

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.
88-20-02-228-006	6882 EMERALD SHORES	12/19/22	\$464,000	WD	03-ARM'S LENGTH	\$464,000	\$239,590	51.64	\$479,180	\$131,222	\$332,778	\$224,559	1.482	2,491	\$133.59
88-20-02-254-002	6661 EMERALD LAKE	12/09/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$218,250	51.96	\$436,499	\$162,693	\$257,307	\$176,704	1.456	1,996	\$128.91
88-20-02-228-001	6952 EMERALD SHORES	09/12/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$246,040	50.73	\$492,085	\$118,099	\$366,901	\$241,356	1.520	2,434	\$150.74
88-20-02-378-057	6109 EMERALD LAKE	06/14/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$243,340	49.66	\$486,670	\$131,222	\$358,778	\$229,393	1.564	2,631	\$136.37
88-20-02-251-018	6499 EMERALD LAKE	12/30/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$244,240	56.15	\$488,477	\$154,976	\$280,024	\$215,229	1.301	2,076	\$134.89
88-20-02-230-002	1950 CHANCERY	12/22/21	\$442,000	WD	03-ARM'S LENGTH	\$442,000	\$235,120	53.19	\$470,235	\$131,222	\$310,778	\$218,786	1.420	2,500	\$124.31
88-20-02-428-009	6220 ATKINS	12/03/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$208,290	43.39	\$416,589	\$136,833	\$343,167	\$180,544	1.901	2,136	\$160.66
88-20-02-230-006	1982 CHANCERY	10/15/21	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$229,080	50.35	\$458,160	\$118,099	\$336,901	\$219,462	1.535	2,283	\$147.57
88-20-02-226-006	6927 NORTHPOINT	10/12/21	\$424,900	WD	03-ARM'S LENGTH	\$424,900	\$239,390	56.34	\$478,779	\$131,222	\$293,678	\$224,300	1.309	2,614	\$112.35
88-20-02-227-022	6925 EMERALD SHORES	09/13/21	\$394,000	WD	03-ARM'S LENGTH	\$394,000	\$227,840	57.83	\$455,685	\$131,222	\$262,778	\$209,396	1.255	2,538	\$103.54
88-20-02-205-007	6817 WESTPOINTE	06/23/21	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$242,040	56.29	\$484,084	\$131,222	\$298,778	\$227,724	1.312	2,500	\$119.51
							Sale. Ratio =>	56.29					E.C.F. =>	1.312	Std. Deviation=>
							Std. Dev. =>	4.15					Ave. E.C.F. =>	1.474	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.
02C	22.6986	COLONIAL		\$131,222	No	/ /		R-1D	401	54
02C	44.4593	COLONIAL		\$131,222	No	/ /		R-1D	401	50
02C	4.5775	COLONIAL		\$118,099	No	/ /		R-1D	401	58
02C	2.8915	COLONIAL		\$131,222	No	/ /		R-1D	401	45
02C	1.0967	COLONIAL		\$131,222	No	/ /		R-1D	401	58
02C	142.0465	COLONIAL		\$131,222	No	/ /		R-1D	401	52
02C	64.5807	COLONIAL		\$131,222	No	/ /		R-1D	401	48
02C	153.5120	COLONIAL		\$118,099	No	/ /		R-1D	401	56
02C	130.9309	COLONIAL		\$131,222	No	/ /		R-1D	401	55
02C	125.4933	COLONIAL		\$131,222	No	/ /		R-1D	401	52
02C	131.2020	COLONIAL		\$131,222	No	/ /		R-1D	401	55
0.183893264										
69.2287	Coefficient of Var=>	46.95418535								