

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-22-230-005	3795 EDENDERRY	09/16/22	\$580,000	WD	03-ARM'S LENGTH	\$580,000	\$306,930	52.92
88-20-22-229-006	3793 GATWICK	09/23/21	\$575,600	WD	03-ARM'S LENGTH	\$575,600	\$263,200	45.73
88-20-22-226-087	3824 EDENDERRY	07/23/21	\$467,500	WD	03-ARM'S LENGTH	\$467,500	\$251,490	53.79
							Sale. Ratio =>	53.79
							Std. Dev. =>	5.09

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$613,868	\$147,747	\$432,253	\$538,717	0.802	3,011	\$143.56	22J	2.0119
\$526,390	\$147,747	\$427,853	\$437,615	0.978	2,912	\$146.93	22J	97.7693
\$502,989	\$132,972	\$334,528	\$427,646	0.782	2,315	\$144.50	22J	78.2255
			E.C.F. =>	0.782		Std. Deviation=>	0.123968731	
			Ave. E.C.F. =>	0.890		Ave. Variance=>	49.8906	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		\$147,747	No	/ /		R-1C	401	77
COLONIAL		\$147,747	No	/ /		R-1C	401	71
COLONIAL		\$132,972	No	/ /		R-1C	401	69

56.05473192
