

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-16-404-035	4395 VIRGILIA	03/08/23	\$949,900	WD	03-ARM'S LENGTH	\$949,900	\$462,270	48.67
88-20-16-427-057	4378 VIRGILIA	12/28/22	\$874,300	WD	03-ARM'S LENGTH	\$874,300	\$446,410	51.06
88-20-16-404-031	4347 VIRGILIA	12/19/22	\$885,000	WD	03-ARM'S LENGTH	\$885,000	\$467,070	52.78
88-20-16-404-025	368 BLAKELY	12/16/22	\$880,000	WD	03-ARM'S LENGTH	\$880,000	\$467,100	53.08
88-20-16-404-023	388 BLAKELY	11/18/22	\$962,000	WD	03-ARM'S LENGTH	\$962,000	\$467,400	48.59
88-20-16-427-058	4368 VIRGILIA	11/09/22	\$876,300	WD	03-ARM'S LENGTH	\$876,300	\$442,910	50.54
88-20-16-404-029	4358 HARLOW	10/28/22	\$847,520	WD	03-ARM'S LENGTH	\$847,520	\$440,580	51.98
88-20-16-404-038	408 BLAKELY	10/13/22	\$970,620	WD	03-ARM'S LENGTH	\$970,620	\$462,610	47.66
88-20-16-404-011	405 AUDLEY	09/07/22	\$949,900	WD	03-ARM'S LENGTH	\$949,900	\$467,790	49.25
88-20-16-404-006	355 AUDLEY	09/02/22	\$892,700	WD	03-ARM'S LENGTH	\$892,700	\$441,360	49.44
88-20-16-404-007	365 AUDLEY	05/16/22	\$864,900	WD	03-ARM'S LENGTH	\$864,900	\$442,630	51.18
88-20-16-404-028	4372 HARLOW	12/23/21	\$874,400	WD	03-ARM'S LENGTH	\$874,400	\$461,420	52.77
88-20-16-404-005	345 AUDLEY	12/22/21	\$856,000	WD	03-ARM'S LENGTH	\$856,000	\$462,030	53.98
88-20-16-404-020	418 BLAKELY	11/12/21	\$919,900	WD	03-ARM'S LENGTH	\$919,900	\$467,460	50.82
88-20-16-404-013	425 AUDLEY	11/05/21	\$798,300	WD	03-ARM'S LENGTH	\$798,300	\$434,030	54.37
88-20-16-404-019	357 BLAKELY	11/04/21	\$847,400	WD	03-ARM'S LENGTH	\$847,400	\$440,970	52.04
88-20-16-404-009	385 AUDLEY	11/01/21	\$763,120	WD	03-ARM'S LENGTH	\$763,120	\$441,570	57.86
88-20-16-404-016	4345 HARLOW	10/08/21	\$742,710	WD	03-ARM'S LENGTH	\$742,710	\$441,410	59.43
88-20-16-404-002	315 AUDLEY	09/30/21	\$821,600	WD	03-ARM'S LENGTH	\$821,600	\$443,960	54.04
88-20-16-404-010	395 AUDLEY	07/30/21	\$824,900	WD	03-ARM'S LENGTH	\$824,900	\$442,320	53.62
88-20-16-404-018	337 BLAKELY	07/27/21	\$804,100	WD	03-ARM'S LENGTH	\$804,100	\$458,960	57.08
88-20-16-404-017	4357 HARLOW	07/23/21	\$759,130	WD	03-ARM'S LENGTH	\$759,130	\$440,330	58.00
88-20-16-404-012	415 AUDLEY	07/02/21	\$849,157	WD	03-ARM'S LENGTH	\$849,157	\$466,080	54.89
88-20-16-404-008	375 AUDLEY	05/28/21	\$786,800	WD	03-ARM'S LENGTH	\$786,800	\$426,360	54.19
88-20-16-404-024	378 BLAKELY	05/27/21	\$899,900	WD	03-ARM'S LENGTH	\$899,900	\$444,200	49.36
							Sale. Ratio =>	49.36
							Std. Dev. =>	3.15

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$924,533	\$158,102	\$791,798	\$696,996	1.136	3,628	\$218.25	16G	8.7561
\$892,829	\$158,102	\$716,198	\$668,165	1.072	3,458	\$207.11	16G	1.3338
\$934,138	\$158,102	\$726,898	\$705,731	1.030	3,642	\$199.59	16G	8.4767
\$934,199	\$158,102	\$721,898	\$705,787	1.023	3,643	\$198.16	16G	5.5520
\$934,809	\$158,102	\$803,898	\$706,341	1.138	3,648	\$220.37	16G	22.0526
\$885,825	\$158,102	\$718,198	\$661,795	1.085	3,382	\$212.36	16G	3.4639
\$881,165	\$158,102	\$689,418	\$657,557	1.048	3,463	\$199.08	16G	5.6871
\$925,221	\$158,102	\$812,518	\$697,622	1.165	3,633	\$223.65	16G	16.2785
\$935,585	\$158,102	\$791,798	\$707,047	1.120	3,643	\$217.35	16G	111.9866
\$882,723	\$158,102	\$734,598	\$658,974	1.115	3,458	\$212.43	16G	111.4760
\$885,255	\$158,102	\$706,798	\$661,277	1.069	3,450	\$204.87	16G	106.8838
\$922,831	\$158,102	\$716,298	\$695,449	1.030	3,643	\$196.62	16G	9.5081
\$924,060	\$158,102	\$697,898	\$696,566	1.002	3,651	\$191.15	16G	100.1912
\$934,928	\$158,102	\$761,798	\$706,450	1.078	3,637	\$209.46	16G	4.5443
\$868,053	\$158,102	\$640,198	\$645,633	0.992	3,463	\$184.87	16G	99.1582
\$881,934	\$158,102	\$689,298	\$658,257	1.047	3,471	\$198.59	16G	104.7157
\$883,143	\$158,102	\$605,018	\$659,356	0.918	3,441	\$175.83	16G	91.7589
\$882,818	\$158,102	\$584,608	\$659,061	0.887	3,382	\$172.86	16G	88.7032
\$887,923	\$158,102	\$663,498	\$663,703	1.000	3,486	\$190.33	16G	99.9691
\$884,647	\$158,102	\$666,798	\$660,724	1.009	3,457	\$192.88	16G	100.9193
\$917,919	\$158,102	\$645,998	\$690,982	0.935	3,644	\$177.28	16G	93.4899
\$880,654	\$158,102	\$601,028	\$657,093	0.915	3,468	\$173.31	16G	91.4678
\$932,167	\$158,102	\$691,055	\$703,939	0.982	3,651	\$189.28	16G	98.1698
\$852,720	\$158,102	\$628,698	\$631,689	0.995	3,303	\$190.34	16G	99.5265
\$888,402	\$158,102	\$741,798	\$664,139	1.117	3,395	\$218.50	16G	111.6932
				E.C.F. =>	1.117	Std. Deviation=>	0.074612402	
				Ave. E.C.F. =>	1.033	Ave. Variance=>	61.8362	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	97
COLONIAL		\$158,102	No	/ /		R-1B	401	98
COLONIAL		\$158,102	No	/ /		R-1B	401	98
COLONIAL		\$158,102	No	/ /		R-1B	401	98
COLONIAL		\$158,102	No	/ /		R-1B	401	98
COLONIAL		\$158,102	No	/ /		R-1B	401	98
COLONIAL		\$158,102	No	/ /		R-1B	401	98
COLONIAL		\$158,102	No	/ /		R-1B	401	98
COLONIAL		\$158,102	No	/ /		R-1B	401	98
COLONIAL		\$158,102	No	/ /		R-1B	401	97
COLONIAL		\$158,102	No	/ /		R-1B	401	97
COLONIAL		\$158,102	No	/ /		R-1B	401	97
COLONIAL		\$158,102	No	/ /		R-1B	401	97
COLONIAL		\$158,102	No	/ /		R-1B	401	97
COLONIAL		\$158,102	No	/ /		R-1B	401	97
COLONIAL		\$158,102	No	/ /		R-1B	401	97
COLONIAL		\$158,102	No	/ /		R-1B	401	97
COLONIAL		\$158,102	No	/ /		R-1B	401	97
COLONIAL		\$158,102	No	/ /		R-1B	401	97
COLONIAL		\$158,102	No	/ /		R-1B	401	97
COLONIAL		\$158,102	No	/ /		R-1B	401	96
COLONIAL		\$158,102	No	/ /		R-1B	401	96

59.86635676