

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
014-550-006-00	1719 WESTBROOKE	11/12/21	\$204,900	WD
014-550-012-00	1734 WESTBROOKE	01/06/21	\$134,900	WD
014-550-012-00	1734 WESTBROOKE	03/07/22	\$140,000	WD
014-550-019-00	1755 KIRKWAY	12/21/21	\$135,000	WD
014-550-027-00	1738 KIRKWAY	11/17/20	\$140,000	WD
014-552-032-00	1759 KINGSWOOD	11/23/21	\$167,000	WD
014-552-040-00	1282 WESTBROOKE	11/29/21	\$176,000	WD
014-552-043-00	1720 KINGSWOOD LN	11/02/20	\$146,000	WD
014-552-048-00	1761 CARRIAGE	06/16/21	\$128,000	CD
014-552-048-00	1761 CARRIAGE	10/15/21	\$169,000	WD
014-552-057-00	1762 CARRIAGE LN	07/21/20	\$143,000	WD
014-552-067-00	1408 WESTBROOKE DR	06/04/21	\$152,700	WD
014-552-078-00	1420 WESTBROOKE	09/09/21	\$155,000	WD
Totals:			\$1,991,500	

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$204,900	\$75,600	36.90	\$231,028
03-ARM'S LENGTH	\$134,900	\$54,900	40.70	\$126,161
03-ARM'S LENGTH	\$140,000	\$51,100	36.50	\$126,161
03-ARM'S LENGTH	\$135,000	\$49,100	36.37	\$121,108
03-ARM'S LENGTH	\$140,000	\$52,200	37.29	\$119,868
03-ARM'S LENGTH	\$167,000	\$61,100	36.59	\$150,842
03-ARM'S LENGTH	\$176,000	\$81,100	46.08	\$202,080
03-ARM'S LENGTH	\$146,000	\$56,600	38.77	\$129,879
11-FROM LENDING INSTITUTION EXPOSED	\$128,000	\$47,800	37.34	\$145,439
03-ARM'S LENGTH	\$169,000	\$47,800	28.28	\$145,439
03-ARM'S LENGTH	\$143,000	\$52,000	36.36	\$149,207
03-ARM'S LENGTH	\$152,700	\$57,100	37.39	\$179,584
03-ARM'S LENGTH	\$155,000	\$53,600	34.58	\$131,810
	\$1,991,500	\$740,000		\$1,958,606
		Sale. Ratio =>	37.16	
		Std. Dev. =>	3.90	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$13,124	\$191,776	\$175,871	1.090	1,661	\$115.46	00045
\$12,800	\$122,100	\$91,494	1.335	1,008	\$121.13	00045
\$12,800	\$127,200	\$91,494	1.390	1,008	\$126.19	00045
\$12,800	\$122,200	\$87,416	1.398	960	\$127.29	00045
\$12,800	\$127,200	\$86,415	1.472	1,020	\$124.71	00045
\$15,200	\$151,800	\$109,477	1.387	1,008	\$150.60	00045
\$16,324	\$159,676	\$149,924	1.065	1,008	\$158.41	00045
\$15,200	\$130,800	\$92,558	1.413	1,008	\$129.76	00045
\$15,470	\$112,530	\$104,898	1.073	1,008	\$111.64	00045
\$15,470	\$153,530	\$104,898	1.464	1,008	\$152.31	00045
\$15,416	\$127,584	\$107,983	1.182	1,008	\$126.57	00045
\$13,124	\$139,576	\$134,350	1.039	960	\$145.39	00045
\$13,124	\$141,876	\$95,792	1.481	960	\$147.79	00045
\$1,807,848		\$1,432,570		\$133.63		
E.C.F. =>			1.262	Std. Deviation=>		0.173294353
Ave. E.C.F. =>			1.291	Ave. Variance=>		15.5105

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
20.0930	COLONIAL		\$12,800	No	/ /
4.3148	RANCH		\$12,800	No	/ /
9.8889	RANCH		\$12,800	No	/ /
10.6552	C		\$12,800	No	/ /
18.0602	C		\$12,800	No	/ /
9.5226	C		\$15,200	No	/ /
22.6321	RANCH		\$16,000	No	/ /
12.1806	RANCH		\$15,200	No	/ /
21.8614	RANCH		\$15,200	No	/ /
17.2241	RANCH		\$15,200	No	/ /
10.9848	RANCH		\$15,200	No	/ /
25.2471	RANCH		\$12,800	No	/ /
18.9721	C		\$12,800	No	/ /

2.9405

Coefficient of Var=>

12.01093779

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	WEST BROOKE	401	75
	WEST BROOKE	401	60
	WEST BROOKE	401	60
	WEST BROOKE	401	61
	WEST BROOKE	401	58
	WEST BROOKE	401	62
	WEST BROOKE	401	77
	WEST BROOKE	401	60
	WEST BROOKE	401	68
	WEST BROOKE	401	68
	WEST BROOKE	401	70
	WEST BROOKE	401	73
	WEST BROOKE	401	55
