

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
014-016-002-60	2780 FARNSWORTH	02/11/22	\$340,000	WD
014-016-034-00	2612 FARNSWORTH	09/22/21	\$240,000	WD
Totals:			\$580,000	

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$340,000	\$105,300	30.97	\$291,356
03-ARM'S LENGTH	\$240,000	\$121,300	50.54	\$287,661
	\$580,000	\$226,600		\$579,017
		Sale. Ratio =>	39.07	
		Std. Dev. =>	13.84	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$40,000	\$300,000	\$247,398	1.213	1,872	\$160.26	FARN
\$56,573	\$183,427	\$227,449	0.806	2,622	\$69.96	FARN
	\$483,427	\$474,846			\$115.11	
		E.C.F. =>	1.018		Std. Deviation=>	0.287204671
		Ave. E.C.F. =>	1.010		Ave. Variance=>	20.3084

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
20.3084	CONTEMPORARY		\$40,000	No	/ /
20.3084	RANCH		\$40,000	No	/ /

0.8532

Coefficient of Var=>

20.11655827

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	METES & BOUNDS N DALI	401	84
	METES & BOUNDS N DALI	401	52
