

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
88-20-01-351-005	2193 NORMANDY	11/23/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$210,880	52.07	
88-20-01-351-010	6255 SILVERSTONE	06/23/22	\$440,001	WD	03-ARM'S LENGTH	\$440,001	\$203,910	46.34	
88-20-01-351-025	6188 BRITTANY TREE	12/20/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$216,920	51.04	
88-20-01-354-004	6063 SILVERSTONE	07/06/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$261,270	50.24	
88-20-01-354-014	6171 SMITHFIELD	05/05/21	\$413,000	WD	03-ARM'S LENGTH	\$413,000	\$195,990	47.46	
88-20-01-354-023	2066 TUSCANY	06/30/22	\$486,000	WD	03-ARM'S LENGTH	\$486,000	\$220,080	45.28	
88-20-01-355-011	6116 SMITHFIELD	09/28/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$252,800	51.59	
88-20-01-355-020	6229 BRITTANY TREE	04/22/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$254,700	50.44	
<b>Totals:</b>			<b>\$3,684,001</b>			<b>\$3,684,001</b>	<b>\$1,816,550</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.31</b>
								<b>Std. Dev. =&gt;</b>	<b>2.57</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$421,768	\$131,222	\$273,778	\$270,275	1.013	2,342	\$116.90	01B	8.7798
\$407,817	\$131,222	\$308,779	\$257,298	1.200	2,207	\$139.91	01B	9.9327
\$433,835	\$131,222	\$293,778	\$281,500	1.044	2,232	\$131.62	01B	5.7143
\$522,545	\$131,222	\$388,778	\$364,021	1.068	2,492	\$156.01	01B	3.2749
\$391,972	\$118,099	\$294,901	\$254,766	1.158	2,176	\$135.52	01B	5.6781
\$440,163	\$131,222	\$354,778	\$287,387	1.234	2,337	\$151.81	01B	13.3738
\$505,593	\$157,196	\$332,804	\$324,090	1.027	2,467	\$134.90	01B	7.3870
\$509,408	\$131,222	\$373,778	\$351,801	1.062	2,499	\$149.57	01B	3.8287
<b>\$3,633,101</b>		<b>\$2,621,374</b>	<b>\$2,391,139</b>			<b>\$139.53</b>		<b>0.4470</b>
			E.C.F. =>	<b>1.096</b>		Std. Deviation=>	<b>0.08446891</b>	
			Ave. E.C.F. =>	<b>1.101</b>		Ave. Variance=>	<b>7.2462</b>	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
COLONIAL		\$131,222	No	/ /		R-1D	401	63
COLONIAL		\$131,222	No	/ /		R-1D	401	63
COLONIAL		\$131,222	No	/ /		R-1D	401	65
COLONIAL		\$131,222	No	/ /		R-1D	401	73
COLONIAL		\$118,099	No	/ /		R-1D	401	61
COLONIAL		\$131,222	No	/ /		R-1D	401	65
COLONIAL		\$131,222	No	/ /		R-1D	401	64
COLONIAL		\$131,222	No	/ /		R-1D	401	75

**6.582899274**

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Site Characteristics   Access   Water Supply   Sewer   Property Restrictions   Restriction Notes   Waterfont View   Waterfront



Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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