



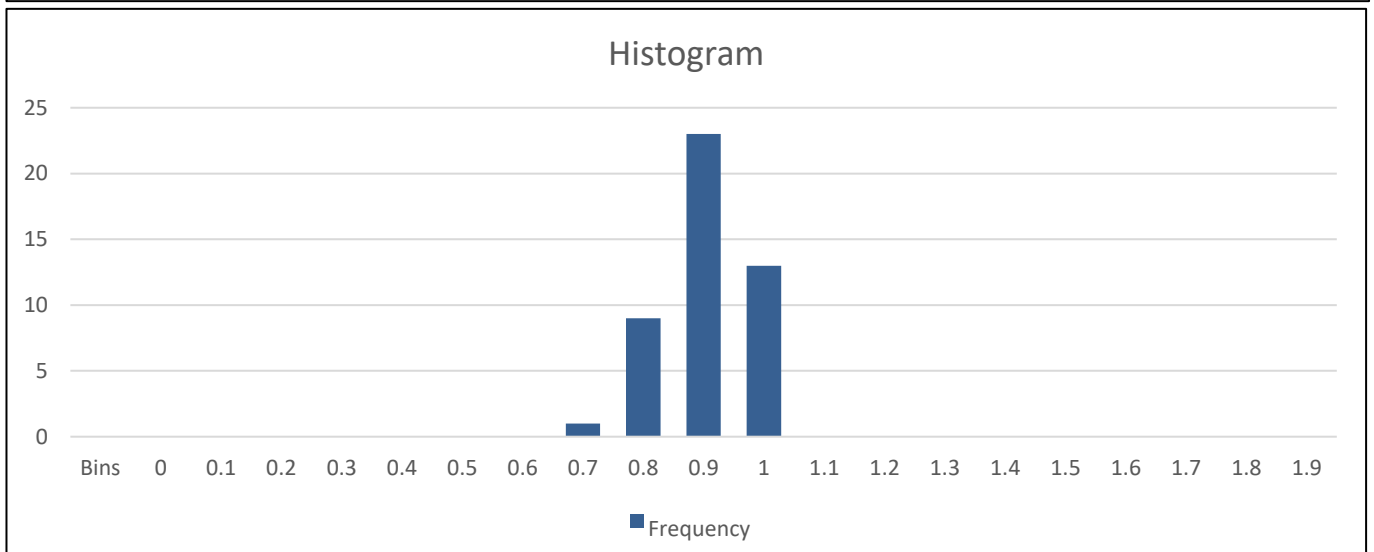
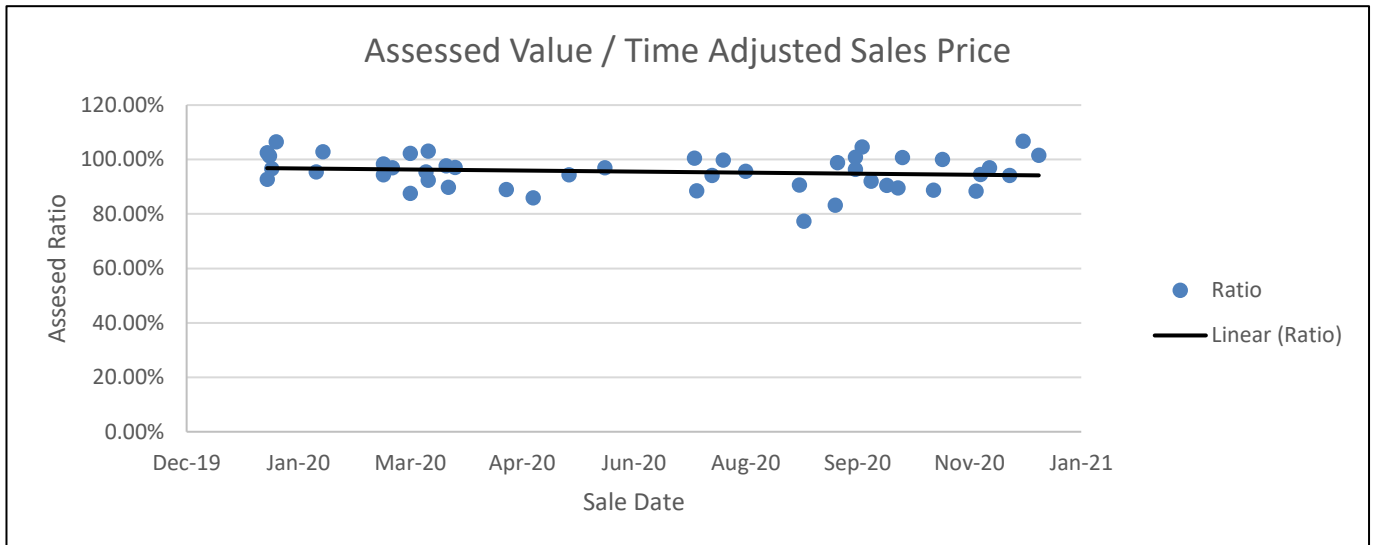
Franklin County Assessor Statistical Summary Report

8/20/2021

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/1/2020	End Date 12/31/2020
Statistical Study Area	NBHD 432	
Index Creation Date	08/20/21	
Number Of Sales In The Index	46	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	77.32%
Sales Ratio Hi Range	106.79%
Mean	95.53%
Median	96.09%
Aggregate Mean	95.03%
Variance	0.00387
Standard Deviation	0.06217
Coefficient of Variation	0.06508
Average Absolute Deviation	0.04894
Coefficient of Dispersion	0.05093
Price Related Differential	1.00527

Style	Average of Ratio
One Story	95.96%
Two Story	90.89%
Two Story/Bsmt	96.61%
Grand Total	95.53%



**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>
115180156	432	11501 ARROW SHELF DR	9/25/2020	\$527,500	\$543,325	100.82%	SWD	66239	2018	One Story	2137		Avg+	Avg
126150458	432	12208 CLARK FORK RD	10/30/2020	\$635,000	\$647,700	88.81%	SWD	66496	2018	One Story	2568		Avg+	Avg
126150472	432	12219 BLACKFOOT DR	1/6/2020	\$559,900	\$621,489	92.76%	SWD	64051	2019	One Story	2740		Avg+	Avg
126152210	432	6548 GALLATIN RD	11/24/2020	\$528,377	\$533,661	97.01%	SWD	66758	2020	One Story	2071		Good	Avg
126150455	432	12304 CLARK FORK RD	1/28/2020	\$487,703	\$541,350	95.45%	SWD	64211	2020	One Story	2081		Good	Avg
126150486	432	11900 BLACKFOOT DR	3/10/2020	\$454,508	\$495,414	102.26%	SWD	64554	2020	One Story	2081		Good	Avg
126150331	432	12315 WILLOW CREEK DR	3/27/2020	\$528,750	\$576,338	89.83%	SWD	64745	2015	One Story	2147		Good	Avg
115180210	432	6401 NOCKING POINT RD	3/2/2020	\$485,000	\$528,650	96.93%	SWD	64481	2017	One Story	2157		Good	Avg
115180183	432	6625 RECURVE RD	1/7/2020	\$480,000	\$532,800	101.31%	SWD	64076	2017	One Story	2274		Good	Avg
115180107	432	11260 WOODSMAN DR	6/5/2020	\$524,900	\$556,394	96.96%	SWD	65171	2017	One Story	2301		Good	Avg
126150327	432	6927 KOHLER RD	9/25/2020	\$549,900	\$566,397	96.45%	SWD	66188	2018	One Story	2349		Good	Avg
126150401	432	6932 BITTERROOT AVE	3/18/2020	\$522,922	\$569,985	103.04%	SWD	64625	2020	One Story	2388		Good	Avg
126150447	432	12029 CLARK FORK RD	1/6/2020	\$511,259	\$567,497	102.45%	SWD	64032	2020	One Story	2469		Good	Avg
126150622	432	12502 WHISKEY RIVER RD	9/17/2020	\$579,338	\$596,718	98.84%	SWD	66073	2020	One Story	2538		Good	Avg
126150623	432	12514 WHISKEY RIVER RD	12/16/2020	\$590,455	\$590,455	101.62%	SWD	66934	2020	One Story	2538		Good	Avg
126151281	432	7307 SANDY RIDGE RD	11/20/2020	\$710,000	\$717,100	94.55%	SWD	66658	2011	One Story	2584		Good	Avg
126152218	432	12519 ROCK CREEK DR	11/3/2020	\$637,101	\$643,472	100.07%	SWD	66516	2020	One Story	2600		Good	Avg
126152211	432	6602 GALLATIN RD	12/9/2020	\$557,000	\$557,000	106.79%	SWD	66852	2020	One Story	2600		Good	Avg
126150461	432	12028 CLARK FORK RD	1/10/2020	\$501,400	\$556,554	106.53%	SWD	64081	2020	One Story	2606		Good	Avg
126150460	432	12104 CLARK FORK RD	1/31/2020	\$516,687	\$573,523	102.87%	SWD	64240	2020	One Story	2606		Good	Avg
126152233	432	12516 CLARK FORK RD	3/18/2020	\$637,866	\$695,274	92.42%	SWD	63630	2020	One Story	2606		Good	Avg
126152227	432	12505 CLARK FORK RD	3/26/2020	\$598,357	\$652,209	97.73%	SWD	64690	2020	One Story	2606		Good	Avg
126152213	432	6626 GALLATIN RD	7/15/2020	\$567,500	\$595,875	100.47%	SWD	65515	2020	One Story	2606		Good	Avg
126152204	432	12514 BLACKFOOT DR	7/28/2020	\$577,293	\$606,158	99.84%	SWD	65640	2020	One Story	2606		Good	Avg
115180178	432	6502 RECURVE RD	10/14/2020	\$657,000	\$670,140	89.52%	SWD	66309	2017	One Story	2643		Good	Avg
126152219	432	12507 ROCK CREEK DR	7/23/2020	\$607,391	\$637,761	94.20%	SWD	65574	2020	One Story	2650		Good	Avg
126152224	432	12506 ROCK CREEK DR	8/31/2020	\$646,463	\$672,322	90.60%	SWD	65914	2020	One Story	2692		Good	Avg
126152168	432	7628 SANDY RIDGE RD	11/18/2020	\$812,000	\$820,120	88.43%	SWD	66639	2002	One Story	2704		Good	Good+
126150487	432	6415 SANDY RIDGE RD	2/27/2020	\$565,150	\$621,665	98.43%	SWD	64443	2020	One Story	2740		Good	Avg
126152228	432	12415 CLARK FORK RD	3/10/2020	\$655,373	\$714,357	87.62%	SWD	64571	2020	One Story	2740		Good	Avg
126152223	432	12416 ROCK CREEK DR	7/16/2020	\$673,549	\$707,226	88.51%	SWD	65516	2020	One Story	2740		Good	Avg
126152206	432	6500 GALLATIN RD	8/7/2020	\$641,987	\$667,666	95.72%	SWD	65690	2020	One Story	2740		Good	Avg
126153014	432	6702 EAGLE CREST DR	9/2/2020	\$850,000	\$875,500	77.32%	SWD	65947	2017	One Story	2804		Good	Avg
115180169	432	6615 WHETSTONE DR	9/28/2020	\$600,000	\$618,000	104.66%	SWD	66170	2017	One Story	2809		Good	Avg
126152232	432	12504 CLARK FORK RD	10/2/2020	\$693,186	\$707,050	92.03%	SWD	66223	2020	One Story	2940		Good	Avg
115180208	432	11204 QUIVER LN	12/3/2020	\$664,000	\$664,000	94.20%	SWD	66784	2018	One Story	2951		Good	Avg
126152236	432	12413 BLACKFOOT DR	4/22/2020	\$732,750	\$791,370	88.97%	SWD	64865	2020	One Story	3333		Good	Avg
126151291	432	12203 SCENIC VIEW DR	10/16/2020	\$840,000	\$856,800	100.79%	SWD	66386	2006	One Story	3464		Good	Avg
126151001	432	6724 EAGLE CREST DR	5/4/2020	\$799,000	\$854,930	85.94%	SWD	65024	2020	One Story	2726		Good+	Avg
126153025	432	6413 EAGLE CREST DR	5/20/2020	\$647,000	\$692,290	94.41%	SWD	65053	2019	One Story	2889		Good+	Avg
126151010	432	6836 EAGLE CREST DR	3/30/2020	\$779,874	\$850,063	97.11%	SWD	64721	2020	One Story	3420		Good+	Avg
115180134	432	11504 EASTON DR	10/9/2020	\$580,000	\$591,600	90.57%	SWD	66290	2018	Two Story	2855		Avg+	Avg
115180116	432	11414 WOODSMAN DR	9/16/2020	\$586,000	\$603,580	83.22%	SWD	66175	2017	Two Story	2409		Good	Avg
126153008	432	6538 EAGLE CREST DR	2/27/2020	\$600,000	\$660,000	94.39%	SWD	64483	2019	Two Story	3195		Good	Avg
115180115	432	11402 WOODSMAN DR	3/17/2020	\$575,000	\$626,750	95.40%	SWD	64616	2017	Two Story	3248		Good	Avg
126150223	432	11721 QUAIL RUN RD	1/8/2020	\$720,000	\$799,200	96.61%	SWD	64072	2009	Two Story/Bsmt	4140	748	Good+	Avg