

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale
11 034 100 010 34 7 3	1931 LILAC RD	06/01/21	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$44,000	57.89
11 034 100 010 34 7 3	1931 LILAC RD	06/01/21	\$86,000	WD	03-ARM'S LENGTH	\$86,000	\$44,000	51.16
11 065 001 015 33 7 3	7126 WOODBRIDGE ST	12/23/20	\$82,000	WD	03-ARM'S LENGTH	\$82,000	\$33,100	40.37
11 065 001 065 33 7 3	7323 CAMBRIA RD	06/25/20	\$94,500	WD	03-ARM'S LENGTH	\$94,500	\$29,000	30.69
<b>Totals:</b>			<b>\$338,500</b>			<b>\$338,500</b>	<b>\$150,100</b>	
							<b>Sale. Ratio =&gt;</b>	<b>44.34</b>
							<b>Std. Dev. =&gt;</b>	<b>11.98</b>

**CAMBRIA VILLAGES ECF .732 APPLIED**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$85,833	\$15,466	\$60,534	\$105,182	0.576	1,177	\$51.43	4002	17.0188
\$85,833	\$15,466	\$70,534	\$105,182	0.671	1,177	\$59.93	4002	7.5115
\$67,858	\$27,454	\$54,546	\$66,345	0.822	1,464	\$37.26	4002	7.6457
\$71,961	\$10,553	\$83,947	\$91,791	0.915	1,191	\$70.48	4002	16.8845
<b>\$311,485</b>		<b>\$269,561</b>	<b>\$368,500</b>			<b>\$54.78</b>		<b>1.4194</b>
			<b>E.C.F. =&gt;</b>	<b>0.732</b>		<b>Std. Deviation=&gt;</b>	<b>0.15161396</b>	
			<b>Ave. E.C.F. =&gt;</b>	<b>0.746</b>		<b>Ave. Variance=&gt;</b>	<b>12.2651</b>	<b>Coefficient of Var=&gt;</b>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale
ARCITECT DESIGN		\$13,880	No	/ /	
ARCITECT DESIGN		\$13,880	No	/ /	
		\$26,301	No	/ /	11 065 001 014 33 7 3, 11 033 100 003 33 7 3
FARM HOUSE		\$9,084	No	/ /	

**16.44772304**

Land Table	Property Class	Building Depr.
CAMBRIA VILLAGE RESIDENTIAL	401	46
CAMBRIA VILLAGE RESIDENTIAL	401	46
	401	45
CAMBRIA VILLAGE RESIDENTIAL	401	55

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