

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
88-20-15-128-029	405 ECKFORD	05/19/22	\$669,300	WD	03-ARM'S LENGTH	\$669,300	\$309,980	46.31	
88-20-15-153-016	181 STREAMVIEW	10/20/22	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$233,290	48.10	
88-20-15-153-027	200 ECKFORD	07/07/21	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$251,890	47.53	
88-20-15-155-002	54 PINEVIEW	07/06/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$221,230	52.05	
88-20-15-176-003	217 STREAMVIEW	08/25/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$252,940	51.62	
88-20-15-178-002	260 ECKFORD	07/13/21	\$481,000	WD	03-ARM'S LENGTH	\$481,000	\$234,510	48.75	
88-20-15-178-012	326 ECKFORD	09/15/21	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$241,630	49.31	
88-20-15-178-019	472 ECKFORD	06/16/22	\$585,000	WD	03-ARM'S LENGTH	\$585,000	\$248,050	42.40	
<b>Totals:</b>			<b>\$4,155,300</b>			<b>\$4,155,300</b>	<b>\$1,993,520</b>		
								<b>Sale. Ratio =&gt;</b>	<b>47.98</b>
								<b>Std. Dev. =&gt;</b>	<b>3.06</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$619,951	\$158,102	\$511,198	\$389,746	1.312	2,659	\$192.25	15C	5.8834
\$466,579	\$158,102	\$326,898	\$260,318	1.256	2,358	\$138.63	15C	0.2979
\$503,785	\$158,102	\$371,898	\$291,716	1.275	2,711	\$137.18	15C	2.2080
\$442,458	\$158,102	\$266,898	\$239,963	1.112	2,012	\$132.65	15C	14.0538
\$505,879	\$158,102	\$331,898	\$293,483	1.131	2,748	\$120.78	15C	12.1890
\$469,028	\$158,102	\$322,898	\$262,385	1.231	2,674	\$120.75	15C	2.2157
\$483,253	\$158,102	\$331,898	\$274,389	1.210	2,806	\$118.28	15C	4.3196
\$496,101	\$158,102	\$426,898	\$285,231	1.497	2,679	\$159.35	15C	24.3889
<b>\$3,987,034</b>		<b>\$2,890,484</b>	<b>\$2,297,230</b>			<b>\$139.99</b>		<b>0.5463</b>
			<b>E.C.F. =&gt;</b>	<b>1.258</b>		<b>Std. Deviation=&gt;</b>	<b>0.119764259</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>1.253</b>		<b>Ave. Variance=&gt;</b>	<b>8.1945</b>	<b>Coefficient of Var=&gt;</b>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
COLONIAL		\$158,102	No	/ /		R-1B	401	77
COLONIAL		\$158,102	No	/ /		R-1B	401	61
COLONIAL		\$158,102	No	/ /		R-1B	401	60
RANCH		\$158,102	No	/ /		R-1B	401	55
COLONIAL		\$158,102	No	/ /		R-1B	401	64
COLONIAL		\$158,102	No	/ /		R-1B	401	59
COLONIAL		\$158,102	No	/ /		R-1B	401	57
COLONIAL		\$158,102	No	/ /		R-1B	401	59

**6.541043533**

---

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



Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
-----------------	----------------------	-----------------------	------------------

--	--	--	--

--	--	--	--

---

---

---