

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
88-20-22-226-074	3995 ROCHESTER	02/06/23	\$1,928,193	WD	03-ARM'S LENGTH	\$1,928,193	\$873,760
88-20-32-101-025	1484 COOLIDGE	03/23/21	\$1,350,000	WD	03-ARM'S LENGTH	\$1,350,000	\$888,350
Totals:			\$3,278,193			\$3,278,193	\$1,762,110
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
45.31	\$1,747,519	\$1,443,478	\$484,715	\$293,476	1.652	2,616	\$185.29	RSTFF
65.80	\$1,776,690	\$994,637	\$355,363	\$754,877	0.471	4,510	\$78.79	RSTFF
	\$3,524,209		\$840,078	\$1,048,353			\$132.04	
53.75				E.C.F. =>	0.801		Std. Deviation=>	0.835007576
14.49				Ave. E.C.F. =>	1.061		Ave. Variance=>	59.0440

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
59.0440			\$1,335,433	No	/ /
59.0440			\$894,109	No	/ /

25.9864

Coefficient of Var=> 55.63909395

Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access
	B-123	201	0		
	B-123	201	0		

Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership

Waterfront Influences	Bottom Character
