



Franklin County Assessor Statistical Summary Report

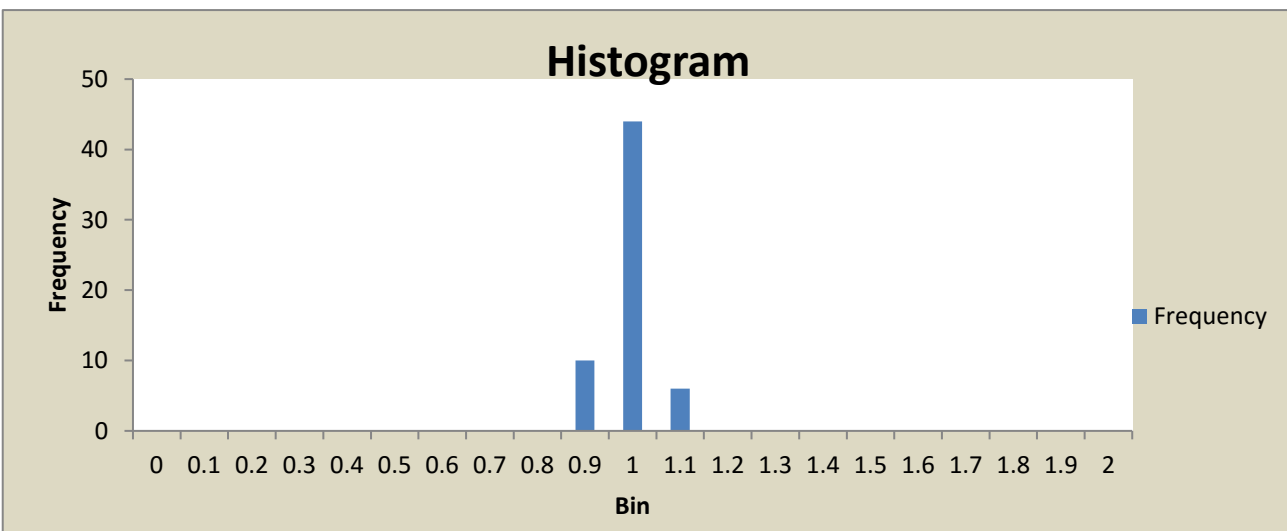
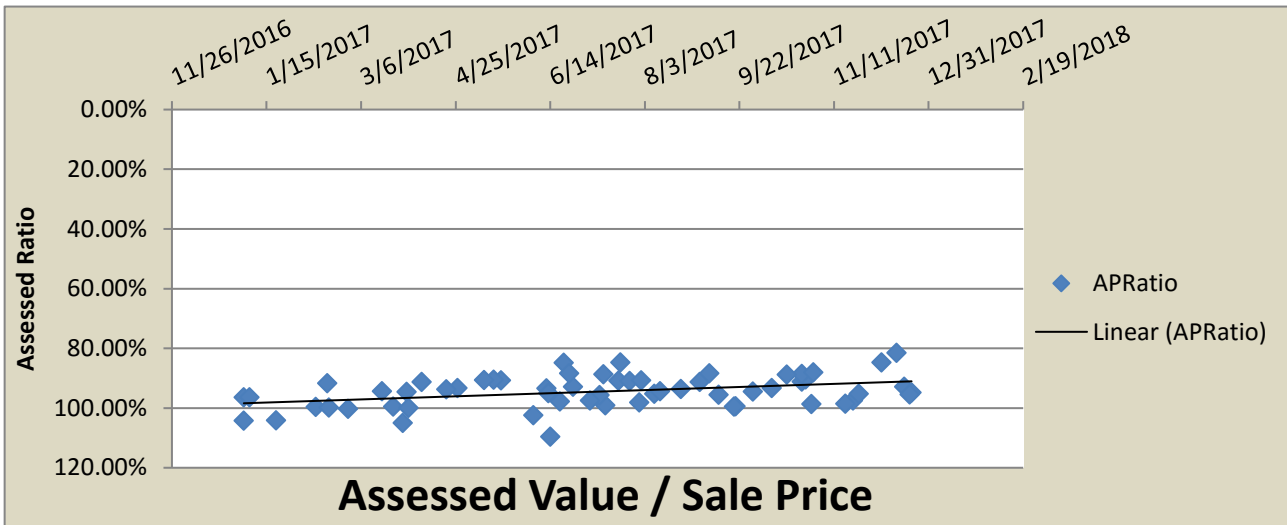
4/11/2018

SALES SELECTION INFORMATION			
Sale Date Range	Start	1/3/2017	End Date 12/22/2017
Statistical Study Area	203 LOVIISA FARMS		
Index Creation Date	04/11/18		
Number Of Sales In The Index	60		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	81.50%
Sales Ratio Hi Range	109.57%
Mean	94.45%
Median	94.44%
Aggregate Mean	94.47%
Variance	0.00290
Standard Deviation	0.05385
Coefficient of Variation	0.05702
Average Absolute Deviation	0.04178
Coefficient of Dispersion	0.04423
Price Related Differential	0.99983

STYL	Average of APRatio
One Story	93.42%
Two Story	95.72%
Grand Total	94.45%



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Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
118050023	203	9412 MUSTANG DR	1/3/2017	\$169,000	96.39%	SWD	54331	2004	One Story	1076		Fair	Avg
118050185	203	9427 WELSH DR	4/26/2017	\$171,000	93.27%	SWD	55259	2004	One Story	1076		Fair	Avg
118050165	203	9512 SHETLAND DR	5/19/2017	\$180,000	90.72%	SWD	55475	2004	One Story	1076		Fair	Avg
118050079	203	4507 CLYDESDALE LN	6/12/2017	\$170,000	93.35%	SWD	55719	2004	One Story	1076		Fair	Avg
118060117	203	9604 MUSTANG DR	7/12/2017	\$181,000	88.67%	SWD	56024	2003	One Story	1092		Fair	Avg
118050178	203	4304 CLYDESDALE LN	12/6/2017	\$189,500	84.69%	SWD	57263	2004	One Story	1092		Fair	Avg
118020080	203	9104 ANGUS DR	2/16/2017	\$175,000	91.71%	SWD	54629	2005	One Story	1092		Fair	Avg
118040025	203	4212 MINORCA LN	10/25/2017	\$179,900	91.10%	SWD	56898	2005	One Story	1092		Fair	Avg
118040034	203	4207 DUROC LN	10/27/2017	\$177,500	90.42%	SWD	56911	2005	One Story	1092		Fair	Avg
118020191	203	4309 FINNHORSE LN	3/17/2017	\$175,000	94.34%	SWD	54880	2006	One Story	1092		Fair	Avg
118030111	203	4215 MESSARA LN	7/20/2017	\$177,000	90.84%	SWD	56016	2005	One Story	1096		Fair	Avg
118060161	203	4619 APPALOOSA LN	12/18/2017	\$186,000	92.90%	SWD	57369	2005	One Story	1302		Fair	Avg
118050154	203	9511 SHIRE DR	6/26/2017	\$196,000	92.90%	SWD	55812	2004	One Story	1366		Fair	Avg
118030067	203	4203 COCHINS LN	8/8/2017	\$190,000	95.26%	SWD	56192	2005	One Story	1366		Fair	Avg
118030091	203	4211 BRAHMAN LN	9/1/2017	\$200,000	91.20%	SWD	56471	2005	One Story	1366		Fair	Avg
118050091	203	4715 CLYDESDALE LN	3/30/2017	\$199,000	94.52%	SWD	54968	2004	One Story	1382		Fair	Avg
118020127	203	9204 MALTESE DR	7/26/2017	\$200,000	90.95%	SWD	56074	2005	One Story	1382		Fair	Avg
118040037	203	4216 DUROC LN	9/20/2017	\$195,000	99.43%	SWD	56585	2005	One Story	1382		Fair	Avg
118030066	203	8812 MASSEY DR	10/9/2017	\$200,000	93.30%	SWD	56754	2005	One Story	1382		Fair	Avg
118020069	203	9103 PERCHERON DR	10/25/2017	\$209,000	88.56%	SWD	56949	2005	One Story	1382		Fair	Avg
118010161	203	4434 MOLINE LN	2/10/2017	\$184,000	99.61%	SWD	54576	2006	One Story	1382		Fair	Avg
118020190	203	4305 FINNHORSE LN	7/13/2017	\$185,000	99.08%	SWD	55963	2006	One Story	1382		Fair	Avg
118020158	203	4306 FINNHORSE LN	9/6/2017	\$207,563	88.31%	SWD	56619	2006	One Story	1382		Fair	Avg
118010275	203	4501 KUBOTA LN	4/20/2017	\$195,550	93.73%	SWD	55258	2007	One Story	1382		Fair	Avg
118010281	203	4407 KUBOTA LN	8/1/2017	\$202,000	90.74%	SWD	56129	2007	One Story	1382		Fair	Avg
118060116	203	9608 MUSTANG DR	5/15/2017	\$209,750	90.53%	SWD	55407	2003	One Story	1436		Fair	Avg
118020053	203	4611 MESSARA LN	8/11/2017	\$203,000	94.38%	SWD	56270	2005	One Story	1436		Fair	Avg
118010129	203	4606 MURIS LN	5/10/2017	\$206,000	90.58%	SWD	55388	2006	One Story	1436		Fair	Avg
118010276	203	4427 KUBOTA LN	7/10/2017	\$209,900	95.61%	SWD	55945	2007	One Story	1527		Fair	Avg
118010282	203	4410 TAMWORTH LN	3/28/2017	\$187,900	104.94%	SWD	54937	2007	One Story	1556		Fair	Avg
118050184	203	9423 WELSH CT	9/11/2017	\$221,000	95.52%	SWD	56505	2004	One Story	1710		Fair	Avg
118050089	203	4707 CLYDESDALE LN	6/19/2017	\$235,000	97.78%	SWD	55743	2004	One Story	2004		Fair	Avg
118010114	203	4620 MOLINE LN	7/5/2017	\$259,900	97.49%	SWD	55942	2006	One Story	2148		Fair	Avg
118060031	203	4708 ARABIAN LN	6/21/2017	\$210,000	84.85%	SWD	55737	2003	Two Story	1500		Fair	Avg
118060150	203	4708 APPALOOSA LN	12/14/2017	\$220,000	81.50%	SWD	57328	2004	Two Story	1500		Fair	Avg
118060029	203	9903 MUSTANG DR	6/5/2017	\$199,000	102.36%	SWD	55602	2003	Two Story	1880		Fair	Avg
118060040	203	4516 ARABIAN LN	2/27/2017	\$200,000	100.30%	SWD	54730	2004	Two Story	1880		Fair	Avg
118060153	203	9919 MUSTANG DR	6/13/2017	\$216,000	94.95%	SWD	55715	2004	Two Story	1880		Fair	Avg
118060043	203	4507 ARABIAN LN	3/23/2017	\$210,000	99.52%	SWD	54898	2003	Two Story	1984		Fair	Avg
118060056	203	4712 BELGIAN LN	9/19/2017	\$210,000	99.52%	SWD	56598	2003	Two Story	1984		Fair	Avg
118060055	203	4711 ARABIAN LN	10/17/2017	\$235,000	88.76%	SWD	56805	2003	Two Story	1990		Fair	Avg
118050183	203	9419 WELSH CT	9/29/2017	\$234,900	94.50%	SWD	56679	2004	Two Story	2080		Fair	Avg
118040063	203	8608 MASSEY DR	7/31/2017	\$230,100	98.13%	SWD	56250	2006	Two Story	2080		Fair	Avg
118010146	203	8921 OLIVER DR	10/30/2017	\$230,000	98.60%	SWD	56968	2006	Two Story	2080		Fair	Avg
118040016	203	8624 MASSEY DR	4/7/2017	\$259,000	91.23%	SWD	55062	2005	Two Story	2232		Fair	Avg
118030104	203	4303 CASE LN	6/24/2017	\$273,000	88.31%	SWD	55861	2005	Two Story	2232		Fair	Avg
118020119	203	9015 RYELAND DR	8/22/2017	\$250,000	93.60%	SWD	56289	2005	Two Story	2232		Fair	Avg
118020095	203	9104 PERCHERON DR	12/22/2017	\$245,000	94.77%	SWD	57449	2005	Two Story	2232		Fair	Avg
118020172	203	4002 FINNHORSE LN	1/3/2017	\$238,071	104.17%	SWD	54372	2006	Two Story	2232		Fair	Avg
118010090	203	4309 CAMPOLINA LN	1/20/2017	\$220,000	104.09%	SWD	54428	2006	Two Story	2232		Fair	Avg
118020189	203	4301 FINNHORSE LN	7/21/2017	\$280,000	84.75%	SWD	56172	2006	Two Story	2232		Fair	Avg
118010099	203	4413 CAMPOLINA LN	11/21/2017	\$235,000	97.44%	SWD	57153	2006	Two Story	2232		Fair	Avg
118010102	203	4503 CAMPOLINA LN	12/21/2017	\$240,000	95.41%	SWD	57414	2006	Two Story	2232		Fair	Avg
118010213	203	4503 MURIS LN	6/14/2017	\$210,000	109.57%	SWD	55689	2007	Two Story	2232		Fair	Avg

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118010249	203	8411 OLIVER DR	10/31/2017	\$260,000	88.07%	SWD	56997	2008	Two Story	2232	Fair	Avg
118010231	203	4506 KUBOTA LN	11/17/2017	\$240,000	98.58%	SWD	57090	2008	Two Story	2232	Fair	Avg
118050124	203	9416 WELSH DR	2/17/2017	\$250,000	99.84%	SWD	54645	2004	Two Story	2501	Fair	Avg
118010183	203	4525 MOLINE LN	1/6/2017	\$259,900	96.42%	SWD	54354	2006	Two Story	2501	Fair	Avg
118020180	203	4105 FINNHORSE LN	3/31/2017	\$246,500	99.95%	SWD	55009	2006	Two Story	2501	Fair	Avg
118010234	203	4426 KUBOTA LN	11/24/2017	\$264,900	95.16%	SWD	57282	2008	Two Story	2501	Fair	Avg