

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-21-127-003	3839 OLD CREEK	08/31/22	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$91,090	41.40
88-20-21-127-005	3843 OLD CREEK	08/08/22	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$95,560	44.45
88-20-21-127-016	3877 OLD CREEK	09/17/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$110,730	47.12
88-20-21-127-030	3864 OLD CREEK	09/03/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$105,370	49.01
88-20-21-128-002	3863 OLD CREEK	02/18/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$128,400	48.45
88-20-21-128-003	3861 OLD CREEK	03/27/23	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$126,300	47.84
88-20-21-128-008	3827 OLD CREEK	08/31/21	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,120	49.25
88-20-21-129-036	3908 OLD CREEK	09/27/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$106,120	45.16
88-20-21-129-037	3918 OLD CREEK	11/18/22	\$282,500	WD	03-ARM'S LENGTH	\$282,500	\$131,480	46.54
88-20-21-178-021	3640 OLD CREEK	11/10/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$107,040	47.57
88-20-21-178-047	3658 OLD CREEK	03/10/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$133,140	48.41
88-20-21-179-009	3743 OLD CREEK	01/05/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$96,660	46.03
88-20-21-180-012	3711 OLD CREEK	03/24/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$94,680	43.04
Totals:			\$3,111,500			\$3,111,500	\$1,449,690	
							Sale. Ratio =>	46.59
							Std. Dev. =>	2.40

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$182,189	\$63,860	\$156,140	\$78,312	1.994	1,210	\$129.04	C2101	31.0103
\$191,127	\$63,860	\$151,140	\$84,227	1.794	1,248	\$121.11	C2101	11.0712
\$221,451	\$63,860	\$171,140	\$104,296	1.641	1,468	\$116.58	C2101	4.2815
\$210,735	\$63,860	\$151,140	\$97,204	1.555	1,468	\$102.96	C2101	12.8848
\$256,809	\$63,860	\$201,140	\$127,696	1.575	1,629	\$123.47	C2101	10.8580
\$252,597	\$63,860	\$200,140	\$124,909	1.602	1,629	\$122.86	C2101	8.1434
\$246,247	\$63,860	\$186,140	\$120,706	1.542	1,593	\$116.85	C2101	14.1632
\$212,240	\$63,860	\$171,140	\$98,200	1.743	1,400	\$122.24	C2101	5.9048
\$262,958	\$63,860	\$218,640	\$131,766	1.659	1,696	\$128.92	C2101	2.4416
\$214,073	\$63,860	\$161,140	\$99,413	1.621	1,400	\$115.10	C2101	6.2809
\$266,277	\$63,860	\$211,140	\$133,962	1.576	1,696	\$124.49	C2101	10.7609
\$193,310	\$63,860	\$146,140	\$85,672	1.706	1,248	\$117.10	C2101	2.2089
\$189,359	\$63,860	\$156,140	\$83,057	1.880	956	\$163.33	C2101	19.6191
\$2,899,372		\$2,281,320	\$1,369,419			\$123.39		1.7821
			E.C.F. =>	1.666		Std. Deviation=>	0.136602462	
			Ave. E.C.F. =>	1.684		Ave. Variance=>	10.7407	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		\$63,860	No	/ /		WATTLES CREEK	407	49
COLONIAL		\$63,860	No	/ /		WATTLES CREEK	407	49
COLONIAL		\$63,860	No	/ /		WATTLES CREEK	407	49
COLONIAL		\$63,860	No	/ /		WATTLES CREEK	407	49
COLONIAL		\$63,860	No	/ /		WATTLES CREEK	407	53
COLONIAL		\$63,860	No	/ /		WATTLES CREEK	407	53
COLONIAL		\$63,860	No	/ /		WATTLES CREEK	407	53
COLONIAL		\$63,860	No	/ /		WATTLES CREEK	407	55
COLONIAL		\$63,860	No	/ /		WATTLES CREEK	407	55
COLONIAL		\$63,860	No	/ /		WATTLES CREEK	407	56
COLONIAL		\$63,860	No	/ /		WATTLES CREEK	407	56
COLONIAL		\$63,860	No	/ /		WATTLES CREEK	407	50
RANCH		\$63,860	No	/ /		WATTLES CREEK	407	53

6.379105816

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

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character