

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-18-404-004	2313 PRESTWICK	12/17/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$223,970	45.71
88-20-18-426-010	4405 COOLIDGE	09/17/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$191,160	51.66
88-20-18-451-019	4173 BRANDYWYNE	12/10/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$240,610	53.47
88-20-18-476-003	4170 BRANDYWYNE	12/14/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$247,480	43.80
88-20-18-476-007	4101 CHERRYWOOD	11/15/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$199,250	49.20
88-20-18-476-034	4381 STONEHENGE	03/30/23	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$199,780	53.27
88-20-18-476-040	4302 STONEHENGE	10/28/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$198,080	52.82
88-20-18-476-048	4377 CHERRYWOOD	03/27/23	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$225,280	46.93
88-20-18-476-050	4333 CHERRYWOOD	11/17/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$226,900	53.39
88-20-18-476-064	4259 FROSTWOOD	09/29/22	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$204,930	46.89
88-20-18-477-019	4166 CHERRYWOOD	08/29/22	\$535,000	WD	03-ARM'S LENGTH	\$535,000	\$233,990	43.74
88-20-18-477-027	4102 CHERRYWOOD	08/05/22	\$437,000	WD	03-ARM'S LENGTH	\$437,000	\$233,140	53.35
Totals:			\$5,344,000			\$5,344,000	\$2,624,570	
							Sale. Ratio =>	49.11
							Std. Dev. =>	3.92

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$447,940	\$158,102	\$331,898	\$211,406	1.570	2,303	\$144.12	18K	16.6021
\$382,317	\$142,291	\$227,709	\$175,074	1.301	2,272	\$100.22	18K	10.3286
\$481,213	\$158,134	\$291,866	\$235,652	1.239	2,875	\$101.52	18K	16.5386
\$494,964	\$158,102	\$406,898	\$245,705	1.656	2,131	\$190.94	18K	25.2108
\$398,508	\$158,102	\$246,898	\$175,351	1.408	2,014	\$122.59	18K	0.4090
\$399,561	\$158,102	\$216,898	\$176,119	1.232	2,348	\$92.38	18K	17.2389
\$396,160	\$168,109	\$206,891	\$166,339	1.244	2,114	\$97.87	18K	16.0142
\$450,558	\$158,102	\$321,898	\$213,316	1.509	2,550	\$126.23	18K	10.5088
\$453,808	\$158,171	\$266,829	\$215,636	1.237	2,444	\$109.18	18K	16.6528
\$409,860	\$158,102	\$278,898	\$183,631	1.519	2,269	\$122.92	18K	11.4864
\$467,979	\$183,919	\$351,081	\$207,192	1.694	2,276	\$154.25	18K	29.0541
\$466,283	\$162,250	\$274,750	\$221,760	1.239	2,243	\$122.49	18K	16.4981
\$5,249,151		\$3,422,514	\$2,427,181			\$123.73		0.6145
			E.C.F. =>	1.410		Std. Deviation=>	0.177897781	
			Ave. E.C.F. =>	1.404		Ave. Variance=>	15.5452	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		\$158,102	No	/ /		R-1B	401	48
TRI-LEVEL		\$142,291	No	/ /		R-1B	401	45
TRI-LEVEL		\$158,102	No	/ /		R-1B	401	45
COLONIAL		\$158,102	No	/ /		R-1B	401	63
COLONIAL		\$158,102	No	/ /		R-1B	401	45
TRI-LEVEL		\$158,102	No	/ /		R-1B	401	45
TRI-LEVEL		\$158,102	No	/ /		R-1B	401	45
TRI-LEVEL		\$158,102	No	/ /		R-1B	401	52
TRI-LEVEL		\$158,102	No	/ /		R-1B	401	49
COLONIAL		\$158,102	No	/ /		R-1B	401	45
COLONIAL		\$158,102	No	/ /		R-1B	401	52
COLONIAL		\$158,102	No	/ /		R-1B	401	57

11.07261757

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

[illegible]