

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-21-151-011	966 HUNTSFORD	10/04/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$203,030	51.40
88-20-21-153-014	871 PORTSMOUTH	06/21/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$265,680	50.13
88-20-21-177-007	3586 FINCH	06/17/22	\$495,000	WD	03-ARM'S LENGTH	\$495,000	\$212,730	42.98
88-20-21-177-014	3621 ORIOLE	11/11/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$182,350	52.86
		Totals:	\$1,765,000			\$1,765,000	\$863,790	
							Sale. Ratio =>	48.94
							Std. Dev. =>	4.39

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$406,055	\$158,102	\$236,898	\$186,151	1.273	2,305	\$102.78	21B	9.8185
\$531,354	\$158,102	\$371,898	\$280,219	1.327	2,486	\$149.60	21B	4.3629
\$425,457	\$158,102	\$336,898	\$200,717	1.678	2,486	\$135.52	21B	30.7676
\$364,709	\$158,102	\$186,898	\$155,110	1.205	1,882	\$99.31	21B	16.5862
\$1,727,575		\$1,132,592	\$822,197			\$121.80		0.6721
			E.C.F. =>	1.378		Std. Deviation=>	0.211122493	
			Ave. E.C.F. =>	1.371		Ave. Variance=>	15.3838	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	46
COLONIAL		\$158,102	No	/ /		R-1B	401	61
COLONIAL		\$158,102	No	/ /		R-1B	401	47
COLONIAL		\$158,102	No	/ /		R-1B	401	47

11.22250547

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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