

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
33-03-03-26-300-023	1600 OSPREY AVE	11/10/20	\$686,000	WD	03-ARM'S LENGTH	\$686,000
33-03-03-32-301-015	128 SWALLOWTAIL	10/15/19	\$218,000	WD	03-ARM'S LENGTH	\$218,000
33-03-03-32-301-031	12 SKIPPER LN	03/01/21	\$945,000	WD	03-ARM'S LENGTH	\$845,000
33-03-03-32-301-033	25 SKIPPER LN	01/15/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000
Totals:			\$2,649,000			\$2,549,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$335,000	48.83	\$643,398	\$120,535	\$565,465	\$624,687	0.905
\$0	0.00	\$188,239	\$148,240	\$69,760	\$47,789	1.460
\$394,300	46.66	\$836,535	\$114,167	\$730,833	\$798,197	0.916
\$396,300	49.54	\$870,476	\$174,393	\$625,607	\$769,153	0.813
\$1,125,600		\$2,538,648		\$1,991,665	\$2,239,825	
Sale. Ratio =>	44.16				E.C.F. =>	0.889
Std. Dev. =>	24.20				Ave. E.C.F. =>	1.023

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
3,456	\$163.62	201	11.8287	1 1/2 - 1 3/4 S		\$55,708
2,871	\$24.30	201	43.6280	RANCH		\$148,240
5,106	\$143.13	201	10.7880	1 1/2 - 1 3/4 S		\$100,900
4,741	\$131.96	201	21.0113	1 1/2 - 1 3/4 S		\$121,500
\$115.75			13.4279			
Std. Deviation=>		0.294458454				
Ave. Variance=>		21.8140	Coefficient of Var=>	21.31344845		

Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
No	//		WILLIAMSTOWN ESTATES	401
No	//		BAAN.GAN.AKA.	401
No	//	33-03-03-32-301-032	BAAN.GAN.AKA.	401
No	//		BAAN.GAN.AKA.	401

Building Depr.

86

99

78

78
