

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	
88-20-19-226-011	3872 BOULDER	09/28/21	\$425,000	WD	03-ARM'S LENGTH	\$425,000	\$221,230	52.05	
88-20-19-226-016	2012 JOANNE	11/23/21	\$541,500	WD	03-ARM'S LENGTH	\$541,500	\$238,150	43.98	
88-20-19-230-001	3974 ESTATES	06/27/22	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$213,400	47.42	
88-20-19-230-008	2109 W WATTLES	03/04/22	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$205,350	46.67	
88-20-19-230-014	3915 BOULDER	04/14/21	\$485,000	WD	03-ARM'S LENGTH	\$485,000	\$236,490	48.76	
88-20-19-252-035	3588 SALEM	07/12/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$240,920	50.19	
88-20-19-277-011	3641 ESTATES	11/30/21	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$219,260	52.83	
88-20-19-277-014	3615 ESTATES	09/06/22	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$203,620	47.35	
88-20-19-277-019	2112 KRISTIN	04/16/21	\$440,000	WD	03-ARM'S LENGTH	\$440,000	\$231,360	52.58	
88-20-19-278-004	2165 KRISTIN	09/29/21	\$441,500	WD	03-ARM'S LENGTH	\$441,500	\$231,600	52.46	
<b>Totals:</b>			<b>\$4,548,000</b>			<b>\$4,548,000</b>	<b>\$2,241,380</b>		
								<b>Sale. Ratio =&gt;</b>	<b>49.28</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 (%)
\$442,464	\$158,102	\$266,898	\$198,162	1.347	2,518	\$106.00	19B	11.9911
\$476,307	\$146,842	\$394,658	\$229,592	1.719	3,042	\$129.74	19B	25.2170
\$426,798	\$142,291	\$307,709	\$198,263	1.552	2,601	\$118.30	19B	8.5245
\$410,709	\$142,291	\$297,709	\$187,051	1.592	2,601	\$114.46	19B	12.4812
\$472,988	\$158,102	\$326,898	\$219,433	1.490	2,686	\$121.70	19B	2.2960
\$481,837	\$158,102	\$321,898	\$225,599	1.427	2,330	\$138.15	19B	3.9924
\$438,512	\$158,102	\$256,898	\$195,408	1.315	2,278	\$112.77	19B	15.2104
\$407,231	\$158,102	\$271,898	\$173,609	1.566	2,261	\$120.26	19B	9.9370
\$462,714	\$158,102	\$281,898	\$212,273	1.328	2,014	\$139.97	19B	13.8785
\$463,197	\$158,102	\$283,398	\$212,610	1.333	2,123	\$133.49	19B	13.3832
<b>\$4,482,757</b>		<b>\$3,009,862</b>	<b>\$2,051,999</b>			<b>\$123.48</b>		<b>0.0013</b>
			E.C.F. =>	<b>1.467</b>		Std. Deviation=>	<b>0.138690959</b>	
			Ave. E.C.F. =>	<b>1.467</b>		Ave. Variance=>	<b>11.6911</b>	Coefficient of Var=>

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	45
COLONIAL		\$142,291	No	/ /		R-1B	401	41
COLONIAL		\$142,291	No	/ /		R-1B	401	45
COLONIAL		\$142,291	No	/ /		R-1B	401	42
COLONIAL		\$158,102	No	/ /		R-1B	401	47
COLONIAL		\$158,102	No	/ /		R-1B	401	52
COLONIAL		\$158,102	No	/ /		R-1B	401	46
COLONIAL		\$158,102	No	/ /		R-1B	401	45
COLONIAL		\$158,102	No	/ /		R-1B	401	58
RANCH		\$158,102	No	/ /		R-1B	401	45

**7.970605837**

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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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