

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-05-404-004	6503 DENTON	08/24/22	\$482,000	WD	03-ARM'S LENGTH	\$482,000	\$273,910	56.83
88-20-05-405-004	1258 PROSPER	07/29/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$268,410	49.71
88-20-05-406-003	1267 PROSPER	08/20/21	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$262,080	46.80
88-20-05-427-012	6338 DENTON	10/06/21	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$237,850	47.10
88-20-05-428-004	6409 DENTON	05/21/21	\$561,000	WD	03-ARM'S LENGTH	\$561,000	\$261,130	46.55
88-20-05-428-005	6403 DENTON	11/16/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$256,670	47.53
88-20-05-428-008	6383 DENTON	07/21/21	\$562,500	WD	03-ARM'S LENGTH	\$562,500	\$288,750	51.33
88-20-05-429-007	6365 ELSEY	09/15/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$238,290	44.54
88-20-05-429-012	6321 ELSEY	06/25/21	\$500,534	WD	03-ARM'S LENGTH	\$500,534	\$264,790	52.90
88-20-05-429-016	1204 PROSPER	10/14/21	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$231,720	49.83
88-20-05-451-002	1373 PROSPER	08/20/21	\$449,900	WD	03-ARM'S LENGTH	\$449,900	\$225,160	50.05
88-20-05-452-004	1251 KINLOCK	09/14/21	\$544,000	WD	03-ARM'S LENGTH	\$544,000	\$271,040	49.82
88-20-05-452-020	1214 BARTON WAY	02/09/23	\$588,303	WD	03-ARM'S LENGTH	\$588,303	\$299,870	50.97
88-20-05-477-002	1179 KINLOCK	11/05/21	\$404,000	WD	03-ARM'S LENGTH	\$404,000	\$197,530	48.89
88-20-05-478-007	1125 BARTON WAY	06/30/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$278,350	47.18
88-20-05-479-008	1117 FALCON	06/18/21	\$548,000	WD	03-ARM'S LENGTH	\$548,000	\$293,700	53.59
Totals:			\$8,375,237			\$8,375,237	\$4,149,250	
Sale. Ratio =>								49.54
Std. Dev. =>								3.10

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$547,827	\$158,102	\$323,898	\$285,513	1.134	2,173	\$149.06	05B	25.5450
\$536,820	\$158,102	\$381,898	\$277,449	1.376	2,568	\$148.71	05B	1.3431
\$524,155	\$158,102	\$401,898	\$268,171	1.499	2,508	\$160.25	05B	10.8772
\$475,694	\$142,291	\$362,709	\$244,251	1.485	2,393	\$151.57	05B	9.5090
\$522,268	\$158,102	\$402,898	\$266,788	1.510	1,988	\$202.66	05B	12.0286
\$513,334	\$158,102	\$381,898	\$260,243	1.467	2,359	\$161.89	05B	7.7573
\$577,498	\$158,102	\$404,398	\$307,250	1.316	2,489	\$162.47	05B	7.3706
\$476,578	\$158,102	\$376,898	\$233,316	1.615	2,350	\$160.38	05B	22.5506
\$529,589	\$158,102	\$342,432	\$272,152	1.258	2,172	\$157.66	05B	13.1653
\$463,431	\$158,102	\$306,898	\$223,684	1.372	1,995	\$153.83	05B	1.7878
\$450,323	\$158,102	\$291,798	\$214,081	1.363	1,980	\$147.37	05B	2.6869
\$542,074	\$158,102	\$385,898	\$281,298	1.372	2,510	\$153.74	05B	1.8046
\$599,734	\$158,102	\$430,201	\$323,540	1.330	2,577	\$166.94	05B	6.0224
\$395,063	\$158,102	\$245,898	\$173,598	1.416	1,487	\$165.37	05B	2.6588
\$556,700	\$158,102	\$431,898	\$292,013	1.479	2,449	\$176.36	05B	8.9143
\$587,394	\$142,291	\$405,709	\$326,083	1.244	3,706	\$109.47	05B	14.5703
\$8,298,482		\$5,877,227	\$4,249,430			\$157.98		0.6830
			E.C.F. =>	1.383		Std. Deviation=>	0.119802566	
			Ave. E.C.F. =>	1.390		Ave. Variance=>	9.2870	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		\$158,102	No	/ /		R-1B	401	70
COLONIAL		\$158,102	No	/ /		R-1B	401	61
COLONIAL		\$158,102	No	/ /		R-1B	401	61
COLONIAL		\$142,291	No	/ /		R-1B	401	55
RANCH		\$158,102	No	/ /		R-1B	401	61
COLONIAL		\$158,102	No	/ /		R-1B	401	60
RANCH		\$158,102	No	/ /		R-1B	401	59
COLONIAL		\$158,102	No	/ /		R-1B	401	60
RANCH		\$158,102	No	/ /		R-1B	401	61
COLONIAL		\$158,102	No	/ /		R-1B	401	60
COLONIAL		\$158,102	No	/ /		R-1B	401	59
COLONIAL		\$158,102	No	/ /		R-1B	401	61
COLONIAL		\$158,102	No	/ /		R-1B	401	72
RANCH		\$158,102	No	/ /		R-1B	401	58
COLONIAL		\$158,102	No	/ /		R-1B	401	72
COLONIAL		\$142,291	No	/ /		R-1B	401	57

6.681805336

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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