

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-17-100-011	4860 FLOWER HILL	02/28/22	\$722,000	WD	03-ARM'S LENGTH	\$722,000	\$363,380	50.33
88-20-17-100-014	4833 FLOWER HILL	10/21/21	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$401,640	51.49
88-20-17-102-001	1971 BLUFF	07/01/21	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$328,990	50.61
88-20-17-102-004	4762 SQUIRREL HILL	08/12/21	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$325,090	48.16
88-20-17-104-010	4698 SQUIRREL HILL	08/01/22	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$411,210	53.40
88-20-17-104-017	4851 RAMBLING	05/16/22	\$714,000	WD	03-ARM'S LENGTH	\$714,000	\$375,530	52.60
88-20-17-104-020	4797 RAMBLING	04/14/22	\$752,000	WD	03-ARM'S LENGTH	\$752,000	\$383,080	50.94
88-20-17-104-028	4653 RAMBLING	05/23/22	\$938,000	WD	03-ARM'S LENGTH	\$938,000	\$447,370	47.69
88-20-17-153-001	1973 ROLLING WOODS	09/23/21	\$735,000	WD	03-ARM'S LENGTH	\$735,000	\$295,630	40.22
88-20-17-154-003	1939 SPICEWAY	09/26/22	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$355,400	53.04
88-20-17-176-003	4469 WINTERGREEN	10/19/21	\$680,000	WD	03-ARM'S LENGTH	\$680,000	\$316,790	46.59
88-20-17-176-005	4505 WINTERGREEN	10/07/22	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$333,300	52.90
88-20-17-176-006	4523 WINTERGREEN	07/20/21	\$626,000	WD	03-ARM'S LENGTH	\$626,000	\$319,820	51.09
88-20-17-176-012	1718 ROLLING WOODS	11/23/21	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$336,190	51.33
88-20-17-176-014	1682 ROLLING WOODS	07/15/21	\$663,000	WD	03-ARM'S LENGTH	\$663,000	\$329,180	49.65
88-20-17-176-020	1717 ROLLING WOODS	08/25/22	\$744,000	WD	03-ARM'S LENGTH	\$744,000	\$386,860	52.00
88-20-17-304-012	1841 CARPENTER	11/22/21	\$645,000	WD	03-ARM'S LENGTH	\$645,000	\$327,080	50.71
88-20-17-304-016	1769 HALLMARK	05/26/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$379,190	52.30
88-20-17-306-003	1915 KNOLL	04/21/21	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$344,520	52.20
88-20-17-306-007	4339 BIRCH RUN	11/22/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$318,810	49.81
88-20-17-326-008	4433 WINTERGREEN	08/18/21	\$665,000	WD	03-ARM'S LENGTH	\$665,000	\$318,290	47.86
88-20-17-327-003	1860 CARPENTER	07/01/22	\$851,000	WD	03-ARM'S LENGTH	\$851,000	\$387,000	45.48
88-20-17-327-015	4361 WINTERGREEN	05/26/22	\$695,000	WD	03-ARM'S LENGTH	\$695,000	\$317,010	45.61
88-20-17-327-021	4402 DEACON	12/08/21	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$307,500	48.05
		Totals:	\$16,925,000			\$16,925,000	\$8,408,860	
							Sale. Ratio =>	49.68
							Std. Dev. =>	3.09

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$726,765	\$158,102	\$563,898	\$612,124	0.921	3,337	\$168.98	17B	1.9427
\$803,289	\$207,440	\$572,560	\$641,388	0.893	3,599	\$159.09	17B	4.7953
\$657,971	\$142,291	\$507,709	\$555,092	0.915	3,482	\$145.81	17B	2.6002
\$650,179	\$158,102	\$516,898	\$529,685	0.976	2,936	\$176.06	17B	3.5217
\$822,417	\$158,102	\$611,898	\$715,086	0.856	4,337	\$141.09	17B	8.4944
\$751,066	\$158,102	\$555,898	\$638,282	0.871	3,122	\$178.06	17B	6.9714
\$766,165	\$158,102	\$593,898	\$654,535	0.907	3,419	\$173.71	17B	3.3284
\$894,746	\$158,102	\$779,898	\$792,943	0.984	3,739	\$208.58	17B	4.2906
\$591,267	\$142,291	\$592,709	\$483,290	1.226	3,149	\$188.22	17B	28.5763
\$710,807	\$158,102	\$511,898	\$594,946	0.860	3,592	\$142.51	17B	8.0232
\$633,573	\$158,102	\$521,898	\$511,809	1.020	3,170	\$164.64	17B	7.9069
\$666,604	\$158,102	\$471,898	\$547,365	0.862	3,387	\$139.33	17B	7.8516
\$639,631	\$158,102	\$467,898	\$518,330	0.903	3,032	\$154.32	17B	3.7940
\$672,389	\$158,102	\$496,898	\$553,592	0.898	3,011	\$165.03	17B	4.3054
\$658,364	\$158,102	\$504,898	\$538,495	0.938	2,990	\$168.86	17B	0.3033
\$773,725	\$158,102	\$585,898	\$662,673	0.884	3,598	\$162.84	17B	5.6499
\$654,168	\$158,102	\$486,898	\$533,979	0.912	3,514	\$138.56	17B	2.8812
\$758,382	\$158,102	\$566,898	\$646,157	0.877	3,571	\$158.75	17B	6.3305
\$689,031	\$158,102	\$501,898	\$571,506	0.878	3,404	\$147.44	17B	6.2440
\$637,619	\$158,102	\$481,898	\$516,165	0.934	2,918	\$165.15	17B	0.7030
\$636,584	\$158,102	\$506,898	\$515,051	0.984	2,978	\$170.21	17B	4.3529
\$773,992	\$181,460	\$669,540	\$637,817	1.050	2,977	\$224.90	17B	10.9094
\$634,012	\$158,102	\$536,898	\$512,282	1.048	3,360	\$159.79	17B	10.7409
\$614,997	\$158,102	\$481,898	\$491,814	0.980	2,976	\$161.93	17B	3.9196
\$16,817,743		\$13,089,478	\$13,974,404			\$165.16		0.3967
			E.C.F. =>	0.937		Std. Deviation=>	0.083998296	
			Ave. E.C.F. =>	0.941		Ave. Variance=>	6.1849	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	68
COLONIAL		\$158,102	No	//		R-1B	401	66
COLONIAL		\$142,291	No	//		R-1B	401	67
COLONIAL		\$158,102	No	//		R-1B	401	68
COLONIAL		\$158,102	No	//		R-1B	401	66
COLONIAL		\$158,102	No	//		R-1B	401	69
COLONIAL		\$158,102	No	//		R-1B	401	68
COLONIAL		\$158,102	No	//		R-1B	401	76
COLONIAL		\$142,291	No	//		R-1B	401	63
COLONIAL		\$158,102	No	//		R-1B	401	67
COLONIAL		\$158,102	No	//		R-1B	401	63
COLONIAL		\$158,102	No	//		R-1B	401	63
COLONIAL		\$158,102	No	//		R-1B	401	64
COLONIAL		\$158,102	No	//		R-1B	401	65
COLONIAL		\$158,102	No	//		R-1B	401	66
COLONIAL		\$158,102	No	//		R-1B	401	70
COLONIAL		\$158,102	No	//		R-1B	401	63
COLONIAL		\$158,102	No	//		R-1B	401	69
COLONIAL		\$158,102	No	//		R-1B	401	68
COLONIAL		\$158,102	No	//		R-1B	401	64
COLONIAL		\$158,102	No	//		R-1B	401	63
COLONIAL		\$158,102	No	//		R-1B	401	75
COLONIAL		\$158,102	No	//		R-1B	401	64
COLONIAL		\$158,102	No	//		R-1B	401	63

6.575149481

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
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Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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