

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
014-452-033-00	1555 HEATHER DR	07/27/20	\$289,900	WD	03-ARM'S LENGTH	\$289,900
014-452-034-00	1558 HEATHER	09/17/21	\$348,000	WD	03-ARM'S LENGTH	\$348,000
<b>Totals:</b>			<b>\$637,900</b>			<b>\$637,900</b>

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Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$130,000	44.84	\$318,093	\$39,058	\$250,842	\$354,442	0.708
\$116,700	33.53	\$334,273	\$30,054	\$317,946	\$386,431	0.823
<b>\$246,700</b>		<b>\$652,366</b>		<b>\$568,788</b>	<b>\$740,873</b>	
<b>Sale. Ratio =&gt;</b>	<b>38.67</b>				<b>E.C.F. =&gt;</b>	<b>0.768</b>
<b>Std. Dev. =&gt;</b>	<b>8.00</b>				<b>Ave. E.C.F. =&gt;</b>	<b>0.765</b>

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
2,912	\$86.14	00035	5.7532	COLONIAL		\$39,058
2,188	\$145.31	00035	5.7532	RANCH		\$30,054
<b>\$115.73</b>			<b>0.2484</b>			
<b>Std. Deviation=&gt;</b>		<b>0.08136288</b>				
<b>Ave. Variance=&gt;</b>		<b>5.7532</b>	<b>Coefficient of Var=&gt;</b>	<b>7.518168962</b>		

Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
No	//		RU-LANE ESTATES	401
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**Building Depr.**

60

78

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