

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-18-152-015	2984 TIMBERWYCK TRAIL	08/09/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$240,280	43.69
88-20-18-152-016	2960 TIMBERWYCK TRAIL	05/19/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$270,570	45.86
		Totals:	\$1,140,000			\$1,140,000	\$510,850	
							Sale. Ratio =>	44.81
							Std. Dev. =>	1.54

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$480,562	\$165,124	\$384,876	\$218,902	1.758	2,580	\$149.18	18D	6.0164
\$541,133	\$183,472	\$406,528	\$248,203	1.638	2,718	\$149.57	18D	6.0164
\$1,021,695		\$791,404	\$467,105			\$149.37		0.3774
		E.C.F. =>	1.694			Std. Deviation=>	0.0850842	
		Ave. E.C.F. =>	1.698			Ave. Variance=>	6.0164	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
RANCH		\$165,124	No	/ /		R-1A ZONING, R-1B RATES	401
TRI-LEVEL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401

3.543107458

Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
41								
53								

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
