



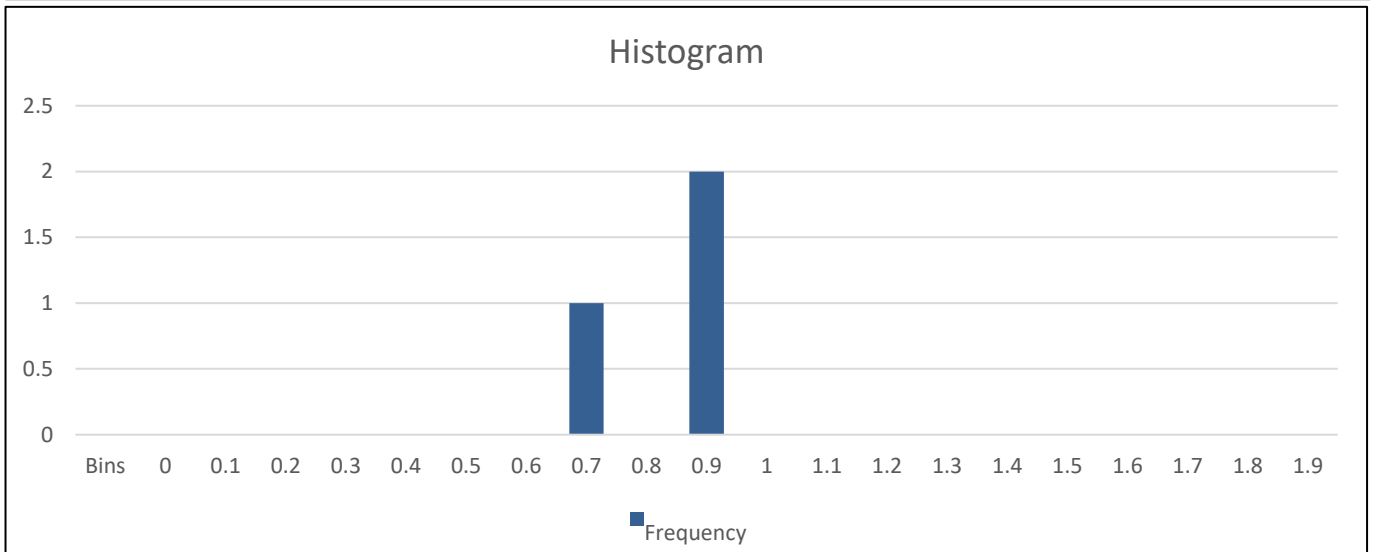
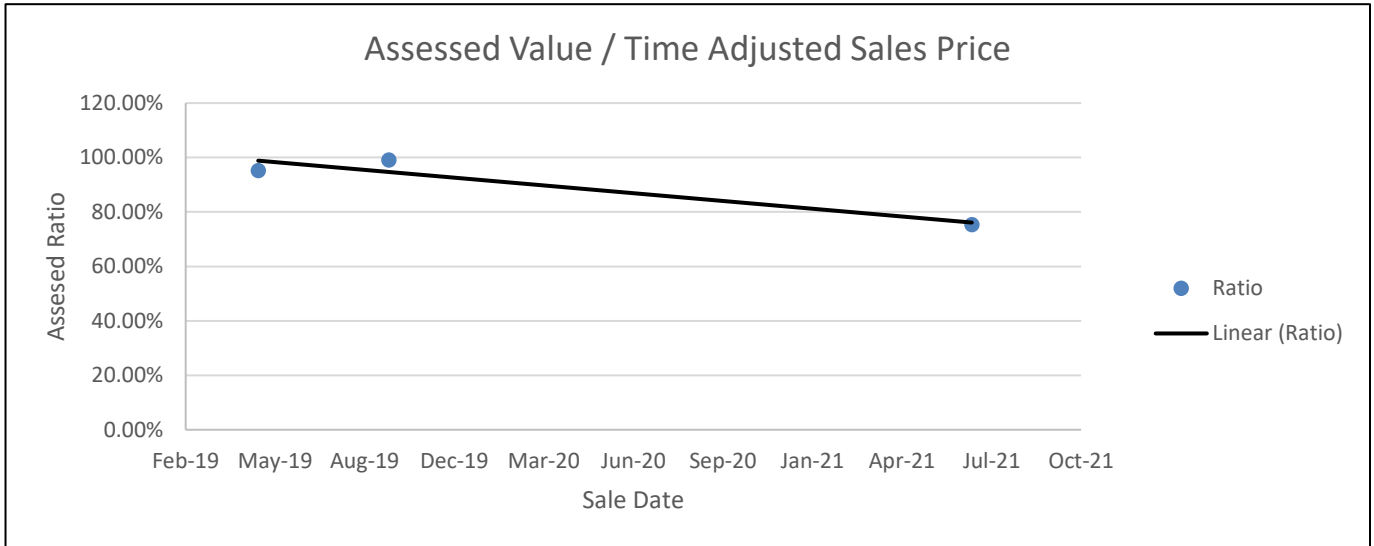
Franklin County Assessor Statistical Summary Report

8/20/2021

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/1/2019	End Date 7/1/2021
Statistical Study Area	NBHD 615	
Index Creation Date	08/20/21	
Number Of Sales In The Index	3	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	75.30%
Sales Ratio Hi Range	99.15%
Mean	89.89%
Median	95.20%
Aggregate Mean	88.62%
Variance	0.01634
Standard Deviation	0.12784
Coefficient of Variation	0.14222
Average Absolute Deviation	0.09722
Coefficient of Dispersion	0.10213
Price Related Differential	1.01423

Style	Average of Ratio
One Story	75.30%
Two Story	95.20%
One Story/Bsmt	99.15%
Grand Total	89.89%



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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>Soft</u>	<u>Bsmt</u>	<u>Qual</u>	<u>Cond</u>
110142051	615	301 O'BRIAN RD	7/1/2021	\$481,000	\$481,000	75.30%	SWD	68915	2001	One Story	2601		Fair+	Fair+
110141052	615	1324 ICE HARBOR RD	9/19/2019	\$390,000	\$390,000	99.15%	SWD	62999	1993	One Story/Bsmt	1986	1536	Fair+	Fair+
110201362	615	450 DECKER RD	4/26/2019	\$350,000	\$350,000	95.20%	SWD	61646	2000	Two Story	1883		Avg	Avg