

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-13-128-022	4822 STODDARD	06/30/21	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$184,950	51.38
88-20-13-128-034	2319 TIMMER	11/22/22	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$176,350	51.12
88-20-13-128-044	4799 BRAMFORD	04/01/21	\$299,000	WD	03-ARM'S LENGTH	\$299,000	\$165,330	55.29
88-20-13-129-006	4800 BRAMFORD	06/28/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$172,660	49.33
88-20-13-176-012	2398 TEROVA	04/05/22	\$373,000	WD	03-ARM'S LENGTH	\$373,000	\$178,340	47.81
88-20-13-176-015	2361 WALTHAM	05/07/21	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$159,630	55.04
88-20-13-176-020	2301 WALTHAM	03/30/22	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$165,160	45.25
88-20-13-176-022	4577 DE WULF	07/01/21	\$370,000	WD	03-ARM'S LENGTH	\$370,000	\$179,450	48.50
88-20-13-179-008	2347 LONDON CT	07/15/22	\$385,000	WD	03-ARM'S LENGTH	\$385,000	\$176,900	45.95
88-20-13-202-001	4996 BUTLER	03/14/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$153,240	47.89
88-20-13-202-004	4956 BUTLER	07/05/22	\$350,000	WD	03-ARM'S LENGTH	\$350,000	\$153,070	43.73
88-20-13-202-012	4943 HYDE PARK	09/08/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$157,980	47.87
88-20-13-203-004	4956 HYDE PARK	07/16/21	\$307,500	WD	03-ARM'S LENGTH	\$307,500	\$156,270	50.82
88-20-13-203-014	4985 DANBURY	05/07/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$161,120	47.39
88-20-13-203-024	4825 DANBURY	08/02/21	\$385,600	WD	03-ARM'S LENGTH	\$385,600	\$178,170	46.21
88-20-13-205-007	4933 CAROL	09/14/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$192,590	48.15
88-20-13-206-002	4855 BUTLER	04/18/22	\$355,000	WD	03-ARM'S LENGTH	\$355,000	\$177,750	50.07
88-20-13-206-007	4781 BUTLER	09/10/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$151,940	44.69
88-20-13-206-014	4683 BUTLER	06/18/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$145,950	52.13
88-20-13-207-003	4842 BUTLER	01/28/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$158,170	50.21
88-20-13-207-016	4829 HYDE PARK	03/02/23	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$162,860	48.91
88-20-13-208-003	2628 KENWYCK	04/27/21	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$171,180	51.87
88-20-13-208-011	4816 CAROL	11/03/21	\$334,000	WD	03-ARM'S LENGTH	\$334,000	\$169,090	50.63
88-20-13-208-030	2685 WINDSOR	12/15/21	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$168,340	51.80
88-20-13-226-009	2736 WINDSOR	05/23/22	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$158,120	46.51
88-20-13-252-003	2568 RENSRAW	12/03/21	\$345,000	WD	03-ARM'S LENGTH	\$345,000	\$183,500	53.19
88-20-13-252-012	2660 RENSRAW	11/04/22	\$427,000	WD	03-ARM'S LENGTH	\$427,000	\$210,430	49.28
88-20-13-276-002	4649 MILL POND	07/08/22	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$142,720	51.90
88-20-13-278-001	2766 RENSRAW	05/05/22	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$157,410	49.97
88-20-13-279-014	2910 HILL	12/03/21	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$161,470	52.09
88-20-13-279-015	2928 HILL	08/05/22	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$151,990	52.41
Totals:			\$10,484,100			\$10,484,100	\$5,182,130	
							Sale. Ratio =>	49.43

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$369,904	\$147,747	\$212,253	\$179,448	1.183	1,788	\$118.71	13A	8.0857
\$352,705	\$147,747	\$197,253	\$165,556	1.191	1,807	\$109.16	13A	7.2206
\$330,651	\$149,216	\$149,784	\$146,555	1.022	1,680	\$89.16	13A	24.1633
\$345,329	\$147,747	\$202,253	\$159,598	1.267	1,902	\$106.34	13A	0.3601
\$356,684	\$147,747	\$225,253	\$168,770	1.335	1,680	\$134.08	13A	7.1010
\$319,268	\$147,747	\$142,253	\$138,547	1.027	1,807	\$78.72	13A	23.6916
\$330,328	\$151,324	\$213,676	\$144,591	1.478	1,507	\$141.79	13A	21.4127
\$358,897	\$147,747	\$222,253	\$170,557	1.303	2,161	\$102.85	13A	3.9432
\$353,790	\$147,747	\$237,253	\$166,432	1.426	1,797	\$132.03	13A	16.1858
\$306,471	\$135,284	\$184,716	\$138,277	1.336	1,507	\$122.57	13A	7.2174
\$306,130	\$149,449	\$200,551	\$126,560	1.585	1,768	\$113.43	13A	32.0969
\$315,965	\$147,747	\$182,253	\$135,879	1.341	1,807	\$100.86	13A	7.7624
\$312,546	\$147,747	\$159,753	\$133,117	1.200	1,507	\$106.01	13A	6.3573
\$322,243	\$147,747	\$192,253	\$140,950	1.364	1,826	\$105.29	13A	10.0315
\$356,345	\$147,747	\$237,853	\$168,496	1.412	2,161	\$110.07	13A	14.7958
\$385,184	\$147,747	\$252,253	\$191,791	1.315	2,161	\$116.73	13A	5.1585
\$355,502	\$147,747	\$207,253	\$167,815	1.235	1,807	\$114.69	13A	2.8658
\$303,875	\$147,747	\$192,253	\$126,113	1.524	1,768	\$108.74	13A	26.0783
\$291,891	\$150,700	\$129,300	\$114,048	1.134	1,507	\$85.80	13A	12.9930
\$316,340	\$147,747	\$167,253	\$136,182	1.228	1,807	\$92.56	13A	3.5506
\$325,711	\$147,747	\$185,253	\$143,751	1.289	1,507	\$122.93	13A	2.5040
\$342,359	\$147,747	\$182,253	\$157,199	1.159	1,991	\$91.54	13A	10.4286
\$338,186	\$147,747	\$186,253	\$153,828	1.211	1,826	\$102.00	13A	5.2878
\$336,681	\$147,747	\$177,253	\$152,612	1.161	1,826	\$97.07	13A	10.2206
\$316,241	\$147,747	\$192,253	\$136,102	1.413	1,993	\$96.46	13A	14.8902
\$366,992	\$147,747	\$197,253	\$177,096	1.114	2,161	\$91.28	13A	14.9847
\$420,863	\$149,836	\$277,164	\$218,923	1.266	2,576	\$107.59	13A	0.2367
\$285,434	\$147,747	\$127,253	\$111,217	1.144	1,507	\$84.44	13A	11.9482
\$314,824	\$147,747	\$167,253	\$134,957	1.239	1,807	\$92.56	13A	2.4362
\$322,930	\$147,747	\$162,253	\$141,505	1.147	1,826	\$88.86	13A	11.7041
\$303,970	\$150,505	\$139,495	\$123,962	1.125	1,507	\$92.56	13A	13.8362
\$10,364,239		\$5,901,858	\$4,670,434			\$105.06		0.0002
			E.C.F. =>	1.264		Std. Deviation=>	0.136857401	

Ave. E.C.F. => 1.264

Ave. Variance=>

10.9532 Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH		\$147,747	No	//		R-1C	401	49
RANCH		\$147,747	No	//		R-1C	401	58
COLONIAL		\$147,747	No	//		R-1C	401	58
COLONIAL		\$147,747	No	//		R-1C	401	51
COLONIAL		\$147,747	No	//		R-1C	401	57
RANCH		\$147,747	No	//		R-1C	401	47
RANCH		\$147,747	No	//		R-1C	401	57
COLONIAL		\$147,747	No	//		R-1C	401	47
COLONIAL		\$147,747	No	//		R-1C	401	52
RANCH		\$132,972	No	//		R-1C	401	54
COLONIAL		\$147,747	No	//		R-1C	401	47
RANCH		\$147,747	No	//		R-1C	401	47
RANCH		\$147,747	No	//		R-1C	401	46
COLONIAL		\$147,747	No	//		R-1C	401	46
COLONIAL		\$147,747	No	//		R-1C	401	46
COLONIAL		\$147,747	No	//		R-1C	401	53
RANCH		\$147,747	No	//		R-1C	401	57
COLONIAL		\$147,747	No	//		R-1C	401	47
RANCH		\$147,747	No	//		R-1C	401	46
RANCH		\$147,747	No	//		R-1C	401	47
RANCH		\$147,747	No	//		R-1C	401	56
COLONIAL		\$147,747	No	//		R-1C	401	45
COLONIAL		\$147,747	No	//		R-1C	401	56
COLONIAL		\$147,747	No	//		R-1C	401	55
COLONIAL		\$147,747	No	//		R-1C	401	46
COLONIAL		\$147,747	No	//		R-1C	401	55
COLONIAL		\$147,747	No	//		R-1C	401	55
RANCH		\$147,747	No	//		R-1C	401	45
RANCH		\$147,747	No	//		R-1C	401	45
COLONIAL		\$147,747	No	//		R-1C	401	50
RANCH		\$147,747	No	//		R-1C	401	50

8.66778414

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
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Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
