

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-23-356-001	1168 FAULKNER	01/28/22	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$123,180	52.42
88-20-23-356-016	1135 BEAVER RUN	03/31/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$118,330	52.59
88-20-23-356-036	1121 FOXBORO	07/07/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$123,540	48.45
88-20-23-356-042	1145 FOXBORO	02/07/22	\$249,900	WD	03-ARM'S LENGTH	\$249,900	\$122,940	49.20
88-20-23-356-051	3080 SCHOOLHOUSE	07/15/22	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$120,450	47.42
88-20-23-356-053	3072 SCHOOLHOUSE	02/25/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$123,540	46.62
88-20-23-356-055	3064 SCHOOLHOUSE	08/24/21	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$122,940	52.31
88-20-23-356-056	3060 SCHOOLHOUSE	09/13/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$125,680	49.29
88-20-23-356-057	1116 FAULKNER	04/29/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$123,180	49.27
88-20-23-356-064	1088 FAULKNER	08/31/21	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$118,330	52.83
88-20-23-356-069	1071 BEAVER RUN	06/03/22	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$126,600	49.65
88-20-23-356-070	1075 BEAVER RUN	01/12/23	\$267,500	WD	03-ARM'S LENGTH	\$267,500	\$129,280	48.33
88-20-23-356-076	1099 BEAVER RUN	11/09/21	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$119,310	54.23
88-20-23-356-078	1107 BEAVER RUN	09/20/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$123,390	43.29
Totals:			\$3,475,400			\$3,475,400	\$1,720,690	
							Sale. Ratio =>	49.51
							Std. Dev. =>	2.94

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$246,359	\$79,517	\$155,483	\$138,114	1.126	1,179	\$131.88	C2301	9.8408
\$236,651	\$79,517	\$145,483	\$130,078	1.118	1,179	\$123.40	C2301	10.5734
\$247,077	\$80,349	\$174,651	\$138,020	1.265	1,534	\$113.85	C2301	4.1240
\$245,888	\$80,349	\$169,551	\$137,036	1.237	1,216	\$139.43	C2301	1.3112
\$240,895	\$80,349	\$173,651	\$132,902	1.307	1,216	\$142.81	C2301	8.2441
\$247,077	\$80,349	\$184,651	\$138,020	1.338	1,534	\$120.37	C2301	11.3693
\$245,888	\$80,349	\$154,651	\$137,036	1.129	1,216	\$127.18	C2301	9.5619
\$251,366	\$80,349	\$174,651	\$141,570	1.234	1,534	\$113.85	C2301	0.9504
\$246,359	\$79,517	\$170,483	\$138,114	1.234	1,179	\$144.60	C2301	1.0197
\$236,651	\$79,517	\$144,483	\$130,078	1.111	1,179	\$122.55	C2301	11.3422
\$253,190	\$79,517	\$175,483	\$143,769	1.221	1,179	\$148.84	C2301	0.3575
\$258,560	\$79,517	\$187,983	\$148,214	1.268	1,444	\$130.18	C2301	4.4153
\$238,617	\$79,517	\$140,483	\$131,705	1.067	1,179	\$119.15	C2301	15.7518
\$246,772	\$79,517	\$205,483	\$138,456	1.484	1,444	\$142.30	C2301	25.9937
\$3,441,350		\$2,357,170	\$1,923,113			\$130.03		0.1541
		E.C.F. =>	1.226			Std. Deviation=>	0.110593749	
		Ave. E.C.F. =>	1.224			Ave. Variance=>	8.2040	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
RANCH		\$79,517	No	/ /		ROCHESTER COMMONS	407
RANCH		\$79,517	No	/ /		ROCHESTER COMMONS	407
BUNGALOW		\$79,517	No	/ /		ROCHESTER COMMONS	407
RANCH		\$79,517	No	/ /		ROCHESTER COMMONS	407
RANCH		\$79,517	No	/ /		ROCHESTER COMMONS	407
BUNGALOW		\$79,517	No	/ /		ROCHESTER COMMONS	407
RANCH		\$79,517	No	/ /		ROCHESTER COMMONS	407
BUNGALOW		\$79,517	No	/ /		ROCHESTER COMMONS	407
RANCH		\$79,517	No	/ /		ROCHESTER COMMONS	407
RANCH		\$79,517	No	/ /		ROCHESTER COMMONS	407
RANCH		\$79,517	No	/ /		ROCHESTER COMMONS	407
BUNGALOW		\$79,517	No	/ /		ROCHESTER COMMONS	407
RANCH		\$79,517	No	/ /		ROCHESTER COMMONS	407
BUNGALOW		\$79,517	No	/ /		ROCHESTER COMMONS	407

6.701683938

Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
80								
80								
82								
82								
82								
82								
82								
82								
80								
80								
81								
81								
81								
81								

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character