

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-24-376-021	3239 CEDAR CREST	08/06/21	\$430,100	WD	03-ARM'S LENGTH	\$430,100	\$246,860	57.40
88-20-24-377-033	3043 CEDAR CREST	06/11/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$237,330	49.96
88-20-24-377-052	2409 CEDAR KNOLL	05/05/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$245,880	46.83
88-20-24-377-073	2458 ORPINGTON	04/18/22	\$726,000	WD	03-ARM'S LENGTH	\$726,000	\$348,590	48.02
88-20-24-378-001	2422 CEDAR KNOLL	06/14/22	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$239,590	43.56
88-20-24-378-002	2410 CEDAR KNOLL	11/24/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$231,480	50.87
88-20-24-451-056	3256 CEDAR CREST	09/01/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$214,810	49.96
		Totals:	\$3,591,100			\$3,591,100	\$1,764,540	
							Sale. Ratio =>	49.14
							Std. Dev. =>	4.27

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$493,722	\$103,901	\$326,199	\$330,077	0.988	1,953	\$167.02	24M	21.5568
\$474,655	\$103,901	\$371,099	\$313,932	1.182	2,374	\$156.32	24M	2.1720
\$491,765	\$103,901	\$421,099	\$328,420	1.282	2,164	\$194.59	24M	7.8377
\$697,189	\$103,901	\$622,099	\$502,361	1.238	3,320	\$187.38	24M	3.4532
\$479,173	\$93,510	\$456,490	\$326,556	1.398	2,152	\$212.12	24M	19.4071
\$462,953	\$93,510	\$361,490	\$312,822	1.156	2,164	\$167.05	24M	4.8243
\$429,622	\$103,901	\$326,099	\$275,801	1.182	2,172	\$150.14	24M	2.1449
\$3,529,079		\$2,884,575	\$2,389,970			\$176.37		0.3131
			E.C.F. =>	1.207		Std. Deviation=>	0.125650305	
			Ave. E.C.F. =>	1.204		Ave. Variance=>	8.7709	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		\$103,901	No	/ /		R-1E	401	87
COLONIAL		\$103,901	No	/ /		R-1E	401	76
COLONIAL		\$103,901	No	/ /		R-1E	401	83
COLONIAL		\$103,901	No	/ /		R-1E	401	74
COLONIAL		\$93,510	No	/ /		R-1E	401	88
COLONIAL		\$93,510	No	/ /		R-1E	401	77
COLONIAL		\$103,901	No	/ /		R-1E	401	68

7.285866961

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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