

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.
88-20-07-252-002	2439 TALL OAKS	09/21/22	\$867,079	WD	03-ARM'S LENGTH	\$867,079	\$483,820	55.80	\$967,643	\$158,102	\$708,977	\$886,426	0.800	5,331	\$132.99
88-20-07-202-016	2311 HAVERFORD	08/22/22	\$1,080,000	WD	03-ARM'S LENGTH	\$1,080,000	\$548,050	50.75	\$1,096,102	\$158,102	\$921,898	\$1,027,086	0.898	5,116	\$180.20
88-20-07-202-025	5829 CLEARVIEW	07/01/22	\$845,000	WD	03-ARM'S LENGTH	\$845,000	\$479,200	56.71	\$958,397	\$158,102	\$686,898	\$876,302	0.784	4,440	\$154.71
88-20-07-282-007	5509 SPRINGBROOK	06/15/22	\$975,000	WD	03-ARM'S LENGTH	\$975,000	\$514,140	52.73	\$1,028,271	\$158,102	\$816,898	\$952,812	0.857	5,169	\$158.04
88-20-07-276-021	1868 CONNOLLY	04/27/22	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$416,580	52.73	\$833,152	\$158,102	\$631,898	\$739,162	0.855	3,606	\$175.24
88-20-07-201-027	2444 HAVERFORD	12/17/21	\$775,000	WD	03-ARM'S LENGTH	\$775,000	\$432,390	55.79	\$864,778	\$158,102	\$616,898	\$773,792	0.797	3,586	\$172.03
88-20-07-278-006	5697 GREENHILL	12/15/21	\$820,000	WD	03-ARM'S LENGTH	\$820,000	\$429,720	52.40	\$859,446	\$158,102	\$661,898	\$767,953	0.862	4,287	\$154.40
88-20-07-226-015	2055 HAVERFORD	12/03/21	\$723,000	WD	03-ARM'S LENGTH	\$723,000	\$426,830	59.04	\$853,653	\$158,102	\$564,898	\$761,610	0.742	3,680	\$153.50
88-20-07-202-020	5887 CLEARVIEW	10/21/21	\$940,000	WD	03-ARM'S LENGTH	\$940,000	\$449,600	47.83	\$899,199	\$158,102	\$781,898	\$811,482	0.964	4,021	\$194.45
88-20-07-228-003	5722 GREENHILL	10/15/21	\$952,500	WD	03-ARM'S LENGTH	\$952,500	\$496,680	52.14	\$993,354	\$158,102	\$794,398	\$914,579	0.869	4,104	\$193.57
88-20-07-278-009	5667 GREENHILL	10/14/21	\$964,000	WD	03-ARM'S LENGTH	\$964,000	\$502,330	52.11	\$1,004,653	\$192,968	\$771,032	\$888,774	0.868	4,091	\$188.47
88-20-07-280-001	5648 CLEARVIEW	10/08/21	\$865,000	WD	03-ARM'S LENGTH	\$865,000	\$413,980	47.86	\$827,953	\$158,102	\$706,898	\$733,469	0.964	3,891	\$181.68
88-20-07-251-009	2376 TALL OAKS	09/13/21	\$915,541	WD	03-ARM'S LENGTH	\$915,541	\$442,130	48.29	\$884,257	\$158,102	\$757,439	\$795,121	0.953	4,357	\$173.84
88-20-07-202-002	5783 CONCORD	08/17/21	\$935,000	WD	03-ARM'S LENGTH	\$935,000	\$503,970	53.90	\$1,007,942	\$158,102	\$776,898	\$930,553	0.835	4,590	\$169.26
88-20-07-202-019	5909 CLEARVIEW	07/21/21	\$755,000	WD	03-ARM'S LENGTH	\$755,000	\$451,320	59.78	\$902,636	\$158,102	\$596,898	\$815,245	0.732	4,393	\$135.87
88-20-07-251-012	2496 TALL OAKS	04/23/21	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$399,270	57.04	\$798,540	\$158,102	\$541,898	\$701,263	0.773	3,704	\$146.30
88-20-07-226-010	2070 HAVERFORD	04/07/21	\$790,000	WD	03-ARM'S LENGTH	\$790,000	\$466,670	59.07	\$933,331	\$158,102	\$631,898	\$848,856	0.744	5,145	\$122.82
Sale. Ratio =>								59.07					E.C.F. =>	0.744	Std. Deviation=>
Std. Dev. =>								3.73					Ave. E.C.F. =>	0.847	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.
07G	16.3728	COLONIAL		\$158,102	No	/ /		R-1B	401	67
07G	5.0699	COLONIAL		\$158,102	No	/ /		R-1B	401	72
07G	3.9448	COLONIAL		\$158,102	No	/ /		R-1B	401	70
07G	0.4544	COLONIAL		\$158,102	No	/ /		R-1B	401	67
07G	10.8889	COLONIAL		\$158,102	No	/ /		R-1B	401	71
07G	79.7240	COLONIAL		\$158,102	No	/ /		R-1B	401	77
07G	9.0710	COLONIAL		\$158,102	No	/ /		R-1B	401	67
07G	74.1715	COLONIAL		\$158,102	No	/ /		R-1B	401	67
07G	96.3543	COLONIAL		\$158,102	No	/ /		R-1B	401	69
07G	86.8594	COLONIAL		\$158,102	No	/ /		R-1B	401	73
07G	9.4777	COLONIAL		\$158,102	No	/ /		R-1B	401	68
07G	19.1027	COLONIAL		\$158,102	No	/ /		R-1B	401	65
07G	95.2609	COLONIAL		\$158,102	No	/ /		R-1B	401	65
07G	83.4878	COLONIAL		\$158,102	No	/ /		R-1B	401	71
07G	73.2170	COLONIAL		\$158,102	No	/ /		R-1B	401	72
07G	77.2746	COLONIAL		\$158,102	No	/ /		R-1B	401	65
07G	74.4412	COLONIAL		\$158,102	No	/ /		R-1B	401	60
0.073407405										
46.2957	Coefficient of Var=>		54.6657942							