

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
88-20-27-483-032	1132 CHOPIN	02/24/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$183,930	46.56	\$367,869	\$82,415	\$312,585	\$263,168	1.188	2,364	\$132.23
88-20-27-402-030	1687 WESTWOOD	02/17/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$211,820	45.55	\$423,645	\$103,901	\$361,099	\$294,780	1.225	2,147	\$168.19
88-20-27-451-122	2098 ENTERPRISE	06/29/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$178,390	50.97	\$356,770	\$103,901	\$246,099	\$233,127	1.056	1,507	\$163.30
88-20-27-451-105	1847 ENTERPRISE	06/17/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$202,380	44.97	\$404,767	\$105,527	\$344,473	\$275,877	1.249	1,960	\$175.75
88-20-27-377-032	1747 KIRKTON	06/10/22	\$412,000	WD	03-ARM'S LENGTH	\$412,000	\$217,590	52.81	\$435,178	\$103,901	\$308,099	\$305,413	1.009	2,352	\$130.99
88-20-27-377-031	1722 BEECH LANE	03/30/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$240,640	49.62	\$481,271	\$103,901	\$381,099	\$347,907	1.095	2,163	\$176.19
88-20-27-477-003	1056 WOODSLEE	05/28/21	\$321,000	WD	03-ARM'S LENGTH	\$321,000	\$155,790	48.53	\$311,576	\$58,967	\$262,033	\$232,887	1.125	1,770	\$148.04
							Sale. Ratio =>	48.53				E.C.F. =>	1.125		Std. Deviation=>
							Std. Dev. =>	3.19				Ave. E.C.F. =>	1.137		Ave. Variance=>

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
27J	6.0867	COLONIAL		\$82,415	No	/ /		RT DUPLEX ZONING (NEW)	401	73
27J	8.8102	COLONIAL		\$103,901	No	/ /		R-1E	401	81
27J	6.9506	RANCH		\$103,901	No	/ /		R-1E	401	77
27J	124.8646	COLONIAL		\$103,901	No	/ /		R-1E	401	75
27J	100.8795	COLONIAL		\$103,901	No	/ /		R-1E	401	78
27J	109.5404	COLONIAL		\$103,901	No	/ /		R-1E	401	85
27J	112.5152	COLONIAL		\$58,967	No	/ /		RT DUPLEX ZONING (NEW)	401	78
0.097538244										
59.5220	Coefficient of Var=>		52.35582291							