

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-24-477-004	3147 HERITAGE	07/26/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$164,170	50.51
88-20-24-478-017	2923 CONTINENTAL	11/22/21	\$298,000	WD	03-ARM'S LENGTH	\$298,000	\$150,430	50.48
88-20-24-479-006	2790 CONTINENTAL	03/11/22	\$442,500	WD	03-ARM'S LENGTH	\$442,500	\$212,050	47.92
88-20-24-479-010	2838 CONTINENTAL	02/14/23	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$122,840	48.17
88-20-24-480-010	3035 HERITAGE	01/26/22	\$327,566	WD	03-ARM'S LENGTH	\$327,566	\$149,620	45.68
88-20-24-481-001	3082 HERITAGE	11/23/22	\$286,000	WD	03-ARM'S LENGTH	\$286,000	\$143,390	50.14
Totals:			\$1,934,066			\$1,934,066	\$942,500	
							Sale. Ratio =>	48.73
							Std. Dev. =>	1.92

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$328,336	\$103,901	\$221,099	\$187,498	1.179	1,375	\$160.80	24E	6.2250
\$300,869	\$103,901	\$194,099	\$164,551	1.180	1,590	\$122.07	24E	6.1893
\$424,093	\$104,650	\$337,850	\$266,870	1.266	2,087	\$161.88	24E	2.4516
\$245,682	\$93,510	\$161,490	\$127,128	1.270	1,094	\$147.61	24E	2.8839
\$299,244	\$93,510	\$234,056	\$171,875	1.362	1,100	\$212.78	24E	12.0325
\$286,776	\$103,901	\$182,099	\$152,778	1.192	1,085	\$167.83	24E	4.9537
\$1,885,000		\$1,330,693	\$1,070,699			\$162.16		0.1368
		E.C.F. =>	1.243			Std. Deviation=>	0.072208775	
		Ave. E.C.F. =>	1.241			Ave. Variance=>	5.7893	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH		\$103,901	No	/ /		R-1E	401	61
TRI-LEVEL		\$103,901	No	/ /		R-1E	401	61
COLONIAL		\$103,901	No	/ /		R-1E	401	65
RANCH		\$93,510	No	/ /		R-1E	401	54
RANCH		\$93,510	No	/ /		R-1E	401	62
RANCH		\$103,901	No	/ /		R-1E	401	67

4.663329104

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

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
-----------------	----------------------	-----------------------	------------------

--	--	--	--

--	--	--	--

--	--	--	--

--	--	--	--