

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.	
88-20-06-278-004	6450 SHAGBARK	11/01/22	\$525,000	WD	03-ARM'S LENGTH	\$525,000	\$317,390	60.46	\$634,770	\$183,472	\$341,528	\$425,422	0.803	2,724	\$125.38	
88-20-06-252-003	6466 PARK VIEW	10/07/22	\$679,900	WD	03-ARM'S LENGTH	\$679,900	\$295,200	43.42	\$590,407	\$183,472	\$496,428	\$383,602	1.294	3,188	\$155.72	
88-20-06-277-006	6490 GLYNDEBOURNE	09/22/22	\$637,000	WD	03-ARM'S LENGTH	\$637,000	\$286,980	45.05	\$573,959	\$211,385	\$425,615	\$341,785	1.245	2,741	\$155.28	
88-20-06-426-011	2247 RED MAPLE	08/15/22	\$780,000	WD	03-ARM'S LENGTH	\$780,000	\$426,490	54.68	\$852,985	\$183,472	\$596,528	\$631,125	0.945	3,500	\$170.44	
88-20-06-405-002	6415 SHAGBARK	07/28/22	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$303,140	46.64	\$606,286	\$183,472	\$466,528	\$398,571	1.171	3,190	\$146.25	
88-20-06-278-005	6499 TANGLEWOOD	02/23/22	\$568,000	WD	03-ARM'S LENGTH	\$568,000	\$287,420	50.60	\$574,843	\$183,472	\$384,528	\$368,931	1.042	2,917	\$131.82	
88-20-06-276-005	6525 PARK VIEW	01/11/22	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$371,970	60.00	\$743,946	\$183,472	\$436,528	\$528,338	0.826	3,425	\$127.45	
88-20-06-426-018	2087 RED MAPLE	10/15/21	\$559,900	WD	03-ARM'S LENGTH	\$559,900	\$311,470	55.63	\$622,932	\$183,472	\$376,428	\$414,263	0.909	2,743	\$137.23	
88-20-06-252-003	6466 PARK VIEW	08/13/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$295,200	49.20	\$590,407	\$183,472	\$416,528	\$383,602	1.086	3,188	\$130.65	
88-20-06-401-017	2415 RED MAPLE	08/11/21	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$283,580	47.26	\$567,165	\$183,472	\$416,528	\$361,693	1.152	3,191	\$130.53	
								Sale. Ratio =>	47.26				E.C.F. =>	1.152	Std. Deviation=>	
								Std. Dev. =>	6.28				Ave. E.C.F. =>	1.036	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.
06C	28.3034	RANCH		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401	60
06C	129.4121	COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401	58
06C	20.9618	COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401	60
06C	3.6512	COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401	65
06C	1.8895	COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401	55
06C	104.2277	COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401	55
06C	82.6229	COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401	60
06C	24.2936	RANCH		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401	58
06C	108.5833	COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401	58
06C	115.1606	COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401	54

0.178143524

55.9939 Coefficient of Var=> 54.06627394