

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
88-20-24-127-012	3841 GATE	07/14/22	\$364,000	WD	03-ARM'S LENGTH	\$364,000	\$165,580	45.49	\$331,152
88-20-24-127-017	2277 KETTLE	06/28/21	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$168,250	50.22	\$336,501
88-20-24-127-024	2445 KETTLE	05/27/21	\$378,000	WD	03-ARM'S LENGTH	\$378,000	\$188,450	49.85	\$376,898
88-20-24-127-025	3954 ANVIL	10/07/21	\$310,500	WD	03-ARM'S LENGTH	\$310,500	\$150,460	48.46	\$300,927
88-20-24-129-009	3896 GATE	02/28/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$167,830	47.95	\$335,653
88-20-24-129-015	3951 FORGE	11/05/21	\$317,500	WD	03-ARM'S LENGTH	\$317,500	\$161,490	50.86	\$322,973
88-20-24-129-016	3937 FORGE	09/23/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$201,610	50.40	\$403,222
88-20-24-179-009	3722 FORGE	12/27/21	\$353,500	WD	03-ARM'S LENGTH	\$353,500	\$178,030	50.36	\$356,062
88-20-24-179-018	3613 BELLOWS	05/04/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$202,860	47.73	\$405,728
88-20-24-180-004	3742 FORGE	08/16/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$151,370	44.52	\$302,740
88-20-24-182-003	3634 BELLOWS	06/09/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$182,530	49.33	\$365,054
Totals:			\$3,943,500			\$3,943,500	\$1,918,460		\$3,836,910
								Sale. Ratio =>	48.65
								Std. Dev. =>	2.09

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code
\$147,747	\$216,253	\$159,900	1.352	1,755	\$123.22	24G	14.3234	RANCH	
\$147,747	\$187,253	\$164,563	1.138	1,597	\$117.25	24G	7.1316	COLONIAL	
\$147,747	\$230,253	\$199,783	1.153	1,789	\$128.70	24G	5.6679	COLONIAL	
\$135,508	\$174,992	\$144,219	1.213	1,437	\$121.78	24G	0.4183	RANCH	
\$147,747	\$202,253	\$163,824	1.235	1,720	\$117.59	24G	2.5381	COLONIAL	
\$132,972	\$184,528	\$165,650	1.114	1,787	\$103.26	24G	9.5234	COLONIAL	
\$147,747	\$252,253	\$222,733	1.133	2,031	\$124.20	24G	7.6661	COLONIAL	
\$147,747	\$205,753	\$181,617	1.133	1,703	\$120.82	24G	7.6301	COLONIAL	
\$147,747	\$277,253	\$224,918	1.233	1,755	\$157.98	24G	2.3490	RANCH	
\$149,112	\$190,888	\$133,939	1.425	1,597	\$119.53	24G	21.5992	COLONIAL	
\$147,747	\$222,253	\$189,457	1.173	1,755	\$126.64	24G	3.6089	RANCH	
\$2,343,932		\$1,950,603			\$123.72		0.7550		
		E.C.F. =>	1.202		Std. Deviation=>	0.099373509			
		Ave. E.C.F. =>	1.209		Ave. Variance=>	7.4960	Coefficient of Var=>	6.19916097	

Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access
\$147,747	No	/ /		R-1C	401	48		
\$147,747	No	/ /		R-1C	401	59		
\$147,747	No	/ /		R-1C	401	60		
\$132,972	No	/ /		R-1C	401	43		
\$147,747	No	/ /		R-1C	401	50		
\$132,972	No	/ /		R-1C	401	52		
\$147,747	No	/ /		R-1C	401	58		
\$147,747	No	/ /		R-1C	401	59		
\$147,747	No	/ /		R-1C	401	58		
\$147,747	No	/ /		R-1C	401	49		
\$147,747	No	/ /		R-1C	401	48		

Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership
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Waterfront Influences	Bottom Character
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