

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-23-303-018	3468 ARDMORE	04/25/22	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$169,890	56.82
88-20-23-303-023	3408 ARDMORE	01/27/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$164,060	56.59
88-20-23-303-017	3480 ARDMORE	11/01/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$174,770	56.02
88-20-23-302-017	1137 CHARRINGTON	07/12/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$174,290	54.47
							<b>Sale. Ratio =&gt;</b>	<b>54.47</b>
							<b>Std. Dev. =&gt;</b>	<b>0.41</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$339,770	\$103,901	\$195,099	\$140,106	1.393	1,470	\$132.72	23D	9.4375
\$328,110	\$103,901	\$185,999	\$133,180	1.397	1,470	\$126.53	23D	9.0286
\$349,549	\$103,901	\$208,099	\$145,915	1.426	1,460	\$142.53	23D	142.6171
\$348,576	\$103,901	\$216,099	\$145,337	1.487	1,792	\$120.59	23D	148.6887
		<b>E.C.F. =&gt;</b>	<b>1.487</b>		<b>Std. Deviation=&gt;</b>	<b>0.01836668</b>		
		<b>Ave. E.C.F. =&gt;</b>	<b>1.405</b>		<b>Ave. Variance=&gt;</b>	<b>53.6944</b>	<b>Coefficient of Var=&gt;</b>	

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH		\$103,901	No	/ /		R-1E	401	45
RANCH		\$103,901	No	/ /		R-1E	401	45
RANCH		\$103,901	No	/ /		R-1E	401	45
COLONIAL		\$103,901	No	/ /		R-1E	401	45

**38.21407048**

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