

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-13-351-027	4040 SUMMERFIELD	05/20/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$204,760	42.66
88-20-13-351-041	2027 APPLEWOOD	06/29/22	\$430,000	MLC	03-ARM'S LENGTH	\$430,000	\$188,120	43.75
88-20-13-351-054	4080 SUMMERFIELD	05/24/21	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$203,070	52.75
		Totals:	\$1,295,000			\$1,295,000	\$595,950	
							Sale. Ratio =>	46.02
							Std. Dev. =>	5.54

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$409,518	\$141,538	\$338,462	\$470,967	0.719	2,671	\$126.72	C1301	7.1475
\$376,242	\$141,538	\$288,462	\$412,485	0.699	2,671	\$108.00	C1301	5.2149
\$406,133	\$141,538	\$243,462	\$465,018	0.524	2,671	\$91.15	C1301	12.3624
\$1,191,893		\$870,386	\$1,348,469			\$108.62		0.1716
			E.C.F. =>	0.645		Std. Deviation=>	0.107496821	
			Ave. E.C.F. =>	0.647		Ave. Variance=>	8.2416	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		\$141,538	No	/ /		ENCLAVE OF TROY	407	77
COLONIAL		\$141,538	No	/ /		ENCLAVE OF TROY	407	71
COLONIAL		\$141,538	No	/ /		ENCLAVE OF TROY	407	78

12.73467129

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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