

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-22-353-025	3291 FRANKTON	06/29/21	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$136,910	54.22
88-20-22-354-006	3214 FRANKTON	02/17/22	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$122,890	47.27
88-20-22-354-023	3286 FRANKTON	03/17/22	\$252,500	WD	03-ARM'S LENGTH	\$252,500	\$135,050	53.49
88-20-22-357-023	3094 TROY	10/13/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$149,160	47.81
88-20-22-357-033	3110 TROY	09/23/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$96,720	50.91
88-20-22-376-005	3232 HELENA	10/05/21	\$369,000	WD	03-ARM'S LENGTH	\$369,000	\$161,780	43.84
88-20-22-376-013	3313 TALBOT	06/10/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$143,290	51.18
88-20-22-376-018	3245 TALBOT	06/11/21	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,580	48.19
88-20-22-377-019	3347 KILMER	10/12/21	\$295,000	WD	03-ARM'S LENGTH	\$295,000	\$145,140	49.20
88-20-22-378-032	3382 KILMER	09/10/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$151,230	53.06
88-20-22-379-026	3159 TALBOT	10/29/21	\$218,000	WD	03-ARM'S LENGTH	\$218,000	\$107,880	49.49
Totals:			\$3,014,000			\$3,014,000	\$1,494,630	
							Sale. Ratio =>	49.59
							Std. Dev. =>	3.09

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$273,821	\$105,377	\$147,123	\$126,840	1.160	1,100	\$133.75	22EB	17.9730
\$245,783	\$103,901	\$156,099	\$106,839	1.461	1,302	\$119.89	22EB	12.1433
\$270,092	\$103,901	\$148,599	\$125,144	1.187	1,132	\$131.27	22EB	15.2211
\$298,310	\$103,901	\$208,099	\$146,392	1.422	1,533	\$135.75	22EB	8.1879
\$193,441	\$103,901	\$86,099	\$67,425	1.277	945	\$91.11	22EB	6.2671
\$323,554	\$108,628	\$260,372	\$161,842	1.609	1,570	\$165.84	22EB	26.9168
\$286,577	\$103,901	\$176,099	\$137,557	1.280	1,211	\$145.42	22EB	5.9450
\$289,161	\$119,315	\$180,685	\$127,896	1.413	1,628	\$110.99	22EB	7.3112
\$290,282	\$103,901	\$191,099	\$140,347	1.362	1,702	\$112.28	22EB	2.1980
\$302,453	\$103,901	\$181,099	\$149,512	1.211	1,080	\$167.68	22EB	12.8370
\$215,768	\$103,901	\$114,099	\$84,237	1.354	990	\$115.25	22EB	1.4860
\$2,989,242		\$1,849,472	\$1,374,032			\$129.93		0.6382
		E.C.F. =>	1.346			Std. Deviation=>	0.133926357	
		Ave. E.C.F. =>	1.340			Ave. Variance=>	10.5897	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
RANCH		\$103,901	No	/ /		R-1E	401
COLONIAL		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
COLONIAL		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
COLONIAL		\$114,291	No	/ /		R-1E2 EXTENSION OF R-1E RATES	401
COLONIAL		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401
RANCH		\$103,901	No	/ /		R-1E	401

7.904880066

Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
61								
55								
61								
60								
45								
46								
65								
45								
63								
57								
45								

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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