

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-15-202-006	4909 SOMERTON	09/03/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$293,370	54.33
88-20-15-202-010	4853 SOMERTON	06/14/21	\$572,000	WD	03-ARM'S LENGTH	\$572,000	\$281,710	49.25
88-20-15-202-012	4825 SOMERTON	08/01/22	\$700,000	WD	03-ARM'S LENGTH	\$700,000	\$312,140	44.59
88-20-15-202-014	541 SARA	07/08/21	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$285,890	46.87
		Totals:	\$2,422,000			\$2,422,000	\$1,173,110	
						Sale. Ratio =>		48.44
						Std. Dev. =>		4.17

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$586,747	\$147,747	\$392,253	\$536,020	0.732	2,903	\$135.12	15J	12.0627
\$563,412	\$147,747	\$424,253	\$507,527	0.836	2,949	\$143.86	15J	1.6495
\$624,286	\$147,747	\$552,253	\$581,855	0.949	3,086	\$178.95	15J	9.6709
\$571,776	\$147,747	\$462,253	\$517,740	0.893	2,823	\$163.75	15J	4.0413
\$2,346,221		\$1,831,012	\$2,143,142			\$155.42		0.1943
			E.C.F. =>	0.854		Std. Deviation=>	0.092752197	
			Ave. E.C.F. =>	0.852		Ave. Variance=>	6.8561	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	73
COLONIAL		\$147,747	No	/ /		R-1C	401	70
COLONIAL		\$147,747	No	/ /		R-1C	401	70
COLONIAL		\$147,747	No	/ /		R-1C	401	72

8.04313923

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

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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