



Franklin County Assessor Statistical Summary Report

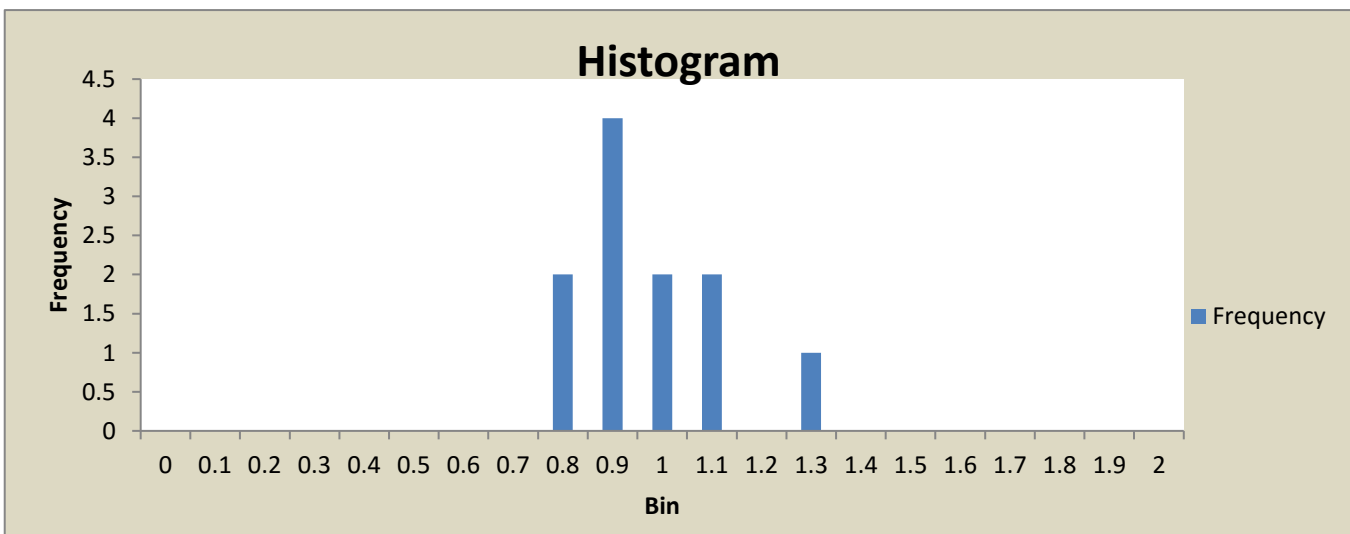
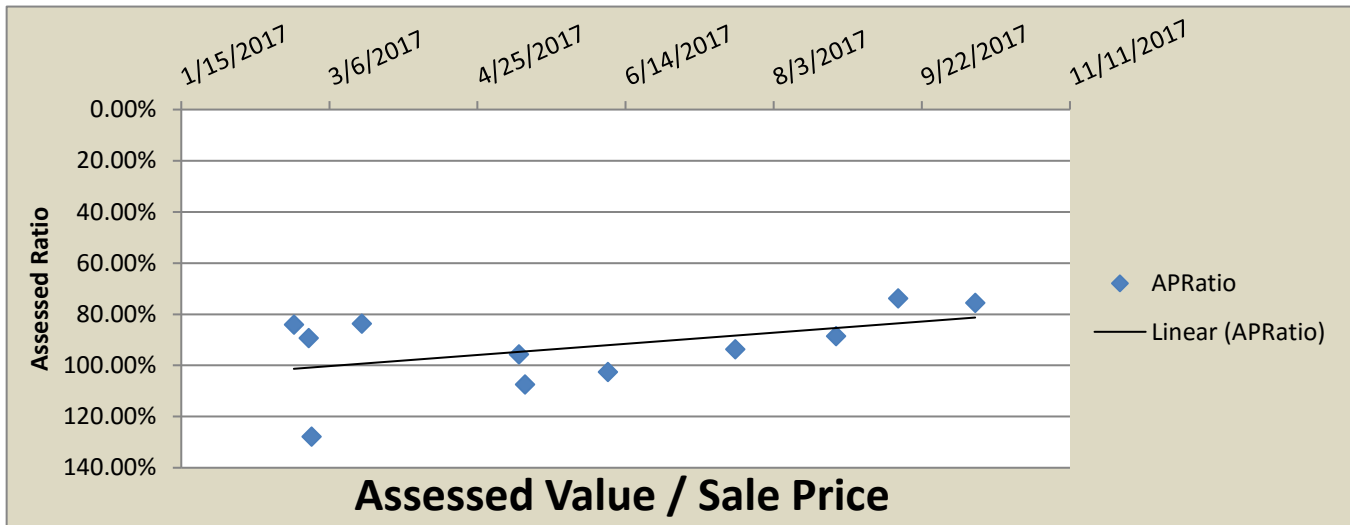
7/25/2018

SALES SELECTION INFORMATION			
Sale Date Range	Start	2/22/2017	End Date
			10/10/2017
Statistical Study Area	100 AREA RP MFH		
Index Creation Date	07/25/18		
Number Of Sales In The Index	11		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	73.82%
Sales Ratio Hi Range	127.78%
Mean	92.92%
Median	89.31%
Aggregate Mean	90.09%
Variance	0.02392
Standard Deviation	0.15467
Coefficient of Variation	0.16645
Average Absolute Deviation	0.11379
Coefficient of Dispersion	0.12740
Price Related Differential	1.03150

STYL	Average of APRatio
Doublewide	92.64%
Doublewide/Bsmt	95.75%
Grand Total	92.92%



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Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
113310097	103	932 EMPIRE DR	2/28/2017	\$47,500	127.78%	SWD	54708	1972	Doublewide	1560		Low	Fair+
113310097	103	932 EMPIRE DR	3/17/2017	\$72,500	83.72%	REC	54846	1972	Doublewide	1560		Low	Fair+
119482329	103	413 S 23RD AVE	6/8/2017	\$75,000	102.53%	SWD	5623 & 556;	1977	Doublewide	1152		Fair	Avg
119471019	103	303 S 25TH AVE	7/21/2017	\$74,000	93.64%	SWD	56028	1971	Doublewide	1416		Fair	Fair+
113310239	103	904 EMPIRE DR	5/11/2017	\$60,000	107.50%	REC	55373	1969	Doublewide	1440		Fair	Fair
119471144	103	521 S 25TH AVE	10/10/2017	\$89,000	75.50%	REC	56748	1972	Doublewide	1440		Fair	Fair+
119352489	103	2618 W NIXON ST	2/27/2017	\$123,497	89.31%	SWD	54691	1998	Doublewide	1188		Avg	Avg
119532097	104	1315 ROAD 48	9/14/2017	\$175,000	73.82%	SWD	56509	1996	Doublewide	1512		Avg	Avg
119473311	103	303 S 27TH AVE	2/22/2017	\$125,500	84.06%	SWD	54710	1976	Doublewide	1560		Avg	Fair+
119472250	103	305 S 26TH AVE	8/24/2017	\$145,000	88.55%	SWD	56344	1993	Doublewide	1560		Avg	Avg
119512322	104	1008 ROAD 42	5/9/2017	\$290,000	95.75%	SWD	55353	1993	Doublewide/Bsmt	2019	1809	Good	Avg