

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.
88-20-13-153-005	4667 DOUGLAS FIR	01/25/23	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$349,420	55.46	\$698,836	\$171,162	\$458,838	\$561,170	0.818	3,457	\$132.73
88-20-13-154-001	4714 DOUGLAS FIR	05/14/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$313,750	61.52	\$627,505	\$147,747	\$362,253	\$510,212	0.710	3,037	\$119.28
88-20-13-154-012	4786 DOUGLAS FIR	04/02/21	\$555,000	WD	03-ARM'S LENGTH	\$555,000	\$328,570	59.20	\$657,130	\$147,747	\$407,253	\$541,718	0.752	3,376	\$120.63
								Sale. Ratio =>	59.20				E.C.F. =>	0.752	Std. Deviation=>
								Std. Dev. =>	4.28				Ave. E.C.F. =>	0.764	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.
13G	81.7646	COLONIAL		\$147,747	No	/ /		R-1C	401	76
13G	71.0005	COLONIAL		\$147,747	No	/ /		R-1C	401	78
13G	75.1781	COLONIAL		\$147,747	No	/ /		R-1C	401	79

0.076113682

76.3825 Coefficient of Var=> 100