

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-23-354-051	3132 ROCHESTER	11/18/22	\$3,950,000	WD	03-ARM'S LENGTH	\$3,950,000	\$1,306,520	33.08
88-20-34-101-019	164 E MAPLE	09/08/21	\$1,150,000	WD	03-ARM'S LENGTH	\$1,150,000	\$830,490	72.22
Totals:			\$5,100,000			\$5,100,000	\$2,137,010	
							Sale. Ratio =>	41.90
							Std. Dev. =>	27.68

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$3,438,954	\$1,328,415	\$2,621,585	\$1,306,835	2.006	9,530	\$275.09	SCN	53.2094
\$1,660,973	\$435,030	\$714,970	\$759,098	0.942	9,425	\$75.86	SCN	53.2094
\$5,099,927		\$3,336,555	\$2,065,933			\$175.47		14.1073
		E.C.F. =>	1.615			Std. Deviation=>	0.752494629	
		Ave. E.C.F. =>	1.474			Ave. Variance=>	53.2094	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table
		\$1,215,044	No	/ /	88-20-23-354-052	B-123
		\$382,500	No	/ /		B-123

36.09957483

Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes
201	0						
201	0						

Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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