

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-16-226-001	156 BRAEMAR	11/24/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$207,140	51.15
88-20-16-226-002	178 BRAEMAR	08/30/22	\$512,500	WD	03-ARM'S LENGTH	\$512,500	\$249,610	48.70
88-20-16-226-003	4873 HEATHERBROOK	02/28/23	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$239,150	46.89
88-20-16-228-005	73 BRAEMAR	08/10/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$221,510	49.22
88-20-16-276-002	4725 HEATHERBROOK	11/07/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$219,540	52.27
88-20-16-276-009	4569 HEATHERBROOK	06/21/22	\$575,000	WD	03-ARM'S LENGTH	\$575,000	\$261,450	45.47
88-20-16-276-012	4568 HEATHERBROOK	07/15/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$222,470	45.40
88-20-16-276-024	65 DUNCAN	11/03/21	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$197,740	53.30
88-20-16-277-011	4660 BONNIEBROOK	11/01/21	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$194,250	47.38
		Totals:	\$4,143,500			\$4,143,500	\$2,012,860	
							Sale. Ratio =>	48.58
							Std. Dev. =>	2.88

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$414,274	\$158,102	\$246,898	\$198,122	1.246	2,121	\$116.41	16A	9.5172
\$499,221	\$158,102	\$354,398	\$263,820	1.343	2,642	\$134.14	16A	0.1971
\$478,291	\$158,102	\$351,898	\$247,633	1.421	2,680	\$131.31	16A	7.9686
\$443,016	\$158,102	\$291,898	\$220,351	1.325	2,660	\$109.74	16A	1.6667
\$439,083	\$158,102	\$261,898	\$217,309	1.205	2,166	\$120.91	16A	13.6177
\$522,891	\$142,291	\$432,709	\$294,354	1.470	2,724	\$158.85	16A	12.8666
\$444,939	\$158,102	\$331,898	\$221,838	1.496	2,660	\$124.77	16A	15.4763
\$395,474	\$158,102	\$212,898	\$183,582	1.160	2,166	\$98.29	16A	18.1676
\$388,490	\$142,291	\$267,709	\$190,409	1.406	2,264	\$118.25	16A	6.4605
\$4,025,679		\$2,752,204	\$2,037,419			\$123.63		0.9466
			E.C.F. =>	1.351		Std. Deviation=>	0.118279271	
			Ave. E.C.F. =>	1.341		Ave. Variance=>	9.5487	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		\$158,102	No	/ /		R-1B	401	52
COLONIAL		\$158,102	No	/ /		R-1B	401	57
COLONIAL		\$158,102	No	/ /		R-1B	401	57
COLONIAL		\$158,102	No	/ /		R-1B	401	52
COLONIAL		\$158,102	No	/ /		R-1B	401	60
COLONIAL		\$142,291	No	/ /		R-1B	401	61
COLONIAL		\$158,102	No	/ /		R-1B	401	51
COLONIAL		\$158,102	No	/ /		R-1B	401	49
RANCH		\$142,291	No	/ /		R-1B	401	48

7.118664784

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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