

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-01-351-005	2193 NORMANDY	11/23/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$210,880	52.07
88-20-01-351-010	6255 SILVERSTONE	06/23/22	\$440,001	WD	03-ARM'S LENGTH	\$440,001	\$203,910	46.34
88-20-01-351-025	6188 BRITTANY TREE	12/20/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$216,920	51.04
88-20-01-354-004	6063 SILVERSTONE	07/06/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$261,270	50.24
88-20-01-354-014	6171 SMITHFIELD	05/05/21	\$413,000	WD	03-ARM'S LENGTH	\$413,000	\$195,990	47.46
88-20-01-354-023	2066 TUSCANY	06/30/22	\$486,000	WD	03-ARM'S LENGTH	\$486,000	\$220,080	45.28
88-20-01-355-011	6116 SMITHFIELD	09/28/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$252,800	51.59
88-20-01-355-020	6229 BRITTANY TREE	04/22/22	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$254,700	50.44
Totals:			\$3,684,001			\$3,684,001	\$1,816,550	
							Sale. Ratio =>	49.31
							Std. Dev. =>	2.57

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$421,768	\$131,222	\$273,778	\$270,275	1.013	2,342	\$116.90	01B	8.7798
\$407,817	\$131,222	\$308,779	\$257,298	1.200	2,207	\$139.91	01B	9.9327
\$433,835	\$131,222	\$293,778	\$281,500	1.044	2,232	\$131.62	01B	5.7143
\$522,545	\$131,222	\$388,778	\$364,021	1.068	2,492	\$156.01	01B	3.2749
\$391,972	\$118,099	\$294,901	\$254,766	1.158	2,176	\$135.52	01B	5.6781
\$440,163	\$131,222	\$354,778	\$287,387	1.234	2,337	\$151.81	01B	13.3738
\$505,593	\$157,196	\$332,804	\$324,090	1.027	2,467	\$134.90	01B	7.3870
\$509,408	\$131,222	\$373,778	\$351,801	1.062	2,499	\$149.57	01B	3.8287
\$3,633,101		\$2,621,374	\$2,391,139			\$139.53		0.4470
			E.C.F. =>	1.096		Std. Deviation=>	0.08446891	
			Ave. E.C.F. =>	1.101		Ave. Variance=>	7.2462	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	63
COLONIAL		\$131,222	No	/ /		R-1D	401	63
COLONIAL		\$131,222	No	/ /		R-1D	401	65
COLONIAL		\$131,222	No	/ /		R-1D	401	73
COLONIAL		\$118,099	No	/ /		R-1D	401	61
COLONIAL		\$131,222	No	/ /		R-1D	401	65
COLONIAL		\$131,222	No	/ /		R-1D	401	64
COLONIAL		\$131,222	No	/ /		R-1D	401	75

6.582899274

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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