

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.	
88-20-11-476-017	5037 WESTMORELAND	07/07/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$217,210	47.74	\$434,413	\$132,972	\$322,028	\$211,430	1.523	2,219	\$145.12	
88-20-11-478-016	5277 ORCHARD CREST	06/27/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$284,520	58.66	\$569,037	\$147,747	\$337,253	\$295,492	1.141	2,566	\$131.43	
88-20-11-477-011	5178 WESTMORELAND	06/09/22	\$517,000	WD	03-ARM'S LENGTH	\$517,000	\$263,150	50.90	\$526,290	\$147,747	\$369,253	\$265,510	1.391	2,449	\$150.78	
88-20-11-477-018	5369 GREENDALE	05/20/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$249,710	52.02	\$499,410	\$147,747	\$332,253	\$246,656	1.347	2,489	\$133.49	
88-20-11-477-008	5228 WESTMORELAND	05/19/22	\$478,000	WD	03-ARM'S LENGTH	\$478,000	\$257,120	53.79	\$514,238	\$147,747	\$330,253	\$257,056	1.285	2,485	\$132.90	
88-20-11-481-008	5151 ORCHARD CREST	08/31/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$235,020	54.66	\$470,043	\$147,747	\$282,253	\$226,058	1.249	2,445	\$115.44	
88-20-11-477-020	5337 GREENDALE	08/27/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$237,940	52.88	\$475,888	\$147,747	\$302,253	\$230,158	1.313	2,503	\$120.76	
88-20-11-479-004	5300 ORCHARD CREST	08/17/21	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$214,590	55.59	\$429,177	\$147,747	\$238,253	\$197,395	1.207	2,142	\$111.23	
88-20-11-477-022	5305 GREENDALE	06/07/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$236,300	53.70	\$472,594	\$147,747	\$292,253	\$227,847	1.283	2,564	\$113.98	
88-20-11-476-009	5165 WESTMORELAND	05/03/21	\$465,500	WD	03-ARM'S LENGTH	\$465,500	\$238,580	51.25	\$477,162	\$147,747	\$317,753	\$231,051	1.375	2,468	\$128.75	
								Sale. Ratio =>	51.25				E.C.F. =>	1.375	Std. Deviation=>	
								Std. Dev. =>	3.06				Ave. E.C.F. =>	1.304	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.
11B	21.8824	TRI-LEVEL		\$132,972	No	/ /		R-1C	401	57
11B	17.1917	COLONIAL		\$147,747	No	/ /		R-1C	401	67
11B	8.6464	COLONIAL		\$147,747	No	/ /		R-1C	401	59
11B	4.2761	COLONIAL		\$147,747	No	/ /		R-1C	401	59
11B	128.4750	COLONIAL		\$147,747	No	/ /		R-1C	401	59
11B	3.4084	COLONIAL		\$147,747	No	/ /		R-1C	401	54
11B	131.3243	COLONIAL		\$147,747	No	/ /		R-1C	401	54
11B	9.7281	COLONIAL		\$147,747	No	/ /		R-1C	401	53
11B	128.2671	COLONIAL		\$147,747	No	/ /		R-1C	401	54
11B	137.5249	COLONIAL		\$147,747	No	/ /		R-1C	401	54

0.110244575

50.3555 Coefficient of Var=> 38.60821632