

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-20-177-006	1696 PICADILLY	08/27/21	\$662,500	WD	03-ARM'S LENGTH	\$662,500	\$353,580	53.37
88-20-20-302-011	3485 GRESHAM	05/26/22	\$801,000	WD	03-ARM'S LENGTH	\$801,000	\$381,750	47.66
88-20-20-304-004	1801 LEXINGTON	08/25/21	\$635,000	WD	03-ARM'S LENGTH	\$635,000	\$351,040	55.28
88-20-20-304-005	1783 LEXINGTON	07/05/22	\$1,009,000	WD	03-ARM'S LENGTH	\$1,009,000	\$439,670	43.57
88-20-20-326-014	1670 PICADILLY	09/09/22	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$399,540	50.57
88-20-20-327-018	1632 LEXINGTON	09/27/22	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$412,220	52.51
88-20-20-327-025	3426 GRESHAM	05/26/22	\$912,000	WD	03-ARM'S LENGTH	\$912,000	\$422,610	46.34
88-20-20-328-003	1717 LEXINGTON	12/07/21	\$687,500	WD	03-ARM'S LENGTH	\$687,500	\$380,210	55.30
88-20-20-328-004	1701 LEXINGTON	05/09/22	\$890,000	WD	03-ARM'S LENGTH	\$890,000	\$455,940	51.23
88-20-20-329-006	3406 SHAKESPEARE	03/09/22	\$693,000	WD	03-ARM'S LENGTH	\$693,000	\$335,570	48.42
Totals:			\$7,865,000			\$7,865,000	\$3,932,130	
							Sale. Ratio =>	50.00
							Std. Dev. =>	3.89

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$707,157	\$158,102	\$504,398	\$603,357	0.836	3,135	\$160.89	20D	6.9773
\$763,498	\$158,102	\$642,898	\$665,270	0.966	3,396	\$189.31	20D	6.0612
\$702,089	\$158,102	\$476,898	\$597,788	0.798	3,453	\$138.11	20D	10.7988
\$879,341	\$158,102	\$850,898	\$792,570	1.074	4,111	\$206.98	20D	16.7834
\$799,071	\$158,102	\$631,898	\$704,362	0.897	3,453	\$183.00	20D	0.8638
\$824,445	\$158,102	\$626,898	\$732,245	0.856	3,488	\$179.73	20D	4.9628
\$845,221	\$158,102	\$753,898	\$755,076	0.998	3,590	\$210.00	20D	9.2681
\$760,423	\$158,102	\$529,398	\$661,891	0.800	3,466	\$152.74	20D	10.5933
\$911,889	\$158,102	\$731,898	\$828,337	0.884	3,844	\$190.40	20D	2.2184
\$671,139	\$158,102	\$534,898	\$563,777	0.949	3,114	\$171.77	20D	4.3017
\$7,864,273		\$6,283,980	\$6,904,674			\$178.29		0.4346
			E.C.F. =>	0.910		Std. Deviation=>	0.090100801	
			Ave. E.C.F. =>	0.906		Ave. Variance=>	7.2829	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	70
COLONIAL		\$158,102	No	/ /		R-1B	401	73
COLONIAL		\$158,102	No	/ /		R-1B	401	68
COLONIAL		\$158,102	No	/ /		R-1B	401	78
COLONIAL		\$158,102	No	/ /		R-1B	401	74
COLONIAL		\$158,102	No	/ /		R-1B	401	77
COLONIAL		\$158,102	No	/ /		R-1B	401	77
COLONIAL		\$158,102	No	/ /		R-1B	401	70
COLONIAL		\$158,102	No	/ /		R-1B	401	81
COLONIAL		\$158,102	No	/ /		R-1B	401	69

8.040629652

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