

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.
88-20-04-478-017	6071 LIVERNOIS	12/12/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$125,060	43.12	\$250,124	\$156,361	\$133,639	\$86,087	1.552	1,586	\$84.26
88-20-04-477-013	6076 BLACKWALL	10/27/22	\$370,500	WD	03-ARM'S LENGTH	\$370,500	\$159,660	43.09	\$319,325	\$158,102	\$212,398	\$148,025	1.435	1,194	\$177.89
88-20-04-478-024	71 ASPINWALL	11/15/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$162,920	49.37	\$325,833	\$118,576	\$211,424	\$190,291	1.111	2,160	\$97.88
88-20-04-478-013	6091 LIVERNOIS	04/20/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$124,940	48.05	\$249,878	\$135,056	\$124,944	\$105,423	1.185	1,498	\$83.41
								Sale. Ratio =>	48.05				E.C.F. =>	1.185	Std. Deviation=>
								Std. Dev. =>	3.61				Ave. E.C.F. =>	1.366	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.
04A	36.7190	COLONIAL		\$142,291	No	/ /		R-1B	401	41
04A	143.4878	BUNGALOW		\$158,102	No	/ /		R-1B	401	62
04A	25.5042	RANCH		\$118,576	No	/ /		R-1B	401	55
04A	118.5174	BUNGALOW		\$134,386	No	/ /		R-1B	401	45

0.228550768

68.5703	Coefficient of Var=>	50.19423211
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