

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-23-205-040	1734 NORTH LAKE	03/15/22	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$301,510	49.84
88-20-23-205-049	3558 BIRCHMOUNT	05/20/22	\$622,000	WD	03-ARM'S LENGTH	\$622,000	\$306,150	49.22
88-20-23-278-020	3483 JOHN R	12/28/22	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$323,440	49.01
88-20-23-401-045	3467 JOHN R	04/29/22	\$660,000	WD	03-ARM'S LENGTH	\$660,000	\$327,590	49.63
88-20-23-401-046	3451 JOHN R	05/06/22	\$675,000	WD	03-ARM'S LENGTH	\$675,000	\$331,470	49.11
Totals:			\$3,222,000			\$3,222,000	\$1,590,160	
							Sale. Ratio =>	49.35
							Std. Dev. =>	0.36

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$603,023	\$147,747	\$457,253	\$438,187	1.044	2,226	\$205.41	23K	1.2487
\$612,308	\$147,747	\$474,253	\$447,123	1.061	2,226	\$213.05	23K	0.4678
\$646,885	\$124,660	\$535,340	\$502,623	1.065	3,205	\$167.03	23K	0.9095
\$655,188	\$124,660	\$535,340	\$510,614	1.048	2,488	\$215.17	23K	0.7574
\$662,936	\$124,660	\$550,340	\$518,071	1.062	3,389	\$162.39	23K	0.6288
\$3,180,340		\$2,552,526	\$2,416,618			\$192.61		0.0241
			E.C.F. =>	1.056		Std. Deviation=>	0.009452838	
			Ave. E.C.F. =>	1.056		Ave. Variance=>	0.8024	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	95
COLONIAL		\$147,747	No	/ /		R-1C	401	95
COLONIAL		\$124,660	No	/ /		R-1D	401	78
COLONIAL		\$124,660	No	/ /		R-1D	401	87
COLONIAL		\$124,660	No	/ /		R-1D	401	82

0.759884905

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

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Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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