

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-22-328-022	410 TROMBLEY	05/06/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$112,700	53.67
88-20-22-328-024	3451 ELLENBORO	12/17/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$138,130	49.33
88-20-22-378-025	3241 ELLENBORO	05/13/22	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$139,970	45.89
88-20-22-401-004	596 TROMBLEY	05/09/22	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$120,740	42.82
88-20-22-401-038	921 VANDERPOOL	08/26/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$112,140	54.70
88-20-22-426-018	884 VANDERPOOL	05/31/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$129,830	51.93
88-20-22-426-041	3376 ELLENBORO	11/23/21	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$124,040	48.08
88-20-22-426-042	3366 ELLENBORO	02/04/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$174,320	49.81
88-20-22-426-048	820 VANDERPOOL	03/16/23	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$121,610	45.21
88-20-22-477-066	640 HARTLAND	08/17/22	\$281,000	WD	03-ARM'S LENGTH	\$281,000	\$156,150	55.57
		Totals:	\$2,690,000			\$2,690,000	\$1,329,630	
							Sale. Ratio =>	49.43
							Std. Dev. =>	4.28

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$225,404	\$103,901	\$106,099	\$88,688	1.196	1,056	\$100.47	22B	20.4274
\$276,269	\$114,291	\$165,709	\$118,232	1.402	1,200	\$138.09	22B	0.0969
\$279,946	\$103,901	\$201,099	\$128,500	1.565	1,400	\$143.64	22B	16.4385
\$241,484	\$105,028	\$176,972	\$99,603	1.777	1,341	\$131.97	22B	37.6188
\$224,279	\$103,901	\$101,099	\$87,867	1.151	1,123	\$90.03	22B	24.9998
\$259,660	\$103,901	\$146,099	\$113,693	1.285	962	\$151.87	22B	11.5553
\$248,083	\$105,458	\$152,542	\$104,106	1.465	1,360	\$112.16	22B	6.4671
\$348,641	\$105,182	\$244,818	\$177,707	1.378	1,520	\$161.06	22B	2.2940
\$243,220	\$103,901	\$165,099	\$101,693	1.624	999	\$165.26	22B	22.2921
\$312,303	\$103,901	\$177,099	\$152,118	1.164	1,246	\$142.13	22B	23.6368
\$2,659,289		\$1,636,635	\$1,172,207			\$133.67		0.4388
			E.C.F. =>	1.396		Std. Deviation=>	0.209865799	
			Ave. E.C.F. =>	1.401		Ave. Variance=>	16.5827	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$114,291	No	/ /		R-1E2 EXTENSION OF R-1E RATES	401
TRI-LEVEL		\$103,901	No	/ /		R-1E	401
BUNGALOW		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401

11.83981056

Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
45								
46								
52								
49								
45								
54								
49								
54								
54								
54								

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character