

Parcel Number	Street Address	Sale Date	Sale Price	Instr.
006-400-009-00	244 PENINSULA	11/19/21	\$180,000	WD
006-400-029-00	350 PENINSULA DRIVE	10/13/21	\$310,000	PTA
006-400-029-01	350 PENINSULA	10/13/21	\$310,000	WD
006-400-044-00	345 PENINSULA	05/28/21	\$400,000	WD
006-400-452-00	1015 LAKESHORE	09/28/20	\$300,000	WD
006-400-468-00	899 LAKESHORE	06/30/21	\$439,900	WD
006-400-480-00	843 LAKESHORE DRIVE	07/02/20	\$289,900	WD
006-400-490-00	771 LAKESHORE DRIVE	10/23/20	\$250,000	WD
006-400-515-00	666 BIRCH PLACE	01/29/21	\$268,000	WD
006-400-556-00	465 LAKESHORE	11/06/20	\$180,000	WD
Totals:			\$2,927,800	

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
03-ARM'S LENGTH	\$180,000	\$87,500	48.61	\$174,970
03-ARM'S LENGTH	\$310,000	\$143,500	46.29	\$296,717
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03-ARM'S LENGTH	\$400,000	\$206,900	51.73	\$408,897
03-ARM'S LENGTH	\$300,000	\$140,200	46.73	\$289,426
03-ARM'S LENGTH	\$439,900	\$148,200	33.69	\$346,431
03-ARM'S LENGTH	\$289,900	\$114,600	39.53	\$222,481
03-ARM'S LENGTH	\$250,000	\$99,200	39.68	\$208,053
03-ARM'S LENGTH	\$218,000	\$57,900	26.56	\$181,961
03-ARM'S LENGTH	\$180,000	\$115,100	63.94	\$223,586
	\$2,877,800	\$1,256,600		\$2,649,239
		Sale. Ratio =>	43.67	
		Std. Dev. =>	10.25	

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
\$49,365	\$130,635	\$95,882	1.362	1,260	\$103.68	4500
\$72,369	\$237,631	\$171,258	1.388	1,680	\$141.45	4500
\$72,369	\$237,631	\$171,258	1.388	1,680	\$141.45	4500
\$45,031	\$354,969	\$277,760	1.278	3,028	\$117.23	4500
\$74,961	\$225,039	\$173,515	1.297	1,682	\$133.79	4500
\$46,186	\$393,714	\$229,195	1.718	1,959	\$200.98	4500
\$61,051	\$228,849	\$130,607	1.752	1,435	\$159.48	4500
\$51,808	\$198,192	\$101,195	1.959	1,140	\$173.85	4510
\$33,500	\$184,500	\$120,114	1.536	1,421	\$129.84	4500
\$75,024	\$104,976	\$120,196	0.873	920	\$114.10	4500
	\$2,296,136	\$1,590,980			\$141.58	
		E.C.F. =>	1.443		Std. Deviation=>	0.303638175
		Ave. E.C.F. =>	1.455		Ave. Variance=>	22.8879

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date
9.2583	C		\$48,980	No	/ /
6.7482	C		\$72,369	No	/ /
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17.7075	COLONIAL		\$45,031	No	/ /
15.8104	COLONIAL		\$74,961	No	/ /
26.2771	CAPE COD		\$43,816	No	/ /
29.7155	C		\$61,051	No	/ /
50.3473	D		\$51,808	No	/ /
8.0996	CONTEMPORARY		\$33,500	No	/ /
58.1669	C		\$68,748	No	/ /

1.1822

Coefficient of Var=>

15.73004543

Other Parcels in Sale	Land Table	Property Class	Building Depr.
	DEERFIELD PARK WATER I	401	45
	DEERFIELD PARK WATER I	401	70
	DEERFIELD PARK WATER I	401	70
	DEERFIELD PARK WATER I	401	74
	DEERFIELD PARK WATER I	401	78
	DEERFIELD PARK WATER I	401	70
	DEERFIELD PARK WATER I	401	69
	DEERFIELD PARK WATER I	401	56
006-400-514-00	DEERFIELD PARK WATER I	401	72
	DEERFIELD PARK WATER I	401	61
