

Parcel Number	Street Address	Sale Date
006-800-020-00	5765 COBBLESTONE	10/28/21
006-800-029-00	5785 COBBLESTONE	04/09/21
006-800-054-00	5834 COBBLESTONE	10/20/20
006-800-056-00	2782 GUELPH	05/24/21
006-825-007-00	2583 JACALYN	09/21/20

Totals:

Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$115,600
\$234,000	WD	03-ARM'S LENGTH	\$234,000	\$118,400
\$196,500	WD	03-ARM'S LENGTH	\$196,500	\$81,500
\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$93,800
\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$84,200
\$1,109,400			\$1,109,400	\$493,500
				Sale. Ratio =>
				Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area
46.24	\$244,576	\$33,000	\$217,000	\$213,497	1.016	1,486
50.60	\$251,852	\$35,749	\$198,251	\$218,066	0.909	1,480
41.48	\$201,472	\$20,752	\$175,748	\$182,361	0.964	1,400
40.96	\$198,873	\$23,681	\$205,319	\$176,783	1.161	1,344
42.12	\$218,739	\$14,400	\$185,500	\$206,195	0.900	1,460
	\$1,115,512		\$981,818	\$996,902		
44.48				E.C.F. =>	0.985	
4.10				Ave. E.C.F. =>	0.990	

\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.
\$146.03	4090	2.6340	RANCH		\$33,000	No
\$133.95	4090	8.0931	RANCH		\$32,516	No
\$125.53	4090	2.6330	COLONIAL		\$20,752	No
\$152.77	4090	17.1352	COLONIAL		\$23,681	No
\$127.05	4090	9.0431	RANCH		\$14,400	No
\$137.07		0.5197				
Std. Deviation=>	0.106625745					
Ave. Variance=>	7.9077	Coefficient of Var=>	7.987024591			

Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
//		THE WARRENS	401	80
//		THE WARRENS	401	79
//		THE WARRENS	401	81
//		THE WARRENS	401	82
//		DEERFIELD ESTATES	401	83
