

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.
88-20-31-227-012	3244 NEWBURY	03/22/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$145,900	51.19	\$291,797	\$84,763	\$200,237	\$206,415	0.970	1,872	\$106.96
88-20-31-227-086	1400 ASHFORD	03/07/23	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$131,920	45.49	\$263,847	\$84,763	\$205,237	\$178,548	1.149	1,398	\$146.81
88-20-31-227-105	1465 RALIEGH	02/17/23	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$157,780	52.59	\$315,557	\$92,602	\$207,398	\$222,288	0.933	1,987	\$104.38
88-20-31-227-130	1438 DEVON	02/03/23	\$353,000	WD	03-ARM'S LENGTH	\$353,000	\$187,810	53.20	\$375,623	\$92,702	\$260,298	\$282,075	0.923	2,300	\$113.17
88-20-31-227-027	3289 NEWBURY	11/18/22	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$128,710	44.69	\$257,418	\$84,763	\$203,237	\$172,139	1.181	1,413	\$143.83
88-20-31-227-069	1449 ASHFORD	11/04/22	\$279,000	WD	03-ARM'S LENGTH	\$279,000	\$134,500	48.21	\$269,009	\$84,763	\$194,237	\$183,695	1.057	1,391	\$139.64
88-20-31-227-090	1375 RALIEGH	09/23/22	\$289,900	WD	03-ARM'S LENGTH	\$289,900	\$151,700	52.33	\$303,390	\$92,602	\$197,298	\$210,158	0.939	1,867	\$105.68
88-20-31-228-105	3187 CAMDEN	09/19/22	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$162,830	53.56	\$325,665	\$84,763	\$219,237	\$240,181	0.913	1,512	\$145.00
88-20-31-228-051	3070 CAMDEN	08/23/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$137,260	49.02	\$274,512	\$84,763	\$195,237	\$189,181	1.032	1,398	\$139.65
88-20-31-227-038	3209 NEWBURY	08/05/22	\$258,000	WD	03-ARM'S LENGTH	\$258,000	\$130,260	50.49	\$260,518	\$84,763	\$173,237	\$175,229	0.989	1,391	\$124.54
88-20-31-227-126	1462 DEVON	06/30/22	\$304,000	WD	03-ARM'S LENGTH	\$304,000	\$176,290	57.99	\$352,581	\$92,702	\$211,298	\$259,102	0.816	1,894	\$111.56
88-20-31-228-132	3286 CAMDEN	06/30/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$139,240	46.41	\$278,479	\$84,763	\$215,237	\$193,137	1.114	1,413	\$152.33
88-20-31-228-099	3163 CAMDEN	06/16/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$161,660	51.32	\$323,327	\$84,763	\$230,237	\$237,850	0.968	1,519	\$151.57
88-20-31-227-098	1423 RALIEGH	06/07/22	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$158,930	47.58	\$317,857	\$92,602	\$241,398	\$224,581	1.075	1,958	\$123.29
88-20-31-228-022	3010 CAMDEN	06/01/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$149,160	49.72	\$298,328	\$84,763	\$215,237	\$212,926	1.011	1,969	\$109.31
88-20-31-228-070	3110 CAMDEN	05/27/22	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$137,710	51.00	\$275,428	\$84,763	\$185,237	\$190,095	0.974	1,406	\$131.75
88-20-31-227-063	1413 ASHFORD	05/18/22	\$257,000	WD	03-ARM'S LENGTH	\$257,000	\$134,580	52.37	\$269,156	\$84,763	\$172,237	\$183,841	0.937	1,384	\$124.45
88-20-31-227-017	3245 NEWBURY	03/04/22	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$142,000	50.35	\$284,000	\$84,763	\$197,237	\$198,641	0.993	1,872	\$105.36
88-20-31-227-011	3248 NEWBURY	02/08/22	\$263,000	WD	03-ARM'S LENGTH	\$263,000	\$132,610	50.42	\$265,222	\$84,763	\$178,237	\$179,919	0.991	1,398	\$127.49
88-20-31-227-030	3177 NEWBURY	02/03/22	\$262,000	WD	03-ARM'S LENGTH	\$262,000	\$128,170	48.92	\$256,335	\$84,763	\$177,237	\$171,059	1.036	1,413	\$125.43
88-20-31-227-131	1432 DEVON	02/03/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$158,310	57.57	\$316,625	\$92,702	\$182,298	\$223,253	0.817	1,470	\$124.01
88-20-31-228-133	3282 CAMDEN	02/03/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$149,720	52.53	\$299,439	\$84,763	\$200,237	\$214,034	0.936	1,872	\$106.96
88-20-31-228-142	3242 CAMDEN	01/27/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$155,370	53.58	\$310,738	\$84,763	\$205,237	\$225,299	0.911	1,872	\$109.64
88-20-31-227-096	1411 RALIEGH	01/07/22	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$148,800	56.15	\$297,609	\$92,602	\$172,398	\$204,394	0.843	1,867	\$92.34
88-20-31-227-138	1390 DEVON	12/23/21	\$306,500	WD	03-ARM'S LENGTH	\$306,500	\$171,230	55.87	\$342,455	\$92,702	\$213,798	\$249,006	0.859	1,840	\$116.19
88-20-31-227-106	1477 RALIEGH	11/30/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$160,090	55.20	\$320,185	\$92,602	\$197,398	\$226,902	0.870	1,470	\$134.28
88-20-31-227-083	1418 ASHFORD	11/24/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$131,920	54.97	\$263,847	\$84,763	\$155,237	\$178,548	0.869	1,398	\$111.04
88-20-31-228-111	3211 CAMDEN	11/19/21	\$309,000	WD	03-ARM'S LENGTH	\$309,000	\$162,440	52.57	\$324,871	\$84,763	\$224,237	\$239,390	0.937	1,512	\$148.30
88-20-31-228-115	3231 CAMDEN	11/17/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$155,750	53.71	\$311,504	\$84,763	\$205,237	\$226,063	0.908	2,012	\$102.01
88-20-31-227-123	1380 RALIEGH	11/01/21	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$149,500	55.17	\$299,009	\$84,763	\$186,237	\$213,605	0.872	1,969	\$94.58
88-20-31-227-010	3256 NEWBURY	10/29/21	\$244,000	WD	03-ARM'S LENGTH	\$244,000	\$133,110	54.55	\$266,229	\$84,763	\$159,237	\$180,923	0.880	1,391	\$114.48
88-20-31-228-127	3279 CAMDEN	10/29/21	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$159,250	50.56	\$318,492	\$84,763	\$230,237	\$233,030	0.988	2,182	\$105.52
88-20-31-227-053	3188 NEWBURY	10/12/21	\$265,500	WD	03-ARM'S LENGTH	\$265,500	\$156,430	58.92	\$312,856	\$92,602	\$172,898	\$219,595	0.787	1,470	\$117.62
88-20-31-227-127	1456 DEVON	09/24/21	\$276,000	WD	03-ARM'S LENGTH	\$276,000	\$172,840	62.62	\$345,680	\$92,702	\$183,298	\$252,221	0.727	1,840	\$99.62
88-20-31-228-056	3046 CAMDEN	09/10/21	\$297,000	WD	03-ARM'S LENGTH	\$297,000	\$138,290	46.56	\$276,578	\$84,763	\$212,237	\$191,241	1.110	1,406	\$150.95
88-20-31-227-094	1399 RALIEGH	08/30/21	\$287,400	WD	03-ARM'S LENGTH	\$287,400	\$158,630	55.19	\$317,252	\$92,602	\$194,798	\$223,978	0.870	1,470	\$132.52
88-20-31-227-055	3180 NEWBURY	08/27/21	\$311,000	WD	03-ARM'S LENGTH	\$311,000	\$158,950	51.11	\$317,895	\$92,602	\$218,398	\$224,619	0.972	2,045	\$106.80
88-20-31-227-085	1406 ASHFORD	08/26/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$134,890	47.33	\$269,773	\$84,763	\$200,237	\$184,457	1.086	1,391	\$143.95
88-20-31-227-118	1410 RALIEGH	08/25/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$146,350	52.27	\$292,695	\$84,763	\$195,237	\$207,310	0.942	1,910	\$102.22
88-20-31-227-029	3173 NEWBURY	08/05/21	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$138,810	47.54	\$277,624	\$84,763	\$207,237	\$192,284	1.078	1,969	\$105.25
88-20-31-227-076	1466 ASHFORD	07/29/21	\$273,000	WD	03-ARM'S LENGTH	\$273,000	\$152,760	55.96	\$305,525	\$84,763	\$188,237	\$220,102	0.855	1,872	\$100.55
88-20-31-228-059	3158 CAMDEN	07/23/21	\$268,000	WD	03-ARM'S LENGTH	\$268,000	\$137,430	51.28	\$274,853	\$84,763	\$183,237	\$189,521	0.967	1,413	\$129.68
88-20-31-228-120	3251 CAMDEN	07/23/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$160,950	56.47	\$321,908	\$84,763	\$200,237	\$236,436	0.847	1,512	\$132.43
88-20-31-227-058	1377 ASHFORD	07/16/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$147,670	52.74	\$295,340	\$84,763	\$195,237	\$209,947	0.930	1,969	\$99.16
88-20-31-227-007	3268 NEWBURY	07/01/21	\$268,125	WD	03-ARM'S LENGTH	\$268,125	\$145,900	54.41	\$291,797	\$84,763	\$183,362	\$206,415	0.888	1,872	\$97.95
88-20-31-228-085	3170 CAMDEN	06/14/21	\$277,000	WD	03-ARM'S LENGTH	\$277,000	\$150,520	54.34	\$301,034	\$84,763	\$192,237	\$215,624	0.892	1,969	\$97.63

88-20-31-228-058	3162 CAMDEN	05/28/21	\$284,500	WD	03-ARM'S LENGTH	\$284,500	\$150,100	52.76	\$300,205	\$84,763	\$199,737	\$214,798	0.930	1,969	\$101.44
88-20-31-227-026	3285 NEWBURY	05/13/21	\$283,000	WD	03-ARM'S LENGTH	\$283,000	\$141,660	50.06	\$283,310	\$84,763	\$198,237	\$197,953	1.001	1,872	\$105.90
88-20-31-228-016	1492 DEVON	05/07/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$150,100	53.61	\$300,205	\$84,763	\$195,237	\$214,798	0.909	1,969	\$99.16
88-20-31-227-013	3240 NEWBURY	04/23/21	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$134,720	48.99	\$269,430	\$84,763	\$190,237	\$184,115	1.033	1,406	\$135.30
88-20-31-228-124	3267 CAMDEN	04/22/21	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$149,620	52.50	\$299,241	\$84,763	\$200,237	\$213,836	0.936	2,012	\$99.52
88-20-31-228-091	3127 CAMDEN	04/07/21	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$158,940	52.54	\$317,872	\$84,763	\$217,737	\$232,412	0.937	2,166	\$100.52
								Sale. Ratio =>	52.54				E.C.F. =>	0.937	Std. Deviation=>
								Std. Dev. =>	3.59				Ave. E.C.F. =>	0.950	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.
C3101	3.3212	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	73
C3101	17.7172	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	78
C3101	14.5666	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	78
C3101	1.3904	RANCH		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	79
C3101	24.3800	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	74
C3101	16.9071	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	78
C3101	8.3583	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	78
C3101	7.7853	RANCH		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	81
C3101	9.5307	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	79
C3101	3.8648	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	74
C3101	15.6801	RANCH		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	79
C3101	17.7551	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	80
C3101	10.9385	RANCH		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	80
C3101	18.6562	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	78
C3101	9.8934	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	75
C3101	9.4310	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	79
C3101	93.6878	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	78
C3101	99.2932	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	70
C3101	99.0650	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	77
C3101	103.6117	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	74
C3101	11.3381	RANCH		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	79
C3101	6.5570	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	76
C3101	4.0984	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	80
C3101	84.3460	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	79
C3101	7.1279	RANCH		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	79
C3101	86.9969	RANCH		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	78
C3101	86.9440	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	78
C3101	14.8848	RANCH		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	81
C3101	17.7675	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	77
C3101	87.1875	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	74
C3101	88.0136	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	77
C3101	9.7536	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	76
C3101	78.7349	RANCH		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	78
C3101	72.6735	RANCH		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	79
C3101	17.2928	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	79
C3101	86.9719	RANCH		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	78
C3101	97.2304	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	78
C3101	108.5551	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	78
C3101	94.1763	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	74
C3101	107.7764	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	70
C3101	85.5227	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	78
C3101	96.6840	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	79
C3101	8.9504	RANCH		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	80
C3101	92.9934	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	77
C3101	88.8318	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	73
C3101	89.1538	COLONIAL		\$84,763	No	/ /		VILLAGE AT MIDTOWN SQUARE	407	76

C3101	92.9885	COLONIAL	\$84,763	No	/ /	VILLAGE AT MIDTOWN SQUARE	407	75
C3101	100.1434	COLONIAL	\$84,763	No	/ /	VILLAGE AT MIDTOWN SQUARE	407	70
C3101	90.8935	COLONIAL	\$84,763	No	/ /	VILLAGE AT MIDTOWN SQUARE	407	75
C3101	103.3253	COLONIAL	\$84,763	No	/ /	VILLAGE AT MIDTOWN SQUARE	407	77
C3101	93.6402	COLONIAL	\$84,763	No	/ /	VILLAGE AT MIDTOWN SQUARE	407	76
C3101	93.6859	COLONIAL	\$84,763	No	/ /	VILLAGE AT MIDTOWN SQUARE	407	76
0.0939736								
52.8899	Coefficient of Var=>		55.67466951					