



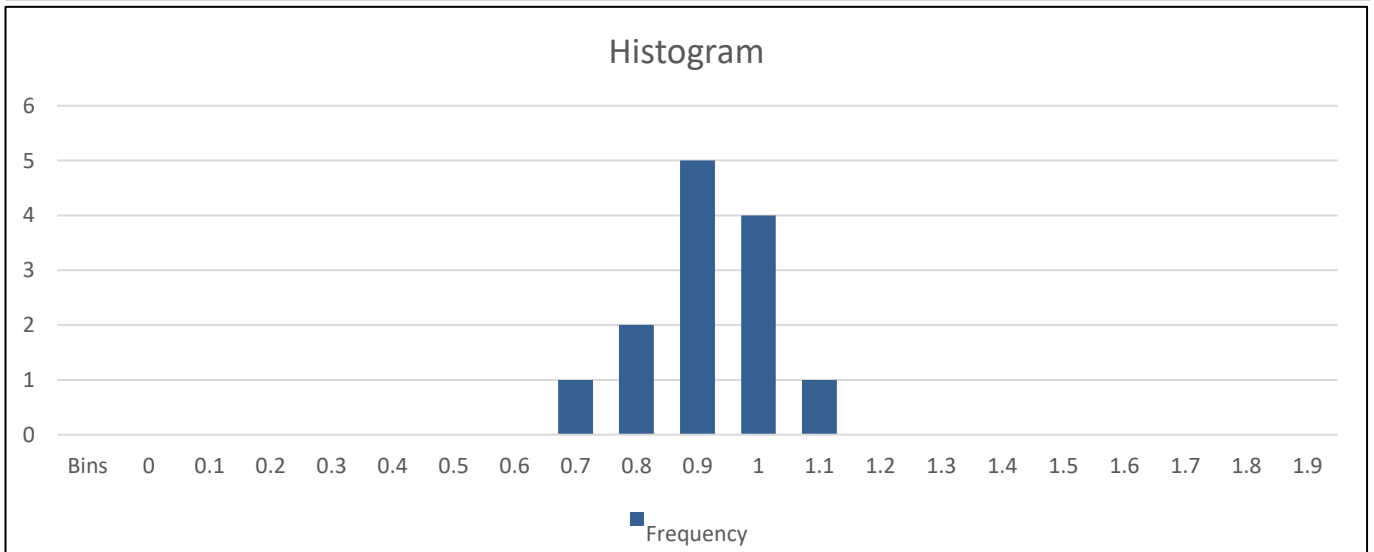
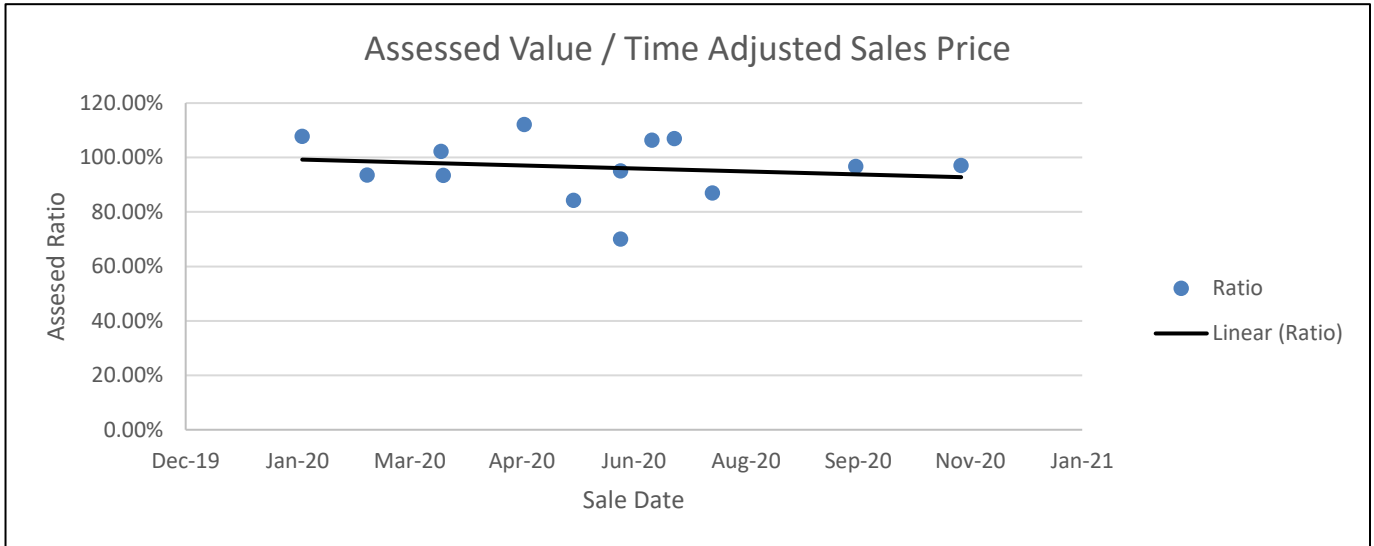
Franklin County Assessor Statistical Summary Report

8/24/2021

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/1/2020	End Date 12/31/2020
Statistical Study Area	NBHD 503	
Index Creation Date	08/24/21	
Number Of Sales In The Index	13	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	70.02%
Sales Ratio Hi Range	112.13%
Mean	96.37%
Median	96.77%
Aggregate Mean	96.64%
Variance	0.01309
Standard Deviation	0.11443
Coefficient of Variation	0.11874
Average Absolute Deviation	0.08420
Coefficient of Dispersion	0.08701
Price Related Differential	0.99724

Style	Average of Ratio
One Story	94.91%
Two Story	93.57%
One Story/Bsmt	97.17%
Grand Total	96.37%



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Statistical Summary Report**

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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>
112382324	503	928 S 6TH AVE	3/25/2020	\$138,900	\$151,401	93.46%	SWD	64678	1930	One Story	669		Fair	Avg+
112263453	503	728 W SHOSHONE ST	5/22/2020	\$167,900	\$179,653	84.33%	SWD	65063	1920	One Story	826		Fair+	Avg+
112282219	503	807 S 11TH AVE	7/6/2020	\$250,000	\$262,500	106.93%	SWD	65433	2020	One Story	1274		Fair+	Avg
112261080	503	721 W YAKIMA ST	7/23/2020	\$182,000	\$191,100	86.97%	SWD	65630	1936	One Story/Bsmt	728	696	Fair	Avg
112264292	503	302 N 10TH AVE	1/22/2020	\$177,000	\$196,470	107.80%	SWD	64210	1928	One Story/Bsmt	884	884	Fair	Good
112271293	503	215 N 12TH AVE	11/11/2020	\$213,500	\$215,635	97.06%	SWD	66604	1930	One Story/Bsmt	942	816	Fair	Avg+
112262025	503	532 N 9TH AVE	3/24/2020	\$195,000	\$212,550	102.28%	SWD	64674	1940	One Story/Bsmt	952	952	Fair	Avg
112053055	503	518 W SYLVESTER ST	9/25/2020	\$185,000	\$190,550	96.77%	SWD	66176	1920	One Story/Bsmt	1018	510	Fair	Avg
112252063	503	730 W CLARK ST	6/12/2020	\$175,000	\$185,500	95.15%	SWD	65229	1910	One Story/Bsmt	1177	825	Fair	Avg
112032158	503	210 W SHOSHONE ST	6/12/2020	\$240,500	\$254,930	70.02%	SWD	65218	1930	One Story/Bsmt	1179	891	Fair	Fair+
112381432	503	616 W A ST	4/30/2020	\$199,000	\$214,920	112.13%	SWD	64935	1920	One Story/Bsmt	1192	955	Fair	Good
112052305	503	401 W BONNEVILLE ST	6/26/2020	\$246,000	\$260,760	106.34%	SWD	65354	1900	One Story/Bsmt	1348	1092	Fair+	Good
112060305	503	3 W A ST	2/20/2020	\$140,000	\$154,000	93.57%	SWD	64360	1900	Two Story	1424		Fair	Avg