

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
014-180-009-00	311 DAVIS LAKE	08/04/21	\$155,500	WD	03-ARM'S LENGTH
014-180-010-00	331 DAVIS LAKE	10/21/21	\$256,000	WD	03-ARM'S LENGTH
014-190-001-00	1246 MILLVILLE RD	10/08/21	\$129,000	WD	03-ARM'S LENGTH
014-190-011-00	1140 MILLVILLE	12/06/21	\$115,000	WD	03-ARM'S LENGTH
014-190-017-00	1072 MILLVILLE	08/20/21	\$192,000	WD	03-ARM'S LENGTH
014-200-002-00	1757 MAYFIELD	10/22/20	\$146,000	WD	03-ARM'S LENGTH
014-200-003-00	1747 MAYFIELD	01/05/22	\$156,000	WD	03-ARM'S LENGTH
Totals:			\$1,149,500		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$155,500	\$45,500	29.26	\$149,049	\$13,760	\$141,740
\$256,000	\$93,400	36.48	\$244,636	\$26,560	\$229,440
\$129,000	\$55,900	43.33	\$128,489	\$16,000	\$113,000
\$115,000	\$46,100	40.09	\$105,345	\$15,680	\$99,320
\$192,000	\$66,000	34.38	\$203,713	\$16,000	\$176,000
\$146,000	\$48,000	32.88	\$154,879	\$18,243	\$127,757
\$156,000	\$46,300	29.68	\$153,775	\$18,243	\$137,757
\$1,149,500	\$401,200		\$1,139,886		\$1,025,014
	Sale. Ratio =>	34.90			
	Std. Dev. =>	5.22			

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$133,090	1.065	1,332	\$106.41	00011	3.3797	C
\$214,532	1.069	1,302	\$176.22	00011	3.8297	RANCH
\$110,661	1.021	1,040	\$108.65	00011	1.0056	C
\$88,208	1.126	936	\$106.11	00011	9.4783	C
\$184,662	0.953	1,426	\$123.42	00011	7.8103	C
\$134,415	0.950	1,239	\$103.11	00011	8.0731	CAPE COD
\$133,329	1.033	1,032	\$133.49	00011	0.2014	C
\$998,898			\$122.49		0.5050	
E.C.F. =>	1.026		Std. Deviation=>	0.063659881		
Ave. E.C.F. =>	1.031		Ave. Variance=>	4.8254	Coefficient of Var=>	4.679472603

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
	\$13,760	No	//	
	\$26,560	No	//	
	\$16,000	No	//	
	\$15,680	No	//	
	\$16,000	No	//	
	\$18,243	No	//	
	\$18,243	No	//	

Land Table	Property Class	Building Depr.
GREEN ACRES	401	63
GREEN ACRES	401	84
GREENVIEW SUB	401	56
GREENVIEW SUB	401	49
GREENVIEW SUB	401	68
HILLS ACRES	401	67
HILLS ACRES	401	72
