

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-14-153-001	1086 SHALLOWDALE	08/20/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$191,080	47.18
88-20-14-153-014	1143 SHADOW	03/23/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$229,350	50.97
88-20-14-153-016	1171 SHADOW	10/19/21	\$431,000	WD	03-ARM'S LENGTH	\$431,000	\$214,890	49.86
88-20-14-305-007	4359 WILLOW CREEK	11/16/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$194,970	48.74
88-20-14-305-011	4271 WILLOW CREEK	06/23/22	\$451,500	WD	03-ARM'S LENGTH	\$451,500	\$193,750	42.91
88-20-14-326-003	4474 REILLY	08/12/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$192,260	49.30
Totals:			\$2,527,500			\$2,527,500	\$1,216,300	
							Sale. Ratio =>	48.12
							Std. Dev. =>	2.86

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$382,152	\$150,039	\$254,961	\$181,622	1.404	1,834	\$139.02	14E	3.9093
\$458,706	\$147,747	\$302,253	\$243,317	1.242	2,079	\$145.38	14E	12.2487
\$429,785	\$147,747	\$283,253	\$220,687	1.284	2,306	\$122.83	14E	8.1201
\$389,934	\$147,747	\$252,253	\$189,505	1.331	2,056	\$122.69	14E	3.3589
\$387,502	\$147,747	\$303,753	\$187,602	1.619	1,945	\$156.17	14E	25.4431
\$384,518	\$154,513	\$235,487	\$179,973	1.308	1,759	\$133.88	14E	5.6246
\$2,432,597		\$1,631,960	\$1,202,705			\$136.66		0.7799
			E.C.F. =>	1.357		Std. Deviation=>	0.135758618	
			Ave. E.C.F. =>	1.365		Ave. Variance=>	9.7841	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH		\$147,747	No	/ /		R-1C	401	51
COLONIAL		\$147,747	No	/ /		R-1C	401	64
COLONIAL		\$147,747	No	/ /		R-1C	401	53
COLONIAL		\$147,747	No	/ /		R-1C	401	53
COLONIAL		\$147,747	No	/ /		R-1C	401	54
RANCH		\$147,747	No	/ /		R-1C	401	52

7.169403895

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
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Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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