

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-19-101-032	2940 BINBROOKE	06/10/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$281,910	43.37
88-20-19-102-004	2980 TOWNHILL	11/15/22	\$356,000	WD	03-ARM'S LENGTH	\$356,000	\$178,810	50.23
88-20-19-102-013	2945 BINBROOKE	01/03/22	\$647,500	WD	03-ARM'S LENGTH	\$647,500	\$338,100	52.22
88-20-19-128-026	2726 TOWNHILL	08/20/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$217,180	49.36
88-20-19-176-016	2586 CHESWICK	09/21/22	\$432,500	WD	03-ARM'S LENGTH	\$432,500	\$205,520	47.52
88-20-19-177-005	2595 CHESWICK	03/23/22	\$679,500	WD	03-ARM'S LENGTH	\$679,500	\$317,110	46.67
88-20-19-177-009	2521 CHESWICK	09/01/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$275,200	48.28
88-20-19-178-013	3511 NEWGATE	09/21/22	\$522,000	WD	03-ARM'S LENGTH	\$522,000	\$252,800	48.43
88-20-19-180-005	3524 TOTHILL	02/23/22	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$175,720	52.45
88-20-19-201-014	3831 EASTBOURNE	07/26/22	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$232,430	52.47
88-20-19-202-014	3831 WOODMAN	04/29/22	\$432,500	WD	03-ARM'S LENGTH	\$432,500	\$217,070	50.19
88-20-19-251-002	3576 BEACH	05/09/22	\$636,000	WD	03-ARM'S LENGTH	\$636,000	\$294,180	46.25
88-20-19-251-010	3543 EASTBOURNE	08/04/22	\$426,000	WD	03-ARM'S LENGTH	\$426,000	\$215,900	50.68
88-20-19-305-008	3376 PADDINGTON	04/25/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$247,020	52.56
Totals:			\$7,040,000			\$7,040,000	\$3,448,950	
Sale. Ratio =>								48.99
Std. Dev. =>								2.76

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$563,821	\$181,556	\$468,444	\$247,421	1.893	2,770	\$169.11	19A	31.2073
\$357,627	\$142,291	\$213,709	\$139,376	1.533	1,456	\$146.78	19A	4.7910
\$676,208	\$158,102	\$489,398	\$335,344	1.459	3,020	\$162.05	19A	12.1844
\$434,354	\$158,102	\$281,898	\$178,804	1.577	2,166	\$130.15	19A	0.4660
\$411,032	\$158,102	\$274,398	\$163,709	1.676	2,016	\$136.11	19A	9.4899
\$634,225	\$158,102	\$521,398	\$308,170	1.692	3,263	\$159.79	19A	11.0679
\$550,409	\$165,525	\$404,475	\$249,116	1.624	2,482	\$162.96	19A	4.2406
\$505,599	\$158,102	\$363,898	\$224,917	1.618	2,802	\$129.87	19A	3.6684
\$351,437	\$158,102	\$176,898	\$125,136	1.414	1,814	\$97.52	19A	16.7590
\$464,857	\$158,102	\$284,898	\$198,547	1.435	2,101	\$135.60	19A	14.6321
\$434,133	\$158,102	\$274,398	\$178,661	1.536	2,016	\$136.11	19A	4.5377
\$588,358	\$200,333	\$435,667	\$251,149	1.735	2,328	\$187.14	19A	15.3460
\$431,793	\$164,072	\$261,928	\$173,282	1.512	1,998	\$131.10	19A	6.9667
\$494,048	\$158,102	\$311,898	\$217,441	1.434	2,129	\$146.50	19A	14.6832
\$6,897,901		\$4,763,305	\$2,991,072			\$145.06		1.1271
			E.C.F. =>	1.593		Std. Deviation=>	0.136006397	
			Ave. E.C.F. =>	1.581		Ave. Variance=>	10.7172	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
BUNGALOW		\$158,102	No	/ /		R-1B	401	54
RANCH		\$142,291	No	/ /		R-1B	401	44
COLONIAL		\$158,102	No	/ /		R-1B	401	65
COLONIAL		\$158,102	No	/ /		R-1B	401	46
COLONIAL		\$158,102	No	/ /		R-1B	401	45
RANCH		\$158,102	No	/ /		R-1B	401	47
COLONIAL		\$158,102	No	/ /		R-1B	401	56
COLONIAL		\$158,102	No	/ /		R-1B	401	45
BI-LEVEL		\$158,102	No	/ /		R-1B	401	45
COLONIAL		\$158,102	No	/ /		R-1B	401	50
COLONIAL		\$158,102	No	/ /		R-1B	401	45
COLONIAL		\$158,102	No	/ /		R-1B	401	54
COLONIAL		\$158,102	No	/ /		R-1B	401	48
COLONIAL		\$158,102	No	/ /		R-1B	401	54

6.777703802

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