

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
091-060-000-210-00	197 W PLEASANT ST	10/27/23	\$179,000	WD	03-ARM'S LENGTH	\$179,000	\$91,700	51.23
091-060-000-540-00	525 HANOVER ST	06/15/23	\$205,000	PTA	03-ARM'S LENGTH	\$205,000	\$96,700	47.17
091-060-000-545-00	533 HANOVER ST	10/27/23	\$148,700	WD	03-ARM'S LENGTH	\$148,700	\$63,200	42.50
091-060-000-905-00	300 W PLEASANT ST	02/01/24	\$127,000	WD	03-ARM'S LENGTH	\$127,000	\$55,400	43.62
091-060-000-960-00	356 HOMER ST	05/30/23	\$133,000	PTA	03-ARM'S LENGTH	\$133,000	\$56,700	42.63
091-060-000-960-00	356 HOMER ST	12/14/23	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$72,600	45.38
091-060-000-985-20	465 W PLEASANT	09/20/24	\$219,000	WD	03-ARM'S LENGTH	\$219,000	\$107,900	49.27
Totals:			\$1,171,700			\$1,171,700	\$544,200	
							Sale. Ratio =>	46.45
							Std. Dev. =>	3.39

VILLAGES ECF 1.372 CALCULATED AND APPLIED

091-060-000-095-00	347 HOMER ST	09/18/24	\$263,900	WD	03-ARM'S LENGTH	\$263,900	\$103,600	39.26
091-060-000-895-00	301 W PLEASANT ST	08/19/24	\$195,000	PTA	03-ARM'S LENGTH	\$195,000	\$79,600	40.82

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$183,473	\$18,057	\$160,943	\$127,932	1.258	2,224	\$72.37	H-RES	12.8150
\$193,479	\$11,135	\$193,865	\$141,024	1.375	1,260	\$153.86	H-RES	1.1491
\$126,435	\$7,954	\$140,746	\$91,633	1.536	1,248	\$112.78	H-RES	14.9795
\$110,724	\$10,007	\$116,993	\$77,894	1.502	1,004	\$116.53	H-RES	11.5764
\$135,246	\$11,405	\$121,595	\$95,778	1.270	1,040	\$116.92	H-RES	11.6636
\$145,131	\$21,290	\$138,710	\$95,778	1.448	1,040	\$133.38	H-RES	6.2058
\$215,784	\$25,448	\$193,552	\$147,205	1.315	2,082	\$92.96	H-RES	7.1339
\$1,110,272		\$1,066,404	\$777,244			\$114.11		1.4153
			E.C.F. =>	1.372		Std. Deviation=>	0.11175781	
			Ave. E.C.F. =>	1.386		Ave. Variance=>	9.3605	Coefficient of Var=>

\$207,241	\$58,148	\$205,752	\$115,308	1.784	960	\$214.33	H-RES	178.4372
\$153,259	\$20,595	\$174,405	\$102,602	1.700	1,496	\$116.58	H-RES	169.9826

Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
RANCH	\$18,057		HUBBARDSTON VILLAGES	401	45
RANCH	\$11,135		HUBBARDSTON VILLAGES	401	64
DOUBLEWIDE	\$7,954		HUBBARDSTON VILLAGES	401	74
RANCH	\$10,007		HUBBARDSTON VILLAGES	401	63
RANCH	\$11,405	091-060-000-860-00	HUBBARDSTON VILLAGES	401	59
RANCH	\$21,290		HUBBARDSTON VILLAGES	401	59
RANCH	\$12,475		HUBBARDSTON VILLAGES	401	52

6.752686012

RANCH	\$21,395		HUBBARDSTON VILLAGES	401	74
RANCH	\$8,640	091-060-000-900-00	HUBBARDSTON VILLAGES	401	57