

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-18-101-026	2946 QUAIL RUN	04/08/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$304,430	49.10
88-20-18-101-036	2929 QUAIL RUN	02/25/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$284,140	50.29
88-20-18-129-007	4735 ORCHARD RIDGE	08/31/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$295,330	47.25
88-20-18-201-021	2268 OAK RIVER	03/03/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$255,890	51.18
88-20-18-204-004	2345 HIDDEN PINE	07/09/21	\$602,500	WD	03-ARM'S LENGTH	\$602,500	\$284,430	47.21
88-20-18-204-013	4621 RIVERS EDGE	02/22/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$253,800	46.15
88-20-18-226-008	4913 RIVERS EDGE	05/31/22	\$678,000	WD	03-ARM'S LENGTH	\$678,000	\$321,140	47.37
88-20-18-228-013	4808 RIVERS EDGE	07/15/21	\$738,000	WD	03-ARM'S LENGTH	\$738,000	\$345,510	46.82
88-20-18-252-009	4576 RIVERS EDGE	07/01/21	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$372,570	48.39
88-20-18-278-008	2133 KINGSWAY	12/15/21	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$299,480	49.50
88-20-18-477-071	4155 COOLIDGE	12/19/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$386,910	51.59
Totals:			\$7,003,500			\$7,003,500	\$3,403,630	
							Sale. Ratio =>	48.60
							Std. Dev. =>	1.84

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$608,855	\$183,472	\$436,528	\$451,574	0.967	2,897	\$150.68	18E	1.5884
\$568,285	\$183,472	\$381,528	\$408,506	0.934	2,244	\$170.02	18E	4.8606
\$590,658	\$192,828	\$432,172	\$422,325	1.023	2,948	\$146.60	18E	4.0752
\$511,783	\$151,210	\$348,790	\$382,774	0.911	2,654	\$131.42	18E	7.1347
\$568,853	\$158,102	\$444,398	\$436,041	1.019	2,948	\$150.75	18E	3.6600
\$507,606	\$158,102	\$391,898	\$371,023	1.056	2,060	\$190.24	18E	7.3698
\$642,271	\$158,102	\$519,898	\$513,980	1.012	3,330	\$156.13	18E	2.8950
\$691,013	\$227,416	\$510,584	\$492,141	1.037	3,286	\$155.38	18E	5.4910
\$745,133	\$227,416	\$542,584	\$549,593	0.987	3,438	\$157.82	18E	0.4682
\$598,960	\$158,102	\$446,898	\$468,002	0.955	2,906	\$153.78	18E	2.7658
\$773,822	\$142,291	\$607,709	\$670,415	0.906	3,605	\$168.57	18E	7.6097
\$6,807,239		\$5,062,987	\$5,166,376			\$157.40		0.2576
		E.C.F. =>	0.980			Std. Deviation=>	0.051544167	
		Ave. E.C.F. =>	0.983			Ave. Variance=>	4.3562	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401
RANCH		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401
COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401
COLONIAL		\$142,291	No	/ /		R-1B	401
COLONIAL		\$158,102	No	/ /		R-1B	401
RANCH		\$158,102	No	/ /		R-1B	401
COLONIAL		\$158,102	No	/ /		R-1B	401
COLONIAL		\$227,416	No	/ /		R-1B2 EXTENSION OF R-1B RATES	401
COLONIAL		\$227,416	No	/ /		R-1B2 EXTENSION OF R-1B RATES	401
COLONIAL		\$158,102	No	/ /		R-1B	401
COLONIAL		\$142,291	No	/ /		R-1B	401

4.433539128

Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
61								
56								
55								
57								
58								
61								
61								
59								
61								
62								
72								

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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