

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
88-20-06-101-014	2824 DONEGAL	03/02/23	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$208,920	47.48	
88-20-06-126-013	6977 DUBLIN FAIR	05/18/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$172,890	48.70	
88-20-06-127-026	2510 LAKE CHARNWOOD	09/14/22	\$445,000	WD	03-ARM'S LENGTH	\$445,000	\$217,460	48.87	
Totals:			\$1,240,000			\$1,240,000	\$599,270		
								Sale. Ratio =>	48.33
								Std. Dev. =>	0.76

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$417,834	\$183,472	\$256,528	\$199,968	1.283	2,417	\$106.13	06A	3.8290
\$345,776	\$165,124	\$189,876	\$154,140	1.232	2,298	\$82.63	06A	1.2716
\$434,920	\$183,472	\$261,528	\$214,546	1.219	2,926	\$89.38	06A	2.5575
\$1,198,530		\$707,932	\$568,654			\$92.71		0.0369
			E.C.F. =>	1.245		Std. Deviation=>	0.033778038	
			Ave. E.C.F. =>	1.245		Ave. Variance=>	2.5527	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401
COLONIAL		\$165,124	No	/ /		R-1A ZONING, R-1B RATES	401
BI-LEVEL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401

2.051087619

Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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