

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-31-376-007	1331 MALCOLM DR	03/30/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$105,350	33.77	\$210,701	\$64,923	\$247,077	\$129,007	1.915	1,479	\$167.06	31A	42.2142	Bungalow		\$61,259	No	/ /		Land Table 31A	401	67
W-13-31-476-102	1410 S HOSPITAL RD	09/20/19	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$67,400	52.25	\$134,791	\$23,997	\$105,003	\$98,048	1.071	1,862	\$56.39	31A	42.2142	Colonial/2Sty	need photo	\$23,997	No	/ /		Land Table 31A	407	55
Totals:			\$441,000			\$441,000	\$172,750		\$345,492		\$352,080	\$227,055			\$111.72		5.7560									
							Sale. Ratio =>	39.17				E.C.F. =>	1.551		Std. Deviation=>	0.596998621										
							Std. Dev. =>	13.07				Ave. E.C.F. =>	1.493		Ave. Variance=>	42.2142	Coefficient of Var=>	28.27324288								

Not enough sales, no change
ECF 1.130

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-31-351-062	7936 RAMPART TRL	02/17/21	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$130,450	48.31	\$260,893	\$40,797	\$229,203	\$191,388	1.198	1,945	\$117.84	31B	0.0000	Colonial/2Sty		\$38,675	No	/ /		Land Table 31B	401	60
Totals:			\$270,000			\$270,000	\$130,450		\$260,893		\$229,203	\$191,388			\$117.84		0.0000									
							Sale. Ratio =>	48.31				E.C.F. =>	1.198		Std. Deviation=>	#DIV/0!										
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.198		Ave. Variance=>	0.0000	Coefficient of Var=>									0

Not enough sales, no change
Ecf 1.150

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-31-353-013	7687 RAMPART TRL	12/11/20	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$149,900	46.84	\$299,803	\$58,594	\$261,406	\$252,311	1.036	1,599	\$163.48	31D	3.8440	Ranch		\$58,594	No	/ /		Land Table 31D	407	92	
W-13-31-353-020	7756 RAMPART TRL	09/05/19	\$302,500	WD	03-ARM'S LENGTH	\$302,500	\$150,830	49.86	\$301,664	\$49,426	\$253,074	\$263,847	0.959	1,867	\$135.55	31D	3.8440	Colonial/2Sty		\$48,203	No	/ /		Land Table 31D	407	95	
Totals:			\$622,500			\$622,500	\$300,730		\$601,467		\$514,480	\$516,158			\$149.52		0.0859										
								Sale. Ratio =>	48.31					E.C.F. =>	0.997	Std. Deviation=>		0.05436211									
								Std. Dev. =>	2.13					Ave. E.C.F. =>	0.998	Ave. Variance=>		3.8440	Coefficient of Var=>		3.853197371						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-31-427-006	7033 MAGNOLIA LN	09/27/19	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$82,950	52.17	\$165,901	\$20,000	\$139,000	\$157,391	0.883	1,345	\$103.35	31E	1.2464	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	81	
W-13-31-427-007	7035 MAGNOLIA LN	04/29/19	\$161,000	WD	03-ARM'S LENGTH	\$161,000	\$87,290	54.22	\$174,584	\$20,000	\$141,000	\$166,757	0.846	1,342	\$105.07	31E	5.0077	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	81	
W-13-31-427-010	7047 MAGNOLIA LN	11/13/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$83,400	49.06	\$166,793	\$20,000	\$150,000	\$158,353	0.947	1,345	\$111.52	31E	5.1635	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	82	
W-13-31-427-022	7107 MAGNOLIA LN	09/20/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$84,720	56.48	\$169,434	\$20,000	\$130,000	\$161,202	0.806	1,345	\$96.65	31E	8.9175	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	83	
W-13-31-427-026	7131 MAGNOLIA LN	06/12/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$85,440	53.40	\$170,873	\$20,000	\$140,000	\$162,754	0.860	1,347	\$103.93	31E	3.5424	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	83	
W-13-31-427-027	7151 MAGNOLIA LN	10/06/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$88,770	52.22	\$177,530	\$20,000	\$150,000	\$169,935	0.883	1,342	\$111.77	31E	1.2929	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	83	
W-13-31-427-033	7169 MAGNOLIA LN	08/19/19	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$84,720	51.98	\$169,434	\$20,000	\$143,000	\$161,202	0.887	1,345	\$106.32	31E	0.8530	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	83	
W-13-31-427-034	7171 MAGNOLIA LN	07/17/19	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$84,720	52.30	\$169,434	\$20,000	\$142,000	\$161,202	0.881	1,345	\$105.58	31E	1.4734	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	83	
W-13-31-427-041	7207 MAGNOLIA LN	03/20/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$84,720	51.98	\$169,434	\$20,000	\$143,000	\$161,202	0.887	1,345	\$106.32	31E	0.8530	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	83	
W-13-31-427-043	7244 LAVENDER LN	11/24/20	\$178,500	WD	03-ARM'S LENGTH	\$178,500	\$82,090	45.99	\$164,189	\$20,000	\$158,500	\$155,544	1.019	1,345	\$117.84	31E	12.3389	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	82	
W-13-31-427-083	7111 LAVENDER LN	08/20/19	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$83,820	51.74	\$167,633	\$20,000	\$142,000	\$159,259	0.892	1,345	\$105.58	31E	0.3988	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	82	
W-13-31-427-085	7115 LAVENDER LN	10/21/19	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$83,820	51.58	\$167,633	\$20,000	\$142,500	\$159,259	0.895	1,345	\$105.95	31E	0.0848	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	82	
W-13-31-427-086	7117 LAVENDER LN	07/01/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$83,960	52.48	\$167,927	\$20,000	\$140,000	\$159,576	0.877	1,345	\$104.09	31E	1.8293	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	82	
W-13-31-427-090	7151 LAVENDER LN	11/10/20	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$83,820	46.83	\$167,633	\$20,000	\$159,000	\$159,259	0.998	1,345	\$118.22	31E	10.2757	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	82	
W-13-31-427-092	7204 MAGNOLIA LN	05/20/20	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$90,170	53.07	\$180,345	\$20,000	\$149,900	\$172,972	0.867	1,342	\$111.70	31E	2.9003	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	82	
W-13-31-427-097	7178 MAGNOLIA LN	12/12/19	\$167,900	PTA	03-ARM'S LENGTH	\$167,900	\$90,120	53.67	\$180,237	\$20,000	\$147,900	\$172,855	0.856	1,345	\$109.96	31E	3.9989	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	89	
W-13-31-427-099	7152 MAGNOLIA LN	09/11/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$99,050	46.07	\$198,102	\$20,683	\$194,317	\$191,391	1.015	1,642	\$118.34	31E	11.9673	TriLevel/Quad		\$20,000	No	//		Land Table 31E	407	81	
W-13-31-427-100	7128 MAGNOLIA LN	02/26/21	\$177,000	WD	03-ARM'S LENGTH	\$177,000	\$89,310	50.46	\$178,628	\$20,000	\$157,000	\$171,120	0.917	1,348	\$116.47	31E	2.1869	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	88	
W-13-31-427-102	7124 MAGNOLIA LN	02/12/21	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$89,470	52.02	\$178,944	\$20,000	\$152,000	\$171,461	0.887	1,348	\$112.76	31E	0.9117	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	88	
W-13-31-427-103	7122 MAGNOLIA LN	09/12/19	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$83,820	54.08	\$167,633	\$20,000	\$135,000	\$159,259	0.848	1,345	\$100.37	31E	4.7941	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	82	
W-13-31-427-111	1337 AZALEA LN	04/20/19	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$83,930	49.40	\$167,862	\$20,000	\$149,900	\$159,506	0.940	1,345	\$111.45	31E	4.4159	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	82	
W-13-31-427-115	1315 AZALEA LN	09/17/19	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$84,080	52.58	\$168,156	\$20,000	\$139,900	\$159,823	0.875	1,345	\$104.01	31E	2.0275	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	82	
W-13-31-427-117	1311 AZALEA LN	11/07/20	\$171,700	WD	03-ARM'S LENGTH	\$171,700	\$83,930	48.88	\$167,862	\$20,000	\$151,700	\$159,506	0.951	1,345	\$112.79	31E	5.5444	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	82	
W-13-31-427-122	1273 AZALEA LN	11/12/19	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$83,930	57.88	\$167,862	\$20,000	\$125,000	\$159,506	0.784	1,345	\$92.94	31E	11.1948	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	82	
W-13-31-427-123	1271 AZALEA LN	08/15/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$91,920	55.71	\$183,839	\$20,000	\$145,000	\$176,741	0.820	1,345	\$107.81	31E	7.5209	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	82	
W-13-31-427-134	1310 LILAC LN	10/27/20	\$156,000	WD	03-ARM'S LENGTH	\$156,000	\$82,870	53.12	\$165,743	\$20,000	\$136,000	\$157,220	0.865	1,345	\$101.12	31E	3.0588	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	81	
W-13-31-427-135	1312 LILAC LN	07/16/20	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$82,870	51.15	\$165,743	\$20,000	\$142,000	\$157,220	0.903	1,345	\$105.58	31E	0.7575	Colonial/2Sty		\$20,000	No	//		Land Table 31E	407	81	
W-13-31-427-141	1342 LILAC LN	08/30/19	\$154,900	WD	03-ARM'S LENGTH	\$154,900	\$85,760	55.36	\$171,526	\$20,000	\$134,900	\$163,458	0.825	1,300	\$103.77	31E	7.0332	Ranch		\$20,000	No	//		Land Table 31E	407	81	
W-13-31-427-150	1307 LILAC LN	07/12/19	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$79,850	48.10	\$159,705	\$20,000	\$146,000	\$150,707	0.969	1,150	\$126.96	31E	7.3152	Ranch		\$20,000	No	//		Land Table 31E	407	81	
W-13-31-427-154	1295 LILAC LN	07/26/19	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$79,850	47.39	\$159,705	\$20,000	\$148,500	\$150,707	0.985	1,150	\$129.13	31E	8.9741	Ranch		\$20,000	No	//		Land Table 31E	407	81	
Totals:			\$4,975,700			\$4,975,700	\$2,565,170		\$5,130,324		\$4,375,017	\$4,886,344			\$108.91												
							Sale. Ratio =>		51.55			E.C.F. =>	0.895		Std. Deviation=>	0.059824634											
							Std. Dev. =>		2.98			Ave. E.C.F. =>	0.896		Ave. Variance=>	4.5960		Coefficient of Var=>	5.131603332								

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W-13-31-354-012	1159 PRUDENCE DR	07/01/20	\$345,995	WD	03-ARM'S LENGTH	\$345,995	\$166,270	48.06	\$332,533	\$62,050	\$283,945	\$245,894	1.155	1,557	\$182.37	31F	0.0000	Ranch		\$62,050	No	/ /		LAND TABLE 31F	407	97
Totals:			\$345,995			\$345,995	\$166,270		\$332,533		\$283,945	\$245,894			\$182.37		0.0000									
								48.06					1.155		Std. Deviation=>		#DIV/0!									
								Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.155	Ave. Variance=>	0.0000	Coefficient of Var=>	0								

Not enough sales, no change
Looking at newer sales for 2021 set ECF to 1.150.

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W-13-31-376-035	7638 WOODVIEW DR	04/24/19	\$107,000	WD	03-ARM'S LENGTH	\$107,000	\$60,960	56.97	\$121,922	\$25,000	\$82,000	\$100,333	0.817	990	\$82.83	31K	12.9855	Ranch		\$25,000	No	//		Land Table 31K	407	68			
W-13-31-376-042	7646 WOODVIEW DR	02/09/21	\$124,000	WD	03-ARM'S LENGTH	\$124,000	\$63,710	51.38	\$127,415	\$25,208	\$98,792	\$105,804	0.934	990	\$99.79	31K	1.3407	Colonial/2Sty		\$25,000	No	//		Land Table 31K	407	68			
W-13-31-376-062	7605 WOODVIEW DR	05/21/19	\$119,900	WD	03-ARM'S LENGTH	\$119,900	\$62,710	52.30	\$125,429	\$25,211	\$94,689	\$103,745	0.913	990	\$95.65	31K	3.4425	Colonial/2Sty		\$25,000	No	//		Land Table 31K	407	69			
W-13-31-376-067	7617 WOODVIEW DR	10/21/19	\$132,000	WD	03-ARM'S LENGTH	\$132,000	\$68,300	51.74	\$136,600	\$25,211	\$106,789	\$115,310	0.926	956	\$111.70	31K	2.1023	Ranch		\$25,000	No	//		Land Table 31K	407	69			
W-13-31-376-088	7584 WOODVIEW DR	02/05/20	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$61,920	53.84	\$123,830	\$25,211	\$89,789	\$102,090	0.880	990	\$90.70	31K	6.7623	Colonial/2Sty		\$25,000	No	//		Land Table 31K	407	69			
W-13-31-377-003	7704 LAKE RIDGE DR	02/01/21	\$126,000	WD	03-ARM'S LENGTH	\$126,000	\$61,260	48.62	\$122,518	\$25,205	\$100,795	\$100,738	1.001	990	\$101.81	31K	5.3434	Colonial/2Sty		\$25,000	No	//		Land Table 31K	407	67			
W-13-31-377-019	7733 LAKE RIDGE DR	05/28/20	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$64,220	50.57	\$128,436	\$25,205	\$101,795	\$106,864	0.953	990	\$102.82	31K	0.5432	Colonial/2Sty		\$25,000	No	//		Land Table 31K	407	67			
W-13-31-377-027	7749 LAKE RIDGE DR	04/10/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$59,210	47.37	\$118,410	\$25,205	\$99,795	\$96,486	1.034	990	\$100.80	31K	8.7170	Colonial/2Sty		\$25,000	No	//		Land Table 31K	407	67			
W-13-31-377-036	7767 LAKE RIDGE DR	03/06/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$67,960	52.28	\$135,929	\$25,205	\$104,795	\$114,621	0.914	956	\$109.62	31K	3.2858	Ranch		\$25,000	No	//		Land Table 31K	407	67			
W-13-31-377-047	7760 LAKE RIDGE DR	08/24/20	\$127,500	WD	03-ARM'S LENGTH	\$127,500	\$63,100	49.49	\$126,203	\$25,205	\$102,295	\$104,553	0.978	990	\$103.33	31K	3.1275	Colonial/2Sty		\$25,000	No	//		Land Table 31K	407	67			
W-13-31-377-048	7762 LAKE RIDGE DR	09/08/20	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$64,160	49.93	\$128,312	\$25,205	\$103,295	\$106,736	0.968	935	\$110.48	31K	2.0631	Ranch		\$25,000	No	//		Land Table 31K	407	67			
W-13-31-377-053	7740 LAKE RIDGE DR	06/26/19	\$134,500	WD	03-ARM'S LENGTH	\$134,500	\$63,700	47.36	\$127,408	\$25,205	\$109,295	\$105,800	1.033	956	\$114.33	31K	8.5901	Ranch		\$25,000	No	//		Land Table 31K	407	67			
W-13-31-377-058	7734 LAKE RIDGE DR	09/13/19	\$115,000	WD	03-ARM'S LENGTH	\$115,000	\$60,320	52.45	\$120,642	\$25,205	\$89,795	\$98,796	0.909	990	\$90.70	31K	3.8238	Colonial/2Sty		\$25,000	No	//		Land Table 31K	407	67			
W-13-31-377-059	7736 LAKE RIDGE DR	11/25/20	\$128,500	WD	03-ARM'S LENGTH	\$128,500	\$61,260	47.67	\$122,518	\$25,205	\$103,295	\$100,738	1.025	990	\$104.34	31K	7.8251	Colonial/2Sty		\$25,000	No	//		Land Table 31K	407	67			
W-13-31-377-067	1378 LAKE RIDGE CT	11/08/19	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$60,140	51.84	\$120,285	\$25,205	\$90,795	\$98,427	0.922	990	\$91.71	31K	2.4666	Colonial/2Sty		\$25,000	No	//		Land Table 31K	407	67			
Totals:			\$1,855,900			\$1,855,900	\$942,930		\$1,885,857		\$1,478,009	\$1,561,041			\$100.71		0.0321												
								Sale. Ratio =>	50.81									E.C.F. =>	0.947									Std. Deviation=>	0.060817
								Std. Dev. =>	2.64									Ave. E.C.F. =>	0.947			Ave. Variance=>	4.8279			Coefficient of Var=>	5.097415479		

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-31-476-077	7007 ROLLING HILLS DR	09/11/19	\$108,000	WD	03-ARM'S LENGTH	\$108,000	\$57,990	53.69	\$115,979	\$16,795	\$91,205	\$116,825	0.781	1,130	\$80.71	31L	9.3586	Ranch		\$16,306	No	/ /		Land Table 31L	407	64
W -13-31-476-078	7009 ROLLING HILLS DR	10/23/19	\$119,500	WD	03-ARM'S LENGTH	\$119,500	\$52,370	43.82	\$104,747	\$16,665	\$102,835	\$103,748	0.991	966	\$106.45	31L	11.6913	Ranch		\$16,306	No	/ /		Land Table 31L	407	64
W -13-31-476-093	7039 ROLLING HILLS DR	10/26/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$73,350	49.90	\$146,699	\$16,306	\$130,694	\$153,584	0.851	1,257	\$103.97	31L	2.3327	Ranch		\$16,306	No	/ /		Land Table 31L	407	72
Totals:			\$374,500			\$374,500	\$183,710		\$367,425		\$324,734	\$374,157			\$97.05		0.6378									
							Sale. Ratio =>	49.05				E.C.F. =>	0.868			Std. Deviation=>	0.107171014									
							Std. Dev. =>	4.98				Ave. E.C.F. =>	0.874			Ave. Variance=>	7.7942	Coefficient of Var=>	8.914947815							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
W-13-32-226-003	916 MEADOWLARK DR	08/20/19	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$122,260	53.39	\$244,514	\$29,694	\$199,306	\$179,017	1.113	1,326	\$150.31	32B	10.7608	Ranch		\$29,694	No	//		Land Table 32B	401	70			
W-13-32-276-007	1058 MEADOWCREST DR	09/16/19	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$94,290	47.17	\$188,589	\$30,400	\$169,500	\$131,824	1.286	1,474	\$114.99	32B	6.4858	Colonial/2Sty		\$30,400	No	//		Land Table 32B	401	64			
W-13-32-278-001	1013 MEADOWCREST DR	10/28/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$86,820	39.46	\$173,648	\$37,822	\$182,178	\$113,188	1.610	1,200	\$151.82	32B	38.8567	Ranch		\$36,714	No	//		Land Table 32B	401	64			
W-13-32-278-005	1045 MEADOWCREST DR	08/20/19	\$212,500	WD	03-ARM'S LENGTH	\$212,500	\$92,480	43.52	\$184,966	\$27,896	\$184,604	\$130,892	1.410	1,496	\$123.40	32B	18.9412	Colonial/2Sty		\$27,896	No	//		Land Table 32B	401	64			
W-13-32-278-008	1069 MEADOWCREST DR	10/24/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$102,380	51.19	\$204,758	\$30,200	\$169,800	\$145,465	1.167	1,479	\$114.81	32B	5.3654	Colonial/2Sty		\$27,896	No	//		Land Table 32B	401	75			
W-13-32-278-008	1069 MEADOWCREST DR	03/19/21	\$239,500	WD	03-ARM'S LENGTH	\$239,500	\$102,380	42.75	\$204,758	\$30,200	\$209,300	\$145,465	1.439	1,479	\$141.51	32B	21.7889	Colonial/2Sty		\$27,896	No	//		Land Table 32B	401	75			
W-13-32-278-017	1088 MEADOWLARK DR	06/22/20	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$96,900	43.85	\$193,792	\$27,994	\$193,006	\$138,165	1.397	1,452	\$132.92	32B	17.5979	Colonial/2Sty		\$27,994	No	//		Land Table 32B	401	64			
W-13-32-280-002	1023 MEADOWLARK DR	04/06/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$120,450	50.21	\$240,899	\$28,120	\$211,780	\$177,316	1.194	1,496	\$141.56	32B	2.6579	Colonial/2Sty		\$28,120	No	//		Land Table 32B	401	77			
W-13-32-280-005	1047 MEADOWLARK DR	08/31/20	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$129,410	50.75	\$258,814	\$51,947	\$203,053	\$172,389	1.178	1,308	\$155.24	32B	4.3070	Ranch		\$35,713	No	//		Land Table 32B	401	69			
W-13-32-280-010	6180 BAY CT	10/31/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$127,500	54.26	\$255,008	\$44,163	\$190,837	\$175,704	1.086	1,944	\$98.17	32B	13.4818	Colonial/2Sty		\$39,963	No	//		Land Table 32B	401	64			
W-13-32-281-002	1123 MEADOWLARK DR	10/09/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$92,170	47.27	\$184,331	\$30,534	\$164,466	\$128,164	1.283	1,200	\$137.06	32B	6.2300	Ranch		\$29,243	No	//		Land Table 32B	401	71			
W-13-32-281-003	1108 MEADOWVIEW DR	03/11/20	\$198,000	WD	03-ARM'S LENGTH	\$198,000	\$108,390	54.74	\$216,784	\$40,527	\$157,473	\$146,881	1.072	1,467	\$107.34	32B	14.8831	Colonial/2Sty		\$39,338	No	//		Land Table 32B	401	77			
W-13-32-427-004	1157 MEADOWCREST DR	03/20/20	\$228,500	WD	03-ARM'S LENGTH	\$228,500	\$124,980	54.70	\$249,953	\$29,709	\$198,791	\$183,537	1.083	1,332	\$149.24	32B	13.7832	Ranch		\$28,120	No	//		Land Table 32B	401	71			
W-13-32-427-013	1164 MEADOWLARK DR	06/10/20	\$226,000	WD	03-ARM'S LENGTH	\$226,000	\$115,700	51.19	\$231,400	\$28,712	\$197,288	\$168,907	1.168	1,332	\$148.11	32B	5.2916	Ranch		\$28,120	No	//		Land Table 32B	401	60			
W-13-32-428-004	1195 MEADOWLARK DR	02/04/21	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$124,120	48.67	\$248,245	\$29,228	\$225,772	\$182,514	1.237	1,696	\$133.12	32B	1.6066	Ranch		\$28,120	No	//		Land Table 32B	401	75			
W-13-32-428-012	1158 MEADOWVIEW DR	06/21/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$121,520	52.83	\$243,041	\$29,381	\$200,619	\$178,050	1.127	1,733	\$115.76	32B	9.4189	Colonial/2Sty		\$28,120	No	//		Land Table 32B	401	70			
W-13-32-428-015	1188 MEADOWVIEW DR	08/31/20	\$199,000	WD	03-ARM'S LENGTH	\$199,000	\$102,600	51.56	\$205,195	\$29,964	\$169,036	\$146,026	1.158	1,612	\$104.86	32B	6.3369	Ranch		\$28,120	No	//		Land Table 32B	401	66			
W-13-32-428-022	1139 MEADOWLARK DR	06/26/20	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$109,650	49.17	\$219,298	\$28,120	\$194,880	\$159,315	1.223	1,681	\$115.93	32B	0.2292	Colonial/2Sty		\$28,120	No	//		Land Table 32B	401	71			
W-13-32-429-013	1128 MEADOWWOOD DR	08/21/19	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$106,070	47.14	\$212,136	\$28,120	\$196,880	\$153,347	1.284	1,743	\$112.95	32B	6.2943	Colonial/2Sty		\$28,120	No	//		Land Table 32B	401	60			
W-13-32-429-020	1170 MEADOWWOOD DR	11/20/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$121,850	46.87	\$243,697	\$28,205	\$231,795	\$179,577	1.291	2,099	\$110.43	32B	6.9841	Colonial/2Sty		\$28,120	No	//		Land Table 32B	401	67			
W-13-32-429-022	1190 MEADOWWOOD DR	08/28/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$118,750	50.53	\$237,493	\$43,416	\$191,584	\$161,731	1.185	1,774	\$108.00	32B	3.6360	Colonial/2Sty		\$40,962	No	//		Land Table 32B	401	62			
W-13-32-430-010	1177 MEADOWWOOD DR	08/07/19	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$85,750	53.93	\$171,490	\$28,598	\$130,402	\$119,077	1.095	1,319	\$98.86	32B	12.5836	Ranch		\$28,500	No	//		Land Table 32B	401	64			
W-13-32-431-005	1255 MEADOWWOOD DR	08/28/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$105,270	47.85	\$210,533	\$29,591	\$190,409	\$150,785	1.263	1,213	\$156.97	32B	4.1840	Ranch		\$28,182	No	//		Land Table 32B	401	73			
W-13-33-153-035	5843 MEADOWGREENE DR	08/28/20	\$267,000	WD	03-ARM'S LENGTH	\$267,000	\$137,480	51.49	\$274,968	\$30,659	\$236,341	\$203,591	1.161	1,477	\$160.01	32B	6.0082	Ranch		\$26,527	No	//		Land Table 32B	401	76			
W-13-33-153-040	5933 MEADOWGREENE DR	06/19/20	\$264,500	WD	03-ARM'S LENGTH	\$264,500	\$153,910	58.19	\$307,813	\$28,220	\$236,280	\$232,994	1.014	1,940	\$121.79	32B	20.6843	Colonial/2Sty		\$28,220	No	//		Land Table 32B	401	75			
Totals:			\$5,636,800			\$5,636,800	\$2,803,080		\$5,606,123		\$4,835,380	\$4,003,919			\$128.21		1.3283												
								Sale. Ratio =>	49.73					E.C.F. =>	1.208	Std. Deviation=>		0.135374189											
								Std. Dev. =>	4.35					Ave. E.C.F. =>	1.221	Ave. Variance=>		10.3359	Coefficient of Var=>		8.465476946								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-32-302-014	6858 PALOS VERDES LN	04/10/19	\$134,900	WD	03-ARM'S LENGTH	\$134,900	\$71,740	53.18	\$143,488	\$22,134	\$112,766	\$127,741	0.883	1,284	\$87.82	32C	0.0000	Colonial/2Sty		\$22,134	No	/ /		Land Table 32C	407	76	
Totals:			\$134,900			\$134,900	\$71,740		\$143,488		\$112,766	\$127,741			\$87.82		0.0000										
							Sale. Ratio =>	53.18			E.C.F. =>	0.883	Std. Deviation=>	#DIV/0!													
							Std. Dev. =>	#DIV/0!			Ave. E.C.F. =>	0.883	Ave. Variance=>	0.0000	Coefficient of Var=>	0											

not enough sales, no change
ECF .950

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
W-13-32-477-003	1452 STAUCH DR	12/18/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$188,110	57.00	\$376,221	\$25,079	\$304,921	\$354,689	0.860	2,402	\$126.94	32D	8.3027	Colonial/2Sty		\$25,079	No	/ /		Land Table 32B	401	74			
W-13-32-477-004	1444 STAUCH DR	12/30/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$159,740	48.41	\$319,485	\$28,218	\$301,782	\$294,209	1.026	2,467	\$122.33	32D	8.3027	Colonial/2Sty		\$26,870	No	/ /		Land Table 32B	401	73			
Totals:			\$660,000			\$660,000	\$347,850		\$695,706		\$606,703	\$648,898			\$124.64		0.7738												
								Sale. Ratio =>	52.70									E.C.F. =>	0.935			Std. Deviation=>	0.11741794						
								Std. Dev. =>	6.08									Ave. E.C.F. =>	0.943			Ave. Variance=>	8.3027	Coefficient of Var=>		8.807244284			

Not enough sales, no change.
ECF .990

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-32-402-054	1331 LOHAVEN RD	02/28/20	\$136,000	WD	03-ARM'S LENGTH	\$136,000	\$67,520	49.65	\$135,042	\$16,776	\$119,224	\$120,680	0.988	1,200	\$99.35	32I	0.1105	Colonial/2Sty		\$16,776	No	/ /		Land Table 32I	407	69	
W-13-32-402-062	1379 LOHAVEN RD	08/07/20	\$147,000	WD	03-ARM'S LENGTH	\$147,000	\$66,730	45.39	\$133,459	\$16,776	\$130,224	\$119,064	1.094	1,200	\$108.52	32I	10.6895	Colonial/2Sty		\$16,776	No	/ /		Land Table 32I	407	69	
W-13-32-402-065	6478 LOHAVEN LN	03/03/20	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$66,730	51.33	\$133,459	\$16,776	\$113,224	\$119,064	0.951	1,200	\$94.35	32I	3.5885	Colonial/2Sty		\$16,776	No	/ /		Land Table 32I	407	69	
W-13-32-402-072	6436 LOHAVEN LN	11/22/19	\$144,000	WD	03-ARM'S LENGTH	\$144,000	\$68,740	47.74	\$137,479	\$16,776	\$127,224	\$123,166	1.033	1,239	\$102.68	32I	4.6111	Colonial/2Sty		\$16,776	No	/ /		Land Table 32I	407	69	
W-13-32-402-082	1264 JAY ST	05/30/19	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$83,920	55.95	\$167,840	\$16,776	\$133,224	\$154,147	0.864	1,237	\$107.70	32I	12.2567	Colonial/2Sty		\$16,776	No	/ /		Land Table 32I	407	77	
W-13-32-402-083	1270 JAY ST	08/29/20	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$76,380	50.92	\$152,764	\$16,776	\$133,224	\$138,763	0.960	1,236	\$107.79	32I	2.6752	Colonial/2Sty		\$16,776	No	/ /		Land Table 32I	407	77	
W-13-32-402-088	1306 JAY ST	02/05/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$91,770	48.30	\$183,546	\$16,776	\$173,224	\$170,173	1.018	1,484	\$116.73	32I	3.1093	Colonial/2Sty		\$16,776	No	/ /		Land Table 32I	407	77	
Totals:						\$1,047,000	\$521,790		\$1,043,589		\$929,568	\$945,058			\$105.30		0.3224										
								Sale. Ratio =>	49.84			E.C.F. =>	0.984	Std. Deviation=>		0.07251078											
								Std. Dev. =>	3.35			Ave. E.C.F. =>	0.987	Ave. Variance=>		5.2915	Coefficient of Var=>		5.362147741								

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.					
W-13-32-151-003	1029 DARTMOUTH LN	07/15/20	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$114,620	47.96	\$229,236	\$30,600	\$208,400	\$195,316	1.067	1,899	\$109.74	32K	0.0479	Colonial/2Sty		\$30,600	No	//		Land Table 32K	407	74					
W-13-32-151-007	1061 DARTMOUTH LN	04/24/20	\$244,900	WD	03-ARM'S LENGTH	\$244,900	\$112,860	46.08	\$225,718	\$30,600	\$214,300	\$191,856	1.117	1,855	\$115.53	32K	4.9512	Colonial/2Sty		\$30,600	No	//		Land Table 32K	407	74					
W-13-32-151-010	1085 DARTMOUTH LN	07/17/20	\$242,000	WD	03-ARM'S LENGTH	\$242,000	\$110,730	45.76	\$221,452	\$30,600	\$211,400	\$187,662	1.126	1,692	\$124.94	32K	5.9026	Colonial/2Sty		\$30,600	No	//		Land Table 32K	407	84					
W-13-32-151-016	1078 PRINCETON DR	06/30/20	\$213,000	WD	03-ARM'S LENGTH	\$213,000	\$98,810	46.39	\$197,621	\$31,900	\$181,100	\$162,951	1.111	1,692	\$107.03	32K	4.3909	Colonial/2Sty		\$30,891	No	//		Land Table 32K	407	74					
W-13-32-151-017	1070 PRINCETON DR	06/19/20	\$221,000	WD	03-ARM'S LENGTH	\$221,000	\$99,290	44.93	\$198,570	\$34,940	\$186,060	\$160,895	1.156	1,689	\$110.16	32K	8.8939	Colonial/2Sty		\$34,304	No	//		Land Table 32K	407	74					
W-13-32-151-021	1038 PRINCETON DR	10/06/20	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$126,810	46.97	\$253,624	\$48,392	\$221,608	\$201,801	1.098	1,855	\$119.47	32K	3.0680	Colonial/2Sty		\$34,710	No	//		Land Table 32K	407	74					
W-13-32-151-024	1014 PRINCETON DR	02/24/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$113,780	52.92	\$227,568	\$36,882	\$178,118	\$187,499	0.950	1,680	\$106.02	32K	11.7499	Colonial/2Sty		\$36,882	No	//		Land Table 32K	407	81					
W-13-32-152-011	1020 DARTMOUTH LN	12/11/20	\$236,634	WD	03-ARM'S LENGTH	\$236,634	\$100,940	42.66	\$201,882	\$30,600	\$206,034	\$168,419	1.223	1,474	\$139.78	32K	15.5873	Colonial/2Sty		\$30,600	No	//		Land Table 32K	407	73					
W-13-32-152-012	1012 DARTMOUTH LN	06/20/19	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$118,200	51.39	\$236,401	\$30,600	\$199,400	\$202,361	0.985	1,854	\$107.55	32K	8.2101	Colonial/2Sty		\$30,600	No	//		Land Table 32K	407	74					
W-13-32-152-031	1073 PRINCETON DR	06/06/19	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$116,680	49.65	\$233,353	\$30,600	\$204,400	\$199,364	1.025	1,854	\$110.25	32K	4.2208	Colonial/2Sty		\$30,600	No	//		Land Table 32K	407	78					
W-13-32-152-033	1089 PRINCETON DR	11/15/19	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$104,870	48.78	\$209,735	\$37,757	\$177,243	\$169,103	1.048	1,384	\$128.07	32K	1.9335	Ranch		\$37,757	No	//		Land Table 32K	407	74					
W-13-32-152-035	1105 PRINCETON DR	10/10/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$115,340	54.92	\$230,682	\$30,600	\$179,400	\$196,737	0.912	1,474	\$121.71	32K	15.5594	Colonial/2Sty		\$30,600	No	//		Land Table 32K	407	86					
W-13-32-152-036	1113 PRINCETON DR	10/04/19	\$254,000	WD	03-ARM'S LENGTH	\$254,000	\$144,270	56.80	\$288,531	\$32,448	\$221,552	\$251,802	0.880	1,855	\$119.44	32K	18.7605	Colonial/2Sty		\$30,600	No	//		Land Table 32K	407	85					
W-13-32-476-017	1373 CRYSTAL LN	03/15/21	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$94,360	39.48	\$188,723	\$36,380	\$202,620	\$149,796	1.353	1,149	\$176.34	32K	28.5166	Ranch		\$36,380	No	//		Land Table 32M	407	72					
W-13-32-476-028	1300 CLEARVIEW DR	11/13/20	\$214,900	WD	03-ARM'S LENGTH	\$214,900	\$110,070	51.22	\$220,141	\$36,380	\$178,520	\$180,689	0.988	1,154	\$154.70	32K	7.9475	Ranch		\$36,380	No	//		Land Table 32M	407	81					
W-13-32-476-040	1421 CRYSTAL LN	07/14/20	\$225,500	WD	03-ARM'S LENGTH	\$225,500	\$110,780	49.13	\$221,556	\$36,380	\$189,120	\$182,081	1.039	1,151	\$164.31	32K	2.8809	Ranch		\$36,380	No	//		Land Table 32M	407	84					
Totals:			\$3,704,934			\$3,704,934	\$1,792,410			\$3,584,793	\$3,159,275	\$2,988,332			\$125.94		1.0266														
								Sale. Ratio =>	48.38									E.C.F. =>	1.057									Std. Deviation=>	0.118767125		
								Std. Dev. =>	4.44									Ave. E.C.F. =>	1.067									Ave. Variance=>	8.9138	Coefficient of Var=>	8.350401593

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.					
W-13-32-404-001	1247 CAMBRIDGE CIR	10/04/19	\$292,500	WD	03-ARM'S LENGTH	\$292,500	\$143,760	49.15	\$287,526	\$36,380	\$256,120	\$249,648	1.026	1,580	\$162.10	32M	3.7779	Colonial/2Sty		\$36,380	No	/ /		Land Table 32M	407	96					
W-13-32-404-005	1239 CAMBRIDGE CIR	11/13/19	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$149,780	52.55	\$299,554	\$36,380	\$248,620	\$261,604	0.950	1,660	\$149.77	32M	3.7779	Colonial/2Sty		\$36,380	No	/ /		Land Table 32M	407	92					
Totals:			\$577,500			\$577,500	\$293,540		\$587,080		\$504,740	\$511,252			\$155.94		0.0884														
								Sale. Ratio =>	50.83									E.C.F. =>	0.987									Std. Deviation=>	0.0534274		
								Std. Dev. =>	2.41									Ave. E.C.F. =>	0.988									Ave. Variance=>	3.7779	Coefficient of Var=>	3.823207477

Not enough sale, no change
ECF 1.006

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
W-13-33-352-021	1280 HILLER RD	05/18/20	\$163,000	WD	03-ARM'S LENGTH	\$163,000	\$67,480	41.40	\$134,956	\$32,302	\$130,698	\$90,844	1.439	1,127	\$115.97	33A	21.1194	Ranch		\$32,302	No	/ /		Land Table 33A	401	56			
W-13-33-353-014	1448 LORRAINE DR	05/23/19	\$349,900	WD	03-ARM'S LENGTH	\$349,900	\$189,860	54.26	\$379,710	\$83,403	\$266,497	\$262,219	1.016	1,839	\$144.91	33A	21.1194	Colonial/2Sty		\$83,403	No	/ /		Land Table 33A	401	86			
Totals:			\$512,900			\$512,900	\$257,340		\$514,666		\$397,195	\$353,063			\$130.44		10.2512												
								Sale. Ratio =>	50.17					E.C.F. =>	1.125	Std. Deviation=>		0.2986734											
								Std. Dev. =>	9.10					Ave. E.C.F. =>	1.228	Ave. Variance=>		21.1194	Coefficient of Var=>		17.20507026								

not enough sales, no change
ECF 1.130

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-33-101-029	5812 KING JAMES LN	10/15/20	\$215,500	WD	03-ARM'S LENGTH	\$215,500	\$124,170	57.62	\$248,345	\$29,130	\$186,370	\$178,805	1.042	2,015	\$92.49	33B	17.9302	Colonial/2Sty		\$29,130	No	//		Land Table 33B	401	64	
W-13-33-151-006	5827 KING JAMES LN	07/22/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$143,660	52.24	\$287,317	\$26,000	\$249,000	\$213,146	1.168	1,984	\$125.50	33B	5.3397	Colonial/2Sty		\$26,000	No	//		Land Table 33B	401	72	
W-13-33-151-009	950 COBBLERS RD	06/19/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$118,360	47.34	\$236,717	\$35,931	\$214,069	\$163,773	1.307	1,622	\$131.98	33B	8.5495	Colonial/2Sty		\$34,666	No	//		Land Table 33B	401	72	
W-13-33-152-001	5801 KING JAMES LN	11/17/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$105,100	51.27	\$210,192	\$32,715	\$172,285	\$144,761	1.190	1,470	\$117.20	33B	3.1477	Ranch		\$32,715	No	//		Land Table 33B	401	60	
W-13-33-152-027	5842 KINGS ARMS CT	12/18/19	\$200,000	PTA	03-ARM'S LENGTH	\$200,000	\$87,030	43.52	\$174,059	\$23,495	\$176,505	\$122,809	1.437	1,327	\$133.01	33B	21.5620	Colonial/2Sty		\$23,495	No	//		Land Table 33B	401	64	
W-13-33-153-015	5935 KINGS ARMS RD	09/11/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$100,990	46.97	\$201,983	\$28,470	\$186,530	\$141,528	1.318	1,300	\$143.48	33B	9.6364	Colonial/2Sty		\$26,612	No	//		Land Table 33B	401	64	
W-13-33-153-027	1037 COBBLERS RD	10/18/19	\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$137,690	54.00	\$275,372	\$38,419	\$216,581	\$193,273	1.121	1,662	\$130.31	33B	10.1016	Colonial/2Sty		\$38,419	No	//		Land Table 33B	401	76	
W-13-33-176-019	5758 KING JAMES LN	09/06/19	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$102,140	50.32	\$204,284	\$26,000	\$177,000	\$145,419	1.217	1,195	\$148.12	33B	0.4440	Ranch		\$26,000	No	//		Land Table 33B	401	64	
W-13-33-176-026	5722 KING JAMES LN	08/03/20	\$208,000	WD	03-ARM'S LENGTH	\$208,000	\$107,720	51.79	\$215,443	\$26,600	\$181,400	\$154,032	1.178	1,300	\$139.54	33B	4.3932	Colonial/2Sty		\$26,600	No	//		Land Table 33B	401	74	
W-13-33-177-003	5789 KING JAMES LN	09/04/20	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$101,520	47.22	\$203,035	\$26,372	\$188,628	\$144,097	1.309	1,633	\$115.51	33B	8.7424	Colonial/2Sty		\$26,372	No	//		Land Table 33B	401	60	
W-13-33-177-006	5763 KING JAMES LN	08/11/20	\$222,000	WD	03-ARM'S LENGTH	\$222,000	\$115,020	51.81	\$230,039	\$26,137	\$195,863	\$166,315	1.178	1,567	\$124.99	33B	4.3947	Colonial/2Sty		\$26,137	No	//		Land Table 33B	401	66	
W-13-33-177-013	984 COACH HOUSE LN	10/16/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$110,580	47.06	\$221,156	\$25,636	\$209,364	\$159,478	1.313	1,692	\$123.74	33B	9.1198	Colonial/2Sty		\$25,636	No	//		Land Table 33B	401	64	
W-13-33-178-023	5786 KINGS ARMS RD	01/14/20	\$194,000	WD	03-ARM'S LENGTH	\$194,000	\$100,960	52.04	\$201,922	\$29,159	\$164,841	\$140,916	1.170	1,404	\$117.41	33B	5.1828	TriLevel/Quad		\$26,000	No	//		Land Table 33B	401	70	
W-13-33-179-008	5767 KINGS ARMS RD	09/18/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$129,220	52.74	\$258,442	\$26,824	\$218,176	\$188,922	1.155	1,739	\$125.46	33B	6.6762	TriLevel/Quad		\$26,492	No	//		Land Table 33B	401	74	
Totals:			\$3,137,500			\$3,137,500	\$1,584,160		\$3,168,306		\$2,736,612	\$2,257,274			\$126.34		0.9258										
								Sale. Ratio =>	50.49					E.C.F. =>	1.212	Std. Deviation=>		0.102382084									
								Std. Dev. =>	3.63					Ave. E.C.F. =>	1.222	Ave. Variance=>		8.2300	Coefficient of Var=>		6.737016576						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-33-226-023	5090 DURNHAM DR	02/16/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$244,720	44.49	\$489,431	\$194,669	\$355,331	\$190,169	1.869	2,054	\$172.99	33E	31.9152	Colonial/2Sty		\$194,560	No	/ /		Land Table 33E	408	67	
W-13-33-226-029	5038 DURNHAM DR	10/23/19	\$505,000	WD	03-ARM'S LENGTH	\$505,000	\$233,380	46.21	\$466,754	\$243,709	\$261,291	\$143,900	1.816	2,094	\$124.78	33E	26.6433	Colonial/2Sty		\$242,843	No	/ /		Land Table 33E	408	53	
W-13-34-151-004	4962 SHERWELL DR	08/14/20	\$475,017	WD	03-ARM'S LENGTH	\$475,017	\$245,660	51.72	\$491,314	\$174,995	\$300,022	\$204,077	1.470	2,242	\$133.82	33E	7.9206	Colonial/2Sty		\$174,995	No	/ /		Land Table 33E	408	62	
W-13-34-202-007	540 GRIXDALE LN	10/04/19	\$475,000	WD	03-ARM'S LENGTH	\$475,000	\$265,930	55.99	\$531,869	\$265,416	\$209,584	\$171,905	1.219	2,276	\$92.08	33E	33.0165	Colonial/2Sty		\$264,336	No	/ /		Land Table 33E	408	65	
W-13-34-202-013	600 GRIXDALE LN	08/18/20	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$291,870	53.55	\$583,742	\$244,216	\$300,784	\$219,049	1.373	1,220	\$246.54	33E	17.6213	Ranch		\$244,216	No	/ /		Land Table 33E	408	74	
Totals:			\$2,550,017			\$2,550,017	\$1,281,560			\$2,563,110	\$1,427,012	\$929,100			\$154.04		1.3441										
							Sale. Ratio =>	50.26					E.C.F. =>	1.536			Std. Deviation=>	0.28247928									
							Std. Dev. =>	4.88					Ave. E.C.F. =>	1.549			Ave. Variance=>	23.4234	Coefficient of Var=>	15.11821419							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.										
W-13-33-228-013	938 MARVELL PL	02/10/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$102,810	44.70	\$205,624	\$20,448	\$209,552	\$130,314	1.608	1,091	\$192.07	33F	15.7898	TriLevel/Quad		\$20,448	No	//		Land Table 33F	401	75										
W-13-33-229-003	963 MARVELL PL	10/30/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$72,970	45.61	\$145,942	\$37,761	\$122,239	\$76,130	1.606	1,256	\$97.32	33F	15.5499	Ranch		\$37,761	No	//		Land Table 33F	401	45										
W-13-33-229-013	940 TECUMSEH AVE	12/13/19	\$156,250	WD	03-ARM'S LENGTH	\$156,250	\$78,340	50.14	\$156,670	\$28,705	\$127,545	\$90,053	1.416	873	\$146.10	33F	3.3822	Ranch		\$28,366	No	//		Land Table 33F	401	67										
W-13-33-229-014	920 TECUMSEH AVE	09/14/20	\$236,100	WD	03-ARM'S LENGTH	\$236,100	\$125,430	53.13	\$250,856	\$25,051	\$211,049	\$158,906	1.328	1,458	\$144.75	33F	12.2018	Colonial/2Sty		\$25,051	No	//		Land Table 33F	401	74										
W-13-33-230-010	945 TECUMSEH AVE	10/19/20	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$136,890	55.20	\$273,771	\$18,420	\$229,580	\$179,698	1.278	1,510	\$152.04	33F	17.2571	Colonial/2Sty	need photo	\$18,420	No	//		Land Table 33F	401	83										
W-13-33-231-016	5001 DURNHAM DR	03/26/21	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$107,520	59.73	\$215,032	\$30,036	\$149,964	\$130,187	1.152	1,587	\$94.50	33F	29.8248	TriLevel/Quad	need photo	\$27,260	No	//		Land Table 33F	401	60										
W-13-33-276-004	5006 CASS ELIZABETH RD	03/18/20	\$239,900	WD	03-ARM'S LENGTH	\$239,900	\$131,050	54.63	\$262,109	\$18,420	\$221,480	\$214,363	1.033	1,642	\$134.88	33F	41.6958	Colonial/2Sty		\$18,420	No	//		Land Table 33F	401	97										
W-13-33-278-019	5230 CHIPMAN DR	10/04/19	\$162,000	PTA	03-ARM'S LENGTH	\$162,000	\$83,460	51.52	\$166,920	\$30,125	\$131,875	\$96,267	1.370	1,040	\$126.80	33F	8.0266	Ranch		\$30,125	No	//		Land Table 33F	401	58										
W-13-33-281-020	1037 MIAMI PL	08/15/19	\$139,500	WD	03-ARM'S LENGTH	\$139,500	\$74,410	53.34	\$148,827	\$15,952	\$123,548	\$93,508	1.321	1,062	\$116.34	33F	12.8904	TriLevel/Quad		\$15,952	No	//		Land Table 33F	401	64										
W-13-33-282-012	1029 MONICA PL	03/15/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$90,660	43.17	\$181,325	\$37,859	\$172,141	\$100,961	1.705	1,166	\$147.63	33F	25.4861	Ranch		\$37,761	No	//		Land Table 33F	401	53										
W-13-33-426-025	1110 KEWADIN DR	04/16/20	\$238,000	WD	03-ARM'S LENGTH	\$238,000	\$140,820	59.17	\$281,631	\$31,669	\$206,331	\$175,906	1.173	2,092	\$98.63	33F	27.7195	Bungalow		\$31,669	No	//		Land Table 33F	401	77										
W-13-33-428-016	1128 OREGON BLVD	07/22/20	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$58,500	35.45	\$116,990	\$29,999	\$135,001	\$61,218	2.205	1,045	\$129.19	33F	75.5086	Ranch		\$28,646	No	//		Land Table 33F	401	45										
W-13-33-430-011	4956 COSHOCTON DR	07/12/19	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$64,020	39.16	\$128,030	\$31,627	\$131,873	\$67,842	1.944	928	\$142.10	33F	49.3677	Ranch		\$31,627	No	//		Land Table 33F	401	45										
W-13-33-430-034	5076 COSHOCTON DR	03/13/20	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$112,100	48.74	\$224,205	\$35,812	\$194,188	\$132,578	1.465	1,624	\$119.57	33F	1.4552	Other		\$35,153	No	//		Land Table 33F	401	62										
W-13-33-430-044	5038 COSHOCTON DR	09/02/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$100,470	50.24	\$200,941	\$56,455	\$143,545	\$101,679	1.412	1,091	\$131.57	33F	3.8413	TriLevel/Quad		\$55,611	No	//		Land Table 33F	401	60										
W-13-33-433-023	1233 OREGON BLVD	12/21/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$124,700	50.90	\$249,402	\$22,400	\$222,600	\$159,748	1.393	1,666	\$133.61	33F	5.6714	BiLevel		\$22,400	No	//		Land Table 33F	401	72										
W-13-33-484-017	1484 OREGON BLVD	09/03/19	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$200,520	55.70	\$401,038	\$31,864	\$328,136	\$259,799	1.263	1,969	\$166.65	33F	18.7119	Colonial/2Sty		\$31,864	No	//		Land Table 33F	401	84										
W-13-34-152-015	4985 SHERWELL DR	04/30/19	\$163,500	WD	03-ARM'S LENGTH	\$163,500	\$87,240	53.36	\$174,482	\$25,499	\$138,001	\$104,844	1.316	1,220	\$113.12	33F	13.3905	Bungalow		\$24,900	No	//		Land Table 33F	401	55										
W-13-34-153-015	4931 SHERWELL DR	04/15/19	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$77,880	53.75	\$155,768	\$33,892	\$111,008	\$85,768	1.294	1,546	\$71.80	33F	15.5873	Ranch		\$32,940	No	//		Land Table 33F	401	45										
W-13-34-154-016	938 IROQUOIS AVE	12/09/20	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$90,790	47.81	\$181,586	\$25,741	\$164,159	\$109,673	1.497	1,568	\$104.69	33F	4.6649	Ranch		\$23,946	No	//		Land Table 33F	401	58										
W-13-34-155-016	930 SARENA AVE	02/11/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$48,550	41.85	\$97,095	\$41,521	\$74,479	\$39,109	1.904	741	\$100.51	33F	45.4233	Bungalow		\$40,524	No	//		Land Table 33F	401	45										
W-13-34-155-024	935 IROQUOIS AVE	11/20/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$111,970	49.76	\$223,937	\$41,446	\$183,554	\$128,424	1.429	1,749	\$104.95	33F	2.0881	Colonial/2Sty		\$40,524	No	//		Land Table 33F	401	56										
W-13-34-156-032	990 CHAREST AVE	01/28/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$114,000	54.29	\$227,994	\$21,175	\$188,825	\$145,545	1.297	1,764	\$107.04	33F	15.2790	Colonial/2Sty		\$20,281	No	//		Land Table 33F	401	65										
W-13-34-158-002	1005 NAVAJO AVE	05/15/20	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$107,250	48.75	\$214,502	\$29,472	\$190,528	\$130,211	1.463	1,444	\$131.94	33F	1.3065	Ranch		\$29,472	No	//		Land Table 33F	401	57										
W-13-34-158-007	1036 SEYBURN AVE	07/23/19	\$168,500	WD	03-ARM'S LENGTH	\$168,500	\$71,490	42.43	\$142,982	\$32,235	\$136,265	\$77,936	1.748	1,122	\$121.45	33F	29.8264	Bungalow		\$32,235	No	//		Land Table 33F	401	45										
W-13-34-158-012	1016 SEYBURN AVE	10/01/20	\$176,000	WD	03-ARM'S LENGTH	\$176,000	\$79,210	45.01	\$158,415	\$27,980	\$148,020	\$91,791	1.613	1,358	\$109.00	33F	16.2418	TriLevel/Quad		\$26,709	No	//		Land Table 33F	401	58										
W-13-34-161-026	4781 CASS ELIZABETH RD	07/10/20	\$181,000	WD	03-ARM'S LENGTH	\$181,000	\$85,190	47.07	\$170,384	\$38,166	\$142,834	\$93,046	1.535	1,080	\$132.25	33F	8.4936	Bungalow		\$37,016	No	//		Land Table 33F	401	58										
W-13-34-179-008	4685 CASS ELIZABETH RD	09/10/19	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$87,160	50.09	\$174,318	\$19,385	\$154,615	\$109,031	1.418	1,162	\$133.06	33F	3.2075	Colonial/2Sty		\$19,385	No	//		Land Table 33F	401	64										
W-13-34-179-018	4690 MEDINA AVE	06/15/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$93,550	46.78	\$187,105	\$24,514	\$175,486	\$114,420	1.534	1,103	\$159.10	33F	8.3540	TriLevel/Quad		\$24,514	No	//		Land Table 33F	401	64										
W-13-34-303-016	1065 CHAREST AVE	10/14/20	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$87,100	51.54	\$174,205	\$32,906	\$136,094	\$99,436	1.369	954	\$142.66	33F	8.1503	Ranch		\$30,676	No	//		Land Table 33F	401	58										
W-13-34-304-001	1081 CHAREST AVE	10/14/20	\$224,000	WD	03-ARM'S LENGTH	\$224,000	\$104,900	46.83	\$209,803	\$33,055	\$190,945	\$124,383	1.535	1,568	\$121.78	33F	8.4981	Ranch		\$32,114	No	//		Land Table 33F	401	64										
W-13-34-304-002	1095 CHAREST AVE	01/29/21	\$227,900	WD	03-ARM'S LENGTH	\$227,900	\$99,980	43.87	\$199,959	\$38,228	\$189,672	\$113,815	1.666	1,665	\$113.92	33F	21.6337	Ranch		\$37,543	No	//		Land Table 33F	401	49										
W-13-34-326-016	1040 LALOND AVE	07/12/19	\$174,100	WD	03-ARM'S LENGTH	\$174,100	\$90,120	51.76	\$180,234	\$18,420	\$155,680	\$113,873	1.367	1,358	\$114.64	33F	8.3025	TriLevel/Quad		\$18,420	No	//		Land Table 33F	401	65										
W-13-34-326-017	1046 LALOND AVE	10/22/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$97,400	54.11	\$194,807	\$18,420	\$161,580	\$124,129	1.302	1,084	\$149.06	33F	14.8446	TriLevel/Quad		\$18,420	No	//		Land Table 33F	401	74										
W-13-34-326-025	1043 COBALT AVE	10/19/20	\$227,500	WD	03-ARM'S LENGTH	\$227,500	\$111,000	48.79	\$221,993	\$31,624	\$195,876	\$133,968	1.462	1,372	\$142.77	33F	1.1948	TriLevel/Quad		\$29,472	No	//		Land Table 33F	401	69										
W-13-34-331-032	1021 PELHAM ST	10/25/19	\$198,500	WD	03-ARM'S LENGTH	\$198,500	\$114,280	57.57	\$228,558	\$40,122	\$158,378	\$132,608	1.194	1,460	\$108.48	33F	25.5826	Colonial/2Sty		\$40,122	No	//		Land Table 33F	401	64										
W-13-34-331-034	1027 PELHAM ST	12/08/20	\$205,500	WD	03-ARM'S LENGTH	\$205,500	\$118,650	57.74	\$237,299	\$38,828	\$166,672	\$139,670	1.193	1,535	\$108.58	33F	25.6831	Colonial/2Sty		\$34,554	No	//		Land Table 33F	401	64										
W-13-34-332-001	4521 LONDON CT	06/21/19	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$76,950	46.64	\$153,906	\$19,717	\$145,283	\$94,433	1.538	1,345	\$108.02	33F	8.8322	BiLevel		\$19,717	No	//		Land Table 33F	401	65										
W-13-34-333-003	4511 CASS ELIZABETH RD	09/19/19	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$121,500	57.86	\$243,005	\$23,564	\$186,436	\$154,427	1.207	1,416	\$131.66	33F	24.2884	Colonial/2Sty		\$23,564	No	//		Land Table 33F	401	74										
Totals:			\$7,713,550			\$7,713,550	\$3,880,830		\$7,761,650		\$6,555,037	\$4,689,696			\$125.75		5.2405																			
									Sale. Ratio =>	50.31										E.C.F. =>	1.398										Std. Deviation=>	0.23337096				
									Std. Dev. =>	5.59										Ave. E.C.F. =>	1.450										Ave. Variance=>	17.3142			Coefficient of Var=>	11.93951915

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-33-451-020	1232 MURRAY DR	05/10/19	\$186,000	WD	03-ARM'S LENGTH	\$186,000	\$88,190	47.41	\$176,381	\$47,782	\$138,218	\$103,044	1.341	1,092	\$126.57	33G	0.0000	Ranch		\$47,028	No	/ /		Land Table 33G	401	52
Totals:			\$186,000			\$186,000	\$88,190		\$176,381		\$138,218	\$103,044			\$126.57		0.0000									
							Sale. Ratio =>	47.41				E.C.F. =>	1.341		Std. Deviation=>	#DIV/0!										
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.341		Ave. Variance=>	0.0000	Coefficient of Var=>	0								

not enough sales, no change
ECF 1.248

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-33-352-046	1350 GLENVIEW DR	02/23/21	\$302,450	WD	03-ARM'S LENGTH	\$302,450	\$129,170	42.71	\$258,334	\$40,403	\$262,047	\$214,710	1.220	2,161	\$121.26	33H	17.7092	Colonial/2Sty		\$40,403	No	/ /		Land Table 33H	407	73	
W-13-33-352-047	1368 GLENVIEW DR	09/03/20	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$133,540	47.69	\$267,078	\$43,081	\$236,919	\$220,687	1.074	1,740	\$136.16	33H	3.0178	Colonial/2Sty		\$41,728	No	/ /		Land Table 33H	407	83	
W-13-33-352-048	1376 GLENVIEW DR	06/12/19	\$251,500	WD	03-ARM'S LENGTH	\$251,500	\$135,250	53.78	\$270,506	\$37,145	\$214,355	\$229,912	0.932	1,844	\$116.24	33H	11.1042	Colonial/2Sty		\$37,145	No	/ /		Land Table 33H	407	83	
W-13-33-352-050	1392 GLENVIEW DR	02/20/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$120,070	49.01	\$240,146	\$59,395	\$185,605	\$178,080	1.042	1,660	\$111.81	33H	0.1118	Colonial/2Sty		\$59,395	No	/ /		Land Table 33H	407	73	
W-13-33-352-066	1371 GLENVIEW DR	07/18/19	\$275,999	WD	03-ARM'S LENGTH	\$275,999	\$142,910	51.78	\$285,818	\$33,251	\$242,748	\$248,834	0.976	2,235	\$108.61	33H	6.7836	Colonial/2Sty		\$29,459	No	/ /		Land Table 33H	407	73	
W-13-33-352-068	1389 GLENVIEW DR	08/27/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$113,560	48.32	\$227,129	\$62,448	\$172,552	\$162,247	1.064	1,636	\$105.47	33H	2.0137	Colonial/2Sty		\$62,448	No	/ /		Land Table 33H	407	73	
W-13-33-352-074	1443 GLENVIEW DR	08/21/20	\$292,000	WD	03-ARM'S LENGTH	\$292,000	\$148,300	50.79	\$296,604	\$51,099	\$240,901	\$241,877	0.996	2,013	\$119.67	33H	4.7410	Colonial/2Sty		\$51,099	No	/ /		Land Table 33H	407	84	
Totals:			\$1,881,949			\$1,881,949	\$922,800		\$1,845,615		\$1,555,127	\$1,496,348			\$117.03		0.4094										
							Sale. Ratio =>	49.03					E.C.F. =>	1.039			Std. Deviation=>	0.09296834									
							Std. Dev. =>	3.54					Ave. E.C.F. =>	1.043			Ave. Variance=>	6.4973	Coefficient of Var=>	6.227210237							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-33-126-010	5517 ASHBY CT	08/27/19	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,760	48.38	\$193,510	\$30,000	\$170,000	\$193,732	0.877	1,494	\$113.79	33K	5.4399	Colonial/2Sty		\$30,000	No	/ /		Land Table 33K	407	78	
W-13-33-126-017	5559 ASHBY CT	08/30/19	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$89,520	51.15	\$179,040	\$30,000	\$145,000	\$176,588	0.821	1,253	\$115.72	33K	0.1979	Ranch		\$30,000	No	/ /		Land Table 33K	407	78	
W-13-33-126-019	5571 ASHBY CT	03/02/20	\$172,000	WD	03-ARM'S LENGTH	\$172,000	\$90,310	52.51	\$180,626	\$30,000	\$142,000	\$178,467	0.796	1,253	\$113.33	33K	2.7434	Ranch		\$30,000	No	/ /		Land Table 33K	407	78	
W-13-33-126-035	5520 ASHBY CT	12/23/20	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$94,310	52.39	\$188,624	\$30,000	\$150,000	\$187,943	0.798	1,253	\$119.71	33K	2.4987	Ranch		\$30,000	No	/ /		Land Table 33K	407	83	
Totals:			\$727,000			\$727,000	\$370,900		\$741,800		\$607,000	\$736,730			\$115.64		0.0811										
								Sale. Ratio =>	51.02					E.C.F. =>	0.824	Std. Deviation=>		0.038035878									
								Std. Dev. =>	1.92					Ave. E.C.F. =>	0.823	Ave. Variance=>		2.7200	Coefficient of Var=>		3.304543935						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-33-126-036	5505 RIVER PARK CT	02/19/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$135,350	54.14	\$270,708	\$34,000	\$216,000	\$271,143	0.797	1,749	\$123.50	33M	0.0000	Colonial/2Sty		\$34,000	No	/ /		Land Table 33M	407	82
Totals:			\$250,000			\$250,000	\$135,350		\$270,708		\$216,000	\$271,143			\$123.50		0.0000									
							Sale. Ratio =>	54.14				E.C.F. =>	0.797		Std. Deviation=>	#DIV/0!										
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.797		Ave. Variance=>	0.0000	Coefficient of Var=>	0								

not enough sales, no change
ECF .873

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-33-302-048	1222 WIND CHIME DR	10/23/20	\$360,000	WD	03-ARM'S LENGTH	\$360,000	\$173,280	48.13	\$346,566	\$50,000	\$310,000	\$272,079	1.139	1,670	\$185.63	33N	0.0000	Colonial/2Sty		\$50,000	No	/ /		Land Table 33N	407	94
Totals:			\$360,000			\$360,000	\$173,280		\$346,566		\$310,000	\$272,079			\$185.63		0.0000									
							Sale. Ratio =>	48.13				E.C.F. =>	1.139		Std. Deviation=>	#DIV/0!										
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.139		Ave. Variance=>	0.0000	Coefficient of Var=>	0								

not enough sales, no change
ECF 1.090

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-34-306-023	4703 CHAREST AVE	12/18/20	\$825,000	WD	03-ARM'S LENGTH	\$825,000	\$411,520	49.88	\$823,041	\$231,477	\$593,523	\$381,654	1.555	2,728	\$217.57	34E	37.9417	Colonial/2Sty		\$225,774	No	/ /		Land Table 34E	408	78
W -13-34-306-026	4669 CHAREST AVE	07/14/20	\$899,000	LC	03-ARM'S LENGTH	\$899,000	\$371,040	41.27	\$742,082	\$259,615	\$639,385	\$311,269	2.054	2,210	\$289.31	34E	11.9573	Colonial/2Sty		\$253,091	No	/ /		Land Table 34E	408	96
W -13-34-351-004	4968 CHEYENNE AVE	05/29/19	\$1,450,000	WD	03-ARM'S LENGTH	\$1,450,000	\$562,510	38.79	\$1,125,025	\$343,343	\$1,106,657	\$504,311	2.194	3,260	\$339.47	34E	25.9844	Colonial/2Sty		\$343,343	No	/ /		Land Table 34E	408	81
Totals:			\$3,174,000			\$3,174,000	\$1,345,070		\$2,690,148		\$2,339,565	\$1,197,234			\$282.12		1.9591									
							Sale. Ratio =>	42.38				E.C.F. =>	1.954		Std. Deviation=>	0.335986638										
							Std. Dev. =>	5.82				Ave. E.C.F. =>	1.935		Ave. Variance=>	25.2945	Coefficient of Var=>	13.07512228								

Not enough sales, no change
ECF 1.550

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-34-427-009	1061 HENDRICKS DR	04/23/19	\$168,000	WD	03-ARM'S LENGTH	\$168,000	\$86,460	51.46	\$172,914	\$23,758	\$144,242	\$124,608	1.158	1,372	\$105.13	34G	11.4818	TriLevel/Quad	need photo	\$23,758	No	/ /		Land Table 34G	401	72
W-13-34-427-017	1093 HENDRICKS DR	02/24/20	\$148,500	WD	03-ARM'S LENGTH	\$148,500	\$78,260	52.70	\$156,511	\$26,534	\$121,966	\$108,586	1.123	1,372	\$88.90	34G	14.9158	TriLevel/Quad		\$24,371	No	/ /		Land Table 34G	401	71
W-13-34-431-008	1144 ERSKINE WAY	04/13/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$106,920	53.46	\$213,847	\$26,770	\$173,230	\$156,288	1.108	1,284	\$134.91	34G	16.3981	Colonial/2Sty		\$26,770	No	/ /		Land Table 34G	401	85
W-13-34-431-023	4080 TOTEM LN	12/14/20	\$215,500	WD	03-ARM'S LENGTH	\$215,500	\$125,650	58.31	\$251,301	\$40,761	\$174,739	\$175,890	0.993	1,477	\$118.31	34G	27.8924	Ranch		\$38,867	No	/ /		Land Table 34G	401	60
W-13-34-431-025	4020 TOTEM LN	05/10/19	\$191,000	WD	03-ARM'S LENGTH	\$191,000	\$96,510	50.53	\$193,019	\$44,085	\$146,915	\$124,423	1.181	1,777	\$82.68	34G	9.1609	Colonial/2Sty		\$42,210	No	/ /		Land Table 34G	401	52
W-13-34-431-027	1092 PARKWAY DR	02/01/21	\$169,900	WD	03-ARM'S LENGTH	\$169,900	\$81,670	48.07	\$163,345	\$29,714	\$140,186	\$111,638	1.256	1,144	\$122.54	34G	1.6666	TriLevel/Quad		\$27,961	No	/ /		Land Table 34G	401	69
W-13-34-433-012	1293 HENDRICKS DR	10/09/20	\$205,000	WD	03-ARM'S LENGTH	\$205,000	\$102,490	50.00	\$204,988	\$36,553	\$168,447	\$140,714	1.197	1,200	\$140.37	34G	7.5297	Ranch		\$33,855	No	/ /		Land Table 34G	401	84
W-13-34-433-031	1167 HENDRICKS DR	10/29/19	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$86,360	47.98	\$172,722	\$44,429	\$135,571	\$107,179	1.265	1,186	\$114.31	34G	0.7477	Ranch		\$43,627	No	/ /		Land Table 34G	401	70
W-13-34-476-007	1352 MOCCASIN TRL	06/16/20	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$70,210	37.95	\$140,424	\$24,840	\$160,160	\$96,561	1.659	1,248	\$128.33	34G	38.6252	Bungalow		\$24,840	No	/ /		Land Table 34G	401	71
W-13-34-476-014	1332 MOCCASIN TRL	05/03/19	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$65,560	45.85	\$131,116	\$26,072	\$116,928	\$87,756	1.332	1,278	\$91.49	34G	6.0039	TriLevel/Quad		\$24,439	No	/ /		Land Table 34G	401	59
W-13-34-477-003	1343 MOCCASIN TRL	11/22/19	\$169,500	PTA	03-ARM'S LENGTH	\$169,500	\$72,660	42.87	\$145,313	\$25,863	\$143,637	\$99,791	1.439	1,185	\$121.21	34G	16.6994	TriLevel/Quad		\$25,863	No	/ /		Land Table 34G	401	60
W-13-34-477-011	1322 HENDRICKS DR	04/27/20	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$71,680	49.43	\$143,362	\$24,849	\$120,151	\$99,008	1.214	1,384	\$86.81	34G	5.8838	TriLevel/Quad		\$23,758	No	/ /		Land Table 34G	401	60
W-13-34-477-019	1340 HENDRICKS DR	01/10/20	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$88,520	52.07	\$177,048	\$23,758	\$146,242	\$128,062	1.142	1,185	\$123.41	34G	13.0418	TriLevel/Quad		\$23,758	No	/ /		Land Table 34G	401	71
W-13-34-477-029	1360 HENDRICKS DR	08/25/20	\$209,999	WD	03-ARM'S LENGTH	\$209,999	\$104,220	49.63	\$208,443	\$29,209	\$180,790	\$149,736	1.207	1,476	\$122.49	34G	6.4990	TriLevel/Quad		\$29,209	No	/ /		Land Table 34G	401	94
W-13-34-479-004	1321 NOKOMIS WAY	08/03/20	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$158,830	54.21	\$317,655	\$27,248	\$265,752	\$242,612	1.095	1,771	\$150.06	34G	17.7005	Colonial/2Sty		\$25,384	No	/ /		Land Table 34G	401	95
W-13-34-479-020	1370 PARKWAY DR	11/25/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$120,360	42.23	\$240,725	\$33,257	\$251,743	\$173,323	1.452	1,767	\$142.47	34G	18.0065	Colonial/2Sty		\$29,546	No	/ /		Land Table 34G	401	78
W-13-34-479-023	4040 CHENLOT LN	11/05/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$59,610	42.58	\$119,216	\$24,940	\$115,060	\$78,760	1.461	916	\$125.61	34G	18.8507	Ranch		\$24,840	No	/ /		Land Table 34G	401	64
W-13-34-479-028	4004 CHENLOT LN	06/22/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$48,960	39.17	\$97,928	\$31,020	\$93,980	\$55,896	1.681	1,113	\$84.44	34G	40.8943	Ranch		\$31,020	No	/ /		Land Table 34G	401	45
W-13-34-479-035	1248 PARKWAY DR	05/18/20	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$121,280	41.82	\$242,550	\$47,215	\$242,785	\$163,187	1.488	2,050	\$118.43	34G	21.5388	Colonial/2Sty		\$47,215	No	/ /		Land Table 34G	401	60
W-13-34-481-009	4134 WENONAH LN	08/21/20	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$62,940	44.96	\$125,884	\$45,507	\$94,493	\$67,149	1.407	813	\$116.23	34G	13.4838	Ranch		\$44,140	No	/ /		Land Table 34G	401	64
W-13-34-482-012	4017 CHENLOT LN	08/19/19	\$239,000	WD	03-ARM'S LENGTH	\$239,000	\$106,020	44.36	\$212,032	\$26,770	\$212,230	\$154,772	1.371	1,305	\$162.63	34G	9.8861	Colonial/2Sty		\$26,770	No	/ /		Land Table 34G	401	71
W-13-34-482-017	4088 WENONAH LN	08/26/19	\$110,000	WD	03-ARM'S LENGTH	\$110,000	\$53,770	48.88	\$107,549	\$42,210	\$67,790	\$54,586	1.242	1,001	\$67.72	34G	3.0480	Ranch		\$42,210	No	/ /		Land Table 34G	401	45
W-13-34-482-032	4050 WENONAH LN	08/03/20	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$164,950	57.88	\$329,894	\$24,840	\$260,160	\$254,849	1.021	1,868	\$139.27	34G	25.1541	Colonial/2Sty		\$24,840	No	/ /		Land Table 34G	401	95
W-13-34-483-007	4124 PARKWAY RD	09/17/20	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$66,350	55.76	\$132,700	\$26,770	\$92,230	\$88,496	1.042	1,388	\$66.45	34G	23.0191	TriLevel/Quad		\$26,770	No	/ /		Land Table 34G	401	60
W-13-34-483-007	4124 PARKWAY RD	11/20/20	\$165,500	WD	03-ARM'S LENGTH	\$165,500	\$66,350	40.09	\$132,700	\$26,770	\$138,730	\$88,496	1.568	1,388	\$99.95	34G	29.5255	TriLevel/Quad		\$26,770	No	/ /		Land Table 34G	401	60
W-13-34-484-007	4049 WENONAH LN	04/09/20	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$145,950	53.07	\$291,890	\$24,840	\$250,160	\$223,099	1.121	1,621	\$154.32	34G	15.1088	Colonial/2Sty		\$24,840	No	/ /		Land Table 34G	401	93
W-18-03-226-009	4034 PARKWAY RD	10/13/20	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$96,380	49.43	\$192,761	\$34,245	\$160,755	\$132,428	1.214	1,454	\$110.56	34G	5.8475	TriLevel/Quad		\$34,245	No	/ /		Land Table 34G	401	60
W-18-03-226-011	4064 PARKWAY RD	06/19/20	\$148,000	WD	03-ARM'S LENGTH	\$148,000	\$74,420	50.28	\$148,843	\$34,245	\$113,755	\$95,738	1.188	1,384	\$82.19	34G	8.4187	TriLevel/Quad		\$34,245	No	/ /		Land Table 34G	401	60
Totals:			\$5,309,899			\$5,309,899	\$2,583,340		\$5,166,680		\$4,432,827	\$3,583,632			\$114.33		3.5417									
							Sale. Ratio =>	48.65				E.C.F. =>	1.237			Std. Deviation=>	0.186434594									
							Std. Dev. =>	5.52				Ave. E.C.F. =>	1.272			Ave. Variance=>	15.2510	Coefficient of Var=>	11.98619705							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-34-453-002	1318 FOREST BAY DR	03/03/21	\$740,000	WD	03-ARM'S LENGTH	\$740,000	\$350,520	47.37	\$701,038	\$136,333	\$603,667	\$613,810	0.983	3,422	\$176.41	34J	0.0000	Colonial/2Sty		\$136,333	No	/ /		Land Table 34J	407	73
Totals:			\$740,000			\$740,000	\$350,520		\$701,038		\$603,667	\$613,810			\$176.41		0.0000									
							Sale. Ratio =>	47.37				E.C.F. =>	0.983		Std. Deviation=>	#DIV/0!										
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.983		Ave. Variance=>	0.0000	Coefficient of Var=>	0								

not enough sales, no change
ECF .920

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-34-352-013	1371 WATERSIDE CT	07/26/19	\$282,000	WD	03-ARM'S LENGTH	\$282,000	\$167,760	59.49	\$335,523	\$41,710	\$240,290	\$241,821	0.994	1,484	\$161.92	34L	0.0000	Ranch		\$38,623	No	/ /		Land Table 34L	407	74
Totals:			\$282,000			\$282,000	\$167,760		\$335,523		\$240,290	\$241,821			\$161.92		0.0000									
							Sale. Ratio =>	59.49				E.C.F. =>	0.994		Std. Deviation=>	#DIV/0!										
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	0.994		Ave. Variance=>	0.0000	Coefficient of Var=>	0								

Not enough sales, no change
ECF 1.215

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-34-276-010	982 SUNSET DR	06/19/19	\$545,000	WD	03-ARM'S LENGTH	\$545,000	\$330,140	60.58	\$660,289	\$67,479	\$477,521	\$511,043	0.934	2,475	\$192.94	34M	11.1017	Colonial/2Sty		\$61,200	No	/ /		Land Table 34M	407	80
W-13-34-276-011	980 SUNSET DR	07/15/20	\$631,000	WD	03-ARM'S LENGTH	\$631,000	\$316,380	50.14	\$632,755	\$61,200	\$569,800	\$492,720	1.156	2,471	\$230.59	34M	11.1017	Colonial/2Sty		\$61,200	No	/ /		Land Table 34M	407	80
Totals:			\$1,176,000			\$1,176,000	\$646,520		\$1,293,044		\$1,047,321	\$1,003,763			\$211.77		0.2027									
							Sale. Ratio =>	54.98					E.C.F. =>	1.043			Std. Deviation=>	0.1570015								
							Std. Dev. =>	7.38					Ave. E.C.F. =>	1.045			Ave. Variance=>	11.1017	Coefficient of Var=>	10.61933563						

not enough sales, no change
ECF 1.160

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W -13-35-129-004	627 WOODINGHAM AVE	09/24/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$74,190	46.37	\$148,378	\$30,000	\$130,000	\$98,484	1.320	1,080	\$120.37	35B	1.0732	TriLevel/Quad		\$30,000	No	/ /		Land Table 35B	401	60	
W -13-35-131-002	647 HOGARTH AVE	06/18/19	\$162,500	WD	03-ARM'S LENGTH	\$162,500	\$71,880	44.23	\$143,763	\$42,240	\$120,260	\$84,462	1.424	963	\$124.88	35B	11.4563	Ranch		\$42,240	No	/ /		Land Table 35B	401	49	
W -13-35-131-025	668 S CASS LAKE RD	10/09/20	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$86,110	49.21	\$172,222	\$31,772	\$143,228	\$116,847	1.226	1,515	\$94.54	35B	8.3503	TriLevel/Quad		\$29,495	No	/ /		Land Table 35B	401	64	
W -13-35-176-002	608 WOODINGHAM AVE	07/27/20	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$99,030	47.16	\$198,052	\$37,321	\$172,679	\$133,720	1.291	1,484	\$116.36	35B	1.7926	TriLevel/Quad		\$37,321	No	/ /		Land Table 35B	401	66	
W -13-35-176-011	676 WOODINGHAM AVE	09/29/20	\$155,500	WD	03-ARM'S LENGTH	\$155,500	\$78,370	50.40	\$156,744	\$39,210	\$116,290	\$97,782	1.189	1,372	\$84.76	35B	11.9999	TriLevel/Quad		\$35,198	No	/ /		Land Table 35B	401	64	
W -13-35-176-015	708 WOODINGHAM AVE	07/22/19	\$162,000	WD	03-ARM'S LENGTH	\$162,000	\$78,810	48.65	\$157,619	\$35,198	\$126,802	\$101,848	1.245	1,103	\$114.96	35B	6.4262	TriLevel/Quad		\$35,198	No	/ /		Land Table 35B	401	60	
W -13-35-177-035	3640 CASS ELIZABETH RD	05/24/19	\$203,000	WD	03-ARM'S LENGTH	\$203,000	\$105,100	51.77	\$210,204	\$32,111	\$170,889	\$148,164	1.153	1,588	\$107.61	35B	15.5899	TriLevel/Quad		\$32,111	No	/ /		Land Table 35B	401	67	
W -13-35-178-007	818 HOGARTH AVE	01/25/21	\$280,000	QC	03-ARM'S LENGTH	\$280,000	\$107,430	38.37	\$214,858	\$30,000	\$250,000	\$153,792	1.626	1,158	\$215.89	35B	31.6295	Ranch		\$30,000	No	/ /		Land Table 35B	401	97	
Totals:			\$1,508,000			\$1,508,000	\$700,920		\$1,401,840		\$1,230,148	\$935,098			\$122.42		0.6251										
								Sale. Ratio =>	46.48					E.C.F. =>	1.316	Std. Deviation=>		0.15278848									
								Std. Dev. =>	4.22					Ave. E.C.F. =>	1.309	Ave. Variance=>		11.0397	Coefficient of Var=>		8.431927578						

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.	
W-13-35-204-008	670 BOW LN	12/07/20	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$119,180	49.66	\$238,358	\$64,887	\$175,113	\$134,997	1.297	1,598	\$109.58	35C	8.9057	Ranch		\$62,389	No	/ /		Land Table 35C	401	45	
W-13-35-252-007	3425 WINDCROFT RD	09/29/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$137,820	55.13	\$275,645	\$77,070	\$172,930	\$154,533	1.119	1,775	\$97.43	35C	8.9057	Ranch		\$76,654	No	/ /		Land Table 35C	401	54	
Totals:			\$490,000			\$490,000	\$257,000		\$514,003		\$348,043	\$289,530			\$103.50		0.6009										
								Sale. Ratio =>	52.45					E.C.F. =>	1.202	Std. Deviation=>		0.12594616									
								Std. Dev. =>	3.87					Ave. E.C.F. =>	1.208	Ave. Variance=>		8.9057	Coefficient of Var=>		7.371654306						

No enough sales, no change.
ECF 1.285

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-35-352-012	3744 COTTAGE GROVE AVE	02/26/21	\$670,000	WD	03-ARM'S LENGTH	\$670,000	\$330,680	49.36	\$661,356	\$155,166	\$514,834	\$316,369	1.627	1,983	\$259.62	35E	0.0000	Colonial/2Sty		\$153,331	No	/ /		Land Table 35E	408	60
Totals:			\$670,000			\$670,000	\$330,680		\$661,356		\$514,834	\$316,369			\$259.62		0.0000									
							Sale. Ratio =>	49.36				E.C.F. =>	1.627		Std. Deviation=>	#DIV/0!										
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.627		Ave. Variance=>	0.0000	Coefficient of Var=>	0								

Not enough sales, no change.
ECF 1.600

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.							
W -13-35-432-021	1100 OTTER AVE	05/19/20	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$271,150	49.30	\$542,298	\$218,834	\$331,166	\$231,046	1.433	1,769	\$187.21	35I	6.0388	SingleFamily		\$218,834	No	/ /		Land Table 35I	408	79							
W -13-35-478-039	1270 OTTER AVE	07/31/19	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$254,580	54.17	\$509,159	\$158,337	\$311,663	\$250,587	1.244	1,701	\$183.22	35I	12.9216	TriLevel/Quad		\$156,383	No	/ /		Land Table 35I	408	68							
W -13-36-154-014	957 STRATTON DR	11/06/19	\$1,100,000	WD	03-ARM'S LENGTH	\$1,100,000	\$524,210	47.66	\$1,048,410	\$201,917	\$898,083	\$604,638	1.485	3,798	\$236.46	35I	11.2377	Colonial/2Sty		\$199,925	No	/ /		Land Table 35I	408	83							
W -13-36-355-011	1288 LABROSSE DR	08/10/20	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$523,110	52.31	\$1,046,212	\$129,857	\$870,143	\$654,539	1.329	3,272	\$265.94	35I	4.3549	Contemporary		\$110,465	No	/ /		Land Table 35I	408	83							
Totals:						\$3,120,000	\$1,573,050		\$3,146,079		\$2,411,055	\$1,740,810			\$218.21		1.2072																
								Sale. Ratio =>	50.42									E.C.F. =>	1.385									Std. Deviation=>	0.10780941				
								Std. Dev. =>	2.93									Ave. E.C.F. =>	1.373									Ave. Variance=>	8.6383			Coefficient of Var=>	6.291767003

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.				
W-13-35-457-006	1397 ROSSDALE DR	06/25/19	\$306,000	WD	03-ARM'S LENGTH	\$306,000	\$154,170	50.38	\$308,342	\$83,274	\$222,726	\$134,933	1.651	1,599	\$139.29	35J	1.1948	Colonial/2Sty		\$71,559	No	//		Land Table 35J	408	68				
W-13-35-464-009	1475 RIVONA DR	07/20/20	\$300,000	OTH	03-ARM'S LENGTH	\$300,000	\$150,330	50.11	\$318,229	\$117,018	\$182,982	\$120,630	1.517	2,190	\$83.55	35J	12.1810	Colonial/2Sty		\$117,018	No	//	W-18-02-203-001, W-18-02-203-002	Land Table 35J	408	48				
W-13-35-465-003	1472 ROSSDALE DR	03/27/20	\$382,500	WD	03-ARM'S LENGTH	\$382,500	\$184,390	48.21	\$368,785	\$84,800	\$297,700	\$170,255	1.749	1,927	\$154.49	35J	10.9861	Colonial/2Sty		\$84,800	No	//		Land Table 35J	408	73				
Totals:			\$988,500			\$988,500	\$488,890		\$995,356		\$703,408	\$425,818			\$125.78		1.3205													
							Sale. Ratio =>	49.46								E.C.F. =>	1.652	Std. Deviation=>		0.116296545										
							Std. Dev. =>	1.19								Ave. E.C.F. =>	1.639	Ave. Variance=>		8.1206	Coefficient of Var=>		4.95555049							

Not alot of good sales so will use the average and round to 1.640

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-35-327-001	3525 PORT COVE DR	09/12/19	\$314,900	WD	03-ARM'S LENGTH	\$314,900	\$158,930	50.47	\$317,868	\$90,092	\$224,808	\$172,166	1.306	1,424	\$157.87	35M	0.1274	Bungalow		\$88,490	No	/ /		Land Table 35M	407	73
W-13-35-327-003	3533 PORT COVE DR	11/17/20	\$275,200	WD	03-ARM'S LENGTH	\$275,200	\$156,910	57.02	\$313,817	\$89,713	\$185,487	\$169,391	1.095	1,424	\$130.26	35M	21.2011	Bungalow		\$88,490	No	/ /		Land Table 35M	407	74
W-13-35-327-011	3559 PORT COVE DR	10/30/20	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$136,020	41.85	\$272,035	\$88,490	\$236,510	\$138,734	1.705	1,204	\$196.44	35M	39.7739	Ranch		\$88,490	No	/ /		Land Table 35M	407	64
W-13-35-327-043	3553 PORT COVE DR	10/05/20	\$305,000	WD	03-ARM'S LENGTH	\$305,000	\$151,380	49.63	\$302,758	\$88,490	\$216,510	\$161,956	1.337	1,204	\$179.83	35M	2.9808	Ranch		\$88,490	No	/ /		Land Table 35M	407	74
W-13-35-327-045	3553 PORT COVE DR	11/19/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$158,050	52.68	\$316,102	\$88,490	\$211,510	\$172,042	1.229	1,266	\$167.07	35M	7.7629	Ranch		\$88,490	No	/ /		Land Table 35M	407	74
W-13-35-327-050	3553 PORT COVE DR	10/07/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$147,340	46.77	\$294,673	\$88,490	\$226,510	\$155,845	1.453	1,339	\$169.16	35M	14.6396	Other		\$88,490	No	/ /		Land Table 35M	407	64
W-13-35-327-052	3553 PORT COVE DR	09/10/20	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$130,870	58.16	\$261,739	\$88,490	\$136,510	\$130,952	1.042	1,120	\$121.88	35M	26.4589	Ranch		\$88,490	No	/ /		Land Table 35M	407	64
W-13-35-327-064	3573 PORT COVE DR	03/29/21	\$398,000	WD	03-ARM'S LENGTH	\$398,000	\$188,380	47.33	\$376,761	\$88,490	\$309,510	\$217,892	1.420	1,592	\$194.42	35M	11.3440	Bungalow	need photo	\$88,490	No	/ /		Land Table 35M	407	79
W-13-35-327-074	3565 PORT COVE DR	12/04/20	\$293,000	WD	03-ARM'S LENGTH	\$293,000	\$162,110	55.33	\$324,219	\$88,490	\$204,510	\$178,178	1.148	1,713	\$119.39	35M	15.9248	Ranch		\$88,490	No	/ /		Land Table 35M	407	65
W-13-35-327-075	3565 PORT COVE DR	08/31/20	\$296,000	WD	03-ARM'S LENGTH	\$296,000	\$165,860	56.03	\$331,724	\$88,490	\$207,510	\$183,850	1.129	1,620	\$128.09	35M	17.8346	Ranch		\$88,490	No	/ /		Land Table 35M	407	69
W-13-35-327-076	3565 PORT COVE DR	07/09/19	\$288,000	WD	03-ARM'S LENGTH	\$288,000	\$157,140	54.56	\$314,275	\$88,490	\$199,510	\$170,661	1.169	1,620	\$123.15	35M	13.7995	Ranch		\$88,490	No	/ /		Land Table 35M	407	65
W-13-35-327-081	3565 PORT COVE DR	10/09/20	\$315,000	WD	03-ARM'S LENGTH	\$315,000	\$167,720	53.24	\$335,441	\$88,490	\$226,510	\$186,660	1.213	1,462	\$154.93	35M	9.3545	Ranch		\$88,490	No	/ /		Land Table 35M	407	74
W-13-35-327-085	3565 PORT COVE DR	03/30/21	\$399,000	WD	03-ARM'S LENGTH	\$399,000	\$162,000	40.60	\$324,004	\$88,490	\$310,510	\$178,015	1.744	1,622	\$191.44	35M	43.7255	Ranch	need photo	\$88,490	No	/ /		Land Table 35M	407	65
Totals:			\$4,049,100			\$4,049,100	\$2,042,710		\$4,085,416		\$2,895,905	\$2,216,342			\$156.46		0.0421									
								Sale. Ratio =>	50.45			E.C.F. =>	1.307	Std. Deviation=>		0.221833442										
								Std. Dev. =>	5.61			Ave. E.C.F. =>	1.307	Ave. Variance=>		17.3021	Coefficient of Var=>		13.23767097							

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W-13-35-403-042	1117 AUDUBON DR	12/10/19	\$223,000	WD	03-ARM'S LENGTH	\$223,000	\$105,760	47.43	\$211,527	\$27,948	\$195,052	\$164,793	1.184	1,625	\$120.03	350	0.0000	Bungalow		\$27,948	No	/ /		Land Table 350	407	69
Totals:			\$223,000			\$223,000	\$105,760		\$211,527		\$195,052	\$164,793			\$120.03		0.0000									
							Sale. Ratio =>	47.43				E.C.F. =>	1.184		Std. Deviation=>	#DIV/0!										
							Std. Dev. =>	#DIV/0!				Ave. E.C.F. =>	1.184		Ave. Variance=>	0.0000	Coefficient of Var=>	0								

Not enough sales no change
ECF 1.114

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.			
W -13-35-403-022	3382 AUDUBON CT	12/05/19	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$111,380	51.56	\$222,761	\$25,630	\$190,370	\$186,854	1.019	1,680	\$113.32	35P	1.1699	Bungalow		\$25,092	No	/ /		Land Table 35P	407	79			
W -13-35-403-030	1034 AUDUBON DR	04/20/20	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$102,530	51.27	\$205,067	\$25,092	\$174,908	\$170,592	1.025	1,656	\$105.62	35P	1.8180	Colonial/2Sty		\$25,092	No	/ /		Land Table 35P	407	68			
W -13-35-403-035	1033 SANDPIPER DR	11/08/19	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$85,300	53.35	\$170,594	\$25,508	\$134,392	\$137,522	0.977	1,156	\$116.26	35P	2.9879	Ranch		\$25,092	No	/ /		Land Table 35P	407	68			
Totals:			\$575,900			\$575,900	\$299,210		\$598,422		\$499,670	\$494,969			\$111.73		0.2381												
								Sale. Ratio =>	51.96					E.C.F. =>	1.009	Std. Deviation=>	0.02607844												
								Std. Dev. =>	1.12					Ave. E.C.F. =>	1.007	Ave. Variance=>	1.9920	Coefficient of Var=>	1.977883511										

Not enough sales, older sales, no change
ECF 1.055

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-35-253-022	3265 HARBOURS BLVD	09/23/19	\$517,500	WD	03-ARM'S LENGTH	\$517,500	\$265,570	51.32	\$531,148	\$124,055	\$393,445	\$433,078	0.908	2,764	\$142.35	35R	5.9491	Colonial/2Sty		\$119,000	No	/ /		Land Table 35R	407	78
W -13-35-253-045	3448 HERON POINTE CT	12/30/20	\$235,000	WD	03-ARM'S LENGTH	\$235,000	\$135,730	57.76	\$271,457	\$43,745	\$191,255	\$242,247	0.790	1,471	\$130.02	35R	5.9491	Ranch		\$43,745	No	/ /		Land Table 35R	407	77
Totals:			\$752,500			\$752,500	\$401,300		\$802,605		\$584,700	\$675,324			\$136.18		1.6811									
								Sale. Ratio =>	53.33					E.C.F. =>	0.866	Std. Deviation=>		0.084132496								
								Std. Dev. =>	4.55					Ave. E.C.F. =>	0.849	Ave. Variance=>		5.9491	Coefficient of Var=>		7.00718287					

not enough sales, no change
ECF .940

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
W -13-36-105-008	2775 SYLVAN SHORES DR	08/07/20	\$1,050,000	WD	03-ARM'S LENGTH	\$1,050,000	\$572,630	54.54	\$1,145,256	\$180,267	\$869,733	\$595,672	1.460	2,484	\$350.13	36A	14.6291	Colonial/2Sty		\$170,041	No	/ /		Land Table 36A	408	84
W -13-36-130-025	2631 SYLVAN SHORES DR	01/24/20	\$456,055	WD	03-ARM'S LENGTH	\$456,055	\$216,890	47.56	\$433,784	\$161,835	\$294,220	\$167,870	1.753	1,876	\$156.83	36A	14.6291	Colonial/2Sty		\$160,759	No	/ /		Land Table 36A	408	52
Totals:			\$1,506,055			\$1,506,055	\$789,520		\$1,579,040		\$1,163,953	\$763,542			\$253.48		8.1965									
							Sale. Ratio =>	52.42				E.C.F. =>	1.524		Std. Deviation=>	0.206886632										
							Std. Dev. =>	4.93				Ave. E.C.F. =>	1.606		Ave. Variance=>	14.6291	Coefficient of Var=>	9.106884757								

Not enough sales, no change
ECF 1.620