

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-25-301-006	2115 BRINSTON	10/26/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$193,810	52.38
88-20-25-304-013	2177 PRESCOTT	02/28/23	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$177,270	46.04
88-20-25-306-020	2226 PRESCOTT	06/30/21	\$352,000	WD	03-ARM'S LENGTH	\$352,000	\$170,440	48.42
88-20-25-308-031	2161 CAMELOT	08/27/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$154,310	49.46
88-20-25-309-024	2074 GABRIEL CT	06/09/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$194,320	46.27
88-20-25-310-022	2168 CAMELOT	05/25/22	\$387,500	WD	03-ARM'S LENGTH	\$387,500	\$177,890	45.91
88-20-25-352-063	1623 MILVERTON	01/21/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$176,180	49.63
88-20-25-352-070	2311 E MAPLE	05/10/22	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$203,270	46.21
88-20-25-352-071	2323 E MAPLE	05/26/22	\$444,075	WD	03-ARM'S LENGTH	\$444,075	\$204,640	46.08
88-20-25-352-072	2335 E MAPLE	06/24/22	\$439,900	WD	03-ARM'S LENGTH	\$439,900	\$201,440	45.79
88-20-36-201-001	2492 E MAPLE	12/02/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$223,540	50.23
88-20-36-201-002	2512 E MAPLE	02/28/23	\$434,000	WD	03-ARM'S LENGTH	\$434,000	\$195,530	45.05
88-20-36-201-003	2532 E MAPLE	12/15/22	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$218,350	47.99
88-20-36-201-004	1489 MINNESOTA	11/23/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$214,250	47.61
Totals:			\$5,689,375			\$5,689,375	\$2,705,240	
							Sale. Ratio =>	47.55
							Std. Dev. =>	2.13

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$387,614	\$103,901	\$266,099	\$262,941	1.012	2,138	\$124.46	25H	14.1148
\$354,546	\$103,901	\$281,099	\$232,294	1.210	2,150	\$130.74	25H	5.6941
\$340,880	\$107,996	\$244,004	\$215,833	1.131	1,789	\$136.39	25H	2.2639
\$308,610	\$103,901	\$208,099	\$189,721	1.097	1,450	\$143.52	25H	5.6291
\$388,632	\$103,901	\$316,099	\$263,884	1.198	2,386	\$132.48	25H	4.4710
\$355,772	\$103,901	\$283,599	\$233,430	1.215	2,127	\$133.33	25H	6.1761
\$352,367	\$93,510	\$261,490	\$239,905	1.090	1,628	\$160.62	25H	6.3185
\$406,543	\$93,510	\$346,390	\$290,114	1.194	1,994	\$173.72	25H	4.0819
\$409,286	\$93,510	\$350,565	\$292,656	1.198	1,996	\$175.63	25H	4.4713
\$402,887	\$93,510	\$346,390	\$286,726	1.208	1,761	\$196.70	25H	5.4929
\$447,082	\$103,901	\$341,099	\$318,055	1.072	2,249	\$151.67	25H	8.0706
\$391,054	\$93,510	\$340,490	\$275,759	1.235	1,970	\$172.84	25H	8.1578
\$436,691	\$93,510	\$361,490	\$318,055	1.137	2,249	\$160.73	25H	1.6594
\$428,494	\$93,510	\$356,490	\$310,458	1.148	2,380	\$149.79	25H	0.4888
\$5,410,458		\$4,303,403	\$3,729,830			\$153.04		0.0620
		E.C.F. =>	1.154		Std. Deviation=>	0.066101558		
		Ave. E.C.F. =>	1.153		Ave. Variance=>	5.5064	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		\$103,901	No	/ /		R-1E	401	68
RANCH		\$103,901	No	/ /		R-1E	401	68
COLONIAL		\$103,901	No	/ /		R-1E	401	68
RANCH		\$103,901	No	/ /		R-1E	401	69
COLONIAL		\$103,901	No	/ /		R-1E	401	70
COLONIAL		\$103,901	No	/ /		R-1E	401	69
COLONIAL		\$93,510	No	/ /		R-1E	401	76
COLONIAL		\$93,510	No	/ /		R-1E	401	87
COLONIAL		\$93,510	No	/ /		R-1E	401	87
COLONIAL		\$93,510	No	/ /		R-1E	401	87
COLONIAL		\$103,901	No	/ /		R-1E	401	83
COLONIAL		\$93,510	No	/ /		R-1E	401	83
COLONIAL		\$93,510	No	/ /		R-1E	401	83
COLONIAL		\$93,510	No	/ /		R-1E	401	83

4.77509546

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

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character