

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
88-20-22-328-022	410 TROMBLEY	05/06/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$112,700	53.67	
88-20-22-328-024	3451 ELLENBORO	12/17/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$138,130	49.33	
88-20-22-378-025	3241 ELLENBORO	05/13/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$139,970	45.89	
88-20-22-401-004	596 TROMBLEY	05/09/22	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$120,740	42.82	
88-20-22-401-038	921 VANDERPOOL	08/26/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$112,140	54.70	
88-20-22-426-018	884 VANDERPOOL	05/31/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$129,830	51.93	
88-20-22-426-041	3376 ELLENBORO	11/23/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$124,040	48.08	
88-20-22-426-042	3366 ELLENBORO	02/04/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$174,320	49.81	
88-20-22-426-048	820 VANDERPOOL	03/16/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$121,610	45.21	
88-20-22-477-066	640 HARTLAND	08/17/22	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$156,150	55.57	
Totals:			\$2,690,000			\$2,690,000	\$1,329,630		
								Sale. Ratio =>	49.43
								Std. Dev. =>	4.28

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$225,404	\$103,901	\$106,099	\$88,688	1.196	1,056	\$100.47	22B	20.4274
\$276,269	\$114,291	\$165,709	\$118,232	1.402	1,200	\$138.09	22B	0.0969
\$279,946	\$103,901	\$201,099	\$128,500	1.565	1,400	\$143.64	22B	16.4385
\$241,484	\$105,028	\$176,972	\$99,603	1.777	1,341	\$131.97	22B	37.6188
\$224,279	\$103,901	\$101,099	\$87,867	1.151	1,123	\$90.03	22B	24.9998
\$259,660	\$103,901	\$146,099	\$113,693	1.285	962	\$151.87	22B	11.5553
\$248,083	\$105,458	\$152,542	\$104,106	1.465	1,360	\$112.16	22B	6.4671
\$348,641	\$105,182	\$244,818	\$177,707	1.378	1,520	\$161.06	22B	2.2940
\$243,220	\$103,901	\$165,099	\$101,693	1.624	999	\$165.26	22B	22.2921
\$312,303	\$103,901	\$177,099	\$152,118	1.164	1,246	\$142.13	22B	23.6368
\$2,659,289		\$1,636,635	\$1,172,207			\$133.67		0.4388
			E.C.F. =>	1.396		Std. Deviation=>	0.209865799	
			Ave. E.C.F. =>	1.401		Ave. Variance=>	16.5827	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$114,291	No	/ /		R-1E2 EXTENSION OF R-1E RATES	401
TRI-LEVEL		\$103,901	No	/ /		R-1E	401
BUNGALOW		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401

11.83981056

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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