

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	
88-20-28-428-029	200 REGENTS	03/23/23	\$455,000	WD	03-ARM'S LENGTH	\$455,000	\$224,080	49.25	\$448,165	\$103,901	\$351,099	\$270,450	1.298	2,092	\$167.83	
88-20-28-428-034	260 REGENTS	01/27/23	\$430,000	WD	03-ARM'S LENGTH	\$430,000	\$228,240	53.08	\$456,486	\$103,901	\$326,099	\$276,987	1.177	1,814	\$179.77	
88-20-28-477-027	1814 SHEPHERDS	09/16/22	\$415,000	WD	03-ARM'S LENGTH	\$415,000	\$213,680	51.49	\$427,365	\$103,901	\$311,099	\$254,110	1.224	1,482	\$209.92	
88-20-28-432-027	61 TACOMA	02/10/22	\$500,888	WD	03-ARM'S LENGTH	\$500,888	\$254,010	50.71	\$508,022	\$82,415	\$418,473	\$334,352	1.252	2,562	\$163.34	
88-20-28-478-045	1797 SHEPHERDS	07/06/21	\$393,000	WD	03-ARM'S LENGTH	\$393,000	\$201,100	51.17	\$402,195	\$93,510	\$299,490	\$242,499	1.235	2,092	\$143.16	
							<b>Sale. Ratio =&gt;</b>	<b>51.17</b>					<b>E.C.F. =&gt;</b>	<b>1.235</b>	<b>Std. Deviation=&gt;</b>	
							<b>Std. Dev. =&gt;</b>	<b>1.60</b>					<b>Ave. E.C.F. =&gt;</b>	<b>1.238</b>	<b>Ave. Variance=&gt;</b>	

ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
28D	129.8204	COLONIAL		\$103,901	No	/ /		R-1E	401	75
28D	117.7309	COLONIAL		\$103,901	No	/ /		R-1E	401	80
28D	1.3574	COLONIAL		\$103,901	No	/ /		R-1E	401	85
28D	125.1594	COLONIAL		\$82,415	No	/ /		RT DUPLEX ZONING (NEW)	401	81
28D	123.5013	COLONIAL		\$93,510	No	/ /		R-1E	401	68
<b>0.050599938</b>										
<b>93.5170</b>	<b>Coefficient of Var=&gt;</b>	<b>75.54827443</b>								