

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-17-476-047	4198 CARSON	05/12/22	\$653,000	WD	03-ARM'S LENGTH	\$653,000	\$345,740	52.95
88-20-17-454-009	4037 GLENCASTLE	09/01/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$260,030	48.15
88-20-17-477-004	1205 BRADBURY	08/19/21	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$281,970	51.36
88-20-17-453-016	4079 PENROSE CT	05/05/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$292,770	53.23
							Sale. Ratio =>	53.23
							Std. Dev. =>	2.44

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$691,470	\$158,102	\$494,898	\$481,162	1.029	3,165	\$156.37	17E	1.2206
\$520,055	\$142,291	\$397,709	\$340,788	1.167	2,658	\$149.63	17E	116.7027
\$563,935	\$158,102	\$390,898	\$366,110	1.068	2,616	\$149.43	17E	2.0054
\$585,536	\$158,102	\$391,898	\$385,596	1.016	2,428	\$161.41	17E	101.6342
		E.C.F. =>	1.016		Std. Deviation=>	0.07138407		
		Ave. E.C.F. =>	1.088		Ave. Variance=>	39.9762	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	69
COLONIAL		\$142,291	No	/ /		R-1B	401	63
COLONIAL		\$158,102	No	/ /		R-1B	401	64
COLONIAL		\$158,102	No	/ /		R-1B	401	64

36.75093689
