

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold
001-008-002-25	6710 TALBOT DR	08/23/23	\$785,000	WD	03-ARM'S LENGTH	\$785,000	\$326,800
001-008-002-41	6877 DRYDEN RD	09/01/22	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$243,100
001-010-009-01	7652 HOLLOW CORNERS RD	10/27/21	\$400,000	WD	03-ARM'S LENGTH	\$336,000	\$123,600
001-011-005-65	3640 HOLLOW PINE CT	02/17/22	\$499,900	WD	03-ARM'S LENGTH	\$499,900	\$174,900
001-011-014-00	3824 GLOVER RD	02/04/22	\$330,000	PTA	03-ARM'S LENGTH	\$330,000	\$149,500
001-025-035-03	5393 COCHRANE RD	09/10/21	\$515,000	WD	03-ARM'S LENGTH	\$515,000	\$202,700
001-032-004-00	5509 SANDHILL	05/20/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$144,800
001-032-013-01	5771 SANDHILL	07/07/23	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$180,800
001-036-038-00	5761 EAGLE DR	06/21/21	\$535,000	PTA	03-ARM'S LENGTH	\$535,000	\$210,900
		Totals:	\$4,419,900			\$4,355,900	\$1,757,100
							Sale. Ratio =>
							Std. Dev. =>

001-022-054-00	8200 TIFFANY DR	11/30/21	\$525,900	WD	03-ARM'S LENGTH	\$325,900	\$204,400
001-022-001-70	7970 TUBSPRING RD	09/29/21	\$540,000	WD	03-ARM'S LENGTH	\$540,000	\$290,700
001-019-025-00	6161 GENERAL SQUIER RD	10/07/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$150,100
001-017-006-01	6774 DRYDEN RD	02/15/22	\$420,000	WD	03-ARM'S LENGTH	\$420,000	\$180,300

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area
41.63	\$695,024	\$200,034	\$584,966	\$479,177	1.221	2,945	\$198.63	T3SUB
43.03	\$487,187	\$215,177	\$349,823	\$272,829	1.282	1,936	\$180.69	TRNWQ
36.79	\$247,178	\$127,358	\$208,642	\$114,006	1.830	1,504	\$138.72	TRNEQ
34.99	\$343,059	\$74,750	\$425,150	\$269,116	1.580	1,844	\$230.56	T4SUB
45.30	\$309,343	\$238,966	\$91,034	\$70,589	1.290	1,035	\$87.96	TRNEQ
39.36	\$405,481	\$130,703	\$384,297	\$270,984	1.418	2,300	\$167.09	TRSEQ
48.27	\$287,812	\$195,749	\$104,251	\$92,340	1.129	1,880	\$55.45	TRSWQ
36.90	\$373,681	\$134,990	\$355,010	\$231,066	1.536	1,472	\$241.18	TRSWQ
39.42	\$421,871	\$110,761	\$424,239	\$297,998	1.424	2,606	\$162.79	T4SUB
\$3,570,636		\$2,927,412		\$2,098,105		\$162.56		
40.34				E.C.F. =>	1.395	Std. Deviation=>		0.21421221
4.34				Ave. E.C.F. =>	1.412	Ave. Variance=>		16.1588

Outliers Not Used

62.72	\$444,998	\$233,436	\$92,464	\$197,169	0.469	1,596	\$57.93	T2SUB
53.83	\$581,397	\$113,959	\$426,041	\$460,984	0.924	3,945	\$108.00	TRSEQ
48.42	\$324,282	\$123,802	\$186,198	\$201,083	0.926	1,863	\$99.95	TRSWQ
42.93	\$409,129	\$185,563	\$234,437	\$224,239	1.045	2,596	\$90.31	TRNWQ

Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
19.1416	TWO STORY		\$163,839	No	//	
12.9980	RANCH		\$96,927	No	//	
41.7913	RANCH		\$95,884	No	//	001-010-009-02
16.7612	RANCH		\$74,750	No	//	
12.2550	FARM HOUSE		\$201,003	No	//	
0.5964	RANCH		\$101,912	No	//	
28.3198	FARM HOUSE		\$195,749	No	//	
12.4214	RANCH		\$121,429	No	//	
1.1442	CONTEMPORARY		\$85,041	No	//	

1.6923

Coefficient of Var=> 11.442353

46.8959	CAPE COD		\$225,033	No	//	001-023-007-00
92.4199	RANCH		\$113,959	No	//	
92.5975	RANCH		\$123,802	No	//	
104.5480	CONTEMPORARY		\$155,387	No	//	

Land Table	Property Class	Building Depr.	Site Characteristics	Access	Water Supply	Sewer	Property Restrictions
TIER 3 SUBDIVISIONS IN TWSP	401	96					
TWSP RES NW 1/4	401	81					
TWSP RES NE 1/4	401	64					
TIER 2 SUBDIVISIONS IN TWSP	401	98					
TWSP RES NE 1/4	401	59					
TWSP RES SE 1/4	401	96					
TWSP RES SW 1/4	401	53					
TWSP RES SW 1/4	401	67					
TIER 2 SUBDIVISIONS IN TWSP	401	84					

TIER 2 SUBDIVISIONS IN TWSP	401	70					
TWSP RES SE 1/4	401	81					
TWSP RES SW 1/4	401	61					
101.AGRICULTURAL	401	69					

Restriction Notes	Waterfont View	Waterfront	Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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