



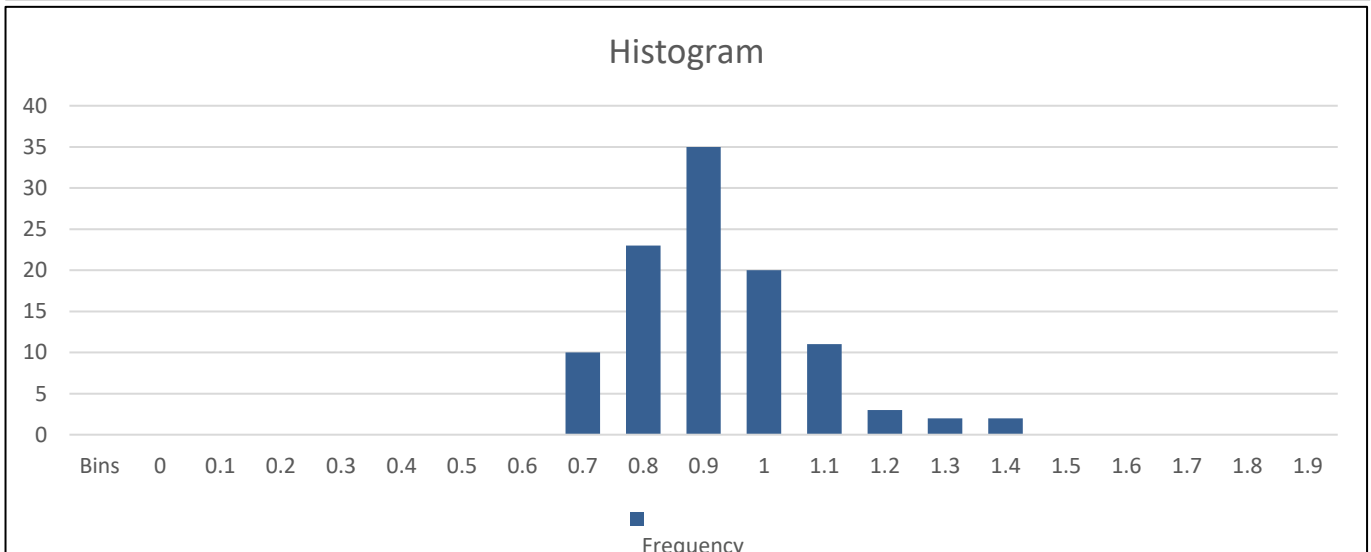
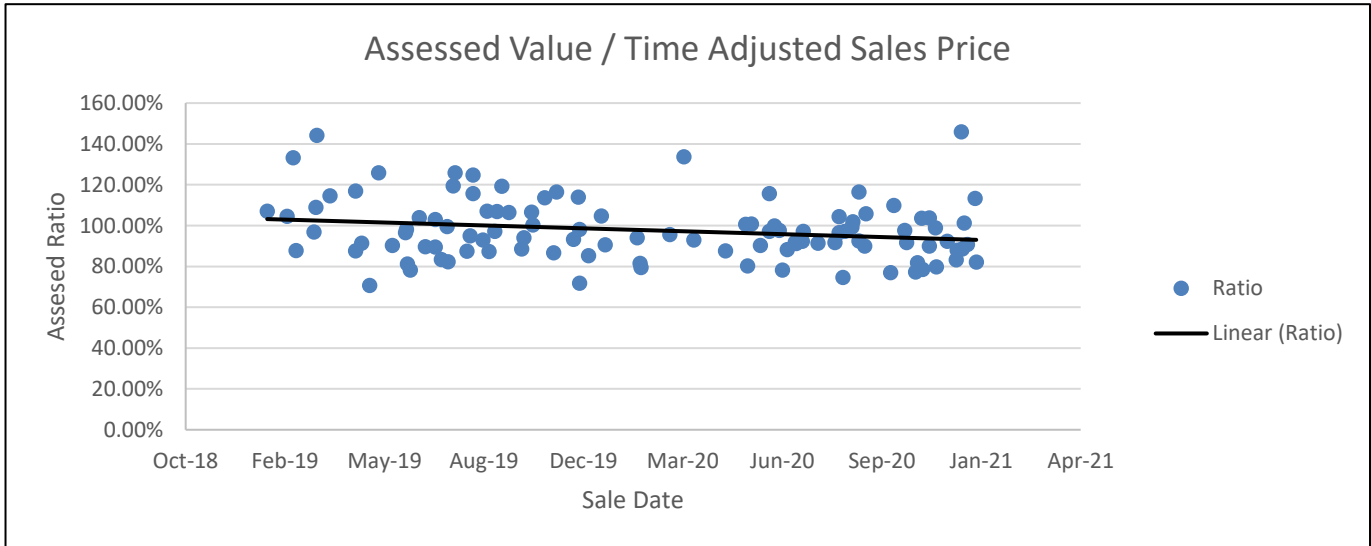
Franklin County Assessor Statistical Summary Report

8/20/2021

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/1/2019	End Date 12/31/2020
Statistical Study Area	NBHD 103	
Index Creation Date	08/20/21	
Number Of Sales In The Index	106	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	70.67%
Sales Ratio Hi Range	146.00%
Mean	97.71%
Median	96.04%
Aggregate Mean	97.04%
Variance	0.02167
Standard Deviation	0.14722
Coefficient of Variation	0.15067
Average Absolute Deviation	0.11230
Coefficient of Dispersion	0.11693
Price Related Differential	1.00693

Style	Average of Ratio
One Story	97.39%
Two Story	86.92%
One Story/Bsmt	98.85%
Grand Total	97.71%



**Franklin County Assessor
Statistical Summary Report**

8/20/2021

<u>Parcel#</u>	<u>NBHD</u>	<u>Address</u>	<u>SaleDate</u>	<u>Sale_Price</u>	<u>TASP</u>	<u>Ratio</u>	<u>DeedType</u>	<u>Excise#</u>	<u>Yr Blt</u>	<u>Style</u>	<u>Sqft</u>	<u>Bsmt</u>	<u>Qual</u>	<u>Cond</u>
119321305	103	1753 N 22ND AVE	6/6/2019	\$245,000	\$289,100	98.17%	SWD	61970	2018	One Story	1325		Avg	Avg
112222498	103	1915 W SHOSHONE ST	4/16/2019	\$135,000	\$162,000	87.65%	SWD	61490	1949	One Story	735		Fair	Avg
112221346	103	1828 W YAKIMA ST	11/26/2019	\$130,000	\$146,900	113.96%	SWD	64031	1949	One Story	735		Fair	Avg
112221391	103	1815 W SHOSHONE ST	12/6/2019	\$155,000	\$173,600	85.25%	SWD	63834	1949	One Story	735		Fair	Avg+
112222390	103	1916 W YAKIMA ST	8/27/2020	\$151,500	\$157,560	99.20%	SWD	65865	1949	One Story	735		Fair	Avg
112203428	103	1723 W SHOSHONE ST	10/10/2019	\$119,900	\$136,686	106.52%	SWD	63223	1948	One Story	744		Fair	Fair+
112203357	103	1728 W YAKIMA ST	10/30/2020	\$170,500	\$173,910	77.22%	SWD	66473	1948	One Story	744		Fair	Fair+
112203348	103	1724 W YAKIMA ST	4/22/2019	\$137,000	\$164,400	91.36%	SWD	61578	1949	One Story	744		Fair	Fair+
112203151	103	1608 W YAKIMA ST	11/20/2020	\$200,000	\$202,000	79.85%	SWD	66676	1956	One Story	820		Fair	Avg
112201126	103	1527 W IRVING ST	7/18/2019	\$175,000	\$204,750	82.30%	SWD	62381	1949	One Story	874		Fair	Avg+
112162240	103	908 N 15TH AVE	5/23/2019	\$158,500	\$188,615	90.24%	SWD	61856	1950	One Story	880		Fair	Avg+
112202189	103	1624 W IRVING ST	2/26/2020	\$167,000	\$183,700	95.59%	SWD	64428	1952	One Story	908		Fair	Avg+
112222434	103	1932 W YAKIMA ST	10/23/2019	\$123,000	\$140,220	113.68%	SWD	63421	1949	One Story	927		Fair	Fair+
112172300	103	1731 W BROWN ST	5/14/2020	\$185,000	\$197,950	80.17%	SWD	65029	1953	One Story	1070		Fair	Fair
113351356	103	1720 N 14TH AVE	6/7/2019	\$190,000	\$224,200	81.13%	SWD	61965	1955	One Story	1073		Fair	Avg+
113353336	103	1512 N 16TH AVE	6/23/2020	\$220,000	\$233,200	88.21%	SWD	65304	1954	One Story	1092		Fair	Avg
112191389	103	1803 W HENRY ST	8/28/2020	\$178,000	\$185,120	101.93%	SWD	65867	1952	One Story	1146		Fair	Avg
119352413	103	807 N 28TH AVE	12/18/2020	\$220,000	\$220,000	101.32%	SWD	66993	1962	One Story	1192		Fair	Avg+
112222505	103	1919 W SHOSHONE ST	8/14/2020	\$197,500	\$205,400	104.43%	SWD	65812	1949	One Story	1252		Fair	Avg
112192191	103	1835 W PARK ST	8/20/2020	\$199,000	\$206,960	97.17%	SWD	65814	1951	One Story	1286		Fair	Avg
112192173	103	1827 W PARK ST	6/5/2019	\$199,900	\$235,882	96.49%	SWD	62056	1950	One Story	1332		Fair	Avg+
113353185	103	1532 N 17TH AVE	12/19/2019	\$180,000	\$201,600	104.76%	SWD	63912	1954	One Story	1399		Fair	Avg
113351365	103	1724 N 14TH AVE	12/23/2019	\$165,000	\$184,800	90.58%	SWD	63940	1954	One Story	912		Fair+	Avg
119322420	103	1740 N 23RD AVE	10/21/2020	\$230,000	\$234,600	91.65%	SWD	66364	1960	One Story	1014		Fair+	Avg
113352088	103	1711 N 18TH AVE	6/15/2020	\$200,000	\$212,000	97.69%	SWD	65223	1954	One Story	1040		Fair+	Avg+
119342131	103	2704 W BROWN ST	7/1/2020	\$245,000	\$257,250	91.82%	SWD	65395	1977	One Story	1076		Fair+	Avg
113323190	103	1547 W JAY ST	3/7/2019	\$160,000	\$193,600	108.99%	SWD	61347	1961	One Story	1155		Fair+	Avg
112222318	103	1923 W YAKIMA ST	7/24/2020	\$206,500	\$216,825	91.46%	SWD	65577	1949	One Story	1322		Fair+	Avg
113333107	103	1907 N 19TH DR	1/17/2019	\$192,000	\$236,160	107.09%	SWD	60810	1959	One Story	1325		Fair+	Avg
113342062	103	1924 W AGATE ST	8/12/2019	\$155,000	\$179,800	124.81%	SWD	62639	1960	One Story	1344		Fair+	Avg
113323403	103	1911 N 18TH AVE	7/2/2020	\$250,000	\$262,500	91.20%	SWD	65399	1958	One Story	1346		Fair+	Avg
119321298	103	2120 W PEARL ST	11/27/2019	\$215,000	\$242,950	98.13%	SWD	63698	1974	One Story	1352		Fair+	Avg
113342106	103	1935 W RUBY ST	5/27/2020	\$235,000	\$251,450	90.36%	SWD	65108	1960	One Story	1360		Fair+	Fair+
113341198	103	1720 N 19TH AVE	5/12/2020	\$235,000	\$251,450	100.70%	SWD	65004	1959	One Story	1430		Fair+	Avg
119351451	103	928 N 24TH AVE	10/2/2019	\$235,200	\$268,128	93.98%	SWD	63155	2001	One Story	1433		Fair+	Avg
112162142	103	915 N 15TH AVE	7/8/2020	\$230,000	\$241,500	92.34%	SWD	65503	1950	One Story	1456		Fair+	Avg+
119322288	103	1739 N 23RD AVE	6/10/2020	\$249,900	\$264,894	99.89%	SWD	65192	1960	One Story	1542		Fair+	Avg
113324117	103	1520 W HOWARD ST	7/5/2019	\$200,000	\$234,000	103.03%	SWD	62265	1956	One Story	1600		Fair+	Avg
112182193	103	904 N 18TH AVE	9/3/2020	\$255,000	\$262,650	116.50%	SWD	65939	1975	One Story	1692		Fair+	Avg+
113342188	103	1903 W RUBY ST	8/26/2019	\$210,000	\$243,600	107.02%	SWD	62801	1966	One Story	1827		Fair+	Avg
119311058	103	2503 W PEARL ST	10/8/2020	\$265,000	\$270,300	109.91%	SWD	66311	1973	One Story	1920		Fair+	Avg
112182246	103	824 N 18TH AVE	9/17/2019	\$235,000	\$270,250	106.49%	SWD	62969	1954	One Story	2140		Fair+	Avg
112171347	103	1104 N 16TH AVE	2/6/2019	\$205,000	\$250,100	104.56%	SWD	60943	1955	One Story/Bsmt	1206	1206	Avg	Fair+
112161394	103	1308 N 14TH AVE	6/19/2019	\$255,000	\$300,900	103.89%	SWD	62234	1956	One Story/Bsmt	1320	1320	Avg	Avg+
112171310	103	1620 W MARIE ST	6/5/2020	\$253,000	\$268,180	115.67%	SWD	65181	1958	One Story/Bsmt	1458	1458	Avg	Avg
112182040	103	1716 W OCTAVE ST	9/10/2019	\$245,000	\$281,750	119.25%	SWD	62893	1965	One Story/Bsmt	1785	1485	Avg	Fair+
112204043	103	1712 W SHOSHONE ST	11/6/2020	\$225,000	\$227,250	78.59%	SWD	66539	1950	One Story/Bsmt	720	720	Fair	Avg+
112211080	103	1732 W HOPKINS ST	12/30/2020	\$180,000	\$180,000	82.11%	SWD	67079	1948	One Story/Bsmt	734	720	Fair	Fair+
112211151	103	1727 W BONNEVILLE ST	8/18/2020	\$202,000	\$210,080	74.54%	SWD	65795	1949	One Story/Bsmt	734	720	Fair	Avg
112203035	103	1512 W YAKIMA ST	3/8/2019	\$85,000	\$102,850	144.19%	SWD	61153	1948	One Story/Bsmt	762	762	Fair	Avg
112204150	103	1719 W HOPKINS ST	4/30/2019	\$192,800	\$231,360	70.67%	SWD	61621	1949	One Story/Bsmt	840	720	Fair	Fair+
112222014	103	524 N 19TH AVE	3/21/2019	\$125,000	\$151,250	114.51%	SWD		1950	One Story/Bsmt	912	912	Fair	Fair+
112191450	103	1837 W HENRY ST	1/27/2020	\$214,900	\$238,539	81.45%	SWD	64207	1952	One Story/Bsmt	936	936	Fair	Avg
112172257	103	1713 W BROWN ST	9/10/2020	\$152,829	\$157,414	105.77%	SWD	66047	1953	One Story/Bsmt	997	997	Fair	Fair

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<u>Parcel#</u>	<u>NBHD</u>	<u>Address</u>	<u>SaleDate</u>	<u>Sale Price</u>	<u>TASP</u>	<u>Ratio</u>	<u>DeedType</u>	<u>Excise#</u>	<u>Yr Blt</u>	<u>Style</u>	<u>Sqft</u>	<u>Bsmt</u>	<u>Qual</u>	<u>Cond</u>
112202036	103	1512 W IRVING ST	9/5/2019	\$178,000	\$204,700	106.84%	SWD	63118	1949	One Story/Bsmt	1020	1020	Fair	Avg
113343061	103	1519 N 19TH AVE	6/18/2020	\$255,000	\$270,300	78.21%	SWD	65258	1955	One Story/Bsmt	1040	1040	Fair	Good+
112161278	103	1308 N 15TH AVE	12/10/2020	\$254,200	\$254,200	83.20%	SWD	66881	1955	One Story/Bsmt	1126	1104	Fair	Avg
112171132	103	1216 N 16TH AVE	8/12/2019	\$170,000	\$197,200	115.72%	SWD	62691	1954	One Story/Bsmt	1150	1150	Fair	Avg
112203197	103	1624 W YAKIMA ST	11/4/2019	\$168,000	\$189,840	116.41%	SWD	63464	1952	One Story/Bsmt	1170	1170	Fair	Avg
112172622	103	1719 W OCTAVE ST	7/23/2019	\$180,000	\$210,600	119.37%	SWD	62421	1956	One Story/Bsmt	1312	1288	Fair	Avg
112172613	103	1717 W OCTAVE ST	12/1/2020	\$285,000	\$285,000	92.32%	SWD	66772	1963	One Story/Bsmt	1404	1404	Fair	Avg
112191530	103	1828 W HENRY ST	11/5/2020	\$213,000	\$215,130	103.57%	SWD	66705	1952	One Story/Bsmt	1653	936	Fair	Fair+
112221168	103	1820 W IRVING ST	2/12/2019	\$150,000	\$183,000	133.22%	SWD	60968	1949	One Story/Bsmt	1676	414	Fair	Avg
112211124	103	1715 W BONNEVILLE ST	10/5/2020	\$220,000	\$224,400	76.96%	SWD	66214	1949	One Story/Bsmt	720	720	Fair+	Avg+
113323467	103	1916 N 17TH AVE	11/1/2019	\$210,000	\$237,300	86.68%	SWD	63450	1959	One Story/Bsmt	980	960	Fair+	Avg
113323449	103	1908 N 17TH AVE	8/14/2020	\$225,000	\$234,000	96.54%	SWD	65761	1959	One Story/Bsmt	980	960	Fair+	Avg
113323476	103	1920 N 17TH AVE	11/19/2020	\$222,500	\$224,725	98.88%	SWD	66722	1959	One Story/Bsmt	980	960	Fair+	Avg
113342268	103	1932 W RUBY ST	12/21/2020	\$249,990	\$249,990	90.80%	SWD	66987	1956	One Story/Bsmt	1010	1010	Fair+	Avg
113331047	103	1823 W JAY ST	7/9/2020	\$198,000	\$207,900	97.11%	SWD	65468	1954	One Story/Bsmt	1030	1008	Fair+	Avg
113335230	103	1719 N 18TH DR	7/17/2019	\$200,000	\$234,000	99.53%	SWD	62353	1955	One Story/Bsmt	1030	1008	Fair+	Fair+
113335123	103	1712 N 18TH DR	7/25/2019	\$135,000	\$157,950	125.93%	REC	62510	1955	One Story/Bsmt	1030	1008	Fair+	Avg
113334133	103	1916 N 18TH DR	8/28/2019	\$259,000	\$300,440	87.27%	SWD	62810	1955	One Story/Bsmt	1030	1008	Fair+	Good+
113334197	103	1935 N 18TH DR	9/3/2019	\$199,000	\$228,850	97.18%	SWD	62910	1955	One Story/Bsmt	1030	1008	Fair+	Avg
113335212	103	1727 N 18TH DR	10/11/2019	\$185,000	\$210,900	100.38%	SWD	63236	1955	One Story/Bsmt	1030	1008	Fair+	Fair+
113334044	103	1923 N 19TH AVE	1/28/2020	\$249,999	\$277,499	79.53%	SWD	64242	1955	One Story/Bsmt	1030	1008	Fair+	Avg
119322224	103	1708 N 22ND AVE	11/1/2020	\$279,000	\$281,790	81.83%	SWD	66701	1957	One Story/Bsmt	1030	1008	Fair+	Avg+
113322333	103	1518 W ELLA ST	5/18/2020	\$195,000	\$208,650	100.74%	SWD	65060	1968	One Story/Bsmt	1040	1040	Fair+	Avg
113333036	103	1928 N 19TH AVE	3/11/2020	\$150,000	\$163,500	133.64%	SWD	64559	1959	One Story/Bsmt	1045	1025	Fair+	Avg+
119322233	103	1704 N 22ND AVE	4/22/2020	\$239,500	\$258,660	87.64%	SWD	64868	1957	One Story/Bsmt	1061	1040	Fair+	Avg+
119322519	103	1704 N 23RD AVE	9/9/2020	\$230,000	\$236,900	90.00%	SWD	65988	1957	One Story/Bsmt	1061	1040	Fair+	Avg
113323243	103	1523 W ELLA ST	11/13/2020	\$250,000	\$252,500	89.90%	SWD	66613	1959	One Story/Bsmt	1062	1040	Fair+	Avg
113323038	103	2123 N 18TH AVE	7/5/2019	\$185,000	\$216,450	89.49%	SWD	62294	1963	One Story/Bsmt	1063	1040	Fair+	Avg
113321101	103	1924 N 14TH AVE	10/19/2020	\$214,900	\$219,198	97.63%	SWD	66357	1960	One Story/Bsmt	1075	1075	Fair+	Avg
113323109	103	2112 N 17TH AVE	8/9/2019	\$230,900	\$267,844	95.02%	SWD	62620	1961	One Story/Bsmt	1113	1092	Fair+	Avg
113322191	103	1512 W JAY ST	8/10/2020	\$239,000	\$248,560	91.65%	SWD	65817	1959	One Story/Bsmt	1118	1118	Fair+	Avg
113322100	103	1515 W JAY ST	6/5/2020	\$240,000	\$254,400	97.17%	SWD	65161	1960	One Story/Bsmt	1132	1132	Fair+	Avg
113341027	103	1908 W PEARL ST	5/9/2019	\$160,000	\$190,400	125.79%	SWD	61796	1960	One Story/Bsmt	1140	1118	Fair+	Avg
113322020	103	1543 W JAY ST	8/22/2019	\$215,500	\$249,980	92.97%	SWD	62755	1970	One Story/Bsmt	1143	983	Fair+	Avg
113352364	103	1724 N 16TH AVE	12/11/2020	\$235,000	\$235,000	87.87%	SWD	66869	1954	One Story/Bsmt	1190	1008	Fair+	Avg
112161287	103	1503 W MARIE ST	9/3/2020	\$275,000	\$283,250	92.46%	SWD	66014	1955	One Story/Bsmt	1194	1194	Fair+	Avg
113323065	103	2111 N 18TH AVE	3/21/2020	\$254,000	\$276,860	92.90%	SWD	65033	1960	One Story/Bsmt	1194	1050	Fair+	Avg+
113331207	103	2107 N 18TH DR	12/16/2020	\$295,000	\$295,000	88.54%	SWD	66964	1955	One Story/Bsmt	1198	1176	Fair+	Avg
113323510	103	1936 N 17TH AVE	9/30/2019	\$233,000	\$267,950	88.52%	SWD	63100	1959	One Story/Bsmt	1214	1214	Fair+	Avg
113351150	103	1720 N 15TH AVE	8/6/2019	\$225,000	\$261,000	87.39%	SWD	62586	1954	One Story/Bsmt	1291	1000	Fair+	Avg
113352033	103	1731 N 18TH AVE	6/25/2019	\$231,000	\$272,580	89.59%	SWD	62179	1954	One Story/Bsmt	1318	1008	Fair+	Avg
113331118	103	2111 N 19TH AVE	4/16/2019	\$213,100	\$255,720	117.00%	SWD	61503	1955	One Story/Bsmt	1347	1008	Fair+	Avg+
113335267	103	1707 N 18TH DR	11/13/2020	\$245,000	\$247,450	103.70%	SWD	66607	1955	One Story/Bsmt	1382	1008	Fair+	Avg
113352024	103	1735 N 18TH AVE	11/21/2019	\$236,400	\$267,132	93.21%	SWD	63635	1954	One Story/Bsmt	1422	1008	Fair+	Avg
112171230	103	1615 W MARIE ST	1/24/2020	\$239,900	\$266,289	94.00%	SWD	64168	1954	One Story/Bsmt	1517	1517	Fair+	Avg
119351265	103	2511 W PARK ST	3/5/2019	\$260,000	\$314,600	96.88%	SWD	61141	1960	One Story/Bsmt	1625	1625	Fair+	Avg
113324082	103	1532 W HOWARD ST	12/15/2020	\$200,000	\$200,000	146.00%	SWD	66893	1954	One Story/Bsmt	1717	1258	Fair+	Avg
119363038	103	2313 W SYLVESTER ST	7/1/2019	\$87,100	\$101,907	83.41%	SWD	62325	1976	Two Story	960		Fair+	Avg
119363029	103	2313 W SYLVESTER ST	12/29/2020	\$75,000	\$75,000	113.33%	SWD	67050	1976	Two Story	960		Fair+	Avg
119363163	103	2313 W SYLVESTER ST B-1	2/15/2019	\$85,000	\$103,700	87.75%	SWD	61175	1976	Two Story	1020		Fair+	Avg
119363261	103	2313 W SYLVESTER ST C-2	6/10/2019	\$95,000	\$112,100	78.23%	SWD	62001	1976	Two Story	1020		Fair+	Avg
119363289	103	2313 W SYLVESTER ST C-4	11/27/2019	\$108,000	\$122,040	71.86%	SWD	63688	1976	Two Story	1020		Fair+	Avg