

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-07-304-010	2862 VINEYARDS	10/15/21	\$1,250,000	WD	03-ARM'S LENGTH	\$1,250,000	\$598,610	47.89
88-20-07-351-044	2817 VINEYARDS	03/24/23	\$1,175,000	WD	03-ARM'S LENGTH	\$1,175,000	\$564,680	48.06
		Totals:	\$2,425,000			\$2,425,000	\$1,163,290	
							Sale. Ratio =>	47.97
							Std. Dev. =>	0.12

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$1,197,219	\$183,472	\$1,066,528	\$1,661,880	0.642	5,226	\$204.08	07K	0.1162
\$1,129,356	\$183,472	\$991,528	\$1,550,630	0.639	4,910	\$201.94	07K	0.1162
\$2,326,575		\$2,058,056	\$3,212,510			\$203.01		0.0040
		E.C.F. =>	0.641			Std. Deviation=>	0.001643316	
		Ave. E.C.F. =>	0.641			Ave. Variance=>	0.1162	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401
COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401

0.181393015

Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
75								
76								

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
