

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-27-307-033	28 ARTHUR	12/14/22	\$610,000	WD	03-ARM'S LENGTH	\$610,000	\$304,040	49.84
88-20-27-307-044	96 ARTHUR	04/09/21	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$309,280	54.26
88-20-27-331-027	1855 KIRKTON	11/08/21	\$594,597	WD	03-ARM'S LENGTH	\$594,597	\$321,170	54.01
88-20-27-331-028	1843 KIRKTON	09/30/21	\$575,527	WD	03-ARM'S LENGTH	\$575,527	\$319,590	55.53
88-20-27-331-030	1809 KIRKTON	07/07/21	\$620,772	WD	03-ARM'S LENGTH	\$620,772	\$318,450	51.30
88-20-27-331-031	1833 KIRKTON	09/08/21	\$595,399	WD	03-ARM'S LENGTH	\$595,399	\$335,990	56.43
88-20-27-331-032	1821 KIRKTON	07/30/21	\$600,847	WD	03-ARM'S LENGTH	\$600,847	\$321,190	53.46
88-20-27-357-017	66 CHOPIN	09/02/21	\$480,000	WD	03-ARM'S LENGTH	\$480,000	\$266,550	55.53
88-20-27-483-034	1120 CHOPIN	10/15/21	\$472,000	WD	03-ARM'S LENGTH	\$472,000	\$236,410	50.09
88-20-28-477-040	126 FORTHTON	12/10/21	\$633,000	WD	03-ARM'S LENGTH	\$633,000	\$230,720	36.45
88-20-28-477-041	108 FORTHTON	07/02/21	\$549,000	WD	03-ARM'S LENGTH	\$549,000	\$230,430	41.97
88-20-28-477-042	208 FORTHTON	11/08/21	\$630,000	WD	03-ARM'S LENGTH	\$630,000	\$241,770	38.38
<b>Totals:</b>			<b>\$6,931,142</b>			<b>\$6,931,142</b>	<b>\$3,435,590</b>	
							<b>Sale. Ratio =&gt;</b>	<b>49.57</b>
							<b>Std. Dev. =&gt;</b>	<b>6.96</b>

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$608,074	\$114,291	\$495,709	\$568,874	0.871	3,475	\$142.65	27N	2.3964
\$618,568	\$129,876	\$440,124	\$563,009	0.782	4,179	\$105.32	27N	11.3614
\$642,349	\$103,901	\$490,696	\$620,332	0.791	3,475	\$141.21	27N	10.4327
\$639,183	\$103,901	\$471,626	\$616,684	0.765	3,475	\$135.72	27N	13.0572
\$636,905	\$103,901	\$516,871	\$614,060	0.842	3,475	\$148.74	27N	5.3622
\$671,987	\$103,901	\$491,498	\$654,477	0.751	3,475	\$141.44	27N	14.4371
\$642,371	\$103,901	\$496,946	\$620,357	0.801	3,475	\$143.01	27N	9.4285
\$533,104	\$114,291	\$365,709	\$482,503	0.758	2,966	\$123.30	27N	13.7409
\$472,814	\$180,312	\$291,688	\$336,984	0.866	2,561	\$113.90	27N	2.9765
\$461,446	\$82,415	\$550,585	\$436,672	1.261	3,042	\$180.99	27N	36.5518
\$460,867	\$82,415	\$466,585	\$436,005	1.070	3,026	\$154.19	27N	17.4789
\$483,545	\$85,004	\$544,996	\$459,149	1.187	3,127	\$174.29	27N	29.1622
<b>\$6,871,213</b>		<b>\$5,623,033</b>	<b>\$6,409,106</b>			<b>\$142.06</b>		<b>1.7999</b>
			<b>E.C.F. =&gt;</b>	<b>0.877</b>		<b>Std. Deviation=&gt;</b>	<b>0.176580736</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>0.895</b>		<b>Ave. Variance=&gt;</b>	<b>13.8655</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		\$114,291	No	/ /		R-1E2 EXTENSION OF R-1E RATES	401
COLONIAL		\$129,876	No	/ /		R-1E2 EXTENSION OF R-1E RATES	401
COLONIAL		\$103,901	No	/ /		R-1E	401
COLONIAL		\$103,901	No	/ /		R-1E	401
COLONIAL		\$103,901	No	/ /		R-1E	401
COLONIAL		\$103,901	No	/ /		R-1E	401
COLONIAL		\$103,901	No	/ /		R-1E	401
COLONIAL		\$114,291	No	/ /		R-1E2 EXTENSION OF R-1E RATES	401
COLONIAL		\$180,312	No	/ /		RT DUPLEX ZONING (NEW)	401
COLONIAL		\$82,415	No	/ /		RT DUPLEX ZONING (NEW)	401
COLONIAL		\$82,415	No	/ /		RT DUPLEX ZONING (NEW)	401
COLONIAL		\$82,415	No	/ /		RT DUPLEX ZONING (NEW)	401

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**15.48610379**



Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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