

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
006-025-003-19	2935 CARINA	01/22/21	\$334,500	WD	03-ARM'S LENGTH	\$334,500
006-025-003-59	2765 CARINA	02/22/21	\$280,000	WD	03-ARM'S LENGTH	\$280,000
006-033-022-88	4238 CRYSTAL CREEK	07/22/20	\$337,500	WD	03-ARM'S LENGTH	\$337,500
Totals:			\$952,000			\$952,000

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$172,400	51.54	\$404,819	\$23,760	\$310,740	\$370,468	0.839
\$119,000	42.50	\$282,127	\$26,859	\$253,141	\$248,173	1.020
\$177,100	52.47	\$422,376	\$35,088	\$302,412	\$376,524	0.803
\$468,500		\$1,109,322		\$866,293	\$995,165	
Sale. Ratio =>	49.21				E.C.F. =>	0.871
Std. Dev. =>	5.51				Ave. E.C.F. =>	0.887

Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value
3,270	\$95.03	4200	4.8544	COLONIAL		\$23,760
1,620	\$156.26	4200	13.2697	RANCH		\$22,680
2,488	\$121.55	4200	8.4153	CONTEMPORARY		\$35,088
\$124.28			1.6819			
Std. Deviation=>		0.11628974				
Ave. Variance=>		8.8464	Coefficient of Var=>	9.969836892		

Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class
No	//		CARINA DRIVE	401
No	//		CARINA DRIVE	401
No	//		CRYSTAL CREEK	401

Building Depr.	
	83
	78
	80
