2/2018	\$95,000	\$102,686
1501310018	4/4/2018	\$50,000	\$88,847
1501309008	4/4/2018	\$64,900	\$67,604

Parcel ID No. <sup>a</sup>	Date of Property Sale	Property Sale Price (as of date of sale)	Appraised Property Value (2018)
1501128003	4/10/2018	\$74,300	\$79,581
536404004	4/10/2018	\$18,000	\$33,209
536404021	4/13/2018	\$127,000	\$126,671
1512232013	4/16/2018	\$88,900	\$94,269
1501413020	4/23/2018	\$94,000	\$75,974
1501217018	4/23/2018	\$60,000	\$99,975
1501403011	4/25/2018	\$48,000	\$87,446
1501147001	4/25/2018	\$150,000	\$166,600
1501312017	4/27/2018	\$50,100	\$65,853
1501421009	4/30/2018	\$60,000	\$64,983
1501130015	5/1/2018	\$47,900	\$46,109
1406326010	5/1/2018	\$37,500	\$46,968
1501414027	5/3/2018	\$69,900	\$67,791
1501311011	5/11/2018	\$40,000	\$120,973
1512112010	5/18/2018	\$53,000	\$80,173
1501310019	5/23/2018	\$42,000	\$78,429
1501409012	5/31/2018	\$45,000	\$58,973
1512232028	6/6/2018	\$45,000	\$55,599
1512232028	6/6/2018	\$45,000	\$55,599
1501308013	6/6/2018	\$70,000	\$87,988
1501405021	6/7/2018	\$83,000	\$163,455
1406325011	6/8/2018	\$40,000	\$66,294
1406325011	6/8/2018	\$28,000	\$66,294
1501402008	6/11/2018	\$10,300	\$62,764
1501131016	6/13/2018	\$5,000	\$3,520
1501131017	6/13/2018	\$5,000	\$3,860
1512230013	6/15/2018	\$82,000	\$80,775
1501128007	6/15/2018	\$100,000	\$102,508
1501313017	6/20/2018	\$60,000	\$64,505
1501131012	7/2/2018	\$68,500	\$117,394
1406325014	7/6/2018	\$126,000	\$117,589
1501403016	7/13/2018	\$88,000	\$104,478
1501312028	7/20/2018	\$133,900	\$119,497
1501127023	7/20/2018	\$80,000	\$97,130
1501127023	7/20/2018	\$80,000	\$97,130
1501423005	7/26/2018	\$10,000	\$20,270
536404002	7/30/2018	\$38,000	\$43,185
1501413007	7/31/2018	\$27,700	\$43,194
1512229010	8/6/2018	\$65,000	\$55,195
1406324005	8/7/2018	\$135,000	\$130,785

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1501417010	8/10/2018	\$55,500	\$124,080
1501422032	8/14/2018	\$57,000	\$73,262
1501129010	8/14/2018	\$66,000	\$61,675
1501422036	8/28/2018	\$22,000	\$37,228
1512231008	8/30/2018	\$133,800	\$138,774
1501129011	9/7/2018	\$120,000	\$85,251
1406311006	9/17/2018	\$86,000	\$91,096
1501402009	9/21/2018	\$70,000	\$78,085
1406319005	9/21/2018	\$82,000	\$119,549
1501314023	9/28/2018	\$50,000	\$98,789
1406309004	9/28/2018	\$47,000	\$64,725
1501407014	10/1/2018	\$728,000	\$99,769
1501315012	10/1/2018	\$728,000	\$75,234
1501403006	10/1/2018	\$728,000	\$44,976
1501129001	10/1/2018	\$728,000	\$43,623
1406313001	10/1/2018	\$52,000	\$79,034
1406331010	10/2/2018	\$40,000	\$67,759
1501405008	10/3/2018	\$25,000	\$91,753
1501419011	10/10/2018	\$125,000	\$108,966
1512228031	10/19/2018	\$72,400	\$59,201
1501119001	10/19/2018	\$10,000	\$8,600
1406324007	10/22/2018	\$60,000	\$62,455
1501318005	10/29/2018	\$79,900	\$69,605
1501422037	10/31/2018	\$42,000	\$77,917
1501413005	10/31/2018	\$250,000	\$128,872
1501417019	11/2/2018	\$49,300	\$63,773
1501317007	11/2/2018	\$77,500	\$66,938
1501409009	11/5/2018	\$45,000	\$89,704
1501133005	11/6/2018	\$10,000	\$4,480
1501318016	11/9/2018	\$52,000	\$86,877
1501409008	11/14/2018	\$28,500	\$54,290
1512104004	11/15/2018	\$35,000	\$57,780
1512104003	11/15/2018	\$35,000	\$57,513
1501127007	11/16/2018	\$132,000	\$111,998
1512106006	11/26/2018	\$155,000	\$163,351
1501127014	11/26/2018	\$132,500	\$170,274
1501310022	11/28/2018	\$151,500	\$142,608
1501415005	11/29/2018	\$115,000	\$129,526
1501409008	11/30/2018	\$39,000	\$54,290
1501144005	11/30/2018	\$89,900	\$84,847

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1501313023	12/3/2018	\$22,500	\$54,263
1512232015	12/7/2018	\$78,800	\$94,327
1501409007	12/12/2018	\$53,500	\$42,792
1501311011	12/12/2018	\$149,900	\$120,973
1406325006	12/14/2018	\$65,000	\$81,940
1406302003	12/14/2018	\$46,000	\$64,291
1406317002	12/28/2018	\$103,000	\$114,629
1501419004	1/4/2019	\$40,000	\$36,075
1501421012	1/4/2019	\$10,000	\$60,034
1501313027	1/4/2019	\$50,000	\$44,981
1501419004	1/7/2019	\$50,000	\$36,075
1501313027	1/7/2019	\$50,000	\$44,981
1512230007	1/14/2019	\$40,000	\$83,126
1406312004	1/21/2019	\$119,900	\$76,345
1406320004	1/22/2019	\$70,000	\$64,319
1512231004	1/23/2019	\$46,500	\$56,814
1501410021	1/25/2019	\$127,500	\$68,217
1501147006	1/29/2019	\$120,000	\$4,187
1501146002	1/29/2019	\$120,000	\$4,620
1501146001	1/29/2019	\$120,000	\$82,527
1501408025	2/1/2019	\$85,000	\$59,843
1501423042	2/5/2019	\$226,000	\$108,492
1501313020	2/6/2019	\$40,000	\$47,466
1501142002	2/6/2019	\$75,100	\$89,935
1501316030	2/8/2019	\$35,500	\$51,108
1501405004	2/11/2019	\$240,000	\$141,189
1501418029	2/15/2019	\$53,000	\$35,169
1501410002	2/19/2019	\$95,000	\$66,085
1501421002	2/20/2019	\$64,000	\$36,956
1406205018	2/22/2019	\$150,000	\$99,007
1501410024	2/28/2019	\$133,500	\$69,698
1406320014	2/28/2019	\$90,000	\$80,659
1501121005	3/5/2019	\$30,000	\$68,906
1501422035	3/6/2019	\$48,000	\$47,046
1501317004	3/11/2019	\$50,000	\$89,637
1501120012	3/13/2019	\$35,000	\$53,772
1512104025	3/14/2019	\$80,000	\$1,435
1501306003	3/14/2019	\$101,000	\$92,137
1512104017	3/18/2019	\$80,000	\$79,601
1501314016	3/20/2019	\$155,000	\$150,378

Parcel ID No. <sup>a</sup>	Date of Property Sale	Property Sale Price (as of date of sale)	Appraised Property Value (2018)
1501130001	3/20/2019	\$97,500	\$52,740
1501409019	3/22/2019	\$51,600	\$52,773
1501414002	3/22/2019	\$60,000	\$99,644
1406324020	3/26/2019	\$81,000	\$97,874
1501422003	4/3/2019	\$230,000	\$155,827
1406325035	4/5/2019	\$38,800	\$56,557
1501402006	4/8/2019	\$90,000	\$99,711
1501121004	4/8/2019	\$44,000	\$57,244
1501415020	4/22/2019	\$75,000	\$36,627
1501139010	4/22/2019	\$83,000	\$77,838
1501129027	4/23/2019	\$60,000	\$58,986
1406213002	4/25/2019	\$38,000	\$90,176
1501309020	4/26/2019	\$55,000	\$41,541
1501408010	4/27/2019	\$20,000	\$33,756
1501316005	4/29/2019	\$115,000	\$120,978
1501316005	4/29/2019	\$82,000	\$120,978
1501309011	4/30/2019	\$85,000	\$96,451
1406317012	4/30/2019	\$35,000	\$34,635
1406319012	5/1/2019	\$109,000	\$85,642
1501409015	5/2/2019	\$105,000	\$77,377
1512104004	5/7/2019	\$32,500	\$57,780
1512104003	5/7/2019	\$32,500	\$57,513
1501144002	5/9/2019	\$74,000	\$90,093
1512228031	5/10/2019	\$84,900	\$59,201
1501120010	5/10/2019	\$82,500	\$54,842
1501422014	5/20/2019	\$81,000	\$67,256
1501118006	5/24/2019	\$140,000	\$65,290
1501310017	5/29/2019	\$163,000	\$73,759
1501133004	6/6/2019	\$110,000	\$108,017
1501120012	6/10/2019	\$99,000	\$53,772
1501423011	6/14/2019	\$103,000	\$52,348
1501413030	6/19/2019	\$1,300	\$1,760
1501121002	6/19/2019	\$53,000	\$36,079
1501131006	6/20/2019	\$64,900	\$41,497
1501312028	6/22/2019	\$149,900	\$119,497
1501142005	6/26/2019	\$175,000	\$170,826
1501143016	7/3/2019	\$95,000	\$75,174
1501402011	7/5/2019	\$75,000	\$84,043
1501128001	7/5/2019	\$165,000	\$113,609
1501408006	7/8/2019	\$135,000	\$84,917

<b>Parcel ID No. <sup>a</sup></b>	<b>Date of Property Sale</b>	<b>Property Sale Price (as of date of sale)</b>	<b>Appraised Property Value (2018)</b>
1501130038	7/9/2019	\$30,000	\$67,564
1501413009	7/25/2019	\$62,900	\$39,834
1406324033	7/26/2019	\$39,000	\$56,436
1406327009	7/30/2019	\$115,000	\$78,765
1512112007	7/31/2019	\$26,000	\$33,874
1406324032	7/31/2019	\$49,000	\$60,647
1501416012	8/2/2019	\$101,000	\$54,388
1406303009	8/6/2019	\$55,000	\$52,367
1501414002	8/14/2019	\$95,400	\$99,644
1501409008	8/15/2019	\$110,000	\$54,290
1501130016	8/16/2019	\$87,900	\$59,212
1501423007	8/21/2019	\$79,000	\$43,451
1512109005	8/23/2019	\$157,500	\$131,566
1501125009	8/29/2019	\$100,000	\$98,732
1501419001	9/4/2019	\$19,000	\$52,702
1501425004	9/5/2019	\$118,500	\$93,352
1501121006	9/5/2019	\$5,000	\$380
1501418009	9/11/2019	\$33,000	\$31,225
1406317004	9/12/2019	\$82,000	\$83,114
1501310024	9/13/2019	\$135,500	\$70,088

<sup>a</sup> Several property parcels were sold more than once during the study period. Accordingly, they are listed multiple times in the table above.