

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
014-014-030-00	2704 GENNY RIDG	10/28/21	\$375,000	WD	03-ARM'S LENGTH
014-027-007-65	1776 SKIERS ALLE'	06/11/21	\$399,900	WD	03-ARM'S LENGTH
014-033-035-33	1169 CHRISTINE	07/02/21	\$500,000	WD	03-ARM'S LENGTH
014-033-035-90	1447 BOWERS	08/20/21	\$510,000	WD	03-ARM'S LENGTH
Totals:			\$1,784,900		

Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual
\$375,000	\$113,100	30.16	\$385,313	\$26,050	\$348,950
\$399,900	\$159,700	39.93	\$379,714	\$43,560	\$356,340
\$500,000	\$231,200	46.24	\$574,180	\$36,000	\$464,000
\$510,000	\$156,600	30.71	\$593,073	\$58,797	\$451,203
\$1,784,900	\$660,600		\$1,932,280		\$1,620,493
	Sale. Ratio =>	37.01			
	Std. Dev. =>	7.75			

Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style
\$353,605	0.987	1,924	\$181.37	00333	3.7377	COLONIAL
\$330,860	1.077	2,007	\$177.55	00333	12.7553	RANCH
\$529,705	0.876	2,492	\$186.20	00333	7.3498	RANCH
\$525,862	0.858	2,459	\$183.49	00333	9.1432	CONTEMPORARY
\$1,740,033			\$182.15		1.8157	
E.C.F. =>	0.931		Std. Deviation=>	0.102353394		
Ave. E.C.F. =>	0.949		Ave. Variance=>	8.2465	Coefficient of Var=>	8.685498255

Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
	\$26,050	No	//	
	\$43,560	No	//	
	\$36,000	No	//	
	\$50,000	No	//	

Land Table	Property Class	Building Depr.
METES & BOUNDS N DALI	401	84
S DALEY & E M-24	401	94
CHRISTINE ESTATES	401	83
CHRISTINE ESTATES	401	84
