



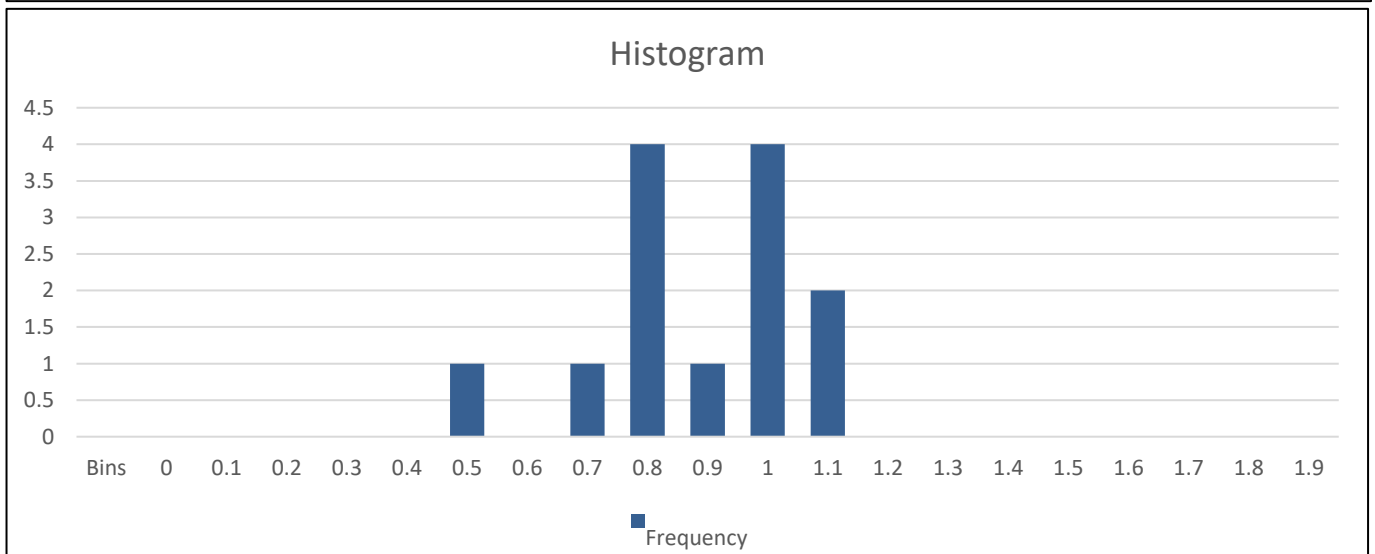
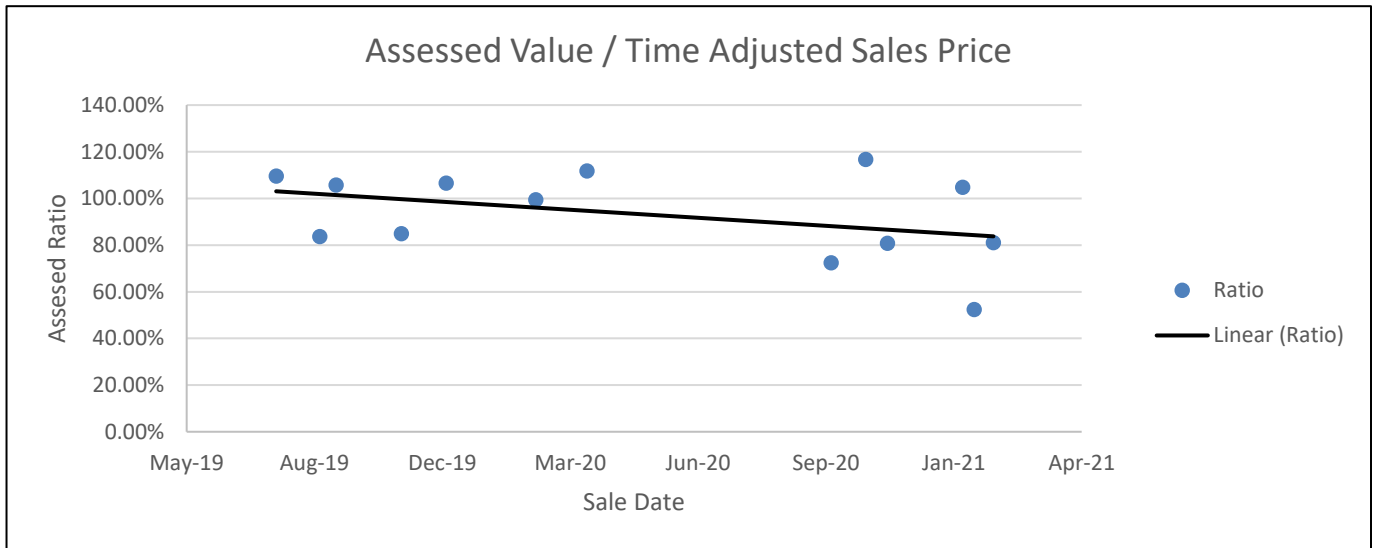
Franklin County Assessor Statistical Summary Report

8/20/2021

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/1/2019	End Date 2/4/2021
Statistical Study Area	NBHD 613 & 614	
Index Creation Date	08/20/21	
Number Of Sales In The Index	13	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	52.40%
Sales Ratio Hi Range	116.73%
Mean	93.06%
Median	99.50%
Aggregate Mean	91.33%
Variance	0.03525
Standard Deviation	0.18776
Coefficient of Variation	0.20176
Average Absolute Deviation	0.15866
Coefficient of Dispersion	0.15946
Price Related Differential	1.01894

Style	Average of Ratio
One Story	91.98%
One Story/Bsmt	95.50%
Grand Total	93.06%



**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>
123562118	613	420 TUCK RD	7/24/2019	\$415,000	\$415,000	109.64%	SWD	62414	2010	One Story	2634		Avg+	Avg
102045145	614	335 S VIOLET AVE	1/11/2021	\$55,000	\$55,000	104.73%	STATE CON	67132	1935	One Story	1080		Fair	Fair+
102092175	614	525 W MARTIN ST	1/20/2021	\$175,000	\$175,000	52.40%	SWD	67302	1970	One Story	1250		Fair	Fair+
102073016	614	500 N SPOKANE AVE	8/27/2019	\$25,000	\$25,000	83.60%	STATE CON	62783	1935	One Story	1332		Fair	Low
121632091	613	309 N FIRST AVE	12/4/2019	\$55,000	\$55,000	106.55%	SWD	63718	1941	One Story	624		Fair+	Fair
121642289	613	302 PEABODY AVE	10/30/2019	\$187,000	\$187,000	84.92%	SWD	63480	2011	One Story	1228		Fair+	Avg
121642213	613	203 MAY AVE	9/9/2019	\$124,000	\$124,000	105.73%	SWD	62927	1972	One Story	1343		Fair+	Avg
121641216	613	204 CALDONA AVE	11/13/2020	\$230,000	\$230,000	80.78%	SWD	66602	2010	One Story	1664		Fair+	Avg
102041032	614		2/12/2020	\$20,000	\$20,000	99.50%	SWD	64315	1955	One Story	536		Low	Low
121262124	613	6851 ROAD 170	10/27/2020	\$110,000	\$110,000	116.73%	SWD	66428	1940	One Story/Bsmt	560	560	Fair	Fair
123471065	613	121 WALLA WALLA AVE	3/23/2020	\$175,000	\$175,000	111.71%	SWD	64652	1956	One Story/Bsmt	879	879	Fair	Fair+
121234333	613	280 LOEN DR	9/30/2020	\$250,000	\$250,000	72.44%	SWD	66320	1963	One Story/Bsmt	1344	910	Fair+	Avg
121234137	613	401 LOEN DR	2/4/2021	\$207,500	\$207,500	81.11%	SWD	67372	1983	One Story/Bsmt	1679	1679	Fair+	Fair