

Area	Zoning	Location	Note	Parcel ID	Acreage	Sale Date	Sale Price	2022		2023		Difference	2023 % Difference over Sales Price
								Assessment	Assessment	Assessment	Assessment		
1	1 Townsite	Rural Residential	Survey 206	Anyway	C-ANY-03-0320	0.50	9/11/2020	\$ 58,000	\$ 70,800	\$ 80,700	\$ 22,700	39.14%	
2	2 Townsite	Single Residential	Northeast of Town	Young's Sub	C-YNG-05-0600	0.18	10/15/2021	\$ 70,000	\$ 139,200	\$ 129,900	\$ 59,900	85.57%	
3	3 Townsite	Rural Mixed Use	Southeast of Town	Small Tracts Road	C-STR-02-4010	0.40	6/29/2018	\$ 76,000	\$ 77,300	\$ 91,600	\$ 15,600	20.53%	
4	4 Townsite	Rural Mixed Use	Southeast of Town	Small Tracts Road	C-STR-03-22C0	0.62	7/11/2022	\$ 80,000	\$ 67,100	\$ 76,500	\$ (3,500)	-4.38%	
5	5 Townsite	Rural Mixed Use	Southeast of Town	Small Tracts Road	C-STR-03-25B0	3.31	11/6/2018	\$ 90,000	\$ 94,400	\$ 149,300	\$ 59,300	65.89%	
6	1 Townsite	Single Residential	Survey 206	Anyway	C-ANY-01-1900	0.15	11/5/2021	\$ 113,000	\$ 130,500	\$ 146,400	\$ 33,400	29.56%	
7	2 Townsite	Commercial	In Town	Townsite	C-TNS-11-0700	0.20	1/3/2019	\$ 120,000	\$ 123,200	\$ 137,000	\$ 17,000	14.17%	
8	3 Townsite	Single Residential	Near Fort	Port Chilkoot Sub	C-PTC-04-0100	0.43	9/9/2019	\$ 120,000	\$ 156,800	\$ 150,800	\$ 30,800	25.67%	
9	4 Townsite	Single Residential	Northeast of Town	Highlands Estates PI	C-HGL-07-0300	0.46	5/8/2018	\$ 130,000	\$ 176,100	\$ 196,500	\$ 66,500	51.15%	
10	5 Townsite	Single Residential	Northeast of Town	Skyline	C-SKY-0A-0900	0.70	9/8/2020	\$ 130,000	\$ 93,500	\$ 106,400	\$ (23,600)	-18.15%	
11	6 Townsite	Single Residential	North of Town	Meadowland	C-MEA-01-1800	0.46	6/8/2021	\$ 135,000	\$ 133,000	\$ 152,800	\$ 17,800	13.19%	
12	7 Townsite	Rural Residential	Southeast of Town	Chilkoot Inlet	C-CIA-02-0300	1.04	8/13/2020	\$ 151,000	\$ 149,500	\$ 178,900	\$ 27,900	18.48%	
13	4 Townsite	Multiple Residential	North of Town	Whiting Sub	C-WHT-08-0900	0.44	10/31/2022	\$ 160,000	\$ 98,100	\$ 118,100	\$ (41,900)	-26.19%	
14	5 Townsite	Commercial	Southwest of Town	Hannon Sub Plat 97	C-HAM-00-0600	0.65	8/10/2018	\$ 165,000	\$ 166,700	\$ 192,400	\$ 27,400	16.61%	
15	1 Townsite	Multiple Residential	In Town	Lynnvue	C-LYN-0A-0800	0.19	11/22/2021	\$ 165,000	\$ 137,000	\$ 158,300	\$ (6,700)	-4.06%	
16	2 Townsite	Rural Residential	Southeast of Town	Chilkoot Inlet	C-CIA-04-0800	1.42	8/31/2019	\$ 170,000	\$ 169,300	\$ 191,500	\$ 21,500	12.65%	
17	2 Townsite	Multiple Residential	In Town	Lynnvue	C-LYN-08-0400	0.21	4/1/2018	\$ 175,000	\$ 148,400	\$ 165,400	\$ (9,600)	-5.49%	
18	3 Townsite	Multiple Residential	In Town	Townsite	C-TNS-16-0900	0.78	11/1/2019	\$ 175,963	\$ 200,200	\$ 221,900	\$ 45,937	26.11%	
19	4 Townsite	Single Residential	In Town	Allen Subdivision	C-ALL-04-0600	0.29	3/28/2019	\$ 200,000	\$ 212,600	\$ 254,900	\$ 54,900	27.45%	
20	5 Townsite	Rural Residential	Southeast of Town	Chilkoot Inlet	C-CIA-01-0200	0.49	5/28/2019	\$ 205,000	\$ 169,900	\$ 194,900	\$ (10,100)	-4.93%	
21	6 Townsite	Single Residential	South of Town	Trautman Sub Plat 9	C-HLR-03-03F0	0.32	9/11/2019	\$ 209,000	\$ 204,500	\$ 229,800	\$ 20,800	9.95%	
22	1 Townsite	Industrial Light	West of Town	Pot Shop	C-PTS-00-05A0	0.69	1/29/2021	\$ 210,000	\$ 225,000	\$ 251,000	\$ 41,000	19.52%	
23	2 Townsite	Rural Residential	Southeast of Town	Chilkoot Inlet	C-CIA-01-1300	1.05	5/31/2018	\$ 210,000	\$ 145,700	\$ 184,900	\$ (25,100)	-11.95%	
24	3 Townsite	Rural Residential	Southeast of Town	Chilkoot Inlet	C-CIA-02-0200	0.96	7/3/2019	\$ 215,000	\$ 149,000	\$ 171,400	\$ (43,600)	-20.28%	
25	4 Townsite	Single Residential	Near Fort	Port Chilkoot Sub	C-PTC-05-0900	0.47	5/28/2021	\$ 215,000	\$ 160,000	\$ 184,900	\$ (30,100)	-14.00%	
26	5 Townsite	Single Residential	Southwest of Town	Cemetery Hill	C-CEM-00-1000	1.00	1/9/2020	\$ 222,000	\$ 210,800	\$ 235,100	\$ 13,100	5.90%	
27	6 Townsite	Single Residential	South of Town	Hemlock Estates	C-HEM-01-0300	0.45	7/11/2019	\$ 224,000	\$ 239,000	\$ 262,300	\$ 39,300	17.10%	
28	7 Townsite	Single Residential	Southwest of Town	Cemetery Hill	C-CEM-00-0200	0.68	10/29/2019	\$ 225,000	\$ 221,700	\$ 246,900	\$ 21,900	9.73%	
29	8 Townsite	Single Residential	Near Town	Near Town	C-CAV-01-0100	0.52	10/9/2020	\$ 227,500	\$ 225,000	\$ 260,700	\$ 33,200	14.59%	
30	9 Townsite	Rural Residential	Survey 206	Sloan Sub	C-206-TL-0300	1.87	2/2/2018	\$ 230,000	\$ 268,600	\$ 323,100	\$ 93,100	40.48%	
31	10 Townsite	Single Residential	Northeast of Town	Highlands Estates PI	C-HGL-01-0400	0.48	11/25/2020	\$ 236,000	\$ 236,000	\$ 289,200	\$ 53,200	22.54%	
32	11 Townsite	Single Residential	Northeast of Town	Highlands Estates PI	C-HGL-04-0800	0.52	4/30/2019	\$ 237,000	\$ 226,000	\$ 252,100	\$ 15,100	6.37%	
33	12 Townsite	Single Residential	Southwest of Town	Cemetery Hill	C-CEM-00-1000	1.00	8/19/2019	\$ 237,000	\$ 210,800	\$ 235,100	\$ (1,900)	-0.80%	
34	13 Townsite	Single Residential	South of Town	Hemlock Estates	C-HEM-02-0200	0.47	7/7/2020	\$ 244,000	\$ 237,400	\$ 276,300	\$ 32,300	13.24%	
35	14 Townsite	Single Residential	Near Fort	Port Chilkoot Sub	C-PTC-03-0500	0.54	5/22/2020	\$ 250,000	\$ 137,800	\$ 158,800	\$ (91,200)	-36.48%	
36	15 Townsite	Single Residential	North of Town	Cathedral	C-CAV-00-0300	1.11	9/15/2021	\$ 250,000	\$ 266,700	\$ 293,900	\$ 43,900	17.56%	
37	16 Townsite	Single Residential	Near Fort	Port Chilkoot Sub	C-PTC-0N-0100	0.19	10/29/2021	\$ 254,000	\$ 23,800	\$ 26,700	\$ (227,300)	-89.49%	
38	17 Townsite	Single Residential	Northeast of Town	Skyline	C-SKY-0C-0700	0.69	3/20/2018	\$ 255,000	\$ 308,100	\$ 337,500	\$ 82,500	32.35%	
39	18 Townsite	Commercial	In Town	Townsite	C-TNS-08-0700	0.07	10/11/2021	\$ 259,000	\$ 233,400	\$ 290,300	\$ 31,300	12.08%	
40	19 Townsite	Single Residential	East of Town	Ocean View	C-OCV-00-1000	0.27	12/26/2018	\$ 260,000	\$ 303,900	\$ 353,000	\$ 93,000	35.77%	
41	20 Townsite	Single Residential	Northeast of Town	Near Town	C-690-08-0000	0.48	7/30/2020	\$ 265,000	\$ 203,300	\$ 235,500	\$ (29,500)	-11.13%	
42	21 Townsite	Single Residential	Northeast of Town	Highlands Estates PI	C-HGL-04-0800	0.52	8/4/2021	\$ 265,000	\$ 226,000	\$ 252,100	\$ (12,900)	-4.87%	
43	22 Townsite	Commercial	In Town	Townsite	C-TNS-14-0600	0.31	6/9/2022	\$ 274,000	\$ 189,100	\$ 221,500	\$ (52,500)	-19.16%	
44	1 Townsite	Commercial	In Town	Townsite	C-TNS-05-0800	0.04	5/30/2018	\$ 275,000	\$ 275,000	\$ 303,200	\$ 28,200	10.25%	
45	2 Townsite	Commercial	In Town	Townsite	C-TNS-10-0400	0.35	6/25/2021	\$ 275,000	\$ 232,900	\$ 257,400	\$ (17,600)	-6.40%	
46	3 Townsite	Single Residential	Northeast of Town	Skyline	C-SKY-0A-0600	0.71	2/11/2019	\$ 277,000	\$ 264,700	\$ 314,600	\$ 37,600	13.57%	
47	4 Townsite	Rural Mixed Use	Southeast of Town	Small Tracts Road	C-STR-03-12A0	1.08	10/24/2022	\$ 285,000	\$ 195,000	\$ 228,900	\$ (56,100)	-19.68%	
48	1 Townsite	Rural Mixed Use	Northeast of Town	Tanani Bay Sub	C-TBS-00-3000	3.35	9/6/2019	\$ 300,000	\$ 56,400	\$ 92,700	\$ (207,300)	-69.10%	
49	2 Townsite	Rural Mixed Use	Southwest of Town	Mount Riley Area	C-SEC-35-1510	1.48	3/30/2021	\$ 300,000	\$ 267,000	\$ 311,600	\$ 11,600	3.87%	
50	3 Townsite	Single Residential	Northeast of Town	Skyline	C-SKY-0C-0200	0.58	10/19/2018	\$ 300,000	\$ 366,300	\$ 400,100	\$ 100,100	33.37%	
51	4 Townsite	Single Residential	South of Town	Hemlock Estates	C-HEM-01-0200	0.48	6/11/2021	\$ 300,000	\$ 173,000	\$ 198,600	\$ (101,400)	-33.80%	
52	5 Townsite	Rural Mixed Use	Southeast of Town	Small Tracts Road	C-STR-03-2800	3.32	8/1/2018	\$ 315,000	\$ 269,000	\$ 313,000	\$ (2,000)	-0.63%	
53	6 Townsite	Single Residential	South of Town	Hemlock Estates	C-HEM-02-0300	0.50	4/6/2022	\$ 315,000	\$ 303,200	\$ 332,200	\$ 17,200	5.46%	
54	7 Townsite	Rural Residential	Southeast of Town	Chilkoot Inlet	C-CIA-01-0700	1.16	4/7/2020	\$ 325,000	\$ 4,700	\$ 5,400	\$ (319,600)	-98.34%	
55	8 Townsite	Single Residential	Northeast of Town	Highlands Estates PI	C-HGL-01-1100	0.67	9/20/2019	\$ 330,000	\$ 339,300	\$ 378,300	\$ 48,300	14.64%	
56	9 Townsite	Single Residential	South of Town	Hemlock Estates	C-HEM-23-0200	0.27	2/7/2018	\$ 335,000	\$ 333,300	\$ 397,000	\$ 62,000	18.51%	
57	1 Townsite	Single Residential	East of Town	Ocean View	C-OCV-00-0900	0.28	7/10/2019	\$ 347,500	\$ 344,200	\$ 383,200	\$ 35,700	10.27%	
58	2 Townsite	Single Residential	Northeast of Town	Skyline	C-SKY-0B-0500	1.79	8/15/2018	\$ 349,000	\$ 345,200	\$ 433,500	\$ 84,500	24.21%	
59	3 Townsite	Single Residential	Northeast of Town	Skyline	C-SKY-0B-0300	0.64	8/21/2018	\$ 350,000	\$ 333,500	\$ 371,700	\$ 21,700	6.20%	
60	4 Townsite	Rural Mixed Use	Southeast of Town	Small Tracts Road	C-STR-02-15NE	1.25	10/21/2022	\$ 355,000	\$ 295,400	\$ 322,100	\$ (32,900)	-9.27%	
61	5 Townsite	Rural Residential	North of Town	Zimbrich Sub plat 2C	C-HHY-01-0400	1.02	4/29/2022	\$ 365,000	\$ 341,100	\$ 380,000	\$ 15,000	4.11%	
62	6 Townsite	Single Residential	South of Town	Hemlock Estates	C-HEM-33-0500	1.10	8/22/2018	\$ 370,000	\$ 347,100	\$ 423,800	\$ 53,800	14.54%	
63	7 Townsite	Rural Residential	Southeast of Town	Chilkoot Inlet	C-CIA-01-0800	1.52	2/24/2020	\$ 375,000	\$ 311,200	\$ 378,700	\$ 3,700	0.99%	
64	13 Townsite	Rural Residential	Southwest of Town	Riverview - Waterfr	C-RIV-00-0D00	3.54	10/14/2022	\$ 400,000	\$ 168,900	\$ 196,200	\$ (203,800)	-50.95%	
65	14 Townsite	Single Residential	Northeast of Town	Skyline	C-SKY-0B-0500	1.79	7/21/2022	\$ 420,000	\$ 345,200	\$ 433,500	\$ 13,500	3.21%	
66	15 Townsite	Rural Residential	Survey 206	Meacock Sub	C-206-TL-0700	1.00	4/8/2020	\$ 472,500	\$ 474,100	\$ 528,100	\$ 55,600	11.77%	
67	16 Townsite	Rural Mixed Use	Southeast of Town	Small Tracts Road	C-STR-02-3220	2.50	9/1/2021	\$ 560,000	\$ 500,300	\$ 557,300	\$ (2,700)	-0.48%	

Townsite Zoning	Area	Parcel ID	Sale Date	Sales Price	% Increase Over Sales Price	2023 Assessment	Difference	Average Increase Each Year Since Sale Date
Rural Residential	Survey 206	C-ANY-03-0320	9/11/2020	\$ 58,000	39.1%	\$ 80,700	\$ 22,700	13.05%
Rural Residential	Survey 206	C-ANY-01-1900	11/5/2021	\$ 113,000	29.6%	\$ 146,400	\$ 33,400	14.78%
Rural Residential	Survey 206	C-206-TL-0300	2/2/2018	\$ 230,000	40.5%	\$ 323,100	\$ 93,100	8.10%
Rural Residential	Survey 206	C-206-TL-0700	4/8/2020	\$ 472,500	11.8%	\$ 528,100	\$ 55,600	3.92%

Townsite Zoning	Area	Parcel ID	Sale Date	Sales Price	% Increase Over Sales Price	2023 Assessment	Difference	Average Increase Each Year Since Sale Date
Single Residential	Hemlock Estates	C-HEM-01-0300	7/11/2019	\$ 224,000	17.1%	\$ 262,300	\$ 38,300	4.27%
Single Residential	Hemlock Estates	C-HEM-02-0200	7/7/2020	\$ 244,000	13.2%	\$ 276,300	\$ 32,300	4.41%
Single Residential	Hemlock Estates	C-HEM-01-0200	6/11/2021	\$ 300,000	-2.2%	\$ 293,300	\$ (6,700)	-1.12%
Single Residential	Hemlock Estates	C-HEM-02-0300	4/6/2022	\$ 315,000	5.5%	\$ 332,200	\$ 17,200	5.46%
Single Residential	Hemlock Estates	C-HEM-23-0200	2/7/2018	\$ 335,000	18.5%	\$ 397,000	\$ 62,000	3.70%
Single Residential	Hemlock Estates	C-HEM-33-0500	8/22/2018	\$ 370,000	14.5%	\$ 423,800	\$ 53,800	2.91%