

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.
88-20-07-353-008	5057 LONGVIEW	02/23/23	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$267,820	50.06	\$535,634	\$183,472	\$351,528	\$352,515	0.997	3,028	\$116.09
88-20-07-377-029	5114 LONGVIEW	04/11/22	\$546,500	WD	03-ARM'S LENGTH	\$546,500	\$291,230	53.29	\$582,461	\$192,574	\$353,926	\$390,277	0.907	2,723	\$129.98
88-20-07-351-032	2911 RIVER VALLEY	11/10/21	\$530,500	WD	03-ARM'S LENGTH	\$530,500	\$274,850	51.81	\$549,692	\$165,124	\$365,376	\$384,953	0.949	2,905	\$125.77
88-20-07-353-012	5025 LONGVIEW	08/10/21	\$542,000	WD	03-ARM'S LENGTH	\$542,000	\$262,460	48.42	\$524,915	\$183,472	\$358,528	\$341,785	1.049	2,717	\$131.96
88-20-07-353-009	5049 LONGVIEW	07/28/21	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$285,270	50.49	\$570,533	\$183,472	\$381,528	\$387,448	0.985	2,705	\$141.05
88-20-07-351-033	5009 LONGVIEW	07/01/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$256,410	53.42	\$512,824	\$165,124	\$314,876	\$348,048	0.905	2,859	\$110.14
Sale. Ratio =>								53.42				E.C.F. =>	0.905	Std. Deviation=>	
Std. Dev. =>								1.84				Ave. E.C.F. =>	0.977	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.
07E	9.2510	COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401	56
07E	7.7862	COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401	55
07E	94.9145	COLONIAL		\$165,124	No	/ /		R-1A ZONING, R-1B RATES	401	58
07E	7.1605	COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401	54
07E	98.4719	COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401	60
07E	90.4691	COLONIAL		\$165,124	No	/ /		R-1A ZONING, R-1B RATES	401	60
0.053256519										
43.5168	Coefficient of Var=>	44.52386065								