

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
88-20-17-330-011	1574 GREENWICH	06/02/21	\$542,500	WD	03-ARM'S LENGTH	\$542,500	\$269,780	49.73	
88-20-17-330-012	1558 GREENWICH	05/27/22	\$615,000	WD	03-ARM'S LENGTH	\$615,000	\$272,770	44.35	
88-20-17-376-006	4231 SEYMOUR	02/27/23	\$639,000	WD	03-ARM'S LENGTH	\$639,000	\$290,770	45.50	
88-20-17-378-008	4220 SEYMOUR	09/28/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$282,940	45.64	
88-20-17-378-012	1551 GREENWICH	10/27/22	\$617,000	WD	03-ARM'S LENGTH	\$617,000	\$319,960	51.86	
88-20-17-378-021	1658 DEVONSHIRE	02/03/23	\$496,000	WD	03-ARM'S LENGTH	\$496,000	\$262,210	52.86	
88-20-17-378-023	1686 DEVONSHIRE	08/05/22	\$640,000	WD	03-ARM'S LENGTH	\$640,000	\$322,990	50.47	
88-20-17-452-007	1472 BROOKDALE	10/18/22	\$759,900	WD	03-ARM'S LENGTH	\$759,900	\$391,140	51.47	
<b>Totals:</b>			<b>\$4,929,400</b>			<b>\$4,929,400</b>	<b>\$2,412,560</b>		
								<b>Sale. Ratio =&gt;</b>	<b>48.94</b>
								<b>Std. Dev. =&gt;</b>	<b>3.32</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$539,554	\$158,102	\$384,398	\$382,216	1.006	3,045	\$126.24	17D	2.7486
\$545,546	\$158,102	\$456,898	\$388,220	1.177	2,792	\$163.65	17D	14.3710
\$581,546	\$158,102	\$480,898	\$424,293	1.133	2,989	\$160.89	17D	10.0218
\$565,888	\$158,102	\$461,898	\$408,603	1.130	3,038	\$152.04	17D	9.7238
\$639,920	\$158,102	\$458,898	\$482,784	0.951	2,568	\$178.70	17D	8.2668
\$524,420	\$158,102	\$337,898	\$367,052	0.921	2,221	\$152.14	17D	11.2621
\$645,970	\$158,102	\$481,898	\$488,846	0.986	2,989	\$161.22	17D	4.7406
\$782,284	\$158,102	\$601,798	\$625,433	0.962	3,027	\$198.81	17D	7.0983
<b>\$4,825,128</b>		<b>\$3,664,584</b>	<b>\$3,567,447</b>			<b>\$161.71</b>		<b>0.5965</b>
			<b>E.C.F. =&gt;</b>	<b>1.027</b>		<b>Std. Deviation=&gt;</b>	<b>0.098350957</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>1.033</b>		<b>Ave. Variance=&gt;</b>	<b>8.5291</b>	<b>Coefficient of Var=&gt;</b>

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	63
COLONIAL		\$158,102	No	/ /		R-1B	401	63
COLONIAL		\$158,102	No	/ /		R-1B	401	65
COLONIAL		\$158,102	No	/ /		R-1B	401	65
RANCH		\$158,102	No	/ /		R-1B	401	73
RANCH		\$158,102	No	/ /		R-1B	401	63
COLONIAL		\$158,102	No	/ /		R-1B	401	70
COLONIAL		\$158,102	No	/ /		R-1B	401	73

**8.255114186**

---

Site Characteristics   Access   Water Supply   Sewer   Property Restrictions   Restriction Notes   Waterfont View   Waterfront



Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
-----------------	----------------------	-----------------------	------------------

--	--	--	--

--	--	--	--

---

---

---