

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-23-100-076	1329 BURNS	12/09/22	\$552,000	WD	03-ARM'S LENGTH	\$552,000	\$286,060	51.82
88-20-23-101-018	1332 JUDY	08/15/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$235,720	52.38
88-20-23-129-002	3853 MARK	02/24/23	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$203,290	51.47
88-20-23-130-014	1407 TWAIN	08/31/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$195,420	45.98
88-20-23-151-013	1266 TENNYSON	02/03/22	\$385,111	WD	03-ARM'S LENGTH	\$385,111	\$192,260	49.92
88-20-23-152-010	3618 SANDBURG	09/16/21	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$194,890	53.39
88-20-23-153-008	3553 MILLAY	09/17/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$206,960	51.74
88-20-23-153-021	1274 DICKENS	06/07/22	\$460,000	WD	03-ARM'S LENGTH	\$460,000	\$228,600	49.70
88-20-23-154-022	3546 ARDMORE	10/15/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$168,810	51.15
88-20-23-178-004	1372 STONETREE	04/16/21	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$171,450	51.49
88-20-23-178-039	1347 PEACHTREE	06/14/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$190,530	47.63
88-20-23-180-003	1362 PEACHTREE	07/08/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$191,670	49.78
88-20-23-180-007	1398 PEACHTREE	10/15/21	\$376,000	WD	03-ARM'S LENGTH	\$376,000	\$201,240	53.52
88-20-23-181-008	1408 MADISON	10/05/22	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$206,910	52.65
88-20-23-181-016	1432 MADISON	02/22/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$192,430	48.72
88-20-23-201-008	3887 KINGS POINT	06/15/22	\$372,000	WD	03-ARM'S LENGTH	\$372,000	\$192,280	51.69
88-20-23-202-004	3983 KINGS POINT	06/08/22	\$410,140	WD	03-ARM'S LENGTH	\$410,140	\$208,370	50.80
88-20-23-203-001	1461 OAKCREST	04/20/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$215,000	50.59
88-20-23-203-004	3780 KINGS POINT	06/03/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$218,760	50.87
88-20-23-203-026	1483 ABBEY	10/11/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$217,380	62.11
88-20-23-203-033	1493 OAKCREST	01/30/23	\$391,000	WD	03-ARM'S LENGTH	\$391,000	\$206,010	52.69
88-20-23-204-018	1532 ABBEY	08/22/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$202,040	49.28
88-20-23-251-011	3610 KINGS POINT	06/25/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$217,050	51.07
88-20-23-251-013	3586 KINGS POINT	07/13/21	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$181,080	47.65
88-20-23-251-020	3502 KINGS POINT	06/02/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$222,910	49.54
88-20-23-252-010	1636 OAKCREST	12/23/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$201,290	51.61
88-20-23-252-013	1680 OAKCREST	09/14/21	\$351,000	WD	03-ARM'S LENGTH	\$351,000	\$170,180	48.48
88-20-23-276-010	1867 NORTH LAKE	05/26/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$190,270	49.42
88-20-23-404-003	3438 HARMONY	03/31/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$201,050	50.90
88-20-23-404-023	1581 CRIMSON	08/19/22	\$388,000	WD	03-ARM'S LENGTH	\$388,000	\$197,910	51.01
88-20-23-404-024	1593 CRIMSON	09/15/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$197,890	50.74
88-20-23-405-031	1675 CRESTLINE	09/02/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$167,450	45.26
88-20-23-405-038	1761 CRESTLINE	11/30/21	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$166,980	44.53

88-20-23-406-013	1662 CRESTLINE	05/13/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$189,060	43.46
88-20-23-406-019	1724 CRESTLINE	01/28/22	\$389,900	WD	03-ARM'S LENGTH	\$389,900	\$178,460	45.77
88-20-23-427-009	1889 WOODGATE	06/21/21	\$346,000	WD	03-ARM'S LENGTH	\$346,000	\$166,180	48.03
88-20-23-429-005	1808 CRESTLINE	02/17/22	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$185,370	49.43
88-20-23-429-019	1809 LAKEWOOD	04/08/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$176,310	44.08
88-20-23-430-006	1846 LAKEWOOD	05/27/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$192,680	47.58
88-20-23-430-014	1841 CRIMSON	10/25/21	\$392,500	WD	03-ARM'S LENGTH	\$392,500	\$191,740	48.85
88-20-23-430-021	1925 CRIMSON	06/09/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$188,880	46.07
88-20-23-431-003	1744 CRESTLINE	08/30/21	\$390,500	WD	03-ARM'S LENGTH	\$390,500	\$192,990	49.42
88-20-23-431-005	1781 LAKEWOOD	05/31/22	\$418,000	WD	03-ARM'S LENGTH	\$418,000	\$204,530	48.93
88-20-23-433-004	1902 CRIMSON	05/03/22	\$443,000	WD	03-ARM'S LENGTH	\$443,000	\$192,380	43.43
88-20-23-433-008	1950 CRIMSON	01/04/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$239,650	52.67
Totals:			\$17,991,151			\$17,991,151	\$8,938,370	
							Sale. Ratio =>	49.68
							Std. Dev. =>	3.26

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$572,116	\$147,747	\$404,253	\$345,577	1.170	2,733	\$147.92	23A	7.8824
\$471,439	\$156,945	\$293,055	\$256,103	1.144	2,000	\$146.53	23A	10.4326
\$406,573	\$147,747	\$247,253	\$210,770	1.173	1,998	\$123.75	23A	7.5522
\$390,841	\$147,747	\$277,253	\$197,959	1.401	2,023	\$137.05	23A	15.1942
\$384,527	\$155,170	\$229,941	\$186,773	1.231	1,905	\$120.70	23A	1.7487
\$389,770	\$147,747	\$217,253	\$197,087	1.102	1,830	\$118.72	23A	14.6294
\$413,914	\$147,747	\$252,253	\$216,748	1.164	2,084	\$121.04	23A	8.4808
\$457,200	\$149,030	\$310,970	\$250,953	1.239	2,223	\$139.89	23A	0.9456
\$337,628	\$147,747	\$182,253	\$154,626	1.179	1,671	\$109.07	23A	6.9946
\$342,901	\$147,747	\$185,253	\$158,920	1.166	1,762	\$105.14	23A	8.2916
\$381,069	\$147,747	\$252,253	\$190,002	1.328	1,688	\$149.44	23A	7.9022
\$383,331	\$147,747	\$237,253	\$191,844	1.237	2,067	\$114.78	23A	1.1914
\$402,487	\$147,747	\$228,253	\$207,443	1.100	2,017	\$113.16	23A	14.8297
\$413,819	\$147,747	\$245,253	\$216,671	1.132	2,180	\$112.50	23A	11.6700
\$384,862	\$150,477	\$244,523	\$190,867	1.281	1,947	\$125.59	23A	3.2502
\$384,563	\$147,747	\$224,253	\$192,847	1.163	2,186	\$102.59	23A	8.5759
\$416,741	\$132,972	\$277,168	\$231,082	1.199	2,120	\$130.74	23A	4.9179
\$429,999	\$147,747	\$277,253	\$229,847	1.206	2,223	\$124.72	23A	4.2363
\$437,516	\$147,747	\$282,253	\$235,968	1.196	2,540	\$111.12	23A	5.2466
\$434,757	\$151,476	\$198,524	\$230,685	0.861	2,118	\$93.73	23A	38.8029
\$412,018	\$147,747	\$243,253	\$215,204	1.130	2,186	\$111.28	23A	11.8279
\$404,085	\$147,747	\$262,253	\$208,744	1.256	1,753	\$149.60	23A	0.7722
\$434,105	\$156,377	\$268,623	\$226,163	1.188	2,233	\$120.30	23A	6.0872
\$362,156	\$147,747	\$232,253	\$174,600	1.330	1,755	\$132.34	23A	8.1585
\$445,812	\$147,747	\$302,253	\$242,724	1.245	2,643	\$114.36	23A	0.3360
\$402,572	\$147,747	\$242,253	\$207,512	1.167	2,107	\$114.98	23A	8.1198
\$340,355	\$155,457	\$195,543	\$150,568	1.299	1,660	\$117.80	23A	5.0085
\$380,543	\$147,747	\$237,253	\$189,573	1.252	2,186	\$108.53	23A	0.2897
\$402,102	\$131,222	\$263,778	\$220,586	1.196	2,118	\$124.54	23A	5.2810
\$395,819	\$131,222	\$256,778	\$215,470	1.192	1,686	\$152.30	23A	5.6902
\$395,779	\$132,838	\$257,162	\$214,121	1.201	2,030	\$126.68	23A	4.7603
\$334,908	\$133,311	\$236,689	\$164,167	1.442	1,671	\$141.65	23A	19.3144
\$333,955	\$133,033	\$241,967	\$163,617	1.479	1,725	\$140.27	23A	23.0246

\$378,125	\$131,222	\$303,778	\$201,061	1.511	2,029	\$149.72	23A	26.2260
\$356,928	\$134,228	\$255,672	\$181,352	1.410	2,118	\$120.71	23A	16.1199
\$332,363	\$131,222	\$214,778	\$163,796	1.311	1,670	\$128.61	23A	6.2642
\$370,738	\$131,222	\$243,778	\$195,046	1.250	2,142	\$113.81	23A	0.1237
\$352,616	\$131,222	\$268,778	\$180,288	1.491	2,142	\$125.48	23A	24.2210
\$385,352	\$156,496	\$248,504	\$186,365	1.333	2,544	\$97.68	23A	8.4814
\$383,477	\$131,222	\$261,278	\$205,419	1.272	1,903	\$137.30	23A	2.3311
\$377,764	\$131,222	\$278,778	\$200,767	1.389	1,660	\$167.94	23A	13.9950
\$385,973	\$131,222	\$259,278	\$207,452	1.250	2,022	\$128.23	23A	0.1208
\$409,061	\$132,615	\$285,385	\$225,119	1.268	2,118	\$134.74	23A	1.9094
\$384,762	\$131,222	\$311,778	\$206,466	1.510	1,981	\$157.38	23A	26.1457
\$479,297	\$118,099	\$336,901	\$294,135	1.145	2,396	\$140.61	23A	10.3219
\$17,876,718		\$11,575,467	\$9,333,090			\$126.78		0.8353
		E.C.F. =>	1.240			Std. Deviation=>	0.12529846	
		Ave. E.C.F. =>	1.249			Ave. Variance=>	9.2823	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		\$147,747	No	/ /		R-1C	401	75
COLONIAL		\$147,747	No	/ /		R-1C	401	68
COLONIAL		\$147,747	No	/ /		R-1C	401	62
COLONIAL		\$147,747	No	/ /		R-1C	401	56
COLONIAL		\$147,747	No	/ /		R-1C	401	51
RANCH		\$147,747	No	/ /		R-1C	401	57
COLONIAL		\$147,747	No	/ /		R-1C	401	57
COLONIAL		\$147,747	No	/ /		R-1C	401	63
COLONIAL		\$147,747	No	/ /		R-1C	401	53
COLONIAL		\$147,747	No	/ /		R-1C	401	51
COLONIAL		\$147,747	No	/ /		R-1C	401	58
TRI-LEVEL		\$147,747	No	/ /		R-1C	401	57
TRI-LEVEL		\$147,747	No	/ /		R-1C	401	62
COLONIAL		\$147,747	No	/ /		R-1C	401	55
TRI-LEVEL		\$147,747	No	/ /		R-1C	401	59
TRI-LEVEL		\$147,747	No	/ /		R-1C	401	52
TRI-LEVEL		\$132,972	No	/ /		R-1C	401	60
COLONIAL		\$147,747	No	/ /		R-1C	401	57
TRI-LEVEL		\$147,747	No	/ /		R-1C	401	58
TRI-LEVEL		\$147,747	No	/ /		R-1C	401	62
TRI-LEVEL		\$147,747	No	/ /		R-1C	401	55
COLONIAL		\$147,747	No	/ /		R-1C	401	63
COLONIAL		\$147,747	No	/ /		R-1C	401	57
COLONIAL		\$147,747	No	/ /		R-1C	401	57
COLONIAL		\$147,747	No	/ /		R-1C	401	52
COLONIAL		\$147,747	No	/ /		R-1C	401	51
COLONIAL		\$147,747	No	/ /		R-1C	401	52
TRI-LEVEL		\$147,747	No	/ /		R-1C	401	50
TRI-LEVEL		\$131,222	No	/ /		R-1D	401	59
RANCH		\$131,222	No	/ /		R-1D	401	62
TRI-LEVEL		\$131,222	No	/ /		R-1D	401	62
COLONIAL		\$131,222	No	/ /		R-1D	401	53
COLONIAL		\$131,222	No	/ /		R-1D	401	50

TRI-LEVEL	\$131,222	No	/ /	R-1D	401	58
TRI-LEVEL	\$131,222	No	/ /	R-1D	401	51
COLONIAL	\$131,222	No	/ /	R-1D	401	53
TRI-LEVEL	\$131,222	No	/ /	R-1D	401	52
TRI-LEVEL	\$131,222	No	/ /	R-1D	401	52
COLONIAL	\$131,222	No	/ /	R-1D	401	46
TRI-LEVEL	\$131,222	No	/ /	R-1D	401	62
RANCH	\$131,222	No	/ /	R-1D	401	54
TRI-LEVEL	\$131,222	No	/ /	R-1D	401	61
TRI-LEVEL	\$131,222	No	/ /	R-1D	401	62
TRI-LEVEL	\$131,222	No	/ /	R-1D	401	61
COLONIAL	\$118,099	No	/ /	R-1D	401	66

7.434121631

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