

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-11-326-016	5311 ABINGTON	03/11/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$192,640	45.87
88-20-11-327-008	5322 ABINGTON	08/19/21	\$335,500	WD	03-ARM'S LENGTH	\$335,500	\$168,730	50.29
88-20-11-327-018	5208 BABBIT	11/10/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$160,430	50.13
88-20-11-328-022	5256 HALE	07/26/21	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$199,170	47.42
88-20-11-328-027	1425 LILA	07/15/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$189,460	52.63
88-20-11-352-012	1124 MAYBERRY	01/25/22	\$347,500	WD	03-ARM'S LENGTH	\$347,500	\$163,800	47.14
88-20-11-352-022	5081 ABINGTON	09/16/21	\$299,900	WD	03-ARM'S LENGTH	\$299,900	\$160,990	53.68
88-20-11-353-022	5119 ABINGTON	05/06/22	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$187,290	48.04
88-20-11-376-004	5192 ABINGTON	05/03/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$182,560	47.42
88-20-11-376-015	5080 ABINGTON	09/08/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$166,550	50.47
88-20-11-376-030	5133 BABBIT	08/26/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$162,280	45.08
88-20-11-377-013	5027 CARNABY	05/27/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$158,800	48.86
88-20-11-378-001	5190 BABBIT	06/21/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$164,600	53.10
88-20-11-378-010	5054 CARNABY	11/02/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$159,290	52.23
88-20-11-379-012	5067 TYLER	09/09/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$239,500	52.07
88-20-11-452-007	5093 PRENTIS	10/28/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$213,760	48.58
88-20-11-452-011	5045 PRENTIS	05/05/22	\$451,100	WD	03-ARM'S LENGTH	\$451,100	\$214,160	47.48
88-20-11-452-014	5009 PRENTIS	06/06/22	\$397,500	WD	03-ARM'S LENGTH	\$397,500	\$197,660	49.73
Totals:			\$6,656,400			\$6,656,400	\$3,281,670	
							Sale. Ratio =>	49.30
							Std. Dev. =>	2.55

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$385,280	\$147,747	\$272,253	\$188,668	1.443	1,872	\$145.43	11A	15.6101
\$337,458	\$147,747	\$187,753	\$150,684	1.246	1,945	\$96.53	11A	4.0920
\$320,858	\$147,747	\$172,253	\$137,499	1.253	1,919	\$89.76	11A	3.4166
\$398,342	\$153,697	\$266,303	\$194,317	1.370	2,264	\$117.63	11A	8.3531
\$378,913	\$147,747	\$212,253	\$183,611	1.156	2,260	\$93.92	11A	13.0932
\$327,605	\$147,747	\$199,753	\$142,858	1.398	1,988	\$100.48	11A	11.1339
\$321,972	\$147,747	\$152,153	\$138,384	1.100	1,905	\$79.87	11A	18.7424
\$374,572	\$147,747	\$242,153	\$180,163	1.344	1,727	\$140.22	11A	5.7153
\$365,116	\$147,747	\$237,253	\$172,652	1.374	2,081	\$114.01	11A	8.7242
\$333,093	\$147,747	\$182,253	\$147,217	1.238	1,594	\$114.34	11A	4.8936
\$324,569	\$147,747	\$212,253	\$140,446	1.511	1,482	\$143.22	11A	22.4348
\$317,606	\$147,747	\$177,253	\$134,916	1.314	1,590	\$111.48	11A	2.6879
\$329,209	\$147,747	\$162,253	\$144,132	1.126	1,701	\$95.39	11A	16.1200
\$318,571	\$147,747	\$157,253	\$135,682	1.159	1,428	\$110.12	11A	12.7946
\$478,996	\$147,747	\$312,253	\$263,105	1.187	2,337	\$133.61	11A	10.0125
\$427,518	\$147,747	\$292,253	\$222,217	1.315	2,604	\$112.23	11A	2.8245
\$428,320	\$147,747	\$303,353	\$222,854	1.361	2,264	\$133.99	11A	7.4294
\$395,324	\$132,972	\$264,528	\$208,381	1.269	1,794	\$147.45	11A	1.7483
\$6,563,322		\$4,005,779	\$3,107,785			\$115.54		0.2024
			E.C.F. =>	1.289		Std. Deviation=>	0.114322715	
			Ave. E.C.F. =>	1.287		Ave. Variance=>	9.4348	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
COLONIAL		\$147,747	No	/ /		R-1C	401	55
COLONIAL		\$147,747	No	/ /		R-1C	401	45
COLONIAL		\$147,747	No	/ /		R-1C	401	45
COLONIAL		\$147,747	No	/ /		R-1C	401	50
TRI-LEVEL		\$147,747	No	/ /		R-1C	401	50
COLONIAL		\$147,747	No	/ /		R-1C	401	41
COLONIAL		\$147,747	No	/ /		R-1C	401	45
RANCH		\$147,747	No	/ /		R-1C	401	50
RANCH		\$147,747	No	/ /		R-1C	401	45
RANCH		\$147,747	No	/ /		R-1C	401	45
RANCH		\$147,747	No	/ /		R-1C	401	50
COLONIAL		\$147,747	No	/ /		R-1C	401	46
RANCH		\$147,747	No	/ /		R-1C	401	43
RANCH		\$147,747	No	/ /		R-1C	401	45
COLONIAL		\$147,747	No	/ /		R-1C	401	63
COLONIAL		\$147,747	No	/ /		R-1C	401	51
COLONIAL		\$147,747	No	/ /		R-1C	401	60
RANCH		\$132,972	No	/ /		R-1C	401	54

7.331265327

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
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