



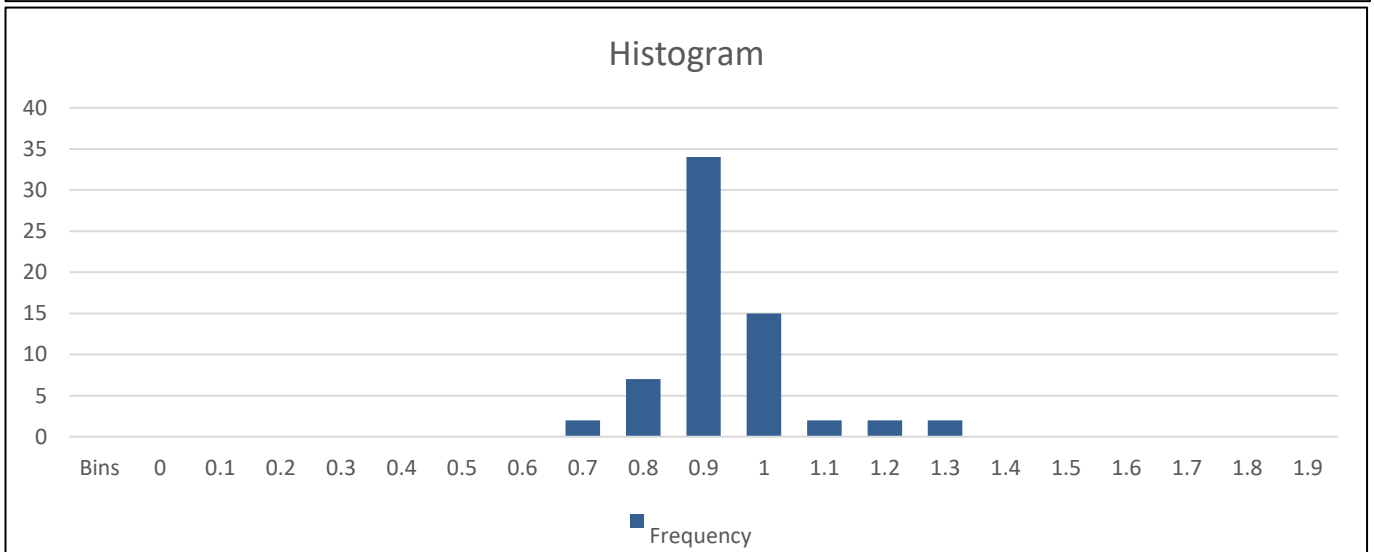
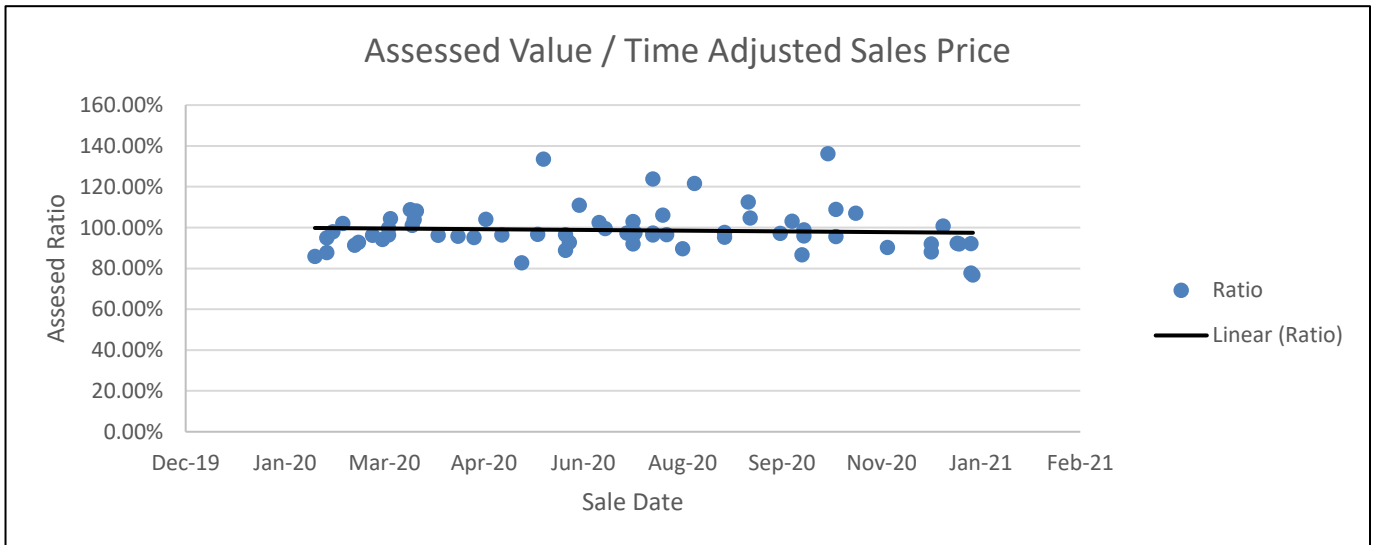
Franklin County Assessor Statistical Summary Report

8/20/2021

SALES SELECTION INFORMATION			
Sale Date Range	Start	1/1/2020	End Date 12/31/2020
Statistical Study Area	NBHD 502		
Index Creation Date	08/20/21		
Number Of Sales In The Index	64		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

Measure	Result
Sales Ratio Lo Range	76.75%
Sales Ratio Hi Range	136.16%
Mean	98.70%
Median	96.53%
Aggregate Mean	98.29%
Variance	0.01142
Standard Deviation	0.10687
Coefficient of Variation	0.10827
Average Absolute Deviation	0.07402
Coefficient of Dispersion	0.07667
Price Related Differential	1.00416

Style	Average of Ratio
One Story	99.40%
Two Story	94.93%
One Story/Bsmt	85.93%
Grand Total	98.70%



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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>
113852172	502	608 S DOUGLAS AVE	3/9/2020	\$246,000	\$268,140	94.17%	SWD	64569	2020	One Story	1240		Avg	Avg
113504057	502	1813 E SPOKANE ST	3/24/2020	\$245,000	\$267,050	101.14%	SWD	64672	2020	One Story	1354		Avg	Avg
113504052	502		7/13/2020	\$258,000	\$270,900	102.95%	SWD	65479	2020	One Story	1402		Avg	Avg
113813268	502	225 N BEECH AVE	3/25/2020	\$255,000	\$277,950	103.87%	SWD	64675	2020	One Story	1486		Avg	Avg
113504053	502	1806 E HIGHLAND ST	3/13/2020	\$261,000	\$284,490	104.33%	SWD	64691	2020	One Story	1570		Avg	Avg
113504058	502	1809 E SPOKANE ST	3/26/2020	\$255,000	\$277,950	108.11%	SWD	64705	2020	One Story	1570		Avg	Avg
113504059	502	1805 E SPOKANE ST	6/16/2020	\$258,000	\$273,480	111.01%	SWD	65246	2020	One Story	1570		Avg	Avg
113864124	502	616 S SYCAMORE AVE	7/28/2020	\$272,950	\$286,598	106.18%	SWD	65642	2020	One Story	1604		Avg	Avg
113504056	502	1818 E HIGHLAND ST	10/23/2020	\$274,000	\$279,480	108.99%	SWD	66415	2020	One Story	1608		Avg	Avg
113812125	502	121 N OWEN AVE	9/10/2020	\$290,000	\$298,700	104.72%	SWD	65991	2020	One Story	1635		Avg	Avg
113824309	502	307 N ELM AVE	7/23/2020	\$264,900	\$278,145	97.40%	SWD	65585	2020	One Story	1428		Avg+	Avg
113541070	502	823 N ELM AVE	7/23/2020	\$264,900	\$278,145	96.46%	SWD	65576	2020	One Story	1432		Avg+	Avg
113851520	502	628 S ELM AVE	5/8/2020	\$180,000	\$192,600	96.42%	SWD	65020	1978	One Story	960		Fair	Fair+
113803215	502	404 N BEECH AVE	7/23/2020	\$130,000	\$136,500	123.88%	SWD	65568	1954	One Story	1098		Fair	Avg
113852216	502	620 S DOUGLAS AVE	10/19/2020	\$161,210	\$164,434	136.16%	SWD	66353	2007	One Story	1103		Fair	Avg
113890102	502	2508 E BUTTE CT	6/9/2020	\$225,000	\$238,500	88.93%	SWD	65189	2004	One Story	1105		Fair	Avg
113890084	502	2415 E KALISPELL CT	11/18/2020	\$227,500	\$229,775	90.22%	SWD	66657	2004	One Story	1105		Fair	Avg
113813320	502	208 N OWEN AVE	12/31/2020	\$234,000	\$234,000	76.75%	SWD	67086	1994	One Story	1120		Fair	Avg
113825391	502	2116 E ALVINA ST	4/6/2020	\$215,000	\$232,200	96.30%	SWD	64764	2005	One Story	1144		Fair	Avg
113825319	502	2312 E GEORGE ST	2/10/2020	\$219,900	\$241,890	87.81%	SWD	64286	2010	One Story	1144		Fair	Avg
113890162	502	623 POLSON CT	10/1/2020	\$221,000	\$225,420	103.14%	SWD	66194	2010	One Story	1163		Fair	Avg
113730364	502	3421 ESTRELLA DR	5/18/2020	\$225,000	\$240,750	82.70%	SWD	65040	2007	One Story	1176		Fair	Avg
113832069	502	216 S HUGO AVE	5/29/2020	\$130,000	\$139,100	133.50%	SWD	65128	1950	One Story	1204		Fair	Avg+
113775069	502	2407 E GEORGE ST	10/6/2020	\$259,950	\$265,149	86.67%	SWD	66229	2006	One Story	1224		Fair	Avg
113825237	502	2211 E ALVINA ST	6/9/2020	\$215,000	\$227,900	96.58%	SWD	65204	2005	One Story	1232		Fair	Avg
113890083	502	2411 E KALISPELL CT	3/12/2020	\$216,000	\$235,440	99.73%	SWD	64583	2004	One Story	1278		Fair	Avg
113803224	502	408 N BEECH AVE	12/30/2020	\$239,500	\$239,500	77.70%	SWD	67065	1954	One Story	1358		Fair	Avg
113862303	502	724 S WALDEMAR AVE	12/10/2020	\$245,000	\$245,000	88.04%	SWD	66986	1947	One Story	1505		Fair	Avg+
113801075	502	616 N BEECH AVE	12/24/2020	\$265,000	\$265,000	92.04%	SWD	67038	1954	One Story	1832		Fair	Avg+
113730370	502	518 CEREZA CT	9/25/2020	\$224,000	\$230,720	97.13%	SWD	66136	2008	One Story	1032		Fair+	Avg
113760117	502	2512 SPRUCE ST	2/24/2020	\$208,000	\$228,800	91.35%	SWD	64425	2005	One Story	1040		Fair+	Avg
113760163	502	2515 E BROADWAY ST	7/30/2020	\$205,000	\$215,250	96.49%	SWD	65635	2005	One Story	1040		Fair+	Avg
113825470	502	2308 E ALVINA ST	2/10/2020	\$220,000	\$242,000	95.00%	SWD	64293	2005	One Story	1144		Fair+	Avg
113760094	502	627 N CEDAR AVE	4/24/2020	\$225,000	\$243,000	95.10%	SWD	64878	2005	One Story	1144		Fair+	Avg+
113760105	502	608 ARBUTUS AVE	8/28/2020	\$226,000	\$235,040	95.26%	SWD	65881	2005	One Story	1144		Fair+	Avg
113730369	502	515 CEREZA CT	7/14/2020	\$234,570	\$246,299	97.56%	SWD	65488	2008	One Story	1152		Fair+	Avg
113760169	502	416 BROADWAY PL	2/13/2020	\$220,000	\$242,000	98.02%	SWD	64358	2005	One Story	1184		Fair+	Avg
113760116	502	2508 SPRUCE ST	4/16/2020	\$228,000	\$246,240	95.72%	SWD	64830	2005	One Story	1184		Fair+	Avg
113560098	502	817 ARBUTUS AVE	12/10/2020	\$258,900	\$258,900	91.93%	SWD	67039	2006	One Story	1184		Fair+	Avg
113560091	502	812 ARBUTUS AVE	12/23/2020	\$256,000	\$256,000	92.34%	SWD	66995	2006	One Story	1184		Fair+	Avg
113560110	502	823 MADRONA AVE	2/26/2020	\$227,000	\$249,700	92.83%	SWD	64518	2010	One Story	1184		Fair+	Avg
113730319	502	415 HARVEST CT	5/26/2020	\$248,000	\$265,360	96.70%	SWD	65089	2011	One Story	1191		Fair+	Avg
113900123	502	402 ANACONDA AVE	12/16/2020	\$245,000	\$245,000	100.82%	SWD	66947	2017	One Story	1216		Fair+	Avg
113730515	502	3217 SEMILLA CT	6/11/2020	\$250,000	\$265,000	92.75%	SWD	65203	2016	One Story	1224		Fair+	Avg
113730394	502	3719 ESTRELLA DR	12/30/2020	\$263,000	\$263,000	92.17%	SWD	67064	2015	One Story	1232		Fair+	Avg+
113851146	502	612 S ELM AVE	3/12/2020	\$224,500	\$244,705	96.32%	SWD	64581	2006	One Story	1252		Fair+	Avg
113814415	502	106 N BEECH AVE	7/10/2020	\$235,000	\$246,750	97.35%	SWD	65460	2012	One Story	1254		Fair+	Avg
113760157	502	614 MADRONA AVE	8/13/2020	\$230,000	\$239,200	121.70%	SWD	65752	2005	One Story	1344		Fair+	Avg
113560124	502	933 MADRONA AVE	3/23/2020	\$222,000	\$241,980	108.77%	SWD	64661	2010	One Story	1344		Fair+	Avg
113730439	502	3904 ESTRELLA DR	6/26/2020	\$250,000	\$265,000	102.45%	SWD	65371	2014	One Story	1344		Fair+	Avg
113825105	502	303 N SYCAMORE AVE	8/28/2020	\$258,000	\$268,320	97.57%	SWD	65860	2007	One Story	1408		Fair+	Avg
113731011	502	205 FORTALEZA LN	2/18/2020	\$250,000	\$275,000	102.07%	SWD	64344	2016	One Story	1440		Fair+	Avg
113730460	502	3707 FORTTAD CT	6/29/2020	\$265,000	\$280,900	99.57%	SWD	65373	2015	One Story	1529		Fair+	Avg
113731016	502	305 FORTALEZA LN	4/30/2020	\$265,000	\$286,200	104.09%	SWD	64941	2016	One Story	1549		Fair+	Avg

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113730449	502	3704 LIBERTAD CT	11/2/2020	\$278,000	\$280,780	107.13%	SWD	66515	2014	One Story	1664		Fair+	Avg
113851280	502	713 S DOUGLAS AVE	9/9/2020	\$270,000	\$278,100	112.51%	SWD	65996	1948	One Story	2048		Fair+	Avg
113851075	502	519 S DOUGLAS AVE	2/4/2020	\$229,900	\$252,890	85.93%	SWD	64252	1932	One Story/Bsmt	1116	1116	Fair	Avg
113504041	502	1801 E HIGHLAND ST	7/13/2020	\$230,000	\$241,500	96.27%	SWD	65598	2020	Two Story	1329		Avg	Avg
113504042	502	1803 E HIGHLAND ST	7/13/2020	\$236,000	\$247,800	91.93%	SWD	65551	2020	Two Story	1329		Avg	Avg
113504046	502	1811 E HIGHLAND ST	10/7/2020	\$232,500	\$237,150	95.89%	SWD	66573	2020	Two Story	1329		Avg	Avg
113504045	502	1809 E HIGHLAND ST	10/23/2020	\$233,000	\$237,660	95.68%	SWD	66419	2020	Two Story	1329		Avg	Avg
113532085	502	927 N DOUGLAS AVE	3/4/2020	\$235,000	\$256,150	96.19%	SWD	64496	2004	Two Story	1430		Avg	Avg
113532074	502	912 N DOUGLAS AVE	8/7/2020	\$250,000	\$260,000	89.62%	SWD	65764	2006	Two Story	1480		Avg	Avg
113533287	502	821 DOUGLAS CT	10/7/2020	\$295,000	\$300,900	98.90%	SWD	66232	2007	Two Story	2103		Avg	Avg