

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-10-426-027	937 SYLVANWOOD	04/06/22	\$430,500	WD	03-ARM'S LENGTH	\$430,500	\$198,230	46.05
88-20-10-427-059	935 TRINWAY	03/02/22	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$208,580	51.50
88-20-10-427-070	860 SYLVANWOOD	04/06/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$150,600	50.20
88-20-10-476-049	620 TRINWAY	03/06/23	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$192,570	49.38
		Totals:	\$1,525,500			\$1,525,500	\$749,980	
							Sale. Ratio =>	49.16
							Std. Dev. =>	2.33

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$396,454	\$147,747	\$282,753	\$202,365	1.397	1,756	\$161.02	10D	13.3609
\$417,165	\$147,747	\$257,253	\$219,217	1.174	1,882	\$136.69	10D	9.0124
\$301,206	\$162,521	\$137,479	\$112,844	1.218	1,465	\$93.84	10D	4.5319
\$385,148	\$221,620	\$168,380	\$133,058	1.265	1,872	\$89.95	10D	0.1834
\$1,499,973		\$845,865	\$667,484			\$120.38		0.3612
			E.C.F. =>	1.267		Std. Deviation=>	0.096662401	
			Ave. E.C.F. =>	1.264		Ave. Variance=>	6.7721	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
RANCH		\$147,747	No	/ /		R-1C	401
RANCH		\$147,747	No	/ /		R-1C	401
RANCH		\$162,521	No	/ /		R-1C	401
BUNGALOW		\$221,620	No	/ /		R-1C2 EXTENSION OF R-1C RATES	401

5.359273872

Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
60								
63								
45								
45								

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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