

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-18-101-026	2946 QUAIL RUN	04/08/21	\$620,000	WD	03-ARM'S LENGTH	\$620,000	\$304,430	49.10
88-20-18-101-036	2929 QUAIL RUN	02/25/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$284,140	50.29
88-20-18-129-007	4735 ORCHARD RIDGE	08/31/21	\$625,000	WD	03-ARM'S LENGTH	\$625,000	\$295,330	47.25
88-20-18-201-021	2268 OAK RIVER	03/03/23	\$500,000	WD	03-ARM'S LENGTH	\$500,000	\$255,890	51.18
88-20-18-204-004	2345 HIDDEN PINE	07/09/21	\$602,500	WD	03-ARM'S LENGTH	\$602,500	\$284,430	47.21
88-20-18-204-013	4621 RIVERS EDGE	02/22/23	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$253,800	46.15
88-20-18-226-008	4913 RIVERS EDGE	05/31/22	\$678,000	WD	03-ARM'S LENGTH	\$678,000	\$321,140	47.37
88-20-18-228-013	4808 RIVERS EDGE	07/15/21	\$738,000	WD	03-ARM'S LENGTH	\$738,000	\$345,510	46.82
88-20-18-252-009	4576 RIVERS EDGE	07/01/21	\$770,000	WD	03-ARM'S LENGTH	\$770,000	\$372,570	48.39
88-20-18-278-008	2133 KINGSWAY	12/15/21	\$605,000	WD	03-ARM'S LENGTH	\$605,000	\$299,480	49.50
88-20-18-477-071	4155 COOLIDGE	12/19/22	\$750,000	WD	03-ARM'S LENGTH	\$750,000	\$386,910	51.59
<b>Totals:</b>			<b>\$7,003,500</b>			<b>\$7,003,500</b>	<b>\$3,403,630</b>	
							<b>Sale. Ratio =&gt;</b>	<b>48.60</b>
							<b>Std. Dev. =&gt;</b>	<b>1.84</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$608,855	\$183,472	\$436,528	\$451,574	0.967	2,897	\$150.68	18E	1.5884
\$568,285	\$183,472	\$381,528	\$408,506	0.934	2,244	\$170.02	18E	4.8606
\$590,658	\$192,828	\$432,172	\$422,325	1.023	2,948	\$146.60	18E	4.0752
\$511,783	\$151,210	\$348,790	\$382,774	0.911	2,654	\$131.42	18E	7.1347
\$568,853	\$158,102	\$444,398	\$436,041	1.019	2,948	\$150.75	18E	3.6600
\$507,606	\$158,102	\$391,898	\$371,023	1.056	2,060	\$190.24	18E	7.3698
\$642,271	\$158,102	\$519,898	\$513,980	1.012	3,330	\$156.13	18E	2.8950
\$691,013	\$227,416	\$510,584	\$492,141	1.037	3,286	\$155.38	18E	5.4910
\$745,133	\$227,416	\$542,584	\$549,593	0.987	3,438	\$157.82	18E	0.4682
\$598,960	\$158,102	\$446,898	\$468,002	0.955	2,906	\$153.78	18E	2.7658
\$773,822	\$142,291	\$607,709	\$670,415	0.906	3,605	\$168.57	18E	7.6097
<b>\$6,807,239</b>		<b>\$5,062,987</b>	<b>\$5,166,376</b>			<b>\$157.40</b>		<b>0.2576</b>
			<b>E.C.F. =&gt;</b>	<b>0.980</b>		<b>Std. Deviation=&gt;</b>	<b>0.051544167</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>0.983</b>		<b>Ave. Variance=&gt;</b>	<b>4.3562</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
COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401
RANCH		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401
COLONIAL		\$183,472	No	/ /		R-1A ZONING, R-1B RATES	401
COLONIAL		\$142,291	No	/ /		R-1B	401
COLONIAL		\$158,102	No	/ /		R-1B	401
RANCH		\$158,102	No	/ /		R-1B	401
COLONIAL		\$158,102	No	/ /		R-1B	401
COLONIAL		\$227,416	No	/ /		R-1B2 EXTENSION OF R-1B RATES	401
COLONIAL		\$227,416	No	/ /		R-1B2 EXTENSION OF R-1B RATES	401
COLONIAL		\$158,102	No	/ /		R-1B	401
COLONIAL		\$142,291	No	/ /		R-1B	401

**4.433539128**

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Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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