

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.	
88-20-10-377-007	5265 SHREWSBURY	10/21/22	\$410,000	WD	03-ARM'S LENGTH	\$410,000	\$213,190	52.00	\$426,370	\$158,102	\$251,898	\$187,850	1.341	2,034	\$123.84	
88-20-10-305-005	5515 WINCHESTER	10/14/22	\$382,000	WD	03-ARM'S LENGTH	\$382,000	\$213,220	55.82	\$426,449	\$158,102	\$223,898	\$187,905	1.192	2,122	\$105.51	
88-20-10-378-007	5087 FALMOUTH	09/07/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$222,210	49.38	\$444,419	\$158,102	\$291,898	\$200,488	1.456	2,300	\$126.91	
88-20-10-306-007	90 HAMPSHIRE	07/13/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$205,660	54.12	\$411,329	\$158,102	\$221,898	\$177,318	1.251	1,927	\$115.15	
88-20-10-351-009	5137 BERWYCK	06/10/22	\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$202,180	38.88	\$404,369	\$142,291	\$377,709	\$183,516	2.058	2,334	\$161.83	
88-20-10-327-003	5565 FALMOUTH	04/28/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$201,490	47.97	\$402,974	\$158,102	\$261,898	\$171,467	1.527	1,679	\$155.98	
88-20-10-351-001	5281 BERWYCK	03/15/22	\$461,001	WD	03-ARM'S LENGTH	\$461,001	\$211,720	45.93	\$423,441	\$142,291	\$318,710	\$196,870	1.619	2,386	\$133.58	
88-20-10-377-013	5207 FALMOUTH	12/15/21	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$197,910	49.48	\$395,828	\$164,024	\$235,976	\$162,317	1.454	1,632	\$144.59	
88-20-10-376-011	5165 FOLKSTONE	11/29/21	\$432,000	WD	03-ARM'S LENGTH	\$432,000	\$212,030	49.08	\$424,063	\$158,102	\$273,898	\$186,235	1.471	2,028	\$135.06	
88-20-10-352-001	5250 WINCHESTER	09/17/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$212,670	53.84	\$425,339	\$158,102	\$236,898	\$187,128	1.266	2,128	\$111.32	
88-20-10-380-010	5108 SHREWSBURY	09/02/21	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$192,820	55.09	\$385,647	\$158,102	\$191,898	\$159,334	1.204	2,050	\$93.61	
88-20-10-377-025	5262 FOLKSTONE	08/05/21	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$219,680	50.50	\$439,352	\$158,102	\$276,898	\$196,940	1.406	2,140	\$129.39	
88-20-10-301-005	5522 WINCHESTER	07/08/21	\$390,000	WD	03-ARM'S LENGTH	\$390,000	\$220,910	56.64	\$441,816	\$158,102	\$231,898	\$198,666	1.167	2,041	\$113.62	
88-20-10-308-002	5410 HERTFORD	06/22/21	\$374,900	WD	03-ARM'S LENGTH	\$374,900	\$209,150	55.79	\$418,295	\$163,992	\$210,908	\$178,071	1.184	1,734	\$121.63	
88-20-10-327-010	5439 FALMOUTH	05/20/21	\$387,000	WD	03-ARM'S LENGTH	\$387,000	\$211,100	54.55	\$422,209	\$158,102	\$228,898	\$184,936	1.238	2,299	\$99.56	
88-20-10-306-010	66 HAMPSHIRE	05/07/21	\$395,000	WD	03-ARM'S LENGTH	\$395,000	\$216,800	54.89	\$433,603	\$158,102	\$236,898	\$192,915	1.228	2,096	\$113.02	
88-20-10-307-004	5314 WINCHESTER	04/29/21	\$411,000	WD	03-ARM'S LENGTH	\$411,000	\$210,910	51.32	\$421,829	\$158,102	\$252,898	\$184,670	1.369	2,101	\$120.37	
88-20-10-304-006	5407 BERWYCK	04/08/21	\$430,100	WD	03-ARM'S LENGTH	\$430,100	\$204,140	47.46	\$408,272	\$142,291	\$287,809	\$186,249	1.545	2,326	\$123.74	
								Sale. Ratio =>	47.46					E.C.F. =>	1.545	Std. Deviation=>
								Std. Dev. =>	4.53					Ave. E.C.F. =>	1.378	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.
10C	11.2847	RANCH		\$158,102	No	//		R-1B	401	48
10C	18.6806	COLONIAL		\$158,102	No	//		R-1B	401	52
10C	16.2948	COLONIAL		\$158,102	No	//		R-1B	401	47
10C	125.1414	RANCH		\$158,102	No	//		R-1B	401	49
10C	82.0473	COLONIAL		\$142,291	No	//		R-1B	401	49
10C	1.7902	RANCH		\$158,102	No	//		R-1B	401	49
10C	7.3587	COLONIAL		\$142,291	No	//		R-1B	401	51
10C	26.9397	RANCH		\$158,102	No	//		R-1B	401	48
10C	10.1258	RANCH		\$158,102	No	//		R-1B	401	48
10C	27.9328	TRI-LEVEL		\$158,102	No	//		R-1B	401	52
10C	1.9970	BI-LEVEL		\$158,102	No	//		R-1B	401	48
10C	3.6542	RANCH		\$158,102	No	//		R-1B	401	49
10C	116.7277	RANCH		\$158,102	No	//		R-1B	401	53
10C	118.4402	RANCH		\$158,102	No	//		R-1B	401	51
10C	123.7713	COLONIAL		\$158,102	No	//		R-1B	401	49
10C	122.7993	COLONIAL		\$158,102	No	//		R-1B	401	51
10C	136.9457	COLONIAL		\$158,102	No	//		R-1B	401	51
10C	154.5295	COLONIAL		\$142,291	No	//		R-1B	401	50

0.221245177

55.9960 Coefficient of Var=> 40.62526954