

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.
88-20-02-152-005	1019 ALAMEDA	05/03/21	\$252,000	WD	03-ARM'S LENGTH	\$252,000	\$128,880	51.14	\$257,765	\$82,459	\$169,541	\$179,986	0.942	1,316	\$128.83
88-20-02-152-006	1023 ALAMEDA	02/28/23	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$137,110	41.55	\$274,223	\$82,459	\$247,541	\$196,883	1.257	1,711	\$144.68
88-20-02-152-011	1020 ALAMEDA	06/02/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$120,130	51.12	\$240,253	\$82,459	\$152,541	\$162,006	0.942	1,316	\$115.91
88-20-02-152-012	1024 ALAMEDA	06/14/22	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$137,110	46.80	\$274,223	\$82,459	\$210,541	\$196,883	1.069	1,711	\$123.05
88-20-02-152-013	1032 ALAMEDA	07/09/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$138,330	51.23	\$276,657	\$82,459	\$187,541	\$199,382	0.941	1,711	\$109.61
88-20-02-152-016	1044 ALAMEDA	08/20/21	\$243,000	WD	03-ARM'S LENGTH	\$243,000	\$120,250	49.49	\$240,490	\$82,459	\$160,541	\$162,249	0.989	1,457	\$110.19
88-20-02-152-020	1063 ALAMEDA	06/10/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$122,240	52.02	\$244,483	\$82,459	\$152,541	\$166,349	0.917	1,316	\$115.91
88-20-02-152-023	1075 ALAMEDA	05/02/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$122,240	44.45	\$244,483	\$82,459	\$192,541	\$166,349	1.157	1,316	\$146.31
88-20-02-152-027	1068 ALAMEDA	05/04/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$119,120	44.12	\$238,240	\$82,459	\$187,541	\$159,939	1.173	1,457	\$128.72
88-20-02-152-039	1151 ALAMEDA	08/16/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$119,020	46.67	\$238,036	\$82,459	\$172,541	\$159,730	1.080	1,457	\$118.42
88-20-02-152-040	1155 ALAMEDA	06/02/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$119,020	49.59	\$238,036	\$82,459	\$157,541	\$159,730	0.986	1,457	\$108.13
88-20-02-152-049	1116 ALAMEDA	11/18/22	\$306,500	WD	03-ARM'S LENGTH	\$306,500	\$138,780	45.28	\$277,566	\$82,459	\$224,041	\$200,315	1.118	1,711	\$130.94
88-20-02-152-069	1179 ALAMEDA	11/24/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$120,250	52.28	\$240,490	\$82,459	\$147,541	\$162,249	0.909	1,457	\$101.26
88-20-02-152-078	1192 ALAMEDA	05/14/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$138,470	51.29	\$276,934	\$82,459	\$187,541	\$199,666	0.939	1,711	\$109.61
Totals:			\$3,704,500			\$3,704,500	\$1,780,950		\$3,561,879		\$2,550,074	\$2,471,718			\$120.83
								Sale. Ratio =>	48.08			E.C.F. =>	1.032	Std. Deviation=>	
								Std. Dev. =>	3.49			Ave. E.C.F. =>	1.030	Ave. Variance=>	

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
C0201	8.8093	RANCH		\$82,459	No	/ /		TOWNES OF NORTHWYCK	407	79
C0201	22.7237	RANCH		\$82,459	No	/ /		TOWNES OF NORTHWYCK	407	79
C0201	8.8487	RANCH		\$82,459	No	/ /		TOWNES OF NORTHWYCK	407	71
C0201	3.9309	RANCH		\$82,459	No	/ /		TOWNES OF NORTHWYCK	407	79
C0201	8.9451	RANCH		\$82,459	No	/ /		TOWNES OF NORTHWYCK	407	80
C0201	4.0593	RANCH		\$82,459	No	/ /		TOWNES OF NORTHWYCK	407	80
C0201	11.3069	RANCH		\$82,459	No	/ /		TOWNES OF NORTHWYCK	407	73
C0201	12.7389	RANCH		\$82,459	No	/ /		TOWNES OF NORTHWYCK	407	73
C0201	14.2512	RANCH		\$82,459	No	/ /		TOWNES OF NORTHWYCK	407	79
C0201	5.0141	RANCH		\$82,459	No	/ /		TOWNES OF NORTHWYCK	407	80
C0201	4.3767	RANCH		\$82,459	No	/ /		TOWNES OF NORTHWYCK	407	80
C0201	8.8380	RANCH		\$82,459	No	/ /		TOWNES OF NORTHWYCK	407	80
C0201	12.0716	RANCH		\$82,459	No	/ /		TOWNES OF NORTHWYCK	407	80
C0201	9.0791	RANCH		\$82,459	No	/ /		TOWNES OF NORTHWYCK	407	80

0.1638

0.111906618

9.6424   Coefficient of Var=>   9.360984637