

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
014-100-010-00	2517 FISH LAKE	12/14/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000
014-100-012-00	2533 FISH LAKE	10/06/21	\$226,500	WD	03-ARM'S LENGTH	\$226,500
014-101-020-00	2619 FISH LAKE	07/07/20	\$162,600	WD	03-ARM'S LENGTH	\$162,600
014-480-012-00	2453 JUDY CONN DR	06/01/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000
014-500-019-00	2521 TERI LYN	11/05/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000
014-510-004-00	1665 IRENE	09/10/21	\$237,500	WD	03-ARM'S LENGTH	\$237,500
014-510-009-00	1710 LACLAFF	12/23/21	\$203,000	WD	03-ARM'S LENGTH	\$203,000
014-540-018-00	2422 VIRGINIA PARK	12/21/20	\$128,000	WD	03-ARM'S LENGTH	\$128,000
014-540-020-00	2430 VIRGINIA PARK	02/11/22	\$212,500	WD	03-ARM'S LENGTH	\$212,500
014-540-027-00	2461 VIRGINIA PARK	03/31/22	\$212,500	WD	03-ARM'S LENGTH	\$212,500
014-540-039-00	2449 HUTCHINGS WAY	01/21/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000
014-540-043-00	2411 VIRGINIA PARK	09/30/20	\$139,900	WD	03-ARM'S LENGTH	\$139,900
Totals:			\$2,292,500			\$2,292,500

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$63,100	35.06	\$158,457	\$17,000	\$163,000	\$131,466	1.240
\$82,500	36.42	\$244,306	\$17,000	\$209,500	\$211,251	0.992
\$64,200	39.48	\$188,388	\$17,189	\$145,411	\$159,107	0.914
\$56,400	28.20	\$180,992	\$16,356	\$183,644	\$153,007	1.200
\$80,400	35.73	\$249,149	\$15,077	\$209,923	\$217,539	0.965
\$91,400	38.48	\$247,337	\$26,306	\$211,194	\$205,419	1.028
\$73,400	36.16	\$225,897	\$24,226	\$178,774	\$187,427	0.954
\$50,200	39.22	\$124,674	\$16,266	\$111,734	\$100,751	1.109
\$61,900	29.13	\$150,579	\$17,669	\$194,831	\$123,522	1.577
\$61,000	28.71	\$149,083	\$17,673	\$194,827	\$122,128	1.595
\$71,700	43.45	\$169,538	\$18,880	\$146,120	\$140,017	1.044
\$53,100	37.96	\$154,354	\$21,440	\$118,460	\$123,526	0.959
\$809,300		\$2,242,754		\$2,067,418	\$1,875,160	
Sale. Ratio =>	35.30				E.C.F. =>	1.103
Std. Dev. =>	4.76				Ave. E.C.F. =>	1.131

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
1,144	\$142.48	00039	10.8467	RANCH		\$17,000
1,432	\$146.30	00039	13.9690	RANCH		\$17,000
1,040	\$139.82	00039	21.7481	RANCH		\$17,000
1,040	\$176.58	00039	6.8828	RANCH		\$16,356
1,132	\$185.44	00039	16.6411	RANCH		\$15,077
1,268	\$166.56	00039	10.3289	RANCH		\$26,306
1,308	\$136.68	00039	17.7567	RANCH		\$24,000
960	\$116.39	00039	2.2389	C		\$16,080
960	\$202.95	00039	44.5893	C		\$17,669
1,040	\$187.33	00039	46.3864	C		\$17,673
1,040	\$140.50	00039	8.7812	RANCH		\$18,880
1,008	\$117.52	00039	17.2413	RANCH		\$21,440
\$154.88			2.8872			
Std. Deviation=>		0.234546673				
Ave. Variance=>		18.1175	Coefficient of Var=>		16.01334997	

Building Depr.	
	60
	70
	77
	68
	78
	80
	78
	62
	61
	63
	66
	74
