

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
014-025-016-00	1642 FISH LAKE	02/17/22	\$153,000	WD	03-ARM'S LENGTH
014-025-019-10	1540 FISH LAKE	07/02/21	\$250,000	WD	03-ARM'S LENGTH
014-025-023-00	2549 HAINES RD	08/20/20	\$274,000	WD	03-ARM'S LENGTH
014-025-031-00	1615 FIVE LAKES	02/14/22	\$335,000	WD	03-ARM'S LENGTH
014-028-022-00	118 DALEY	10/18/21	\$140,000	WD	03-ARM'S LENGTH
014-033-050-00	1315 BOWERS	06/04/21	\$182,000	WD	03-ARM'S LENGTH
014-034-035-01	1135 ROODS LAKE RD	08/14/20	\$202,000	WD	03-ARM'S LENGTH
014-034-036-20	1520 CONCORD PL	03/16/21	\$218,000	WD	03-ARM'S LENGTH
014-034-045-00	1675 BOWERS	03/17/22	\$220,000	WD	03-ARM'S LENGTH
014-035-004-00	2454 HAINES	05/06/21	\$152,000	WD	03-ARM'S LENGTH
014-035-017-20	2086 HAINES	09/23/21	\$480,000	WD	03-ARM'S LENGTH
014-035-039-00	2329 BOWERS	02/09/21	\$149,000	WD	03-ARM'S LENGTH
014-035-039-00	2329 BOWERS	02/23/21	\$149,000	LC	03-ARM'S LENGTH
Totals:			\$2,904,000		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$153,000	\$54,700	35.75	\$132,743	\$31,257	\$121,743
\$250,000	\$100,800	40.32	\$259,917	\$22,763	\$227,237
\$274,000	\$97,800	35.69	\$239,302	\$37,080	\$236,920
\$335,000	\$155,300	46.36	\$344,731	\$41,045	\$293,955
\$140,000	\$41,100	29.36	\$131,939	\$27,600	\$112,400
\$182,000	\$54,800	30.11	\$185,088	\$24,859	\$157,141
\$202,000	\$0	0.00	\$203,259	\$27,500	\$174,500
\$218,000	\$85,000	38.99	\$226,506	\$23,000	\$195,000
\$220,000	\$110,400	50.18	\$209,285	\$16,500	\$203,500
\$152,000	\$58,800	38.68	\$153,411	\$20,125	\$131,875
\$480,000	\$153,500	31.98	\$520,567	\$35,073	\$444,927
\$149,000	\$46,400	31.14	\$159,020	\$25,150	\$123,850
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\$2,904,000	\$1,005,000		\$2,924,788		\$2,546,898
	Sale. Ratio =>	34.61			
	Std. Dev. =>	11.97			

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$91,019	1.338	1,104	\$110.27	2536	21.2430	C
\$212,694	1.068	1,320	\$172.15	2536	5.6754	RANCH
\$181,365	1.306	2,394	\$98.96	2536	18.1187	COLONIAL
\$272,364	1.079	2,121	\$138.59	2536	4.5856	BC
\$93,578	1.201	682	\$164.81	2536	7.6014	RANCH
\$143,703	1.094	1,278	\$122.96	2536	3.1617	FARMHOUSE
\$157,631	1.107	1,440	\$121.18	2536	1.8116	C
\$182,517	1.068	1,260	\$154.76	2536	5.6733	C
\$172,901	1.177	1,371	\$148.43	2536	5.1843	FARMHOUSE
\$119,539	1.103	1,296	\$101.76	2536	2.1932	C
\$435,421	1.022	2,038	\$218.32	2536	10.3296	CAPE COD
\$120,063	1.032	1,217	\$101.77	2536	9.3585	RANCH
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\$2,302,857			\$135.06		1.9156	
E.C.F. =>	1.106		Std. Deviation=>	0.102045201		
Ave. E.C.F. =>	1.125		Ave. Variance=>	8.0227	Coefficient of Var=>	7.130455284

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
	\$25,350	No	/ /	
	\$22,763	No	/ /	
	\$37,080	No	/ /	
	\$41,045	No	/ /	
	\$27,600	No	/ /	
	\$24,859	No	/ /	
	\$27,500	No	/ /	
	\$23,000	No	/ /	
	\$16,500	No	/ /	
	\$20,125	No	/ /	
	\$35,073	No	/ /	
	\$25,150	No	/ /	
	\$25,150	No	/ /	

Land Table	Property Class	Building Depr.
S DALEY & E M-24	401	50
S DALEY & E M-24	401	84
S DALEY & E M-24	401	65
S DALEY & E M-24	401	79
S DALEY & E M-24	401	70
S DALEY & E M-24	401	67
S DALEY & E M-24	401	64
S DALEY & E M-24	401	77
S DALEY & E M-24	401	80
S DALEY & E M-24	401	58
S DALEY & E M-24	401	78
S DALEY & E M-24	401	67
S DALEY & E M-24	401	67
