

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal
88-20-22-176-002	343 COLEBROOK	11/05/21	\$241,000	WD	03-ARM'S LENGTH	\$241,000	\$123,490	51.24	\$246,971
88-20-22-277-039	898 COLEBROOK	07/06/22	\$298,999	WD	03-ARM'S LENGTH	\$298,999	\$138,900	46.46	\$277,807
88-20-22-278-016	805 COLEBROOK	05/18/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$127,510	48.12	\$255,010
Totals:			\$804,999			\$804,999	\$389,900		\$779,788
								Sale. Ratio =>	48.43
								Std. Dev. =>	2.43

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code
\$147,747	\$93,253	\$100,531	0.928	1,160	\$80.39	22A	12.3845	RANCH	
\$147,747	\$151,252	\$131,773	1.148	1,616	\$93.60	22A	9.6371	COLONIAL	
\$147,747	\$117,253	\$108,676	1.079	1,287	\$91.11	22A	2.7474	RANCH	
	\$361,758	\$340,980			\$88.36		0.9486		
		E.C.F. =>	1.061		Std. Deviation=>	0.112649716			
		Ave. E.C.F. =>	1.051		Ave. Variance=>	8.2564	Coefficient of Var=>	7.852347466	

Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	Site Characteristics	Access
\$147,747	No	/ /		R-1C	401	46		
\$147,747	No	/ /		R-1C	401	50		
\$147,747	No	/ /		R-1C	401	50		

Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfont	Waterfont Name	Waterfont Ownership
--------------	-------	-----------------------	-------------------	----------------	-----------	----------------	---------------------



Waterfront Influences Bottom Character

