

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Bldg. Depr.	
4712-02-200-011	12501 COMMERCE	10/21/22	\$340,000	WD	03-AL	\$340,000	\$123,500	36.32	\$318,300	\$105,972	\$234,028	\$186,253	1.257	1,772	47060	5.6235	TWO-STORY	\$101,400	53	
4712-15-100-013	2075 CORLETT	05/12/23	\$409,000	WD	03-AL	\$409,000	\$147,400	36.04	\$343,946	\$77,576	\$331,424	\$233,658	1.418	2,581	47060	10.5672	TWO-STORY	\$73,240	54	
4712-18-400-006	2470 HUNTER	05/24/23	\$400,000	WD	03-AL	\$400,000	\$188,700	47.18	\$390,704	\$69,560	\$330,440	\$267,620	1.235	3,209	47010	7.8007	RANCH	\$69,560	50	
4712-28-200-002	4150 VAN AMBERG	08/31/22	\$336,000	WD	03-AL	\$336,000	\$107,400	31.96	\$284,266	\$58,914	\$277,086	\$197,677	1.402	1,710	47010	8.8966	RANCH	\$58,914	54	
4712-29-400-039	9817 SPENCER	04/24/23	\$250,000	WD	03-AL	\$250,000	\$87,500	35.00	\$243,446	\$93,202	\$156,798	\$125,203	1.252	1,560	47010	6.0396	RANCH	\$76,000	50	
Totals:			\$1,735,000			\$1,735,000	\$654,500		\$1,580,662			\$1,329,776	\$1,010,411			0.3331				
							Sale. Ratio =>	37.72				E.C.F. =>	1.316							
							Std. Dev. =>	5.78				Ave. E.C.F. =>	1.313							
Std. Deviation=>		0.08941												ECF USED: 1.316						
Ave. Variance=>		7.7855		Coeff of Var=>		5.93														

OUTLIERS

4712-08-400-007	9840 HYNE	08/14/23	\$349,000	WD	03-AL	\$349,000	\$110,300	31.60	\$263,858	\$107,129	\$241,871	\$137,482	1.759	1,286	47060	44.6554	1 3/4 STORY	\$80,200	54
4712-18-200-011	2046 HUNTER	02/10/23	\$250,000	WD	03-AL	\$250,000	\$117,000	46.80	\$271,652	\$68,920	\$181,080	\$177,835	1.018	1,290	47010	29.4497	RANCH	\$68,920	51
4712-23-200-011	3180 KENSINGTON	12/05/22	\$288,500	WD	03-AL	\$288,500	\$111,500	38.65	\$318,041	\$85,120	\$203,380	\$211,746	0.960	1,752	47010	35.2253	QUAD-LEVEL	\$85,120	63
4712-26-400-005	4710 KENSINGTON	03/06/24	\$265,000	WD	03-AL	\$265,000	\$99,000	37.36	\$219,751	\$71,632	\$193,368	\$129,929	1.488	1,392	47010	17.5516	RANCH	\$69,602	51