

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-27-153-017	155 STARR	12/16/22	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$150,920	51.16
88-20-27-155-025	168 STARR	12/22/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$136,290	52.42
88-20-27-179-003	352 STARR	11/08/21	\$307,352	WD	03-ARM'S LENGTH	\$307,352	\$150,210	48.87
88-20-27-181-026	391 CHERRY	02/17/23	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$148,080	45.99
88-20-27-356-031	138 BIRCHWOOD	09/09/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$148,990	53.21
88-20-27-432-030	1098 ARTHUR	09/09/22	\$236,000	WD	03-ARM'S LENGTH	\$236,000	\$109,960	46.59
88-20-28-476-018	65 BILTMORE	01/14/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$98,990	46.04
Totals:			\$1,915,352			\$1,915,352	\$943,440	
Sale. Ratio =>								49.26
Std. Dev. =>								3.10

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$301,834	\$93,510	\$201,490	\$164,164	1.227	1,257	\$160.29	27B	8.1454
\$272,579	\$103,901	\$156,099	\$132,922	1.174	1,257	\$124.18	27B	13.4460
\$300,416	\$103,901	\$203,451	\$154,858	1.314	1,340	\$151.83	27B	0.4964
\$296,166	\$103,901	\$218,099	\$151,509	1.440	1,360	\$160.37	27B	13.0686
\$297,983	\$129,876	\$150,124	\$132,472	1.133	1,399	\$107.31	27B	17.5575
\$219,912	\$82,415	\$153,585	\$108,351	1.417	1,144	\$134.25	27B	10.8656
\$197,971	\$82,415	\$132,585	\$91,061	1.456	1,050	\$126.27	27B	14.7182
\$1,886,861		\$1,215,433	\$935,336			\$137.79		0.9364
		E.C.F. =>	1.299			Std. Deviation=>	0.132986666	
		Ave. E.C.F. =>	1.309			Ave. Variance=>	11.1854	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
RANCH		\$93,510	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
COLONIAL		\$103,901	No	/ /		R-1E	401
RANCH		\$129,876	No	/ /		R-1E2 EXTENSION OF R-1E RATES	401
RANCH		\$82,415	No	/ /		RT DUPLEX ZONING (NEW)	401
RANCH		\$82,415	No	/ /		RT DUPLEX ZONING (NEW)	401

8.546122145

Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
57								
53								
54								
60								
57								
47								
50								

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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