

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-08-202-048	5923 WHITFIELD	07/28/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$157,480	48.46
88-20-08-202-088	5891 DAWN RIDGE	01/14/22	\$326,000	WD	03-ARM'S LENGTH	\$326,000	\$170,140	52.19
88-20-08-202-090	5895 DAWN RIDGE	10/31/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$177,360	48.59
88-20-08-202-097	1324 AUTUMN	11/02/22	\$357,500	WD	03-ARM'S LENGTH	\$357,500	\$172,720	48.31
88-20-08-202-107	1252 AUTUMN	06/21/21	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$155,800	48.69
88-20-08-202-114	1230 AUTUMN	03/10/23	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$174,610	44.54
88-20-08-202-116	1226 AUTUMN	01/06/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$176,010	50.29
88-20-08-202-120	1218 AUTUMN	10/14/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$196,660	51.08
88-20-08-202-130	5826 DAWN RIDGE	04/29/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$177,840	51.55
88-20-08-202-133	5870 DAWN RIDGE	02/10/22	\$392,000	WD	03-ARM'S LENGTH	\$392,000	\$203,260	51.85
88-20-08-202-146	1223 AUTUMN	07/21/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$177,970	46.83
Totals:			\$3,937,500			\$3,937,500	\$1,939,850	
							Sale. Ratio =>	49.27
							Std. Dev. =>	2.35

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$314,964	\$98,030	\$226,970	\$172,170	1.318	1,494	\$151.92	C0802	2.9143
\$340,288	\$98,030	\$227,970	\$192,268	1.186	1,725	\$132.16	C0802	10.3461
\$354,722	\$98,030	\$266,970	\$203,724	1.310	1,725	\$154.77	C0802	2.1302
\$345,432	\$98,030	\$259,470	\$196,351	1.321	1,400	\$185.34	C0802	3.2313
\$311,596	\$98,030	\$221,970	\$169,497	1.310	1,400	\$158.55	C0802	2.0433
\$349,212	\$98,030	\$293,970	\$199,351	1.475	1,737	\$169.24	C0802	18.5488
\$352,015	\$98,030	\$251,970	\$201,575	1.250	1,850	\$136.20	C0802	3.9145
\$393,316	\$98,030	\$286,970	\$234,354	1.225	1,851	\$155.04	C0802	6.4633
\$355,682	\$98,030	\$246,970	\$204,486	1.208	1,737	\$142.18	C0802	8.1387
\$406,510	\$98,030	\$293,970	\$244,825	1.201	1,851	\$158.82	C0802	8.8415
\$355,946	\$98,030	\$281,970	\$204,695	1.378	1,737	\$162.33	C0802	8.8363
\$3,879,683		\$2,859,170	\$2,223,296			\$155.14		0.3143
			E.C.F. =>	1.286		Std. Deviation=>	0.087082535	
			Ave. E.C.F. =>	1.289		Ave. Variance=>	6.8553	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH		\$98,030	No	/ /		MANOR HOMES	407	65
COLONIAL		\$98,030	No	/ /		MANOR HOMES	407	67
COLONIAL		\$98,030	No	/ /		MANOR HOMES	407	71
COLONIAL		\$98,030	No	/ /		MANOR HOMES	407	66
RANCH		\$98,030	No	/ /		MANOR HOMES	407	68
COLONIAL		\$98,030	No	/ /		MANOR HOMES	407	69
RANCH		\$98,030	No	/ /		MANOR HOMES	407	69
COLONIAL		\$98,030	No	/ /		MANOR HOMES	407	69
COLONIAL		\$98,030	No	/ /		MANOR HOMES	407	71
COLONIAL		\$98,030	No	/ /		MANOR HOMES	407	71
COLONIAL		\$98,030	No	/ /		MANOR HOMES	407	71

5.31770047

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
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Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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