

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-04-451-023	443 ASPINWALL	06/24/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$315,360	45.05
88-20-10-127-054	319 COTSWOLD	07/22/21	\$747,000	WD	03-ARM'S LENGTH	\$747,000	\$364,830	48.84
88-20-10-402-008	523 TRINWAY	09/01/22	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$466,820	56.58
88-20-10-451-013	5213 SOMERTON	05/19/22	\$788,000	WD	03-ARM'S LENGTH	\$788,000	\$386,010	48.99
		Totals:	\$3,060,000			\$3,060,000	\$1,533,020	
							Sale. Ratio =>	50.10
							Std. Dev. =>	4.84

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$630,710	\$221,342	\$478,658	\$473,435	1.011	3,154	\$151.76	10F	12.9990
\$729,658	\$158,102	\$588,898	\$661,005	0.891	3,565	\$165.19	10F	0.9869
\$933,645	\$206,845	\$618,155	\$840,545	0.735	3,829	\$161.44	10F	14.5622
\$772,023	\$147,747	\$640,253	\$721,976	0.887	3,429	\$186.72	10F	0.5763
\$3,066,036		\$2,325,964	\$2,696,961			\$166.28		1.8605
			E.C.F. =>	0.862		Std. Deviation=>	0.112891718	
			Ave. E.C.F. =>	0.881		Ave. Variance=>	7.2811	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
COLONIAL		\$221,342	No	/ /		R-1B2 EXTENSION OF R-1B RATES	401
COLONIAL		\$158,102	No	/ /		R-1B	401
COLONIAL		\$206,845	No	/ /		R-1C2 EXTENSION OF R-1C RATES	401
COLONIAL		\$147,747	No	/ /		R-1C	401

8.264171392

Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
69								
89								
82								
93								

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Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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