

APPR ZONE 200  
 NBHD CODE 204  
 2010 ASSMT / 2011 TAXES

MEDITERANEAN VILLAS  
 2008 - 2009 SALES

FRANKLIN COUNTY  
 ASSESSORS'S OFFICE

PARCEL #	SITUS	YEAR BUILT	STYLE	FLOOR AREA	QLTY	COND	EFF AGE	PHYS DEP	ECON ADJSMT	TOTAL DEP	SALE DATE	SALE PRICE	BOOK & PAGE	ASS'D VALUE	ASSMT/SALE RATIO	RATIO BY YEAR
115-420-059	09907 \VINCENZO DR	2003	1 STY/END	1165	AVG+	AVG	2	2.00%	-6.00%	-3.88%	5/23/08	\$134,445	WD-1719803	\$139,100	103.46%	
115-420-055	09910 \VINCENZO DR	2003	1 STY/END	1165	AVG+	AVG	2	2.00%	-6.00%	-3.88%	10/24/08	\$134,000	WD-1726238	\$139,100	103.81%	
115-441-184	09317 \MAJESTIA LN	2008	1 STY/END	1240	AVG+	AVG	1	1.00%	-6.00%	-4.94%	7/28/09	\$170,895	WD-1738396	\$147,000	86.02%	
115-441-174	09316 \VINCENZO DR	2008	1 STY/END	1240	AVG+	AVG	1	1.00%	-6.00%	-4.94%	8/1/08	\$168,900	WD-1722998	\$147,000	87.03%	2008
115-441-185	09315 \MAJESTIA LN	2008	1 STY/END	1240	AVG+	AVG	1	1.00%	-6.00%	-4.94%	9/8/08	\$172,999	WD-1724429	\$147,000	84.97%	96.18%
115-441-175	09318 \VINCENZO DR	2008	1 STY/END	1240	AVG+	AVG	1	1.00%	-6.00%	-4.94%	2/19/08	\$167,739	WD-1715131	\$150,500	89.72%	
115-441-193	09402 \MAJESTIA LN	2008	1 STY/END	1240	AVG+	AVG	1	1.00%	-6.00%	-4.94%	10/13/09	\$175,900	WD-1741279	\$147,000	83.57%	
115-441-192	09320 \MAJESTIA LN	2008	1 STY/END	1240	AVG+	AVG	1	1.00%	-6.00%	-4.94%	7/29/09	\$177,900	WD-1738632	\$147,000	82.63%	
115-420-251	09810 \MIA LN	2004	1 STY/END	1277	AVG+	AVG	2	2.00%	-6.00%	-3.88%	3/27/09	\$138,900	WD-1732277	\$144,800	104.25%	
115-441-114	09604 \MIA LN	2005	1 STY/END	1280	AVG+	AVG	1	1.00%	-6.00%	-4.94%	8/27/08	\$137,900	WD-1724075	\$145,800	105.73%	
115-420-217	09723 \MIA LN	2004	1 STY/END	1280	AVG+	AVG	2	2.00%	-6.00%	-3.88%	7/10/09	\$156,000	WD-1737443	\$146,200	93.72%	
115-420-221	09709 \VINCENZO DR	2005	1 STY/END	1280	AVG+	AVG	1	1.00%	-6.00%	-4.94%	5/7/08	\$148,000	RC-1718801	\$145,800	98.51%	
115-420-092	09821 \MIA LN	2004	1 STY/END	1280	AVG+	AVG	2	2.00%	-6.00%	-3.88%	12/9/09	\$149,900	WD-1743667	\$146,000	97.40%	2009
115-420-239	09808 \VINCENZO DR	2005	1 STY/END	1407	AVG+	AVG	1	1.00%	-6.00%	-4.94%	10/27/09	\$151,500	WD-1741970	\$155,000	102.31%	94.10%
115-441-129	09617 \MIA LN	2005	1 STY/END	1407	AVG+	AVG	1	1.00%	-6.00%	-4.94%	3/5/09	\$150,670	WD-1731354	\$155,000	102.87%	
															08 & 09 AVG	95.07%
PARCEL #	SITUS	YEAR BUILT	STYLE	FLOOR AREA	QLTY	COND	EFF AGE	PHYS DEP	ECON ADJSMT	TOTAL DEP	SALE DATE	SALE PRICE	BOOK & PAGE	ASS'D VALUE	ASSMT/SALE RATIO	RATIO BY YEAR
115-441-180	09407 \MAJESTIA LN	2007	1 STY/END	1743	AVG+	AVG	1	1.00%	-30.00%	-28.70%	7/9/09	\$234,950	WD-1737025	\$212,700	90.53%	
115-441-181	09405 \MAJESTIA LN	2007	1 STY/END	1743	AVG+	AVG	1	1.00%	-30.00%	-28.70%	5/29/08	\$229,275	WD-1719845	\$212,700	92.77%	2008
115-441-179	09408 \VINCENZO DR	2008	1 STY/END	1803	AVG+	AVG	1	1.00%	-30.00%	-28.70%	4/1/08	\$240,052	WD-1717175	\$221,800	92.40%	94.85%
115-441-157	09419 \VINCENZO DR	2008	1 STY/END	1803	AVG+	AVG	1	1.00%	-30.00%	-28.70%	2/22/08	\$220,397	WD-1715474	\$213,100	96.69%	
115-441-090	09613 \VINCENZO DR	2006	1 STY/END	1803	AVG+	AVG	1	1.00%	-30.00%	-28.70%	2/27/09	\$217,000	WD-1731371	\$217,300	100.14%	2009
115-441-159	09415 \VINCENZO DR	2008	1 STY/END	1803	AVG+	AVG	1	1.00%	-30.00%	-28.70%	2/15/08	\$225,226	WD-1715174	\$222,600	98.83%	95.33%
115-441-197	06008 \MAJESTIA LN	2007	1 STY/END	1803	AVG+	AVG	1	1.00%	-30.00%	-28.70%	11/21/08	\$277,000	WD-1727633	\$224,300	80.97%	
115-441-152	09606 \VINCENZO DR	2005	1 STY/END	1803	AVG+	AVG	1	1.00%	-30.00%	-28.70%	7/8/08	\$199,000	WD-1721809	\$220,900	111.01%	
115-441-178	09406 \VINCENZO DR	2008	1 STY/END	1803	AVG+	AVG	1	1.00%	-30.00%	-28.70%	6/16/08	\$235,900	WD-1720661	\$215,400	91.31%	
															08 & 09 AVG	94.96%
PARCEL #	SITUS	YEAR BUILT	STYLE	FLOOR AREA	QLTY	COND	EFF AGE	PHYS DEP	ECON ADJSMT	TOTAL DEP	SALE DATE	SALE PRICE	BOOK & PAGE	ASS'D VALUE	ASSMT/SALE RATIO	RATIO BY YEAR
115-441-191	09318 \MAJESTIA LN	2008	2 STY/END	1570	AVG+	AVG	1	1.00%	-10.00%	-8.90%	10/27/09	\$187,304	WD-1741851	\$170,800	91.19%	2009
115-441-190	09316 \MAJESTIA LN	2008	2 STY/END	1570	AVG+	AVG	1	1.00%	-10.00%	-8.90%	11/4/09	\$184,967	WD-1742206	\$170,800	92.34%	95.85%
115-441-176	09402 \VINCENZO DR	2008	2 STY/END	1570	AVG+	AVG	1	1.00%	-10.00%	-8.90%	5/20/09	\$177,450	WD-1734925	\$170,800	96.25%	
115-420-235	09722 \VINCENZO DR	2005	2 STY/END	1675	AVG+	AVG	1	1.00%	-10.00%	-8.90%	4/8/09	\$169,500	WD-1732790	\$175,600	103.60%	
115-441-106	06011 \MIA LN	2005	2 STY/END	1675	AVG+	AVG	1	1.00%	-10.00%	-8.90%	2/20/08	\$176,000	WD-1715537	\$178,400	101.36%	2008
															08 & 09 AVG	96.95%

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115-420-214	09805 \MIA LN	2005	2 STY/INT	1509	AVG+	AVG	1	1.00%	5.00%	5.95%	11/23/09	\$154,000	WD-1743150	\$137,600	89.35%		
115-441-135	09603 \MIA LN	2005	2 STY/INT	1509	AVG+	AVG	1	1.00%	5.00%	5.95%	6/29/09	\$146,500	WD-1736580	\$139,400	95.15%		
115-420-060	09905 \VINCENZO DR	2003	2 STY/INT	1509	AVG+	AVG	2	2.00%	5.00%	6.90%	8/13/09	\$150,000	WD-1738750	\$139,600	93.07%		
115-420-218	09721 \MIA LN	2004	2 STY/INT	1509	AVG+	AVG	2	2.00%	5.00%	6.90%	9/2/08	\$140,000	WD-1724190	\$139,900	99.93%	2008	
115-420-241	09814 \VINCENZO DR	2005	2 STY/INT	1509	AVG+	AVG	1	1.00%	5.00%	5.95%	3/5/08	\$132,000	WD-1716252	\$139,400	105.61%	100.78%	
115-441-135	09603 \MIA LN	2005	2 STY/INT	1509	AVG+	AVG	1	1.00%	5.00%	5.95%	4/30/08	\$137,500	WD-1718488	\$139,400	101.38%		
115-420-086	09906 \MIA LN	2003	2 STY/INT	1509	AVG+	AVG	2	2.00%	5.00%	6.90%	10/28/09	\$148,500	WD-1741977	\$139,600	94.01%		
115-420-229	09704 \MIA LN	2005	2 STY/INT	1509	AVG+	AVG	1	1.00%	5.00%	5.95%	9/18/09	\$150,000	WD-1740221	\$139,400	92.93%	2009	
115-441-151	09604 \VINCENZO DR	2005	2 STY/INT	1564	AVG+	AVG	1	1.00%	5.00%	5.95%	10/5/09	\$175,000	WD-1741060	\$145,400	83.09%	90.73%	
115-441-105	06013 \MIA LN	2005	2 STY/INT	1674	AVG+	AVG	1	1.00%	5.00%	5.95%	7/9/08	\$154,550	WD-1721871	\$148,700	96.21%		
115-441-131	09613 \MIA LN	2005	2 STY/INT	1674	AVG+	AVG	1	1.00%	5.00%	5.95%	12/15/09	\$169,900	WD-1743984	\$148,700	87.52%		
															08 & 09 AVG	94.39%	
PARCEL #	SITUS	YEAR BUILT	STYLE	FLOOR AREA	QLTY	COND	EFF AGE	PHYS DEP	ECON ADJSMT	TOTAL DEP	SALE DATE	SALE PRICE	BOOK & PAGE	ASS'D VALUE	ASSMT/ SALE RATIO	RATIO BY YEAR	
115-441-158	09417 \VINCENZO DR	2008	2 STY/INT	1675	35	AVG	1	1.00%	-18.00%	-16.82%	1/7/09	\$187,600	WD-1728913	\$177,300	94.51%	2009	
115-441-092	09607 \VINCENZO DR	2006	2 STY/INT	1683	35	AVG	1	1.00%	-18.00%	-16.82%	5/28/08	\$189,900	WD-1720058	\$181,500	95.58%		
115-441-109	06003 \MIA LN	2005	2 STY/INT	1956	35	AVG	1	1.00%	-18.00%	-16.82%	3/3/08	\$204,000	WD-1715859	\$202,500	99.26%	2008	
115-441-098	09505 \VINCENZO DR	2007	2 STY/INT	1998	35	AVG	1	1.00%	-18.00%	-16.82%	6/18/08	\$229,000	RC-1720711	\$204,900	89.48%	94.77%	
															08 & 09 AVG	94.71%	
															OVERALL RATIO	08 & 09 AVG	95.06%