



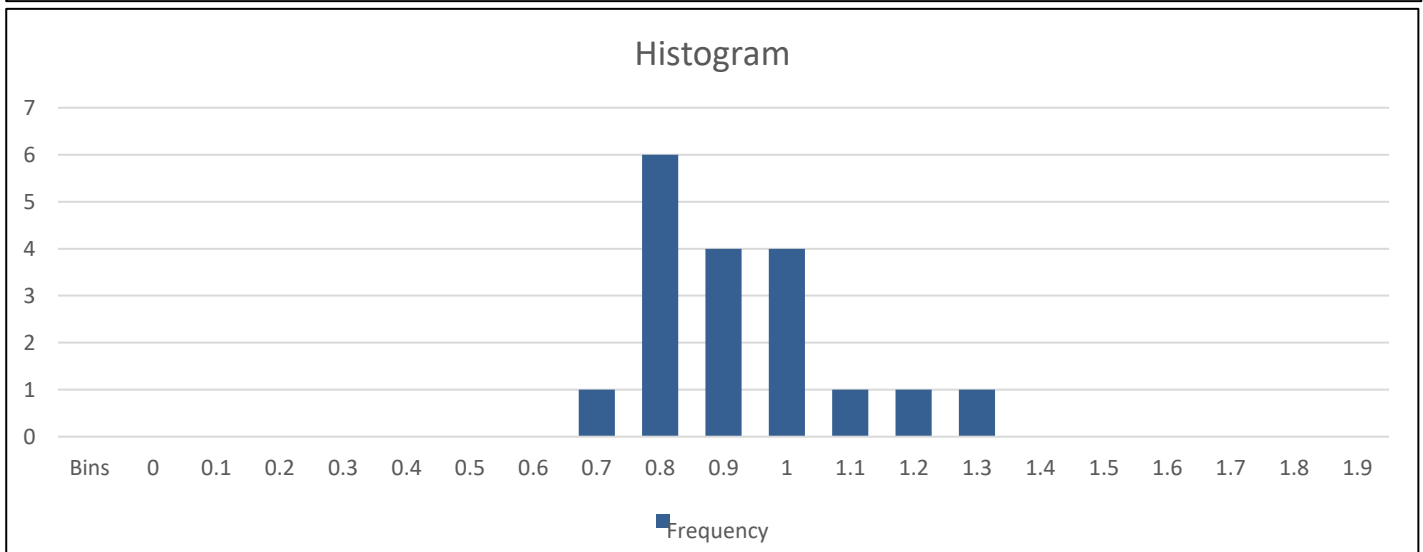
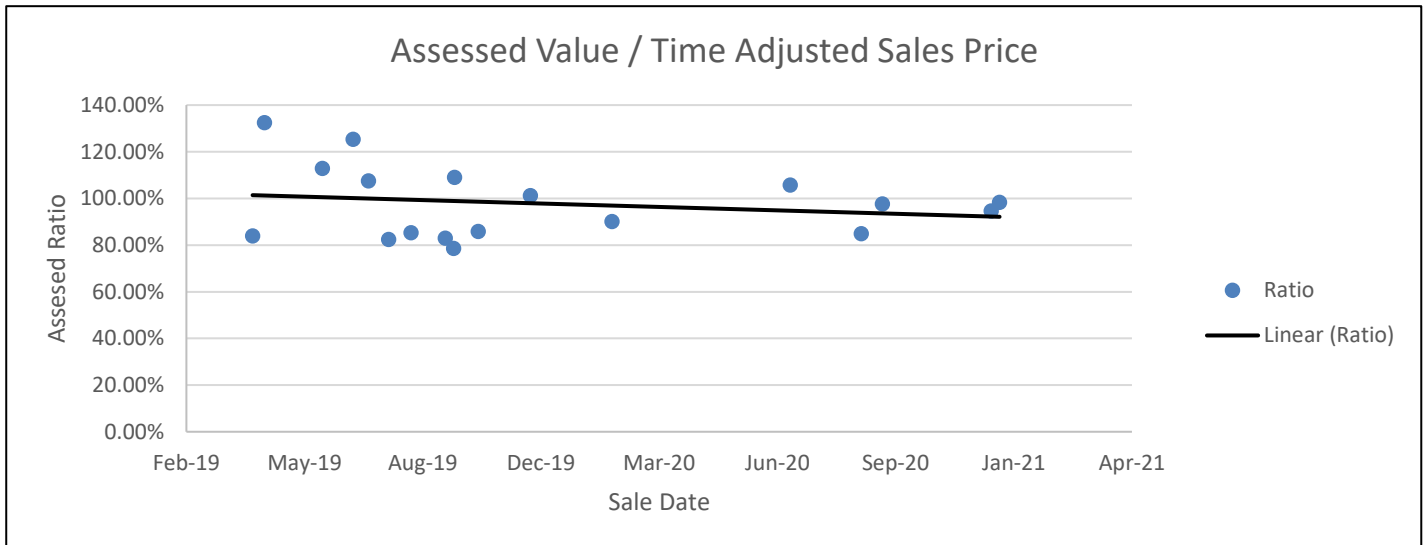
Franklin County Assessor Statistical Summary Report

8/20/2021

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/1/2019	End Date 12/31/2020
Statistical Study Area	NBHD 431	
Index Creation Date	08/20/21	
Number Of Sales In The Index	18	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	78.55%
Sales Ratio Hi Range	132.48%
Mean	97.73%
Median	96.14%
Aggregate Mean	93.52%
Variance	0.02373
Standard Deviation	0.15405
Coefficient of Variation	0.15763
Average Absolute Deviation	0.12303
Coefficient of Dispersion	0.12797
Price Related Differential	1.04510

Style	Average of Ratio
One Story	96.84%
Two Story	99.51%
One Story/Bsmt	98.89%
1 1/2 Story Finished	83.99%
Grand Total	97.73%



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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>
126202108	431	7192 COLUMBIA RIVER RD	4/1/2019	\$1,350,000	\$1,552,500	83.99%	SWD	61385	1995	1 1/2 Story Finished	3327		Good	Avg
126190256	431	341 LARKSPUR RD	11/22/2019	\$694,900	\$762,653	101.24%	SWD	63653	2002	One Story	2234		Avg+	Avg
124051089	431	241 SUNSET LP	5/30/2019	\$519,500	\$593,529	112.92%	SWD	61939	2003	One Story	2321		Avg+	Avg
124310236	431	711 EASY ST	9/19/2019	\$460,000	\$511,750	109.02%	STATE CON	63010	1952	One Story	2721		Fair+	Avg
124062040	431	20 AQUARIUS DR	7/25/2019	\$800,000	\$902,000	82.46%	SWD	62480	1999	One Story	2554		Good	Avg
124300609	431	146 ANGUS RD	9/18/2019	\$1,225,000	\$1,362,813	78.55%	SWD	62997	2018	One Story	4277		Good+	Avg
126190423	431	9551 W SAGEMOOR RD	12/16/2020	\$396,000	\$396,000	94.67%	SWD	67030	1950	One Story/Bsmt	1026	1026	Avg	Good
124300442	431	81 ALTA LN	10/9/2019	\$655,000	\$723,775	85.91%	SWD	63201	2003	One Story/Bsmt	1892	1586	Avg+	Avg
123200133	431	4171 ELM RD	6/25/2019	\$355,000	\$402,925	125.41%	SWD	62214	1988	One Story/Bsmt	1416	1376	Fair+	Avg
126220339	431	133 RIDGEVIEW DR	12/23/2020	\$620,100	\$620,100	98.31%	SWD	67092	2012	One Story/Bsmt	2117	2096	Good	Avg
126220428	431	6981 COLUMBIA RIVER RD	1/30/2020	\$765,000	\$828,113	90.13%	SWD	64275	2000	One Story/Bsmt	2298	1456	Good	Avg
124300194	431	8531 SELPH LANDING RD	4/11/2019	\$345,000	\$396,750	132.48%	SWD	61830	1981	Two Story	3272		Avg	Avg
126190210	431	140 LARKSPUR RD	6/29/2020	\$670,000	\$700,150	105.73%	SWD	65362	1998	Two Story	2114		Avg+	Avg
126190445	431	320 GIESLER RD	9/11/2019	\$667,000	\$742,038	83.00%	SWD	62944	2015	Two Story	2826		Avg+	Avg
126190450	431	301 GIESLER RD	8/13/2019	\$679,900	\$761,488	85.33%	SWD	62643	2017	Two Story	3334		Avg+	Avg
115190071	431	7724 BYERS RD	9/15/2020	\$770,000	\$787,325	97.61%	SWD	66025	1988	Two Story	3777		Avg+	Avg
126240273	431	490 MCDONALD DR	7/8/2019	\$460,000	\$518,650	107.49%	SWD	62266	2006	Two Story	2730		Good	Avg
126230039	431	225 MCDONALD DR	8/28/2020	\$975,000	\$1,004,250	84.93%	SWD	65894	2015	Two Story	4104		Good	Avg