

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
014-009-009-00	156 E SAWDUST CORNERS	05/10/21	\$215,000	WD	03-ARM'S LENGTH
014-113-032-00	3547 CRESTWOOD	03/23/21	\$350,000	WD	03-ARM'S LENGTH
014-230-003-00	3076 MILLVILLE	07/16/21	\$195,000	WD	03-ARM'S LENGTH
014-430-004-00	240 E SAWDUST CORNERS	01/28/22	\$210,000	WD	03-ARM'S LENGTH
014-430-013-00	233 MAVERICK	01/04/22	\$245,000	WD	03-ARM'S LENGTH
014-433-053-00	146 SARATOGA	08/28/20	\$265,500	WD	03-ARM'S LENGTH
014-433-062-00	217 SARATOGA TR	02/24/22	\$225,000	WD	03-ARM'S LENGTH
Totals:			\$1,705,500		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$215,000	\$100,600	46.79	\$231,298	\$19,475	\$195,525
\$325,000	\$112,100	34.49	\$276,629	\$19,550	\$305,450
\$195,000	\$79,300	40.67	\$180,278	\$20,025	\$174,975
\$210,000	\$94,000	44.76	\$213,776	\$22,851	\$187,149
\$245,000	\$101,300	41.35	\$230,648	\$24,987	\$220,013
\$265,500	\$120,200	45.27	\$296,391	\$56,327	\$209,173
\$225,000	\$107,900	47.96	\$245,584	\$33,076	\$191,924
\$1,680,500	\$715,400		\$1,674,604		\$1,484,209
	Sale. Ratio =>	42.57			
	Std. Dev. =>	4.61			

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$197,045	0.992	1,886	\$103.67	00002	8.6943	CAPE COD
\$239,143	1.277	2,022	\$151.06	00002	19.8037	CAPE COD
\$149,073	1.174	1,056	\$165.70	00002	9.4527	RANCH
\$177,605	1.054	1,340	\$139.66	00002	2.5491	RANCH
\$191,313	1.150	1,176	\$187.09	00002	7.0788	RANCH
\$223,315	0.937	1,400	\$149.41	00002	14.2560	RANCH
\$197,682	0.971	1,420	\$135.16	00002	10.8358	QUAD LEVEL
\$1,375,175			\$147.39		0.0057	
E.C.F. =>	1.079		Std. Deviation=>	0.124792135		
Ave. E.C.F. =>	1.079		Ave. Variance=>	10.3815	Coefficient of Var=>	9.619329899

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
	\$19,475	No	/ /	
	\$19,550	No	/ /	014-113-031-00
	\$20,025	No	/ /	
	\$22,461	No	/ /	
	\$24,657	No	/ /	
	\$18,288	No	/ /	
	\$23,163	No	/ /	

Land Table	Property Class	Building Depr.
METES & BOUNDS N DALI	401	63
CRESTWOOD	401	74
KING RANCH TERRACES	401	60
PONDEROSA	401	70
PONDEROSA	401	75
PONDEROSA	401	79
PONDEROSA	401	75
