

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-24-201-047	3585 FERNLEIGH	05/25/21	\$386,900	WD	03-ARM'S LENGTH	\$386,900	\$192,420	49.73
88-20-24-352-014	2100 ORPINGTON	10/06/21	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$102,680	42.43
88-20-24-376-014	2457 ORPINGTON	08/27/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$203,330	58.09
88-20-24-376-015	2237 ORPINGTON	05/27/21	\$337,000	WD	03-ARM'S LENGTH	\$337,000	\$159,070	47.20
Totals:			\$1,315,900			\$1,315,900	\$657,500	
							Sale. Ratio =>	49.97
							Std. Dev. =>	6.56

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$384,836	\$162,521	\$224,379	\$247,017	0.908	1,592	\$140.94	24B	5.2306
\$205,364	\$103,901	\$138,099	\$112,737	1.225	1,726	\$80.01	24B	26.4308
\$406,661	\$133,755	\$216,245	\$303,229	0.713	1,636	\$132.18	24B	24.7521
\$318,139	\$141,652	\$195,348	\$196,097	0.996	2,168	\$90.11	24B	3.5520
\$1,315,000		\$774,071	\$859,079			\$110.81		5.9615
			E.C.F. =>	0.901		Std. Deviation=>	0.212228457	
			Ave. E.C.F. =>	0.961		Ave. Variance=>	14.9914	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
RANCH		\$162,521	No	/ /		R-1C	401
BUNGALOW		\$103,901	No	/ /		R-1E	401
RANCH		\$129,876	No	/ /		R-1E2 EXTENSION OF R-1E RATES	401
TRI-LEVEL		\$129,876	No	/ /		R-1E2 EXTENSION OF R-1E RATES	401

15.60525077

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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