



# Franklin County Assessor

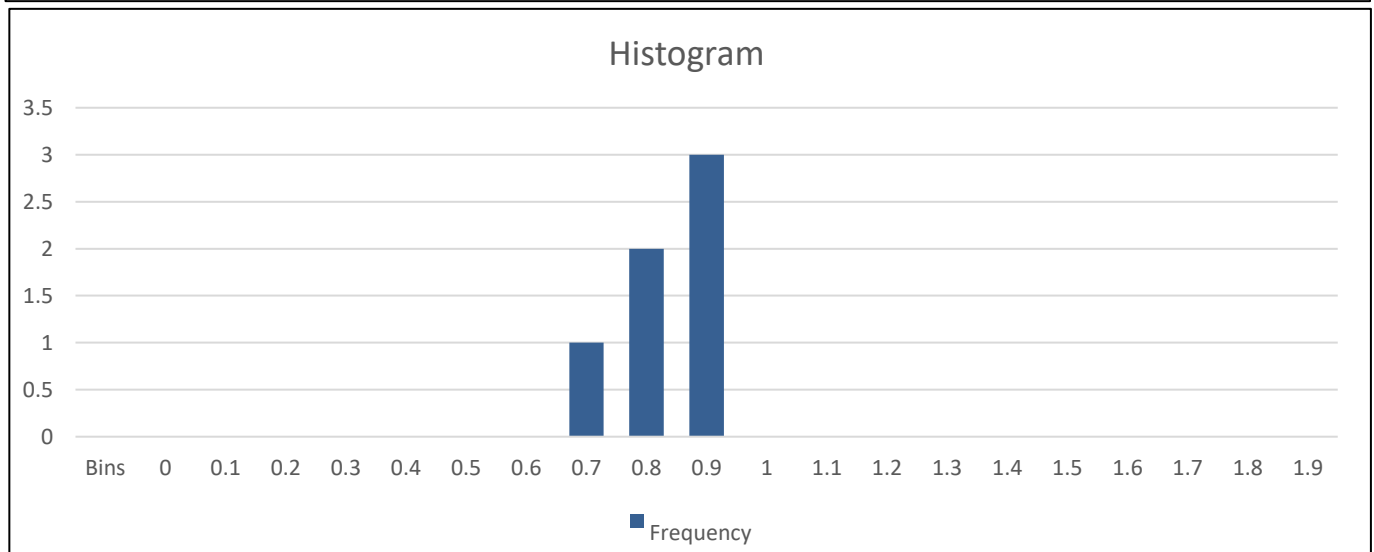
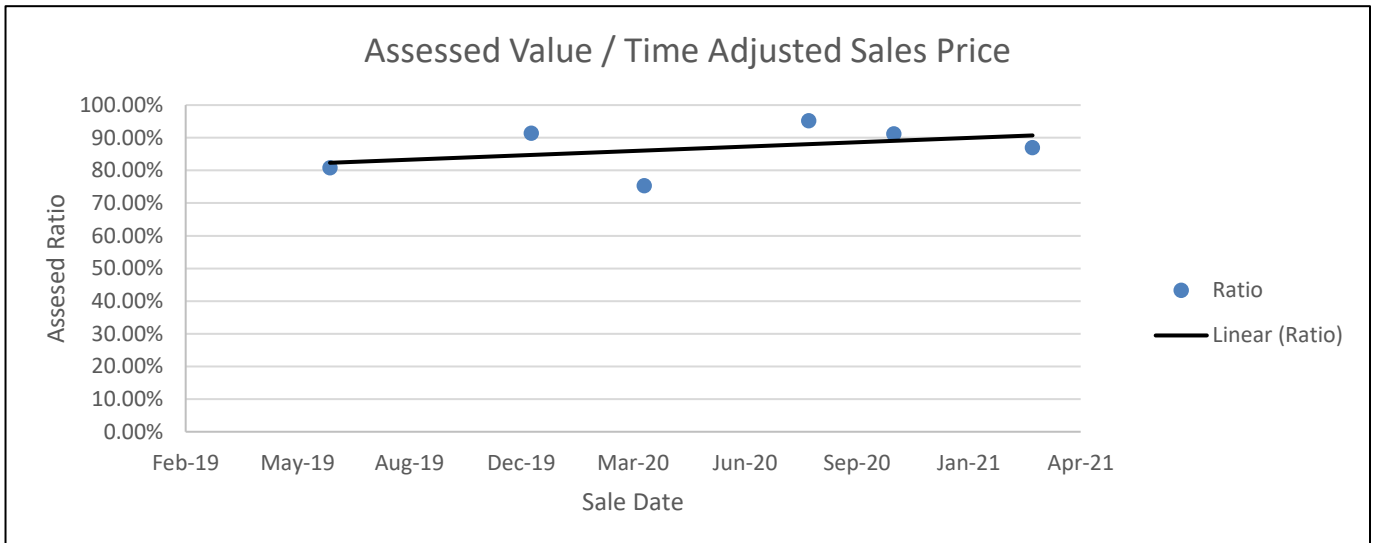
## Statistical Summary Report

8/20/2021

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/1/2019	End Date 3/2/2021
Statistical Study Area	NBHD 401 & 402	
Index Creation Date	08/20/21	
Number Of Sales In The Index	6	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	75.35%
Sales Ratio Hi Range	95.20%
Mean	86.83%
Median	89.11%
Aggregate Mean	86.59%
Variance	0.00557
Standard Deviation	0.07465
Coefficient of Variation	0.08597
Average Absolute Deviation	0.05838
Coefficient of Dispersion	0.06551
Price Related Differential	1.00282

Style	Average of Ratio
Two Story	91.42%
One Story/Bsmt	87.19%
Two Story/Bsmt	80.80%
<b>Grand Total</b>	<b>86.83%</b>



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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>
126220026	402	7319 COLUMBIA RIVER RD	10/29/2020	\$725,000	\$739,500	91.22%	SWD	66458	1990	One Story/Bsmt	2401	1272	Avg+	Avg
126240031	402	150 MCDONALD DR	3/2/2021	\$877,000	\$859,460	87.00%	SWD	67656	1992	One Story/Bsmt	2068	2068	Good	Avg
126240166	402	110 TERRACE DR	3/20/2020	\$1,135,000	\$1,237,150	75.35%	SWD	64715	1994	One Story/Bsmt	3975	999	Good	Avg
126151191	401	12507 EAGLE REACH CT	8/14/2020	\$1,150,000	\$1,196,000	95.20%	SWD	65877	1997	One Story/Bsmt	3125	1941	Good+	Avg
126211278	402	21 SUNNYBANK RD	12/10/2019	\$935,000	\$1,047,200	91.42%	SWD	63796	1985	Two Story	3671		Good	Avg
126220124	402	110 RIDGEVIEW DR	6/13/2019	\$767,000	\$905,060	80.80%	SWD	62216	1998	Two Story/Bsmt	2302	1867	Avg+	Avg