

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
88-20-09-232-007	42 FLORENCE	06/17/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$185,550	46.39	\$371,096	\$158,102	\$241,898	\$202,097	1.197	1,777	\$136.13
88-20-09-226-009	130 FLORENCE	06/09/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$130,600	39.58	\$261,192	\$158,102	\$171,898	\$97,816	1.757	1,454	\$118.22
88-20-09-404-022	5325 VIRGILIA	07/12/21	\$406,500	WD	03-ARM'S LENGTH	\$406,500	\$188,660	46.41	\$377,313	\$158,102	\$248,398	\$207,996	1.194	2,102	\$118.17
Sale. Ratio =>								46.41				E.C.F. =>	1.194	Std. Deviation=>	
Std. Dev. =>								4.82				Ave. E.C.F. =>	1.477	Ave. Variance=>	

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
09D	28.0212	COLONIAL		\$158,102	No	/ /		R-1B	401	66
09D	175.7367	RANCH		\$158,102	No	/ /		R-1B	401	41
09D	119.4246	RANCH		\$158,102	No	/ /		R-1B	401	51
0.396280316										
101.8790	Coefficient of Var=>	68.96975328								