

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-24-302-004	3488 EAGLE	05/21/21	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$153,500	50.00
88-20-24-302-021	2089 NIAGARA	11/04/22	\$443,450	WD	03-ARM'S LENGTH	\$443,450	\$212,230	47.86
88-20-24-303-023	2230 COLUMBIA	10/08/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$155,540	48.61
88-20-24-304-018	3419 EAGLE	05/03/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$156,850	44.81
88-20-24-327-001	2280 NIAGARA	05/13/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$206,290	49.12
88-20-24-329-004	2316 ACADEMY	04/13/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$175,500	50.14
88-20-24-330-001	2358 TRAVERSE	10/25/21	\$347,000	WD	03-ARM'S LENGTH	\$347,000	\$179,760	51.80
Totals:			\$2,537,450			\$2,537,450	\$1,239,670	
							Sale. Ratio =>	48.85
							Std. Dev. =>	2.20

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$306,998	\$131,222	\$175,778	\$141,299	1.244	1,585	\$110.90	24C	4.9877
\$424,465	\$131,222	\$312,228	\$235,726	1.325	2,106	\$148.26	24C	3.0648
\$311,078	\$131,222	\$188,778	\$144,579	1.306	1,660	\$113.72	24C	1.1820
\$313,694	\$131,222	\$218,778	\$146,682	1.492	1,660	\$131.79	24C	19.7625
\$412,579	\$136,252	\$283,748	\$222,128	1.277	2,106	\$134.73	24C	1.6482
\$351,006	\$131,222	\$218,778	\$176,675	1.238	1,533	\$142.71	24C	5.5585
\$359,527	\$131,222	\$215,778	\$183,525	1.176	1,723	\$125.23	24C	11.8149
\$2,479,347		\$1,613,866	\$1,250,613			\$129.62		0.3431
		E.C.F. =>	1.290			Std. Deviation=>	0.099952178	
		Ave. E.C.F. =>	1.294			Ave. Variance=>	6.8598	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		\$131,222	No	/ /		R-1D	401	48
TRI-LEVEL		\$131,222	No	/ /		R-1D	401	62
COLONIAL		\$131,222	No	/ /		R-1D	401	50
COLONIAL		\$131,222	No	/ /		R-1D	401	49
TRI-LEVEL		\$131,222	No	/ /		R-1D	401	62
RANCH		\$131,222	No	/ /		R-1D	401	59
RANCH		\$131,222	No	/ /		R-1D	401	52

5.301661447

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
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Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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