



Franklin County Assessor Statistical Summary Report

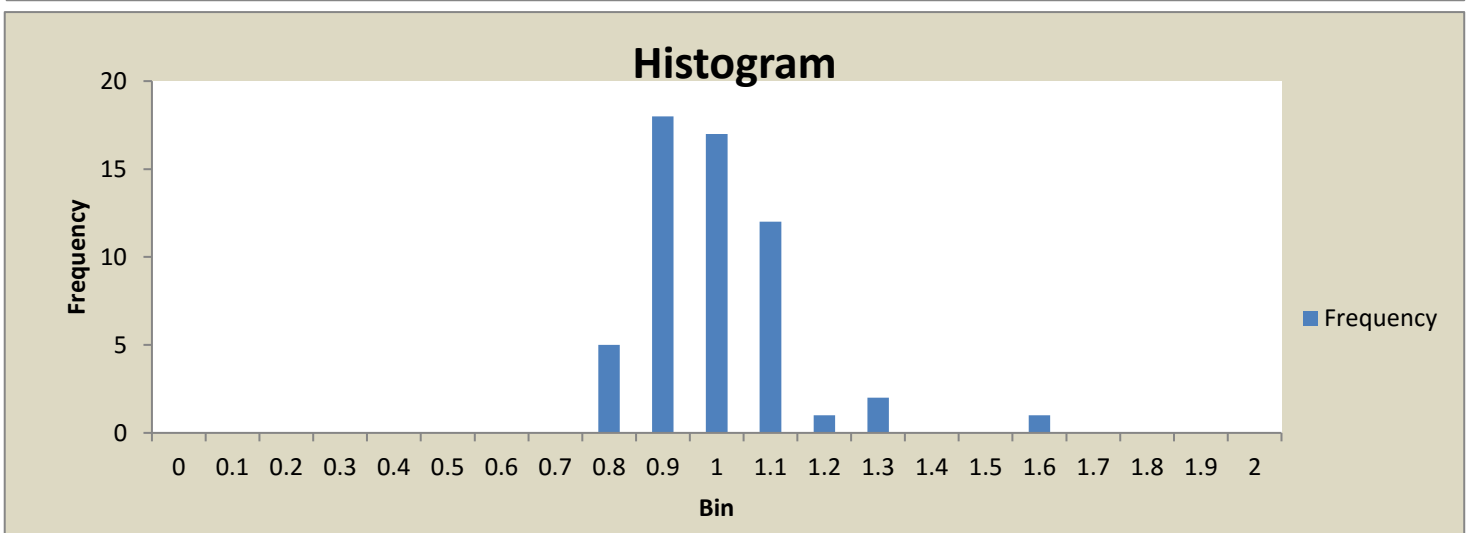
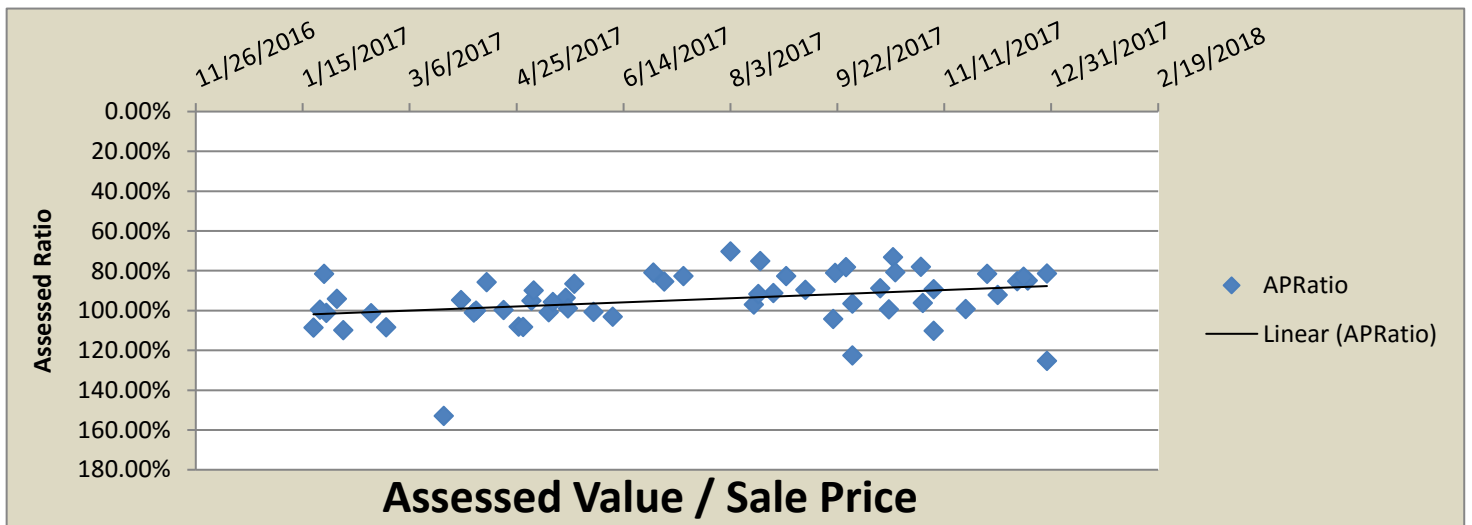
4/5/2018

SALES SELECTION INFORMATION			
Sale Date Range	Start	1/20/2017	End Date
Statistical Study Area	104 NBHD 100 WEST OF 395		
Index Creation Date	04/05/18		
Number Of Sales In The Index	56		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	70.36%
Sales Ratio Hi Range	153.02%
Mean	94.58%
Median	94.39%
Aggregate Mean	94.17%
Variance	0.01982
Standard Deviation	0.14077
Coefficient of Variation	0.14883
Average Absolute Deviation	0.10353
Coefficient of Dispersion	0.10968
Price Related Differential	1.00437

STYL	Average of APRatio
1 1/2 Story Finished	75.19%
1 1/2 Story Finished/Bsmt	90.14%
Bi-level/Bsmt	101.13%
One Story	95.26%
One Story/Bsmt	93.90%
Two Story	89.08%
Grand Total	94.58%



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Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
119521125	104	800 ROAD 36	8/17/2017	\$235,000	75.19%	SWD	56254	1948	1 1/2 Story Finished	2006		Fair+	Good
119132386	104	1901 ROAD 40	11/21/2017	\$195,000	99.17%	SWD	57143	1983	1 1/2 Story Finished/Bsmt	1536	864	Avg	Avg
119502075	104	1105 ROAD 44	9/21/2017	\$190,000	81.10%	SWD	56616	1943	1 1/2 Story Finished/Bsmt	2012	775	#N/A	Fair+
119261488	104	3412 W WERNETT RD	5/18/2017	\$195,000	93.64%	SWD	55446	1993	Bi-level/Bsmt	1118	575	Avg	Avg
119512108	104	721 ROAD 44	1/31/2017	\$214,000	94.01%	SWD	54519	1978	Bi-level/Bsmt	1236	888	Avg	Avg
119252158	104	3006 SEABROOK CT	4/19/2017	\$219,900	99.77%	SWD	55230	1970	Bi-level/Bsmt	1348	780	Avg	Avg
119262030	104	3309 W ELLA ST	11/6/2017	\$198,500	110.12%	SWD	57008	1966	Bi-level/Bsmt	1444	1400	Avg	Fair+
119262110	104	3512 W JAY ST	4/26/2017	\$215,000	108.09%	SWD	55252	1970	Bi-level/Bsmt	1600	1556	Avg	Fair+
119122100	104	4619 W COURT ST	4/6/2017	\$120,000	100.00%	SWD	55056	1946	One Story	840		Fair	Avg+
119421144	104	516 ROAD 32	5/22/2017	\$151,000	86.49%	SWD	55535	1948	One Story	1314		Fair	Avg
119131458	104	3613 W PEARL ST	8/3/2017	\$180,500	70.36%	SWD	56162	1977	One Story	966		Fair+	Avg
119392239	104	3421 W MARGARET ST	12/11/2017	\$172,500	81.62%	SWD	57222	1978	One Story	970		Fair+	Avg
119153167	104	4312 W RUBY ST	7/3/2017	\$155,000	85.35%	SWD	55906	1959	One Story	1165		Fair+	Fair+
119141116	104	2020 ROAD 40	9/26/2017	\$185,000	78.21%	SWD	56632	1953	One Story	1218		Fair+	Avg
119494290	104	1204 ROAD 37	12/20/2017	\$183,500	84.95%	SWD	57424	1993	One Story	1230		Fair+	Avg
119523052	104	3812 W PARK ST	10/18/2017	\$215,900	73.18%	SWD	56816	1975	One Story	1260		Fair+	Avg
119512135	104	704 43RD WAY	6/28/2017	\$204,000	80.83%	SWD	55831	1977	One Story	1347		Fair+	Avg
119392195	104	3412 W HENRY ST	12/29/2017	\$121,280	125.32%	SWD	57485	1978	One Story	1380		Fair+	Avg
119142044	104	2121 ROAD 44	3/22/2017	\$129,000	153.02%	SWD	54903	1951	One Story	1420		Fair+	Fair+
119163094	104	1612 N 37TH PL	11/1/2017	\$160,000	96.12%	SWD	56967	1962	One Story	1436		Fair+	Avg
119571241	104	610 ROAD 45	1/25/2017	\$230,000	81.60%	SWD	54483	1984	One Story	1452		Fair+	Avg
119493139	104	3905 W OCTAVE ST	4/11/2017	\$189,900	85.72%	SWD	55090	1979	One Story	1472		Fair+	Good
119492103	104	3904 W BROWN ST	9/7/2017	\$171,900	89.58%	SWD	56469	1977	One Story	1536		Fair+	Avg
119522115	104	3909 W MARGARET ST	12/29/2017	\$215,000	81.44%	SWD	57489	1973	One Story	1568		Fair+	Avg
119421082	104	3321 W YAKIMA ST	12/6/2017	\$190,550	92.20%	SWD	57266	1963	One Story	1596		Fair+	Avg
119600209	104	4108 W IRVING ST	9/29/2017	\$153,000	122.54%	SWD	56680	1955	One Story	1623		Fair+	Fair+
119600209	104	4108 W IRVING ST	12/15/2017	\$220,000	85.22%	SWD	57390	1955	One Story	1623		Fair+	Fair+
119392328	104	3404 W MARGARET ST	1/26/2017	\$185,000	101.13%	SWD	54502	1978	One Story	1732		Fair+	Avg
119561065	104	1009 ROAD 46	9/29/2017	\$205,000	96.48%	BSD	56696	1971	One Story	1768		Fair+	Avg
119561154	104	913 ROAD 46	8/23/2017	\$205,000	91.26%	SWD	56310	1978	One Story	1855		Fair+	Avg
119531418	104	4405 W MARIE ST	8/14/2017	\$239,900	96.91%	SWD	56226	1977	One Story	2237		Fair+	Avg
119421025	104	3203 ETHAN CT	6/9/2017	\$174,000	103.10%	SWD	55678	2010	One Story	1283		Avg	Avg
119523285	104	3921 W SYLVESTER ST	8/16/2017	\$205,000	91.60%	SWD	56252	1958	One Story	1476		Avg	Avg
119152195	104	1721 ROAD 44	5/10/2017	\$189,310	100.89%	SWD	55392	1957	One Story	1508		Avg	Avg
119262067	104	3321 W ELLA ST	8/29/2017	\$219,875	82.68%	SWD	56377	1966	One Story	1588		Avg	Avg
119132368	104	2000 ROAD 38	10/16/2017	\$220,000	99.40%	SWD	56844	1993	One Story	1596		Avg	Avg
119231056	104	2313 FAMVILLE CT	3/30/2017	\$219,900	94.77%	SWD	54953	2016	One Story	1633		Avg	Avg
119231049	104	2413 FAMVILLE CT	2/16/2017	\$207,000	101.40%	SWD	54630	2016	One Story	1683		Avg	Avg
119231042	104	2306 FAMVILLE CT	5/2/2017	\$245,000	95.06%	SWD	55418	2016	One Story	1887		Avg	Avg
119231046	104	2402 FAMVILLE CT	1/20/2017	\$207,975	108.52%	SWD	54469	2016	One Story	1577		Avg+	Avg
119231048	104	2410 FAMVILLE CT	5/31/2017	\$230,000	100.73%	SWD	55569	2016	One Story	1636		Avg+	Avg
119231043	104	2310 FAMVILLE CT	4/28/2017	\$249,999	108.16%	SWD	55278	2016	One Story	2025		Avg+	Avg
119022163	104	4209 W DOUGVILLE RD	2/23/2017	\$385,000	108.33%	SWD	54671	2012	One Story	3519		Avg+	Avg
119511494	104	4003 W SYLVESTER ST	10/31/2017	\$245,000	78.00%	SWD	56958	1959	One Story/Bsmt	1323	1323	Fair+	Avg
119282116	104	3109 W OPAL ST	12/18/2017	\$210,000	83.04%	SWD	57366	1965	One Story/Bsmt	1080	1080	Avg	Avg
119422241	104	420 ROAD 35	5/19/2017	\$200,000	98.90%	SWD	55483	1966	One Story/Bsmt	1175	1175	Avg	Avg
119253166	104	3108 WILCOX DR	5/3/2017	\$225,000	89.95%	SWD	55310	1970	One Story/Bsmt	1285	1285	Avg	Fair+
119591194	104	612 ROAD 37	11/6/2017	\$225,000	89.20%	SWD	57003	1960	One Story/Bsmt	1298	1276	Avg	Avg
119253148	104	3016 WILCOX DR	4/5/2017	\$225,000	101.02%	SWD	55033	1966	One Story/Bsmt	1300	1300	Avg	Good
119422330	104	313 ROAD 35	5/12/2017	\$215,000	95.62%	SWD	55377	1965	One Story/Bsmt	1326	1326	Avg	Fair+
119253111	104	3013 WILCOX DR	2/3/2017	\$215,000	109.90%	SWD	54568	1965	One Story/Bsmt	1563	1395	Avg	Avg
119592228	104	525 ROAD 39	1/23/2017	\$240,000	99.50%	SWD	54454	1961	One Story/Bsmt	1688	1496	Avg	Avg
119262405	104	3421 W PEARL ST	7/12/2017	\$210,000	82.61%	SWD	55957	1976	Two Story	1800		Fair+	Fair+
119494209	104	1204 ROAD 36	10/19/2017	\$258,000	80.69%	SWD	56838	1998	Two Story	2286		Fair+	Avg

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119491165	104	1324 37TH CT	10/12/2017	\$209,000	88.75%	SWD	56766	2004	Two Story	1698	Avg	Avg
119052270	104	4720 W DRADIE ST	9/20/2017	\$310,000	104.25%	SWD	56584	2003	Two Story	2542	Avg+	Avg