

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
88-20-25-206-013	2845 TRUFFLE	07/01/22	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$208,050	48.95	\$416,090
88-20-25-207-014	2579 PARASOL	09/13/22	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$180,160	48.69	\$360,313
88-20-25-208-005	2590 PARASOL	07/16/21	\$405,000	WD	03-ARM'S LENGTH	\$405,000	\$200,390	49.48	\$400,782
88-20-25-209-021	2660 MARCUS	06/22/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$209,280	47.03	\$418,569
Totals:			\$1,645,000			\$1,645,000	\$797,880		\$1,595,754
								Sale. Ratio =>	48.50
								Std. Dev. =>	1.06

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code
\$103,901	\$321,099	\$302,216	1.062	1,844	\$174.13	25G	1.3006	COLONIAL	
\$103,901	\$266,099	\$248,221	1.072	1,611	\$165.18	25G	0.3462	RANCH	
\$103,901	\$301,099	\$287,397	1.048	2,502	\$120.34	25G	2.7812	COLONIAL	
\$103,901	\$341,099	\$304,616	1.120	2,164	\$157.62	25G	4.4280	COLONIAL	
\$1,229,396		\$1,142,449			\$154.32		0.0617		
		E.C.F. =>	1.076		Std. Deviation=>	0.0311735			
		Ave. E.C.F. =>	1.075		Ave. Variance=>	2.2140	Coefficient of Var=>	2.058605291	

Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access
\$103,901	No	/ /		R-1E	401	79		
\$103,901	No	/ /		R-1E	401	68		
\$103,901	No	/ /		R-1E	401	70		
\$103,901	No	/ /		R-1E	401	77		

Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfront View	Waterfront	Waterfront Name	Waterfront Ownership

Waterfront Influences	Bottom Character
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