

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-04-203-003	6897 VERNMOOR	11/05/21	\$386,000	WD	03-ARM'S LENGTH	\$386,000	\$186,570	48.33
88-20-04-205-005	6844 FREDMOOR	04/14/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$177,740	54.69
88-20-04-253-004	6712 VERNMOOR	05/06/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$182,950	52.27
88-20-04-254-008	6610 FREDMOOR	08/25/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$170,700	48.77
88-20-04-254-009	6768 FREDMOOR	06/07/21	\$332,500	WD	03-ARM'S LENGTH	\$332,500	\$181,570	54.61
88-20-04-255-003	6525 HOUGHTEN	03/22/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$184,020	49.07
88-20-04-326-001	6479 CANMOOR	11/30/21	\$384,500	WD	03-ARM'S LENGTH	\$384,500	\$196,820	51.19
88-20-04-327-002	6454 CANMOOR	06/14/22	\$449,500	WD	03-ARM'S LENGTH	\$449,500	\$201,800	44.89
88-20-04-327-006	6354 CANMOOR	12/29/22	\$409,900	WD	03-ARM'S LENGTH	\$409,900	\$208,200	50.79
88-20-04-327-010	6457 HERBMOOR	08/11/22	\$371,000	WD	03-ARM'S LENGTH	\$371,000	\$173,490	46.76
88-20-04-327-016	600 TROYVALLY	04/07/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$171,250	44.48
88-20-04-378-005	6156 HERBMOOR	12/16/21	\$511,000	WD	03-ARM'S LENGTH	\$511,000	\$229,010	44.82
88-20-04-378-007	6108 HERBMOOR	05/27/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$170,330	48.67
88-20-04-401-001	6455 HOUGHTEN	06/08/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$171,330	55.27
88-20-04-401-007	6313 HOUGHTEN	02/06/23	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$188,010	45.86
88-20-04-402-004	6382 HOUGHTEN	08/26/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$180,250	56.33
88-20-04-402-007	6314 HOUGHTEN	03/21/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$180,720	41.54
Totals:			\$6,454,400			\$6,454,400	\$3,154,760	
Sale. Ratio =>								48.88
Std. Dev. =>								4.33

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$373,132	\$158,102	\$227,898	\$153,483	1.485	1,971	\$115.63	04H	3.2347
\$355,476	\$158,102	\$166,898	\$140,881	1.185	1,660	\$100.54	04H	26.7818
\$365,905	\$158,102	\$191,898	\$148,325	1.294	1,996	\$96.14	04H	15.8724
\$341,400	\$158,102	\$191,898	\$130,834	1.467	1,326	\$144.72	04H	1.4239
\$363,143	\$158,102	\$174,398	\$146,353	1.192	1,851	\$94.22	04H	26.0870
\$368,042	\$158,102	\$216,898	\$149,850	1.447	1,866	\$116.24	04H	0.5060
\$393,640	\$158,102	\$226,398	\$168,121	1.347	2,092	\$108.22	04H	10.5858
\$403,595	\$158,102	\$291,398	\$175,227	1.663	2,339	\$124.58	04H	21.0482
\$416,409	\$158,102	\$251,798	\$184,373	1.366	2,082	\$120.94	04H	8.6796
\$346,988	\$158,102	\$212,898	\$134,822	1.579	1,786	\$119.20	04H	12.6608
\$342,493	\$164,167	\$220,833	\$127,285	1.735	1,547	\$142.75	04H	28.2459
\$458,011	\$158,102	\$352,898	\$214,068	1.649	2,455	\$143.75	04H	19.6041
\$340,657	\$159,333	\$190,667	\$129,425	1.473	1,512	\$126.10	04H	2.0696
\$342,663	\$158,102	\$151,898	\$131,735	1.153	1,445	\$105.12	04H	29.9437
\$376,020	\$162,307	\$247,693	\$152,543	1.624	1,971	\$125.67	04H	17.1264
\$360,503	\$158,102	\$161,898	\$144,469	1.121	1,709	\$94.73	04H	33.1851
\$361,449	\$160,883	\$274,117	\$143,159	1.915	1,971	\$139.08	04H	46.2278
\$6,309,526		\$3,752,384	\$2,574,954			\$118.68		0.4770
			E.C.F. =>	1.457		Std. Deviation=>	0.224552614	
			Ave. E.C.F. =>	1.452		Ave. Variance=>	17.8402	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
TRI-LEVEL		\$158,102	No	/ /		R-1B	401	45
RANCH		\$158,102	No	/ /		R-1B	401	45
TRI-LEVEL		\$158,102	No	/ /		R-1B	401	45
RANCH		\$158,102	No	/ /		R-1B	401	45
TRI-LEVEL		\$158,102	No	/ /		R-1B	401	45
TRI-LEVEL		\$158,102	No	/ /		R-1B	401	45
RANCH		\$158,102	No	/ /		R-1B	401	43
TRI-LEVEL		\$158,102	No	/ /		R-1B	401	45
RANCH		\$158,102	No	/ /		R-1B	401	43
COLONIAL		\$158,102	No	/ /		R-1B	401	45
RANCH		\$158,102	No	/ /		R-1B	401	45
RANCH		\$158,102	No	/ /		R-1B	401	47
RANCH		\$158,102	No	/ /		R-1B	401	45
RANCH		\$158,102	No	/ /		R-1B	401	45
TRI-LEVEL		\$158,102	No	/ /		R-1B	401	45
TRI-LEVEL		\$158,102	No	/ /		R-1B	401	45
TRI-LEVEL		\$158,102	No	/ /		R-1B	401	45

12.28244192

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