

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-16-401-006	388 PARAGON	02/18/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$173,840	48.29
88-20-16-402-020	376 CARTER	09/02/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$162,640	50.04
88-20-16-427-015	95 HART	07/15/22	\$237,000	WD	03-ARM'S LENGTH	\$237,000	\$116,780	49.27
88-20-16-451-016	428 LANGE	02/13/23	\$348,000	WD	03-ARM'S LENGTH	\$348,000	\$166,120	47.74
88-20-16-452-028	377 LANGE	08/12/21	\$294,700	WD	03-ARM'S LENGTH	\$294,700	\$158,330	53.73
88-20-16-452-029	369 LANGE	12/16/21	\$332,900	WD	03-ARM'S LENGTH	\$332,900	\$162,410	48.79
88-20-16-478-010	240 W WATTLES	03/13/23	\$342,000	WD	03-ARM'S LENGTH	\$342,000	\$169,880	49.67
Totals:			\$2,239,600			\$2,239,600	\$1,110,000	
							Sale. Ratio =>	49.56
							Std. Dev. =>	1.97

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$347,681	\$173,690	\$186,310	\$137,869	1.351	1,499	\$124.29	16B	6.7931
\$325,275	\$158,102	\$166,898	\$132,467	1.260	1,560	\$106.99	16B	2.3498
\$233,558	\$142,291	\$94,709	\$72,319	1.310	1,122	\$84.41	16B	2.6172
\$332,231	\$158,102	\$189,898	\$137,979	1.376	1,738	\$109.26	16B	9.2864
\$316,656	\$158,102	\$136,598	\$125,637	1.087	1,458	\$93.69	16B	19.6179
\$324,817	\$158,102	\$174,798	\$132,104	1.323	1,458	\$119.89	16B	3.9765
\$339,752	\$142,291	\$199,709	\$156,467	1.276	1,837	\$108.71	16B	0.7055
\$2,219,970		\$1,148,920	\$894,842			\$106.75		0.0515
			E.C.F. =>	1.284		Std. Deviation=>	0.095387606	
			Ave. E.C.F. =>	1.283		Ave. Variance=>	6.4781	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		\$158,102	No	/ /		R-1B	401	45
RANCH		\$158,102	No	/ /		R-1B	401	45
BUNGALOW		\$142,291	No	/ /		R-1B	401	47
RANCH		\$158,102	No	/ /		R-1B	401	43
RANCH		\$158,102	No	/ /		R-1B	401	45
RANCH		\$158,102	No	/ /		R-1B	401	45
BUNGALOW		\$142,291	No	/ /		R-1B	401	45

5.047487236

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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