



Franklin County Assessor Statistical Summary Report

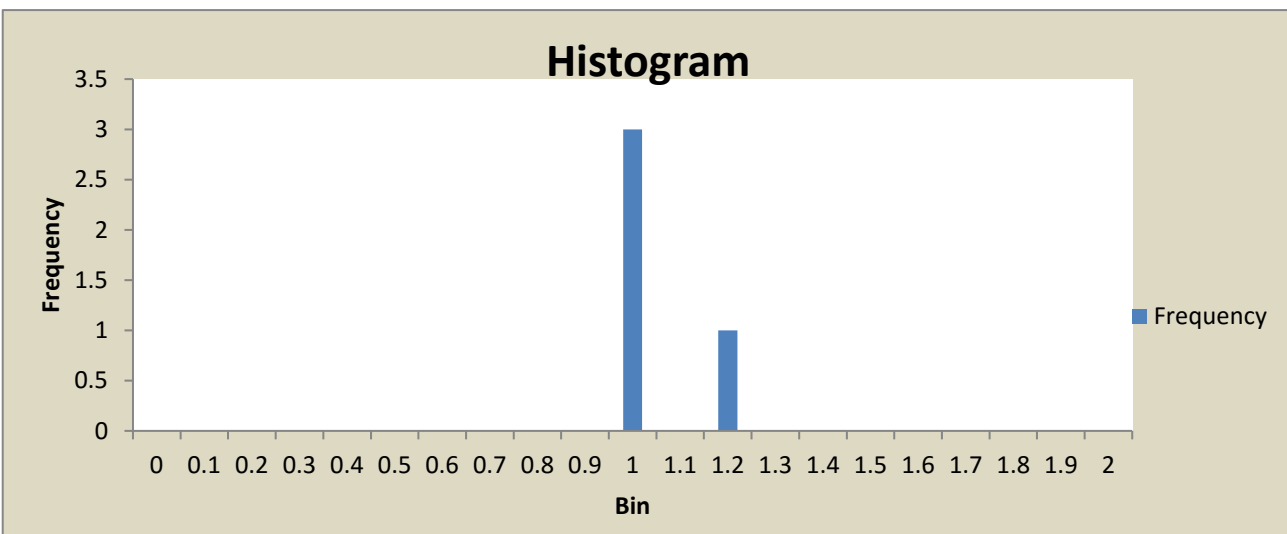
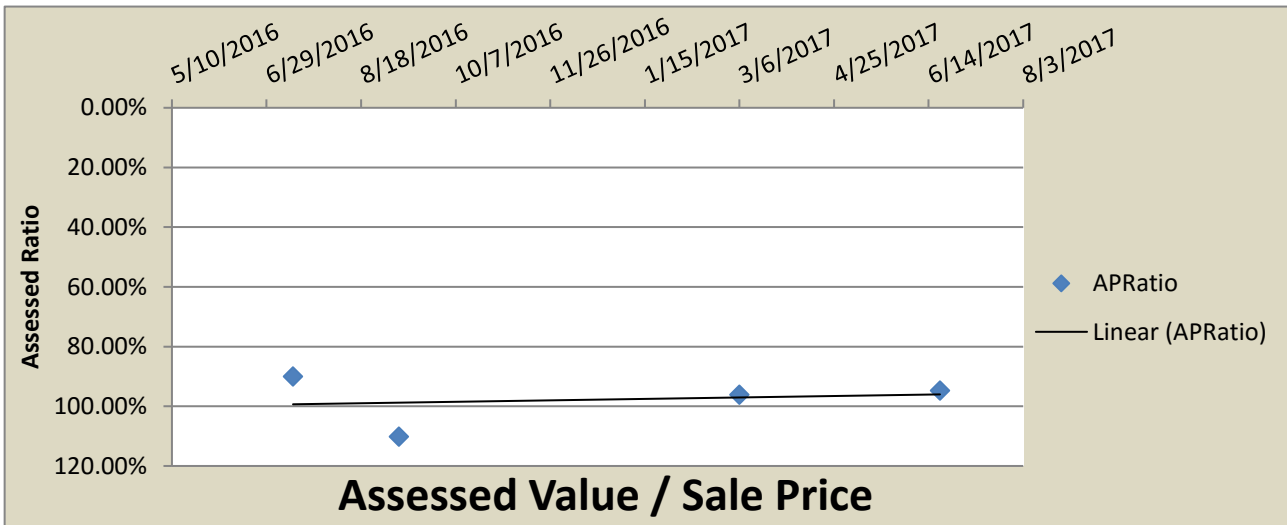
4/11/2018

SALES SELECTION INFORMATION	
Sale Date Range	Start 7/13/2016 End Date 6/20/2017
Statistical Study Area	209 KELLY'S RIVER PARK ESTATES 2016 & 2017 SALES
Index Creation Date	04/11/18
Number Of Sales In The Index	4
Ratios Calculated Using	CURRENT APPRAISED VALUES

STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	90.06%
Sales Ratio Hi Range	110.21%
Mean	97.80%
Median	95.47%
Aggregate Mean	97.22%
Variance	0.00753
Standard Deviation	0.08676
Coefficient of Variation	0.08871
Average Absolute Deviation	0.06205
Coefficient of Dispersion	0.06500
Price Related Differential	1.00595

STYL	Average of APRatio
One Story	98.81%
Two Story	94.76%
Grand Total	97.80%



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Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
119670284	209	6708 W OCTAVE ST	7/13/2016	\$314,900	90.06%	SWD	52860	2007	One Story	2023		Avg+	Avg
119670312	209	6614 OLIVIA CT	9/7/2016	\$285,000	110.21%	SWD	53384	2011	One Story	2233		Avg+	Avg
119670305	209	6518 W OCTAVE ST	3/6/2017	\$324,000	96.17%	SWD	54931	2007	One Story	2281		Avg+	Avg
119670291	209	1010 CHRISTOPHER LN	6/20/2017	\$451,000	94.76%	SWD	55805	2007	Two Story	3812		Good	Avg