

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.	
88-20-30-126-010	1316 WRENWOOD	08/17/22	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$198,550	55.15	\$397,101	\$125,617	\$234,383	\$147,092	1.593	1,545	\$151.70	
88-20-30-254-021	2239 DERBY	07/21/22	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$181,890	55.12	\$363,781	\$156,959	\$173,041	\$112,057	1.544	1,165	\$148.53	
88-20-30-254-014	2105 DERBY	01/28/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$173,940	53.52	\$347,885	\$149,617	\$175,383	\$107,423	1.633	1,165	\$150.54	
88-20-30-278-020	2401 DERBY	10/22/21	\$317,000	WD	03-ARM'S LENGTH	\$317,000	\$168,310	53.09	\$336,628	\$149,617	\$167,383	\$101,324	1.652	1,165	\$143.68	
							Sale. Ratio =>	53.09					E.C.F. =>	1.652	Std. Deviation=>	
							Std. Dev. =>	0.93					Ave. E.C.F. =>	1.590	Ave. Variance=>	

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.
30B	159.3450	RANCH		\$125,617	No	/ /		R-1E2 EXTENSION OF R-1E RATES	401	45
30B	4.5885	RANCH		\$149,617	No	/ /		R-1E2 EXTENSION OF R-1E RATES	401	45
30B	163.2644	RANCH		\$149,617	No	/ /		R-1E2 EXTENSION OF R-1E RATES	401	45
30B	165.1965	RANCH		\$149,617	No	/ /		R-1E2 EXTENSION OF R-1E RATES	401	45
0.044307302										
109.0660	Coefficient of Var=>	68.59045336								