



Franklin County Assessor Statistical Summary Report

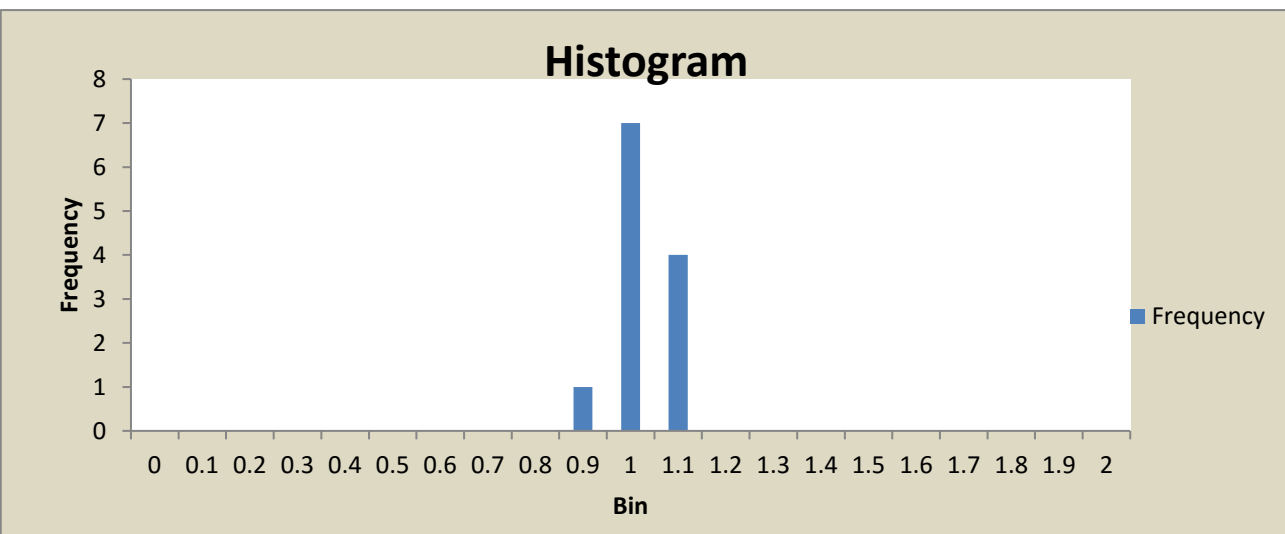
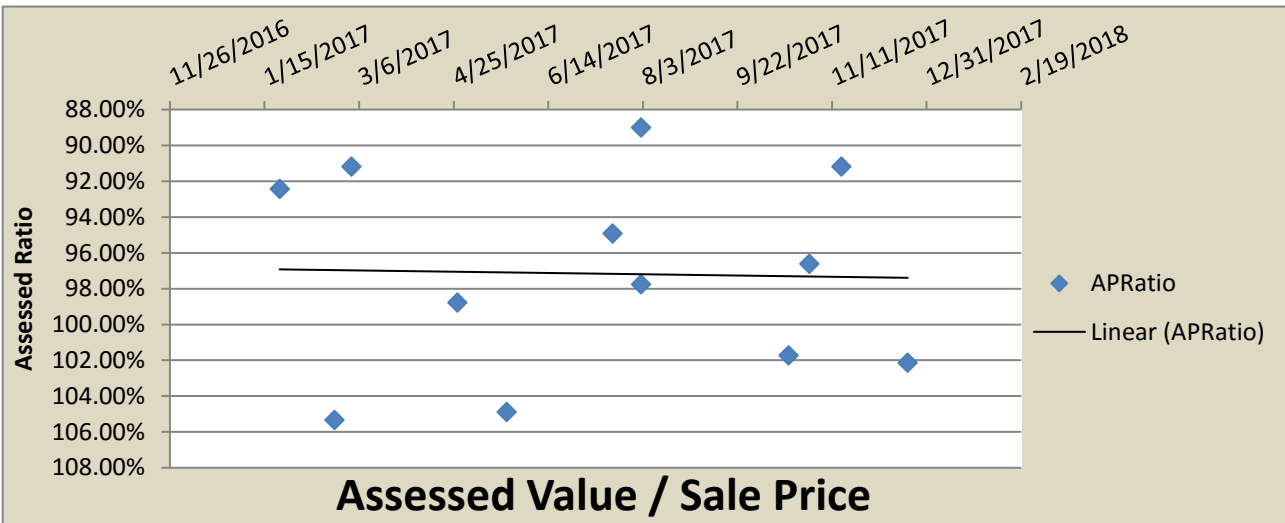
4/11/2018

SALES SELECTION INFORMATION			
Sale Date Range	Start	1/23/2017	End Date
			12/21/2017
Statistical Study Area	208 IVY GLADES		
Index Creation Date	04/11/18		
Number Of Sales In The Index	12		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	89.00%
Sales Ratio Hi Range	105.33%
Mean	97.16%
Median	97.18%
Aggregate Mean	96.78%
Variance	0.00310
Standard Deviation	0.05563
Coefficient of Variation	0.05726
Average Absolute Deviation	0.04605
Coefficient of Dispersion	0.04739
Price Related Differential	1.00397

STYL	Average of APRatio
One Story	96.57%
Two Story	98.34%
Grand Total	97.16%



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Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
119702127	208	9 IVY LN	3/2/2017	\$210,000	91.19%	SWD	54810	2005	One Story	1505		Fair+	Avg
119702111	208	7 TULIP CT	4/27/2017	\$197,000	98.78%	SWD	55274	2005	One Story	1524		Fair+	Avg
119702116	208	8 IVY LN	7/18/2017	\$205,000	94.92%	SWD	56020	2005	One Story	1524		Fair+	Avg
119702046	208	4 JASMINE LN	1/23/2017	\$238,000	92.43%	SWD	54434	2012	One Story	1525		Avg	Avg
119702034	208	4 IVY LN	10/30/2017	\$269,000	96.61%	SWD	56930	2002	One Story	1974		Avg	Avg
119702094	208	6 APELDORN CT	12/21/2017	\$230,000	102.13%	SWD	57408	2007	One Story	1544		Avg+	Avg
119702095	208	5 APELDORN CT	2/21/2017	\$240,000	105.33%	SWD	54634	2008	One Story	1652		Avg+	Avg
119710359	208	8 LAVENDER CT	11/16/2017	\$435,000	91.19%	SWD	57082	2002	One Story	2367		Good	Avg
119702072	208	6 SUNFLOWER CT	8/2/2017	\$270,000	89.00%	SWD	56186	2003	Two Story	1968		Avg	Avg
119710180	208	9 CARNATION CT	5/23/2017	\$249,900	104.88%	SWD	55489	2002	Two Story	2398		Avg	Avg
119702069	208	7 SUNFLOWER CT	8/2/2017	\$320,000	97.75%	SWD	56188	2006	Two Story	2404		Avg	Avg
119711237	208	3 WILDFLOWER CT	10/19/2017	\$230,000	101.73%	SWD	56890	2002	Two Story	1731		Avg+	Avg