

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.
88-20-04-226-058	32 PHEASANT RUN	07/25/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$235,740	55.47	\$471,487	\$142,291	\$282,709	\$363,695	0.777	2,685	\$105.29
88-20-03-202-007	693 AMBERWOOD CT	07/06/21	\$519,900	WD	03-ARM'S LENGTH	\$519,900	\$274,820	52.86	\$549,647	\$142,291	\$377,609	\$450,046	0.839	2,783	\$135.68
88-20-04-226-057	48 PHEASANT RUN	07/01/21	\$452,000	WD	03-ARM'S LENGTH	\$452,000	\$258,900	57.28	\$517,800	\$142,291	\$309,709	\$414,861	0.747	2,770	\$111.81
Sale. Ratio =>								57.28	E.C.F. =>				0.747	Std. Deviation=>	
Std. Dev. =>								1.84	Ave. E.C.F. =>				0.808	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.
03F	3.0789	COLONIAL		\$142,291	No	/ /		R-1B	401	62
03F	83.9046	COLONIAL		\$142,291	No	/ /		R-1B	401	71
03F	74.6536	COLONIAL		\$142,291	No	/ /		R-1B	401	67
0.0436433										
43.4917	Coefficient of Var=>	53.81404173								