

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
014-330-004-00	1805 MAYFIELD RD	04/10/20	\$250,000	WD	03-ARM'S LENGTH
014-330-016-00	255 ANGLE	11/17/20	\$150,000	WD	03-ARM'S LENGTH
014-330-017-00	287 ANGLE	12/28/21	\$235,000	WD	03-ARM'S LENGTH
014-331-034-00	1896 GARDNER	12/03/20	\$205,000	WD	03-ARM'S LENGTH
014-331-034-00	1896 GARDNER	12/03/20	\$205,000	WD	03-ARM'S LENGTH
014-331-034-00	1896 GARDNER	08/18/21	\$230,000	WD	03-ARM'S LENGTH

Totals: \$1,275,000

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$250,000	\$79,800	31.92	\$252,166	\$32,000	\$218,000
\$150,000	\$63,400	42.27	\$155,102	\$17,744	\$132,256
\$215,000	\$57,000	26.51	\$214,555	\$21,180	\$193,820
\$185,000	\$85,400	46.16	\$209,497	\$11,200	\$173,800
\$185,000	\$85,400	46.16	\$205,297	\$7,000	\$178,000
\$210,000	\$84,500	40.24	\$209,497	\$11,200	\$198,800
\$1,195,000	\$455,500		\$1,246,114		\$1,094,676
	Sale. Ratio =>	38.12			
	Std. Dev. =>	8.01			

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$207,142	1.052	2,139	\$101.92	00024	3.7025	RANCH
\$129,232	1.023	960	\$137.77	00024	0.8003	RANCH
\$181,936	1.065	1,056	\$183.54	00024	4.9928	RANCH
\$186,566	0.932	1,360	\$127.79	00024	8.3823	C
\$186,566	0.954	1,360	\$130.88	00024	6.1311	C
\$186,566	1.066	1,360	\$146.18	00024	5.0178	C
\$1,078,009			\$138.01		0.0067	
E.C.F. =>	1.015		Std. Deviation=>	0.05870389		
Ave. E.C.F. =>	1.015		Ave. Variance=>	4.8378	Coefficient of Var=>	4.764429424

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
	\$32,000	No	/ /	
	\$17,600	No	/ /	
	\$21,000	No	/ /	014-331-037-00
	\$11,200	No	/ /	014-331-035-00, 014-331-036-00
	\$7,000	No	/ /	014-331-035-00, 014-331-036-00
	\$11,200	No	/ /	014-331-035-00, 014-331-036-00

Land Table	Property Class	Building Depr.
MAYFIELD GARDENS	401	60
MAYFIELD GARDENS	401	69
MAYFIELD GARDENS	401	84
MAYFIELD GARDENS	401	80
MAYFIELD GARDENS	401	80
MAYFIELD GARDENS	401	80
