

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-05-101-007	6655 MOUNTAIN	12/16/22	\$655,000	WD	03-ARM'S LENGTH	\$655,000	\$314,480	48.01
88-20-05-101-019	6567 MOUNTAIN	04/29/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$225,650	45.13
88-20-05-126-008	6926 MOUNTAIN	08/18/21	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$232,750	49.00
88-20-05-129-013	6816 FOREST PARK	08/04/21	\$378,500	WD	03-ARM'S LENGTH	\$378,500	\$212,050	56.02
88-20-05-129-024	6716 LOCUST	09/16/22	\$590,000	WD	03-ARM'S LENGTH	\$590,000	\$279,110	47.31
88-20-05-129-026	6723 LOCUST	05/05/21	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$212,520	45.22
88-20-05-151-008	1713 PINOAK	05/27/22	\$482,500	WD	03-ARM'S LENGTH	\$482,500	\$242,030	50.16
88-20-05-151-024	1714 WHITE BIRCH	08/04/22	\$619,830	WD	03-ARM'S LENGTH	\$619,830	\$300,220	48.44
88-20-05-152-007	1678 APPLE	08/25/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$247,850	59.72
Totals:			\$4,585,830			\$4,585,830	\$2,266,660	
							Sale. Ratio =>	49.43
							Std. Dev. =>	4.90

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$628,958	\$158,102	\$496,898	\$418,167	1.188	3,055	\$162.65	05C	4.7413
\$451,290	\$142,291	\$357,709	\$274,422	1.304	2,776	\$128.86	05C	16.2637
\$465,498	\$142,291	\$332,709	\$287,040	1.159	2,475	\$134.43	05C	1.8240
\$424,092	\$158,102	\$220,398	\$236,226	0.933	2,329	\$94.63	05C	20.7865
\$558,225	\$158,102	\$431,898	\$355,349	1.215	2,820	\$153.16	05C	7.4556
\$425,033	\$158,102	\$311,898	\$237,061	1.316	2,623	\$118.91	05C	17.4822
\$484,068	\$158,102	\$324,398	\$289,490	1.121	2,713	\$119.57	05C	2.0280
\$600,438	\$158,102	\$461,728	\$392,838	1.175	3,182	\$145.11	05C	3.4500
\$495,699	\$158,102	\$256,898	\$299,820	0.857	2,301	\$111.65	05C	28.4022
\$4,533,301		\$3,194,534	\$2,790,413			\$129.88		0.3961
			E.C.F. =>	1.145		Std. Deviation=>	0.154365903	
			Ave. E.C.F. =>	1.141		Ave. Variance=>	11.3815	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	73
COLONIAL		\$142,291	No	/ /		R-1B	401	59
COLONIAL		\$142,291	No	/ /		R-1B	401	62
COLONIAL		\$158,102	No	/ /		R-1B	401	60
COLONIAL		\$158,102	No	/ /		R-1B	401	70
COLONIAL		\$158,102	No	/ /		R-1B	401	60
COLONIAL		\$158,102	No	/ /		R-1B	401	64
COLONIAL		\$158,102	No	/ /		R-1B	401	73
COLONIAL		\$158,102	No	/ /		R-1B	401	64

9.976211493

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
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