

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-08-101-002	5713 FAIRCASTLE	07/15/21	\$403,500	WD	03-ARM'S LENGTH	\$403,500	\$191,190	47.38
88-20-08-102-010	1800 FLEETWOOD	06/30/22	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$203,790	43.83
88-20-08-102-015	1835 FARMBROOK	09/07/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$175,880	54.12
88-20-08-103-006	5826 FAIRCASTLE	05/20/22	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$171,300	43.92
88-20-08-103-007	5812 FAIRCASTLE	05/28/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$190,880	53.77
88-20-08-103-013	1859 FARMBROOK	01/20/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$191,480	52.46
88-20-08-103-015	1875 FARMBROOK	10/08/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$198,670	47.87
88-20-08-106-004	1805 FREEMONT	08/16/21	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$185,610	52.28
88-20-08-128-008	1618 FLEETWOOD	11/22/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$206,040	52.83
88-20-08-131-004	5836 FIRWOOD	06/20/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$177,100	50.60
88-20-08-151-003	1926 FARMBROOK	01/28/22	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$182,830	46.29
88-20-08-152-002	1889 FREEMONT	11/21/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$217,970	48.44
88-20-08-153-009	1906 FREEMONT	04/22/22	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$200,820	42.28
88-20-08-153-014	1793 FLEMINGTON	06/03/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$225,130	47.90
88-20-08-154-005	1872 FLEMINGTON	06/25/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$174,320	49.81
88-20-08-176-001	1802 FLEMINGTON	01/13/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$202,230	50.56
88-20-08-176-008	5709 FIRWOOD	09/16/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$218,660	51.45
88-20-08-352-001	5166 BAYSIDE	06/07/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$209,020	50.37
Totals:			\$7,193,500			\$7,193,500	\$3,522,920	
							Sale. Ratio =>	48.97
							Std. Dev. =>	3.51

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$382,370	\$132,972	\$270,528	\$186,396	1.451	2,208	\$122.52	08A	6.9417
\$407,580	\$147,747	\$317,253	\$194,195	1.634	2,050	\$154.76	08A	25.1738
\$351,760	\$147,747	\$177,253	\$152,476	1.162	1,560	\$113.62	08A	21.9447
\$342,601	\$147,747	\$242,253	\$145,631	1.663	1,610	\$150.47	08A	28.1530
\$381,750	\$147,747	\$207,253	\$174,890	1.185	2,098	\$98.79	08A	19.6897
\$382,967	\$147,747	\$217,253	\$175,800	1.236	2,050	\$105.98	08A	14.6145
\$397,339	\$147,747	\$267,253	\$186,541	1.433	2,028	\$131.78	08A	5.0732
\$371,229	\$147,747	\$207,253	\$167,027	1.241	2,050	\$101.10	08A	14.1108
\$412,072	\$147,747	\$242,253	\$197,552	1.226	2,066	\$117.26	08A	15.5671
\$354,192	\$147,747	\$202,253	\$154,294	1.311	1,550	\$130.49	08A	7.1113
\$365,651	\$147,747	\$247,253	\$162,858	1.518	2,050	\$120.61	08A	13.6268
\$435,941	\$147,817	\$302,183	\$215,339	1.403	2,072	\$145.84	08A	2.1344
\$401,631	\$147,747	\$327,253	\$189,749	1.725	2,050	\$159.64	08A	34.2720
\$450,251	\$147,747	\$322,253	\$226,087	1.425	2,377	\$135.57	08A	4.3408
\$348,630	\$147,747	\$202,253	\$150,137	1.347	2,038	\$99.24	08A	3.4819
\$404,454	\$147,747	\$252,253	\$191,859	1.315	2,440	\$103.38	08A	6.7159
\$437,327	\$168,045	\$256,955	\$201,257	1.277	2,440	\$105.31	08A	10.5194
\$418,043	\$158,102	\$256,898	\$194,276	1.322	1,838	\$139.77	08A	5.9607
\$7,045,788		\$4,518,106	\$3,266,363			\$124.23		0.1278
			E.C.F. =>	1.383		Std. Deviation=>	0.165603461	
			Ave. E.C.F. =>	1.382		Ave. Variance=>	13.3018	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
COLONIAL		\$132,972	No	/ /		R-1C	401	52
COLONIAL		\$147,747	No	/ /		R-1C	401	54
COLONIAL		\$147,747	No	/ /		R-1C	401	54
COLONIAL		\$147,747	No	/ /		R-1C	401	53
COLONIAL		\$147,747	No	/ /		R-1C	401	53
COLONIAL		\$147,747	No	/ /		R-1C	401	53
COLONIAL		\$147,747	No	/ /		R-1C	401	53
COLONIAL		\$147,747	No	/ /		R-1C	401	51
COLONIAL		\$147,747	No	/ /		R-1C	401	58
RANCH		\$147,747	No	/ /		R-1C	401	51
COLONIAL		\$147,747	No	/ /		R-1C	401	50
RANCH		\$147,747	No	/ /		R-1C	401	57
COLONIAL		\$147,747	No	/ /		R-1C	401	54
COLONIAL		\$147,747	No	/ /		R-1C	401	59
COLONIAL		\$147,747	No	/ /		R-1C	401	49
COLONIAL		\$147,747	No	/ /		R-1C	401	54
COLONIAL		\$147,747	No	/ /		R-1C	401	54
RANCH		\$158,102	No	/ /		R-1B	401	48

9.62539708

Site Characteristics Access Water Supply Sewer Property Restrictions Restriction Notes Waterfont View Waterfront



Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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