

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
014-130-005-00	62 DAVIS LAKE RD	07/22/21	\$231,000	WD
014-320-028-00	210 DAVIS LAKE	09/10/21	\$170,000	PTA
014-320-032-00	166 DAVIS LAKE	01/21/22	\$185,000	WD
014-320-033-00	150 DAVIS LAKE RD	01/15/21	\$140,000	WD
Totals:			\$726,000	

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$231,000	\$85,900	37.19	\$203,113
03-ARM'S LENGTH	\$170,000	\$74,400	43.76	\$176,309
03-ARM'S LENGTH	\$185,000	\$88,900	48.05	\$208,372
03-ARM'S LENGTH	\$140,000	\$39,700	28.36	\$161,298
	\$726,000	\$288,900		\$749,092
		Sale. Ratio =>	39.79	
		Std. Dev. =>	8.58	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$22,500	\$208,500	\$155,077	1.344	1,480	\$140.88	00023
\$15,313	\$154,687	\$138,234	1.119	1,040	\$148.74	00023
\$27,549	\$157,451	\$155,258	1.014	1,392	\$113.11	00023
\$14,311	\$125,689	\$126,205	0.996	936	\$134.28	00023
	\$646,327	\$574,774			\$134.25	
		E.C.F. =>	1.124		Std. Deviation=>	0.160202497
		Ave. E.C.F. =>	1.118		Ave. Variance=>	11.3370

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
22.6103	C		\$22,500	No	/ /
0.0637	RANCH		\$15,313	No	/ /
10.4260	C		\$17,889	No	/ /
12.2480	RANCH		\$14,311	No	/ /

0.6101

Coefficient of Var=> 10.13690965

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	CURT LANE ESTATES	401	49
	MARY CARROLL	401	78
	MARY CARROLL	401	60
	MARY CARROLL	401	72
