



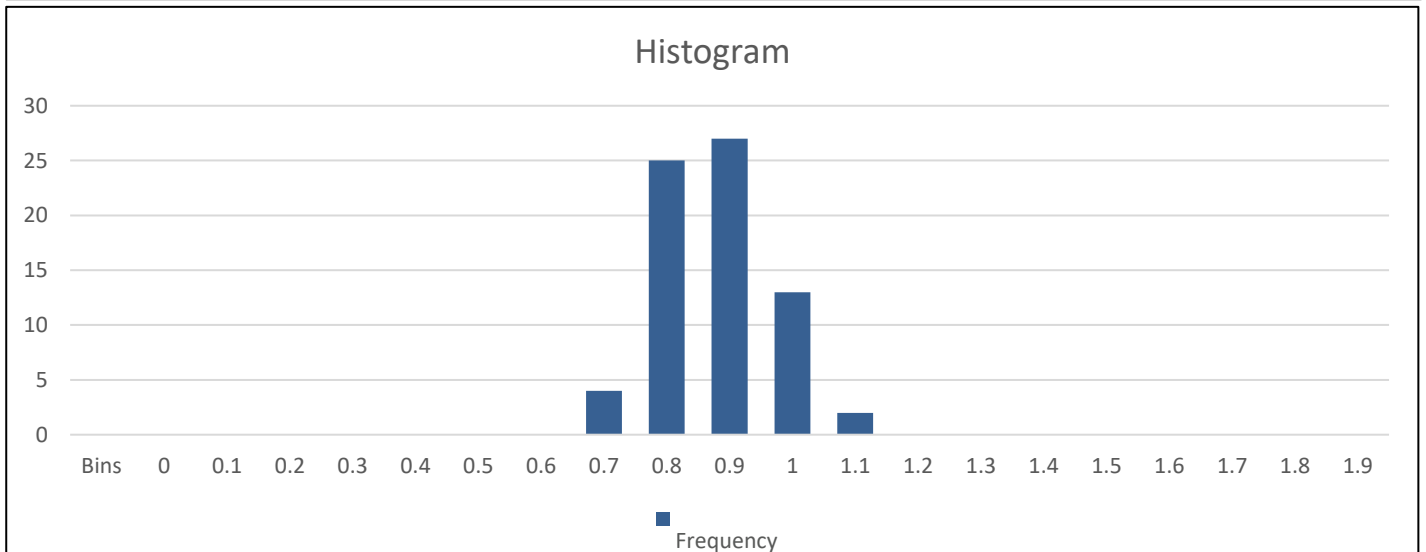
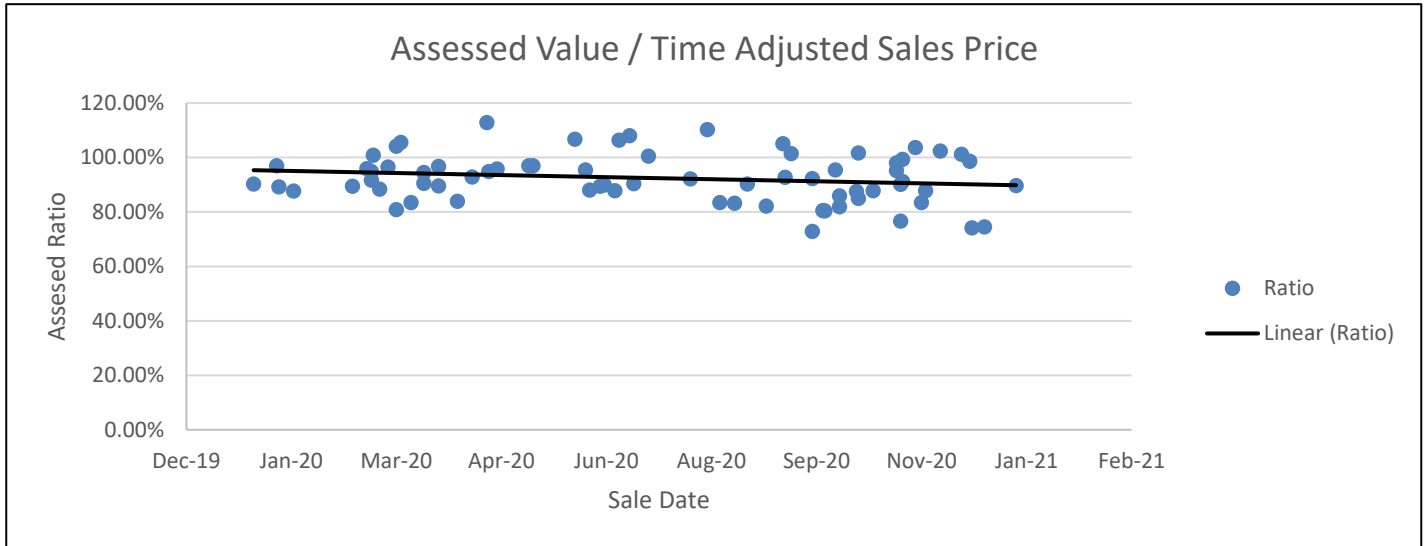
Franklin County Assessor Statistical Summary Report

8/20/2021

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/1/2020	End Date 12/31/2020
Statistical Study Area	NBHD 104	
Index Creation Date	08/20/21	
Number Of Sales In The Index	71	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	72.85%
Sales Ratio Hi Range	112.85%
Mean	92.44%
Median	91.67%
Aggregate Mean	91.71%
Variance	0.00768
Standard Deviation	0.08765
Coefficient of Variation	0.09482
Average Absolute Deviation	0.06998
Coefficient of Dispersion	0.07634
Price Related Differential	1.00791

Style	Average of Ratio
One Story	92.43%
Two Story	98.58%
Split Level	83.93%
One Story/Bsmt	89.59%
Bi-level/Bsmt	94.15%
1 1/2 Story Finished	98.33%
Split Level/Bsmt	102.40%
Grand Total	92.44%



**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>
119563152	104	4617 W SYLVESTER ST	6/17/2020	\$318,000	\$337,080	89.92%	SWD	65327	1930	1 1/2 Story Finished	2032		Avg	Avg
119521250	104	715 ROAD 37	6/3/2020	\$220,000	\$233,200	106.73%	SWD	65155	1960	1 1/2 Story Finished	2050		Fair+	Avg
119501030	104	4122 W MARIE ST	3/30/2020	\$250,000	\$272,500	89.61%	SWD	64724	1971	Bi-level/Bsmt	844	816	Avg	Avg
119261433	104	3413 W JAY ST	1/2/2020	\$255,000	\$283,050	90.34%	SWD	64039	1980	Bi-level/Bsmt	949	936	Avg	Avg
119152168	104	4224 W OPAL ST	9/14/2020	\$252,000	\$259,560	101.44%	SWD	66018	1962	Bi-level/Bsmt	1000	1000	Avg	Avg
119252041	104	3102 W WERNETT RD	3/2/2020	\$268,000	\$292,120	88.46%	SWD	64515	1970	Bi-level/Bsmt	1020	988	Avg	Avg
119591318	104	3621 W RIVERHAVEN ST	5/14/2020	\$300,000	\$321,000	97.04%	SWD	65032	1968	Bi-level/Bsmt	1144	1104	Avg	Avg
119254209	104	2820 WILCOX DR	11/6/2020	\$335,000	\$338,350	99.36%	SWD	66554	1977	Bi-level/Bsmt	1516	1326	Avg	Avg
119161176	104	3604 W OPAL PL	11/12/2020	\$246,700	\$249,167	103.67%	SWD	66600	1968	Bi-level/Bsmt	1000	988	Fair+	Avg
119262094	104	3420 W JAY ST	9/30/2020	\$338,000	\$348,140	80.37%	SWD	66395	1969	Bi-level/Bsmt	1020	988	Fair+	Avg
119252247	104	3101 W ELLA ST	1/13/2020	\$267,000	\$296,370	97.04%	SWD	64105	1966	Bi-level/Bsmt	1290	1248	Fair+	Avg
119254174	104	2921 W PEARL ST	10/5/2020	\$310,000	\$316,200	95.41%	SWD	66234	1965	One Story	1370		Avg	Avg
119422125	104	517 ROAD 36	11/5/2020	\$285,000	\$287,850	90.15%	SWD	66530	1957	One Story	1409		Avg	Avg
119391150	104	3321 W SYLVESTER ST	10/23/2020	\$332,400	\$339,048	87.83%	SWD	66466	1954	One Story	1482		Avg	Avg
119151105	104	4021 W OPAL ST	8/5/2020	\$241,000	\$250,640	110.28%	SWD	65697	1957	One Story	1484		Avg	Avg
119231061	104	3221 W WERNETT RD	9/24/2020	\$295,000	\$303,850	92.32%	SWD	66103	2015	One Story	1509		Avg	Avg
119231060	104	3301 W WERNETT RD	6/22/2020	\$300,000	\$318,000	87.80%	SWD	65318	2016	One Story	1523		Avg	Avg
119161183	104	3612 MOREHOUSE PL	4/15/2020	\$278,325	\$300,591	92.82%	SWD	64827	2019	One Story	1554		Avg	Avg
119231059	104	2301 FAMVILLE CT	11/6/2020	\$304,900	\$307,949	91.22%	SWD	66556	2013	One Story	1556		Avg	Avg
119161189	104	3714 MOREHOUSE PL	2/27/2020	\$274,900	\$302,390	94.88%	SWD	64455	2019	One Story	1573		Avg	Avg
119161192	104	3713 MOREHOUSE PL	3/23/2020	\$278,000	\$303,020	94.52%	SWD	64693	2019	One Story	1573		Avg	Avg
119591381	104	516 ROAD 36	2/28/2020	\$261,900	\$288,090	100.84%	SWD	64453	1957	One Story	1586		Avg	Avg
119563170	104	704 ROAD 47	6/8/2020	\$325,000	\$344,500	95.41%	SWD	65214	1976	One Story	1850		Avg	Avg
119600156	104	4109 W IRVING ST	11/3/2020	\$388,000	\$391,880	98.04%	SWD	66523	1974	One Story	1902		Avg	Avg
119502053	104	1321 ROAD 44	12/30/2020	\$475,000	\$475,000	89.66%	SWD	67077	2011	One Story	1968		Avg	Avg
119521297	104	1011 ROAD 37	3/12/2020	\$321,100	\$349,999	105.60%	SWD	64591	2005	One Story	2082		Avg	Avg
119511252	104	4005 W PARK ST	7/8/2020	\$312,000	\$327,600	100.46%	SWD	65451	1961	One Story	2159		Avg	Avg
119231044	104	2314 FAMVILLE CT	8/24/2020	\$289,900	\$301,496	90.28%	SWD	65836	2015	One Story	1450		Avg+	Avg
119231041	104	2302 FAMVILLE CT	10/15/2020	\$325,000	\$331,500	87.60%	SWD	66319	2018	One Story	1652		Avg+	Avg
119523310	104	3819 W SYLVESTER ST	7/1/2020	\$360,000	\$378,000	90.42%	SWD	65409	2015	One Story	1930		Avg+	Avg
119031092	104	2314 ROAD 41	10/7/2020	\$400,507	\$408,517	85.94%	SWD	66216	2020	One Story	1992		Avg+	Avg
119031093	104	2326 ROAD 41	12/9/2020	\$552,926	\$552,926	74.19%	SWD	66873	2020	One Story	2308		Avg+	Avg
119031097	104	4025 MELVILLE RD	12/15/2020	\$549,950	\$549,950	74.48%	SWD	66950	2019	One Story	2324		Avg+	Avg
119422063	104	522 ROAD 34	4/23/2020	\$179,000	\$193,320	94.87%	SWD	64888	1951	One Story	708		Fair	Fair+
119493040	104	1201 ROAD 40	2/27/2020	\$179,000	\$196,900	91.67%	SWD	64442	1920	One Story	936		Fair	Good
119131387	104	3720 W LEOLA ST	10/16/2020	\$240,000	\$244,800	85.05%	SWD	66329	1976	One Story	966		Fair+	Avg
119131485	104	3713 W PEARL ST	1/14/2020	\$212,900	\$236,319	89.20%	SWD	64119	1977	One Story	966		Fair+	Avg
119564126	104	4412 W NIXON ST	3/30/2020	\$200,000	\$218,000	96.79%	SWD	64728	1952	One Story	984		Fair+	Avg
119152042	104	4302 W PEARL ST	11/15/2020	\$289,900	\$292,799	83.50%	SWD	66614	1975	One Story	1270		Fair+	Avg
119392248	104	3505 W MARGARET ST	6/15/2020	\$258,000	\$273,480	89.44%	SWD	65222	1978	One Story	1293		Fair+	Avg
119091162	104	1908 ROAD 44	9/10/2020	\$230,000	\$236,900	105.11%	SWD	66007	1966	One Story	1301		Fair+	Avg
119282572	104	3009 W RUBY ST	5/12/2020	\$212,500	\$227,375	97.02%	SWD	65064	1966	One Story	1326		Fair+	Avg+
119522366	104	3705 W PARK ST	4/27/2020	\$258,000	\$278,640	95.86%	SWD	64919	1975	One Story	1360		Fair+	Avg
119512144	104	712 43RD WAY	3/6/2020	\$238,000	\$259,420	96.48%	SWD	64516	1977	One Story	1361		Fair+	Avg
119131109	104	3621 W JAY ST	12/4/2020	\$259,900	\$259,900	101.27%	SWD	66792	1977	One Story	1380		Fair+	Avg
119163263	104	1520 N 37TH PL	3/10/2020	\$258,000	\$281,220	80.90%	SWD	64615	1961	One Story	1386		Fair+	Avg
119163245	104	3613 W RUBY ST	10/7/2020	\$249,900	\$254,898	81.95%	SWD	66249	1961	One Story	1386		Fair+	Avg
119562199	104	908 ROAD 47	8/11/2020	\$272,500	\$283,400	83.49%	SWD	65758	1964	One Story	1404		Fair+	Avg
119391105	104	905 ROAD 34	7/28/2020	\$245,000	\$257,250	92.21%	SWD	65610	1971	One Story	1404		Fair+	Fair+
119523338	104	3803 W SYLVESTER ST	2/18/2020	\$269,900	\$296,890	89.49%	SWD	64355	1993	One Story	1443		Fair+	Avg
119522053	104	3812 W HENRY ST	9/11/2020	\$280,000	\$288,400	92.72%	SWD	65998	1972	One Story	1496		Fair+	Avg+
119152275	104	4305 W OPAL ST	4/22/2020	\$239,100	\$258,228	112.85%	SWD	64872	1975	One Story	1662		Fair+	Avg
119521205	104	921 ROAD 37	3/10/2020	\$266,000	\$289,940	104.16%	SWD	64623	1976	One Story	1768		Fair+	Avg
119511172	104	4030 W MARGARET ST	9/2/2020	\$399,000	\$410,970	82.17%	SWD	65946	1976	One Story	2020		Fair+	Avg+

**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>
119522357	104	3713 W PARK ST	11/3/2020	\$321,000	\$324,210	95.22%	SWD	66522	1971	One Story	2150		Fair+	Avg
119031106	104	2325 ROAD 41	1/21/2020	\$525,000	\$582,750	87.74%	SWD	64141	2019	One Story	2276		Good	Avg
119252112	104	3105 SEABROOK CT	11/17/2020	\$302,000	\$305,020	87.83%	SWD	66699	1970	One Story/Bsmt	1050	1050	Avg	Avg+
119153023	104	4212 W AGATE ST	8/18/2020	\$260,000	\$270,400	83.17%	SWD	65783	1965	One Story/Bsmt	1056	1056	Avg	Avg
119422241	104	420 ROAD 35	10/16/2020	\$265,000	\$270,300	101.74%	SWD	66560	1966	One Story/Bsmt	1175	1175	Avg	Avg
119511350	104	4021 W NIXON ST	3/17/2020	\$315,000	\$343,350	83.47%	SWD	64805	1962	One Story/Bsmt	1260	1260	Avg	Avg
119591194	104	612 ROAD 37	2/25/2020	\$263,000	\$289,300	95.89%	SWD	64433	1960	One Story/Bsmt	1298	1276	Avg	Avg
119022012	104	4204 W ARGENT PL	6/29/2020	\$396,000	\$419,760	108.09%	IN AND SAL	65377	1962	One Story/Bsmt	1482	1456	Avg	Fair+
119563045	104	821 ROAD 48	6/24/2020	\$295,000	\$312,700	106.40%	SWD	65337	1955	One Story/Bsmt	1489	1385	Avg	Avg
119142026	104	2217 ROAD 44	9/29/2020	\$261,000	\$268,830	80.50%	SWD	66173	1954	One Story/Bsmt	720	720	Fair	Avg+
119421162	104	3204 W YAKIMA ST	3/23/2020	\$265,000	\$288,850	90.46%	SWD	64665	1948	One Story/Bsmt	956	896	Fair	Avg+
119154040	104	4020 W AGATE ST	11/5/2020	\$295,000	\$297,950	76.62%	SWD	66527	1971	One Story/Bsmt	1200	912	Fair+	Avg
119161023	104	3717 W OPAL PL	6/10/2020	\$264,000	\$279,840	88.01%	SWD	65237	1966	One Story/Bsmt	1400	1050	Fair+	Avg
119153121	104	4208 W RUBY ST	9/24/2020	\$435,000	\$448,050	72.85%	SWD	66117	1957	One Story/Bsmt	2017	840	Fair+	Avg+
119522286	104	3921 W PARK ST	4/8/2020	\$370,000	\$399,600	83.93%	SWD	64813	1963	Split Level	2274		Avg	Avg
119591201	104	620 ROAD 37	11/24/2020	\$342,000	\$345,420	102.40%	SWD	66728	1963	Split Level/Bsmt	1848	624	Avg	Avg+
119494236	104	1221 ROAD 37	12/8/2020	\$500,000	\$500,000	98.58%	SWD	66865	2015	Two Story	2840		Good	Avg