



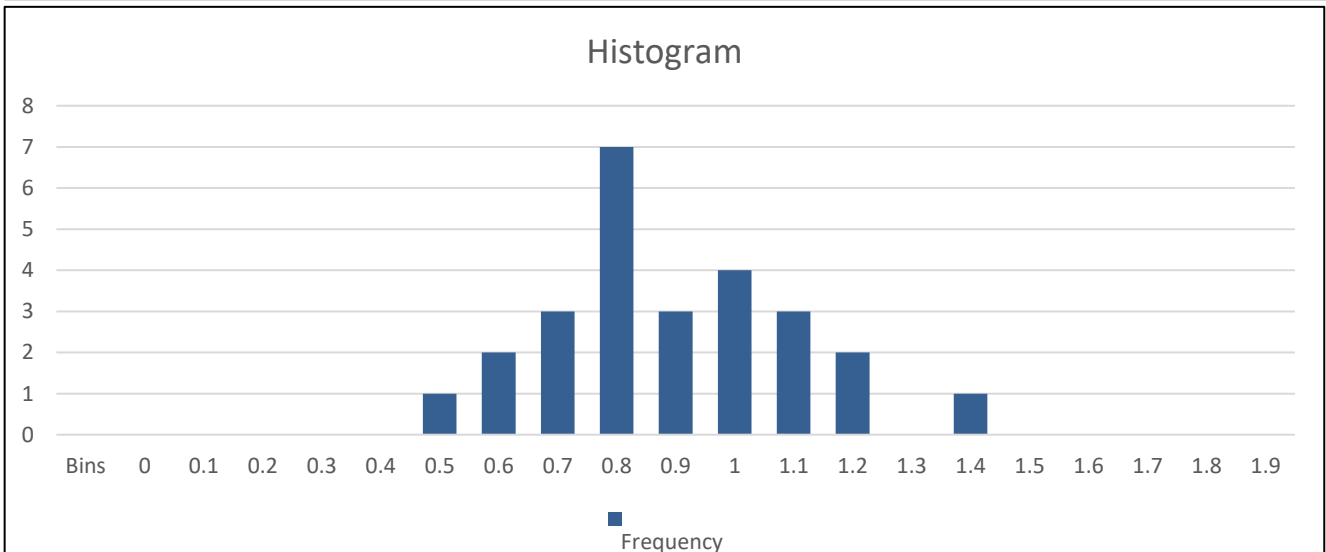
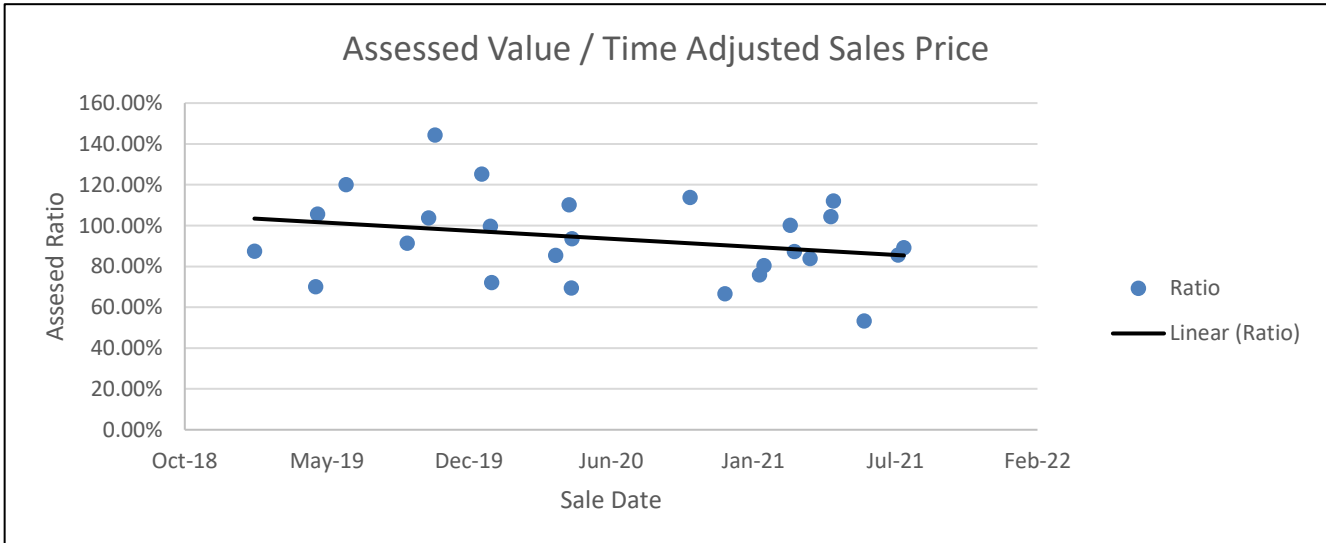
Franklin County Assessor Statistical Summary Report

8/20/2021

SALES SELECTION INFORMATION		
Sale Date Range	Start 1/1/2019	End Date 8/4/2021
Statistical Study Area	Rural MFH Under 30 Acres	
Index Creation Date	08/20/21	
Number Of Sales In The Index	26	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	53.36%
Sales Ratio Hi Range	144.33%
Mean	93.51%
Median	90.31%
Aggregate Mean	92.22%
Variance	0.04197
Standard Deviation	0.20487
Coefficient of Variation	0.21910
Average Absolute Deviation	0.16212
Coefficient of Dispersion	0.17951
Price Related Differential	1.01399

Style	Average of Ratio
Doublewide	91.81%
Triple Wide	97.37%
Grand Total	92.70%



**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>
114222122	416	5013 JANET RD	3/25/2021	\$227,000	\$222,460	83.93%	SWD	67879	2000	Doublewide	1120		Avg	Fair+
114182126	416	7508 ROAD 42	4/20/2020	\$176,000	\$190,080	110.22%	SWD	64848	2005	Doublewide	1144		Avg	Avg
114172020	416	7608 ROAD 36	4/27/2021	\$140,000	\$135,800	112.08%	SWD	68230	1973	Doublewide	1440		Avg	Fair
122190218	412	4690 RINGOLD RD	6/11/2019	\$210,000	\$219,450	120.03%	SWD	62076	2007	Doublewide	1512		Avg	Avg
124090224	411	100 CLEARVIEW RD	4/1/2020	\$350,000	\$364,000	85.38%	SWD	64744	1995	Doublewide	1560		Avg	Avg
114181154	416	7721 ROAD 44	6/9/2021	\$435,000	\$413,250	53.36%	SWD	68691	2020	Doublewide	1568		Avg	Avg
123590169	412	3032 FIR RD	4/23/2020	\$393,500	\$401,370	69.51%	SWD	64892	1994	Doublewide	1620		Avg	Avg
115130138	416	7015 MELODY LN	1/13/2021	\$351,000	\$351,000	75.87%	SWD	67177	2000	Doublewide	1716		Avg	Avg
123341044	411	191 CROSS RD	5/2/2019	\$255,000	\$279,225	105.58%	SWD	61853	1983	Doublewide	1809		Avg	Avg
124090206	411	221 CLEARVIEW RD	2/25/2021	\$340,000	\$338,300	100.21%	SWD	67578	1994	Doublewide	1876		Avg	Avg
124150132	411	5825 ALDER RD	11/25/2020	\$519,000	\$521,595	66.62%	SWD	66730	2014	Doublewide	2280		Avg	Avg+
124240099	411	3942 SELPH LANDING RD	1/2/2020	\$259,900	\$274,195	72.18%	SWD	64060	1994	Doublewide	1512		Avg+	Fair
115140160	416	6915 ROAD 76 N	8/4/2021	\$325,000	\$302,250	89.20%	SWD	69221	1994	Doublewide	1568		Avg+	Avg
115120020	416	7612 KAU TRAIL	4/24/2020	\$260,000	\$280,800	93.59%	SWD	64899	2002	Doublewide	1568		Avg+	Avg
124162101	411	161 MICHELLE RD	12/31/2019	\$365,000	\$386,900	99.69%	SWD	63993	1994	Doublewide	1809		Avg+	Avg
114211120	416	4406 JANET RD	1/19/2021	\$360,000	\$360,000	80.44%	SWD	67218	2003	Doublewide	1848		Avg+	Good
114182171	416	4321 IVY RD	4/23/2021	\$150,000	\$145,500	104.40%	SWD	68150	1981	Doublewide	1440		Fair	Fair
121283209	412	351 GREENFIELD RD	4/29/2019	\$252,000	\$264,600	70.11%	SWD	61643	1982	Doublewide	1848		Fair	Avg
120682084	413	480 HAWK LN	2/2/2019	\$180,000	\$189,900	87.52%	REC	61017	1979	Doublewide	1872		Fair	Avg
124161120	411	301 TRACIE RD	10/14/2019	\$190,500	\$203,835	144.33%	SWD	63232	1994	Doublewide	1890		Fair+	Avg
124122038	411	140 ORCHARD RD	10/5/2019	\$300,000	\$321,000	103.74%	SWD	63212	1991	Doublewide	1809		Good	Avg
124040092	411	5355 W SAGEMOOR RD	10/7/2020	\$850,000	\$858,500	113.80%	SWD	66275	2011	One Story	1800		Avg	Avg
114222108	416	1731 CLARK RD	3/3/2021	\$385,000	\$377,300	87.23%	SWD	67647	2000	Triple Wide	2720		Avg+	Avg+
121270099	412	7640 SHEFFIELD RD	12/19/2019	\$409,250	\$421,528	125.21%	SWD	63914	1998	Triple Wide	2400		Good	Avg
109750072	412	210 DILLING LN	7/27/2021	\$348,000	\$342,780	85.59%	SWD	69118	2001	Triple Wide	2400		Good	Avg
114221093	416	4907 JANET RD	9/5/2019	\$346,000	\$397,900	91.43%	SWD	62877	2004	Triple Wide	2720		Good	Avg