

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.
88-20-13-130-010	4901 CHADBURY CT	05/27/22	\$729,900	WD	03-ARM'S LENGTH	\$729,900	\$393,430	53.90	\$786,853	\$147,747	\$582,153	\$663,318	0.878	3,443	\$169.08
88-20-13-130-004	4962 CHADBURY CT	04/22/22	\$726,400	WD	03-ARM'S LENGTH	\$726,400	\$391,560	53.90	\$783,113	\$147,747	\$578,653	\$659,437	0.877	3,442	\$168.12
88-20-13-130-007	4912 CHADBURY CT	04/07/22	\$779,760	WD	03-ARM'S LENGTH	\$779,760	\$390,790	50.12	\$781,573	\$147,747	\$632,013	\$657,838	0.961	3,364	\$187.88
88-20-13-130-006	4922 CHADBURY CT	03/08/22	\$747,510	WD	03-ARM'S LENGTH	\$747,510	\$391,320	52.35	\$782,648	\$147,747	\$599,763	\$658,954	0.910	3,449	\$173.89
88-20-13-130-014	4961 CHADBURY CT	03/07/22	\$692,700	WD	03-ARM'S LENGTH	\$692,700	\$389,780	56.27	\$779,558	\$147,747	\$544,953	\$655,747	0.831	3,430	\$158.88
88-20-13-130-008	4902 CHADBURY CT	01/27/22	\$744,185	WD	03-ARM'S LENGTH	\$744,185	\$389,300	52.31	\$778,606	\$147,747	\$596,438	\$654,759	0.911	3,365	\$177.25
88-20-13-130-005	4952 CHADBURY CT	01/24/22	\$739,900	WD	03-ARM'S LENGTH	\$739,900	\$389,030	52.58	\$778,065	\$147,747	\$592,153	\$654,198	0.905	3,434	\$172.44
88-20-13-130-003	4972 CHADBURY CT	01/14/22	\$704,350	WD	03-ARM'S LENGTH	\$704,350	\$390,170	55.39	\$780,334	\$147,747	\$556,603	\$656,553	0.848	3,430	\$162.27
88-20-13-130-013	4951 CHADBURY CT	11/24/21	\$691,600	WD	03-ARM'S LENGTH	\$691,600	\$390,580	56.47	\$781,169	\$147,747	\$543,853	\$657,419	0.827	3,437	\$158.23
88-20-13-130-016	4981 CHADBURY CT	11/02/21	\$729,900	WD	03-ARM'S LENGTH	\$729,900	\$387,930	53.15	\$775,850	\$147,747	\$582,153	\$651,899	0.893	3,413	\$170.57
88-20-13-130-002	4982 CHADBURY CT	08/31/21	\$701,800	WD	03-ARM'S LENGTH	\$701,800	\$389,110	55.44	\$778,220	\$147,747	\$554,053	\$654,358	0.847	3,435	\$161.30
88-20-13-130-009	4891 CHADBURY CT	08/23/21	\$685,050	WD	03-ARM'S LENGTH	\$685,050	\$387,780	56.61	\$775,559	\$147,747	\$537,303	\$651,597	0.825	3,440	\$156.19
Sale. Ratio =>								56.61	E.C.F. =>				0.825	Std. Deviation=>	
Std. Dev. =>								1.96	Ave. E.C.F. =>				0.881	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.
13J	2.7522	COLONIAL		\$147,747	No	/ /		R-1C	401	98
13J	0.3224	COLONIAL		\$147,747	No	/ /		R-1C	401	97
13J	13.6147	COLONIAL		\$147,747	No	/ /		R-1C	401	97
13J	2.9454	COLONIAL		\$147,747	No	/ /		R-1C	401	97
13J	0.3787	COLONIAL		\$147,747	No	/ /		R-1C	401	97
13J	3.0207	COLONIAL		\$147,747	No	/ /		R-1C	401	97
13J	90.5159	COLONIAL		\$147,747	No	/ /		R-1C	401	97
13J	84.7766	COLONIAL		\$147,747	No	/ /		R-1C	401	97
13J	5.3466	COLONIAL		\$147,747	No	/ /		R-1C	401	97
13J	6.8417	COLONIAL		\$147,747	No	/ /		R-1C	401	97
13J	84.6712	COLONIAL		\$147,747	No	/ /		R-1C	401	97
13J	82.4595	COLONIAL		\$147,747	No	/ /		R-1C	401	97
0.04064583										
26.8351	Coefficient of Var=>	30.46950605								