



Franklin County Assessor Statistical Summary Report

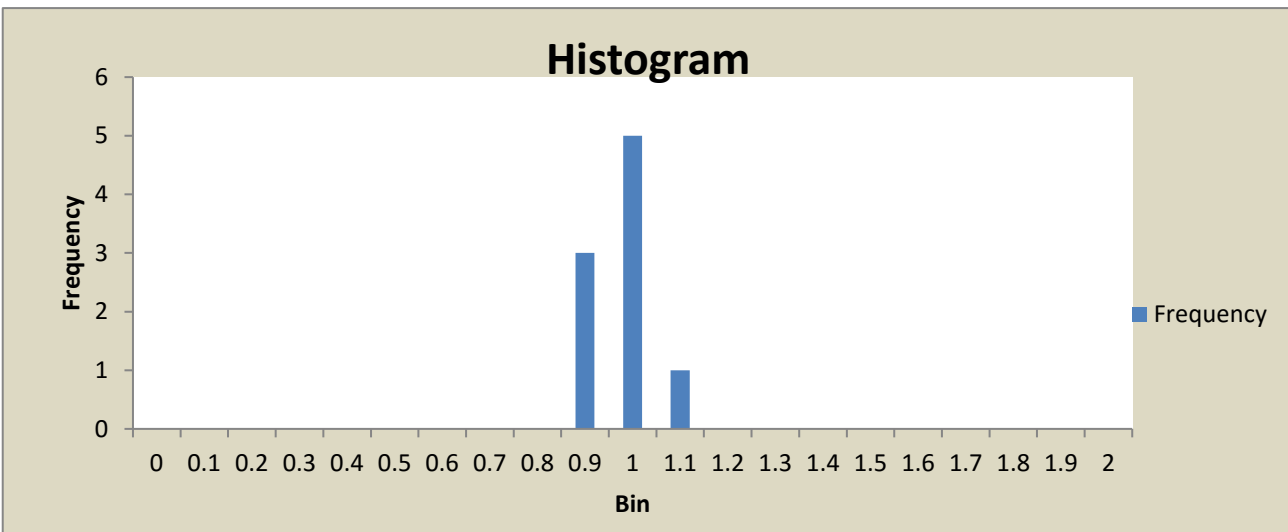
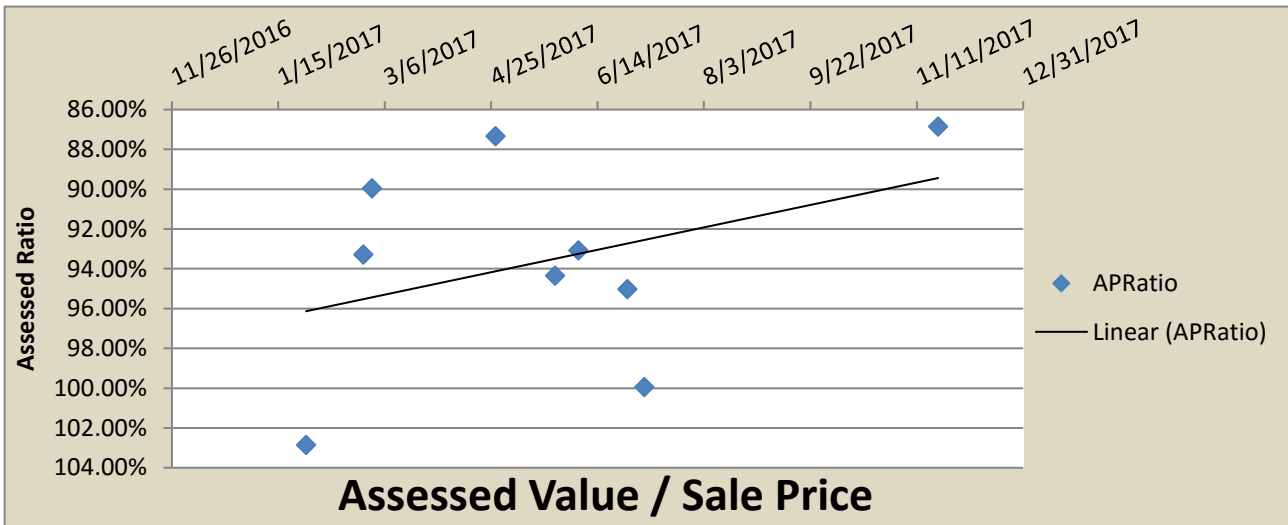
4/3/2018

SALES SELECTION INFORMATION			
Sale Date Range	Start	1/28/2017	End Date 11/21/2017
Statistical Study Area	206 MONTGOMERY ESTATES		
Index Creation Date	04/03/18		
Number Of Sales In The Index	9		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	86.86%
Sales Ratio Hi Range	102.85%
Mean	93.63%
Median	93.28%
Aggregate Mean	93.96%
Variance	0.00283
Standard Deviation	0.05324
Coefficient of Variation	0.05686
Average Absolute Deviation	0.03921
Coefficient of Dispersion	0.04204
Price Related Differential	0.99654

STYL	Average of APRatio
One Story	93.46%
Two Story	93.72%
Grand Total	93.63%



**Franklin County Assessor
Statistical Summary Report**

4/3/2018

Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
118070054	206	9907 CHELAN CT	1/28/2017	\$254,250	102.85%	SWD	54530	2003	Two Story	2460		Avg	Avg
118070107	206	4104 MANASSAS CT	2/24/2017	\$225,000	93.28%	SWD	54693	2005	Two Story	1608		Avg	Avg
118070130	206	4008 FERNWOOD LN	2/28/2017	\$217,300	89.96%	SWD	54779	2005	Two Story	1518		Avg	Avg
118070143	206	4111 FERNWOOD LN	4/27/2017	\$199,900	87.34%	SWD	55240	2007	One Story	1292		Fair+	Avg
118070041	206	9916 CHELAN CT	5/25/2017	\$249,900	94.35%	SWD	55514	2005	Two Story	2123		Avg	Avg
118070145	206	4011 FERNWOOD LN	6/5/2017	\$240,000	93.08%	SWD	55620	2007	One Story	1693		Avg	Avg
118070148	206	9616 WINTHROP DR	6/28/2017	\$260,000	95.03%	SWD	55839	2007	Two Story	2228		Avg	Avg
118101096	206	9709 CORONADO DR	7/6/2017	\$245,000	99.95%	SWD	55940	2008	One Story	1831		Avg	Avg
118070064	206	4004 HAYDEN LN	11/21/2017	\$220,000	86.86%	SWD	57145	2005	Two Story	1522		Avg	Avg