

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-19-327-007	3430 NEWGATE	04/27/21	\$511,000	WD	03-ARM'S LENGTH	\$511,000	\$244,720	47.89
88-20-19-330-004	2433 WEMBLY	10/20/21	\$554,600	WD	03-ARM'S LENGTH	\$554,600	\$274,870	49.56
88-20-19-377-007	3093 MYDDLETON	03/08/22	\$481,000	WD	03-ARM'S LENGTH	\$481,000	\$236,410	49.15
88-20-19-377-011	3069 MYDDLETON	11/28/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$270,200	47.40
88-20-19-377-033	3099 CASWELL	01/31/23	\$519,000	WD	03-ARM'S LENGTH	\$519,000	\$272,210	52.45
88-20-19-379-015	3028 CASWELL	04/15/22	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$226,510	47.19
Totals:			\$3,115,600			\$3,115,600	\$1,524,920	
							Sale. Ratio =>	48.94
							Std. Dev. =>	1.96

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$489,446	\$158,102	\$352,898	\$195,253	1.807	2,603	\$135.57	19D	5.1858
\$549,736	\$158,102	\$396,498	\$230,780	1.718	2,847	\$139.27	19D	3.7456
\$472,821	\$162,416	\$318,584	\$182,914	1.742	2,321	\$137.26	19D	1.3818
\$540,395	\$158,102	\$411,898	\$225,276	1.828	2,540	\$162.16	19D	7.2884
\$544,424	\$158,102	\$360,898	\$227,650	1.585	2,359	\$152.99	19D	17.0213
\$453,015	\$158,102	\$321,898	\$173,785	1.852	2,048	\$157.18	19D	9.6745
\$3,049,837		\$2,162,674	\$1,235,658			\$147.41		0.5312
			E.C.F. =>	1.750		Std. Deviation=>	0.097905357	
			Ave. E.C.F. =>	1.756		Ave. Variance=>	7.3829	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		\$158,102	No	/ /		R-1B	401	45
TRI-LEVEL		\$158,102	No	/ /		R-1B	401	45
COLONIAL		\$158,102	No	/ /		R-1B	401	49
COLONIAL		\$158,102	No	/ /		R-1B	401	55
COLONIAL		\$158,102	No	/ /		R-1B	401	45

4.205503509

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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