

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
88-20-14-351-072	1175 GARWOOD	06/06/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$291,040	50.62	
88-20-14-376-018	4107 SHADROCK	05/06/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$244,050	46.93	
88-20-14-377-002	4050 SHADROCK	11/15/21	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$248,790	49.76	
88-20-14-380-005	4071 KEATS	05/28/21	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$309,630	53.85	
88-20-14-451-047	1634 MERRIWEATHER	09/17/21	\$459,500	WD	03-ARM'S LENGTH	\$459,500	\$239,890	52.21	
88-20-14-452-014	1667 CHARLEVOIS	07/25/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$234,360	50.95	
88-20-14-454-006	1578 BLOOMINGDALE	02/10/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$222,330	46.32	
88-20-14-454-008	1606 BLOOMINGDALE	02/07/23	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$247,170	48.94	
Totals:			\$4,074,500			\$4,074,500	\$2,037,260		
								Sale. Ratio =>	50.00
								Std. Dev. =>	2.54

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$582,076	\$147,747	\$427,253	\$389,533	1.097	2,999	\$142.47	14D	2.5419
\$488,107	\$147,747	\$372,253	\$305,256	1.219	2,242	\$166.04	14D	9.7226
\$497,578	\$147,747	\$352,253	\$313,750	1.123	2,685	\$131.19	14D	0.0466
\$619,252	\$147,747	\$427,253	\$422,874	1.010	3,260	\$131.06	14D	11.1899
\$479,788	\$147,747	\$311,753	\$297,795	1.047	1,993	\$156.42	14D	7.5381
\$468,711	\$147,747	\$312,253	\$287,860	1.085	2,654	\$117.65	14D	3.7515
\$444,656	\$147,747	\$332,253	\$266,286	1.248	2,479	\$134.03	14D	12.5476
\$494,338	\$147,747	\$357,253	\$310,844	1.149	2,237	\$159.70	14D	2.7047
\$4,074,506		\$2,892,524	\$2,594,197			\$142.32		0.7256
			E.C.F. =>	1.115		Std. Deviation=>	0.081228158	
			Ave. E.C.F. =>	1.122		Ave. Variance=>	6.2554	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		\$147,747	No	/ /		R-1C	401	74
COLONIAL		\$147,747	No	/ /		R-1C	401	65
COLONIAL		\$147,747	No	/ /		R-1C	401	66
COLONIAL		\$147,747	No	/ /		R-1C	401	71
RANCH		\$147,747	No	/ /		R-1C	401	65
COLONIAL		\$147,747	No	/ /		R-1C	401	66
COLONIAL		\$147,747	No	/ /		R-1C	401	65
COLONIAL		\$147,747	No	/ /		R-1C	401	65

5.573926317

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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