

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
014-140-007-00	491 PLUM CREEK	07/01/21	\$262,900	WD	03-ARM'S LENGTH
014-220-003-00	2077 KEERAN DR	04/03/20	\$163,900	WD	03-ARM'S LENGTH
014-220-007-00	2111 KEERAN	06/11/21	\$150,000	WD	03-ARM'S LENGTH
014-220-009-00	2102 KEERAN	11/20/21	\$149,500	WD	03-ARM'S LENGTH
014-220-019-00	183 DELIA	10/26/21	\$110,000	WD	03-ARM'S LENGTH
014-220-023-00	2062 KEERAN	08/04/21	\$225,000	WD	03-ARM'S LENGTH
014-382-014-00	2214 HUNTER	04/07/21	\$277,000	WD	03-ARM'S LENGTH
014-382-014-00	2214 HUNTER	09/21/21	\$285,000	WD	03-ARM'S LENGTH
014-382-015-00	2215 HUNTER	11/01/21	\$165,000	WD	03-ARM'S LENGTH
<b>Totals:</b>			<b>\$1,788,300</b>		

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Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$262,900	\$109,300	41.57	\$255,408	\$29,160	\$233,740
\$163,900	\$57,600	35.14	\$181,685	\$24,332	\$139,568
\$150,000	\$62,000	41.33	\$143,252	\$18,138	\$131,862
\$149,500	\$57,200	38.26	\$136,286	\$16,000	\$133,500
\$110,000	\$43,600	39.64	\$118,239	\$16,160	\$93,840
\$225,000	\$64,600	28.71	\$214,595	\$24,000	\$201,000
\$277,000	\$114,200	41.23	\$265,225	\$17,553	\$259,447
\$285,000	\$114,200	40.07	\$265,225	\$17,553	\$267,447
\$165,000	\$79,000	47.88	\$181,411	\$21,941	\$143,059
<b>\$1,788,300</b>	<b>\$701,700</b>		<b>\$1,761,326</b>		<b>\$1,603,463</b>
	<b>Sale. Ratio =&gt;</b>	<b>39.24</b>			
	<b>Std. Dev. =&gt;</b>	<b>5.22</b>			

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$213,128	1.097	1,956	\$119.50	00013	2.5453	C
\$148,228	0.942	1,080	\$129.23	00013	12.9684	RANCH
\$117,859	1.119	1,092	\$120.75	00013	4.7555	C
\$113,311	1.178	960	\$139.06	00013	10.6918	RANCH
\$96,159	0.976	1,058	\$88.70	00013	9.5380	RANCH
\$179,542	1.120	1,452	\$138.43	00013	4.8253	RANCH
\$233,309	1.112	2,372	\$109.38	00013	4.0770	BI LEVEL
\$233,309	1.146	2,372	\$112.75	00013	7.5059	BI LEVEL
\$150,222	0.952	1,028	\$139.16	00013	11.8945	C
<b>\$1,485,067</b>			<b>\$121.88</b>		<b>0.8464</b>	
<b>E.C.F. =&gt;</b>	<b>1.080</b>		<b>Std. Deviation=&gt;</b>	<b>0.089462533</b>		
<b>Ave. E.C.F. =&gt;</b>	<b>1.071</b>		<b>Ave. Variance=&gt;</b>	<b>7.6446</b>	<b>Coefficient of Var=&gt;</b>	<b>7.136113893</b>

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
	\$29,160	No	//	
	\$16,038	No	//	
	\$18,138	No	//	
	\$16,000	No	//	
	\$16,160	No	//	
	\$24,000	No	//	
	\$17,553	No	//	
	\$17,553	No	//	
	\$21,941	No	//	

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Land Table	Property Class	Building Depr.
DE AL SUB	401	74
JOY-PAUL GREENS	401	74
JOY-PAUL GREENS	401	58
JOY-PAUL GREENS	401	57
JOY-PAUL GREENS	401	70
JOY-PAUL GREENS	401	73
OAKWOOD	401	83
OAKWOOD	401	83
OAKWOOD	401	65

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