



Franklin County Assessor Statistical Summary Report

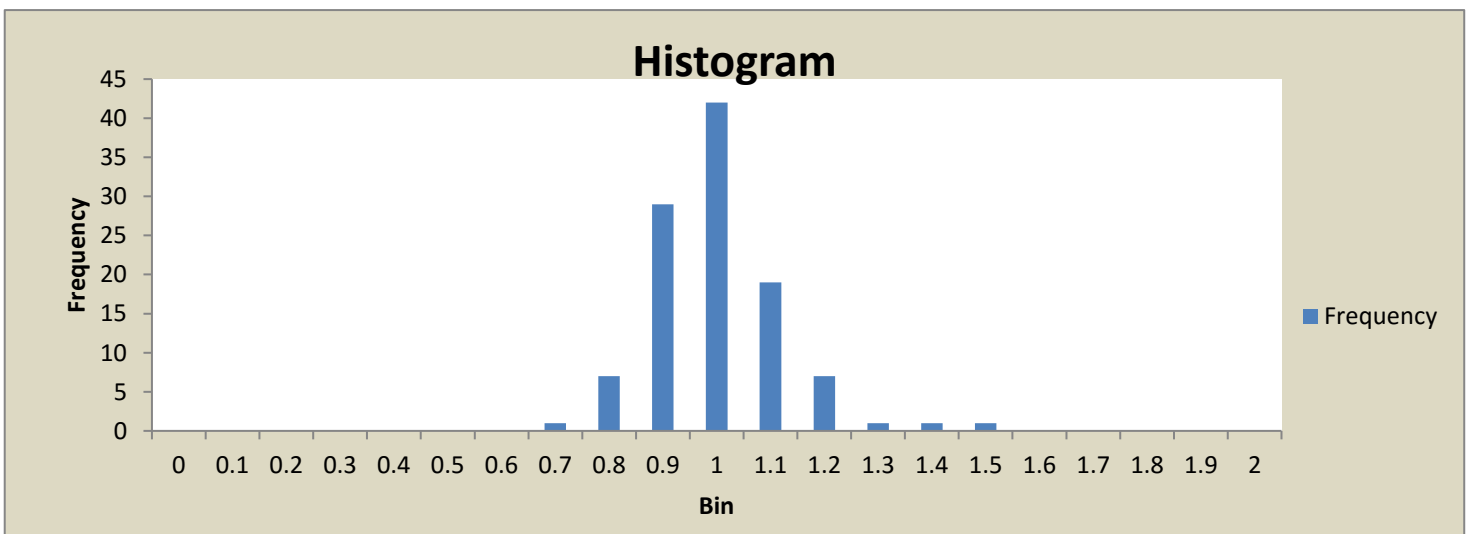
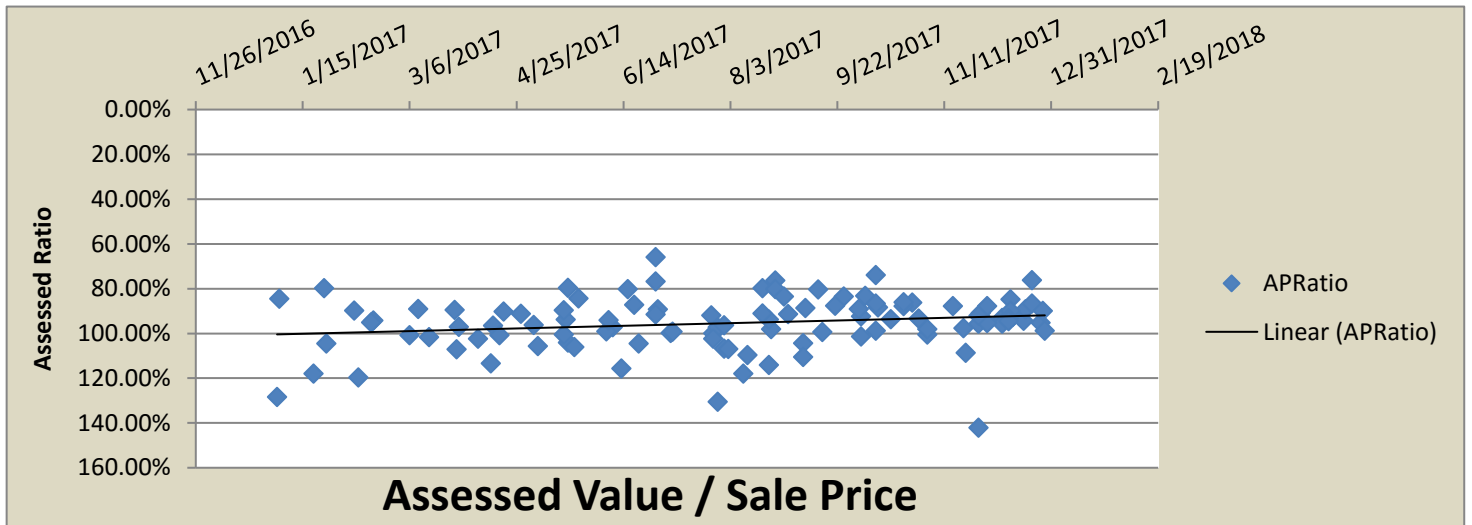
7/26/2018

SALES SELECTION INFORMATION			
Sale Date Range	Start	1/3/2017	End Date
Statistical Study Area	211 OUTSIDE LANDS		
Index Creation Date	07/26/18		
Number Of Sales In The Index	108		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	65.86%
Sales Ratio Hi Range	142.10%
Mean	95.37%
Median	93.98%
Aggregate Mean	95.09%
Variance	0.01403
Standard Deviation	0.11846
Coefficient of Variation	0.12422
Average Absolute Deviation	0.08651
Coefficient of Dispersion	0.09206
Price Related Differential	1.00292

STYL	Average of APRatio
1 1/2 Story Finished	90.20%
1 1/2 Story Finished/Bsmt	76.40%
Bi-level/Bsmt	92.09%
One Story	96.25%
One Story/Bsmt	97.05%
Split Level	84.00%
Two Story	95.24%
Two Story/Bsmt	106.27%
Grand Total	95.37%



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Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
118401143	211	2908 ROAD 80	4/19/2017	\$689,900	90.20%	SWD	55217	2008	1 1/2 Story Finished	4175		Good	Avg
119632158	211	5921 W SYLVESTER ST	8/24/2017	\$250,000	76.40%	SWD	56306	1953	1 1/2 Story Finished/Bsmt	1324	896	Fair+	Avg
118532115	211	5611 W MELVILLE RD	12/13/2017	\$225,000	92.53%	SWD	57479	1976	Bi-level/Bsmt	1008	1008	Fair+	Avg+
118532115	211	5611 W MELVILLE RD	12/13/2017	\$225,000	92.53%	SWD	57480	1976	Bi-level/Bsmt	1008	1008	Fair+	Avg+
118452069	211	8217 SUNSET LN	10/27/2017	\$299,900	86.22%	SWD	56936	1976	Bi-level/Bsmt	1458	1458	Fair+	Avg+
118312068	211	2409 ROAD 94	3/29/2017	\$264,900	97.09%	SWD	54943	1977	Bi-level/Bsmt	1056	960	Avg	Avg
118551149	211	6406 W ARGENT RD	9/25/2017	\$145,000	83.51%	SWD	56636	1964	One Story	864		Fair	Avg
118282136	211	3005 ROAD 96	10/3/2017	\$165,000	92.30%	SWD	56702	1942	One Story	1292		Fair	Fair+
119701163	211	6821 W OCTAVE ST	12/12/2017	\$234,900	84.80%	SWD	57319	1956	One Story	1696		Fair	Avg
119541096	211	4812 W OCTAVE ST	8/22/2017	\$260,000	98.00%	SWD	56319	1972	One Story	2736		Fair	Avg
118532339	211	5517 W MELVILLE RD	9/13/2017	\$215,000	80.41%	SWD	56499	1976	One Story	1152		Fair+	Avg
118331047	211	8908 W COURT ST	5/19/2017	\$215,000	79.58%	SWD	55527	1961	One Story	1171		Fair+	Avg
118532482	211	5421 W RICHARDSON RD	1/25/2017	\$267,500	79.81%	SWD	54463	1979	One Story	1176		Fair+	Avg
119631034	211	820 ROAD 56	2/8/2017	\$199,700	89.78%	SWD	54667	1960	One Story	1212		Fair+	Avg
119552128	211	720 ROAD 50	3/6/2017	\$145,000	100.75%	SWD	54759	1958	One Story	1302		Fair+	Fair+
119552299	211	915 ROAD 51	7/26/2017	\$190,150	99.86%	SWD	56087	1977	One Story	1330		Fair+	Avg
118262032	211	8824 W RICHARDSON RD	4/13/2017	\$162,500	113.41%	SWD	55101	1955	One Story	1400		Fair+	Avg
118262032	211	8824 W RICHARDSON RD	8/11/2017	\$168,000	109.70%	SWD	56218	1955	One Story	1400		Fair+	Avg
119581034	211	4818 W IRVING ST	1/4/2017	\$205,000	84.43%	SWD	54328	1955	One Story	1445		Fair+	Avg
119551049	211	4820 W PARK ST	6/9/2017	\$189,900	97.20%	SWD	55661	1975	One Story	1528		Fair+	Fair+
118532491	211	5521 W RICHARDSON RD	11/28/2017	\$233,000	90.90%	SWD	57200	1979	One Story	1570		Fair+	Avg
118542113	211	2821 ROAD 64	8/18/2017	\$405,000	79.82%	SWD	56340	1965	One Story	1620		Fair+	Good
118572233	211	6213 W MELVILLE RD	8/21/2017	\$232,000	93.79%	SWD	56285	1977	One Story	1670		Fair+	Avg
118472083	211	2017 ROAD 72	12/18/2017	\$385,000	94.31%	SWD	57354	1980	One Story	1738		Fair+	Avg
119621133	211	5704 W MARIE ST	12/8/2017	\$242,500	93.03%	SWD	57307	1978	One Story	1788		Fair+	Avg
119701145	211	1208 ROAD 68	3/10/2017	\$275,000	89.09%	SWD	54827	1977	One Story	2004		Fair+	Avg+
119582042	211	5024 W SYLVESTER ST	7/28/2017	\$244,900	97.26%	SWD	56109	1955	One Story	2094		Fair+	Good
118362031	211	7506 W ARGENT RD	11/27/2017	\$237,500	142.10%	SWD	57155	1990	One Story	2132		Fair+	Avg
119552235	211	5012 W NIXON ST	11/21/2017	\$210,000	108.66%	SWD	57137	1955	One Story	2201		Fair+	Avg
118251080	211	8916 W DRADIE ST	5/19/2017	\$327,900	104.05%	SWD	55443	1987	One Story	3168		Fair+	Avg
119681051	211	6121 W PARK ST	1/26/2017	\$189,900	104.47%	SWD	54464	1977	One Story	1340		Avg	Avg
119612170	211	5420 W BROWN ST	7/25/2017	\$238,000	91.97%	SWD	56052	1977	One Story	1520		Avg	Avg
118282047	211	2913 ROAD 96	5/5/2017	\$257,500	105.70%	SWD	55356	1997	One Story	1623		Avg	Avg
119682125	211	812 ROAD 62	9/6/2017	\$230,000	104.39%	SWD	56445	2011	One Story	1696		Avg	Avg
119651109	211	1113 ROAD 62	12/19/2017	\$310,000	89.25%	SWD	57393	1999	One Story	1756		Avg	Avg
118152080	211	9016 COLBY CT	6/29/2017	\$381,500	76.80%	SWD	55827	1993	One Story	2050		Avg	Good
119552271	211	908 ROAD 50	11/20/2017	\$285,000	97.57%	SWD	57110	1982	One Story	2286		Avg	Avg
118462100	211	7910 RUBY CT	6/6/2017	\$310,000	99.12%	SWD	55628	2012	One Story	2287		Avg	Avg
118130102	211	8612 MAPLE DR	4/14/2017	\$360,000	96.44%	SWD	55128	1998	One Story	2453		Avg	Avg
118381092	211	6919 FRANKLIN RD	11/3/2017	\$320,000	100.53%	SWD	56979	1976	One Story	2586		Avg	Avg
118562073	211	2220 ROAD 67	8/24/2017	\$385,000	80.18%	SWD	56370	2004	One Story	1816		Avg+	Avg
118412052	211	8305 BAYBERRY DR	10/2/2017	\$366,670	89.09%	SWD	56684	2017	One Story	1828		Avg+	Avg
118352288	211	6800 TIMOTHY CT	10/5/2017	\$407,850	83.21%	SWD	56787	2017	One Story	1996		Avg+	Avg
118412062	211	8204 BAYBERRY DR	10/23/2017	\$366,894	87.76%	SWD	56859	2017	One Story	1998		Avg+	Avg
119701227	211	1010 ROAD 70	10/11/2017	\$369,900	88.32%	SWD	56847	2015	One Story	2000		Avg+	Avg
118412060	211	8306 BAYBERRY DR	12/12/2017	\$359,778	89.91%	SWD	57339	2017	One Story	2014		Avg+	Avg
118352287	211	6812 TIMOTHY CT	12/22/2017	\$395,850	86.59%	SWD	57433	2017	One Story	2040		Avg+	Avg
119611107	211	1313 ROAD 54	12/11/2017	\$369,900	93.26%	SWD	57297	2011	One Story	2102		Avg+	Avg
118382031	211	7013 CHRISTINA CT	4/7/2017	\$332,000	102.40%	SWD	55074	2012	One Story	2156		Avg+	Avg
118352094	211	7013 MAXIM CT	4/27/2017	\$393,850	91.22%	SWD	55261	2016	One Story	2228		Avg+	Avg
118231324	211	10021 W COURT ST	6/13/2017	\$279,900	115.61%	SWD	55673	1990	One Story	2240		Avg+	Avg
117642169	211	3103 ROAD 70 PL	2/10/2017	\$280,000	119.71%	SWD	54591	2004	One Story	2265		Avg+	Avg
118462012	211	1817 ROAD 80	12/8/2017	\$525,500	95.64%	SWD	57304	2002	One Story	2316		Avg+	Avg
119682077	211	6208 BUENA CT	11/3/2017	\$358,000	98.07%	SWD	56982	2006	One Story	2347		Avg+	Avg

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119112061	211	1602 STEELE CT	10/30/2017	\$393,629	93.38%	SWD	56941	2017	One Story	2366		Avg+	Avg
118582083	211	6314 BROTHERS DR	10/10/2017	\$368,000	98.83%	SWD	56764	2014	One Story	2370		Avg+	Avg
118422100	211	2521 ROAD 80	12/26/2017	\$395,000	95.24%	SWD	57475	2004	One Story	2431		Avg+	Avg
118412061	211	8208 BAYBERRY DR	10/10/2017	\$445,000	86.69%	SWD	56746	2017	One Story	2445		Avg+	Avg
118140262	211	8909 SUNSET TRL	12/22/2017	\$389,000	76.24%	SWD	57459	1986	One Story	1814		Good	Avg
118352095	211	7001 MAXIM CT	2/17/2017	\$386,850	94.19%	SWD	54639	2016	One Story	1940		Good	Avg
119112053	211	5101 STEELE PL	9/21/2017	\$456,650	87.57%	SWD	56614	2017	One Story	2120		Good	Avg
118412065	211	8008 BAYBERRY DR	6/7/2017	\$419,900	94.11%	SWD	55637	2017	One Story	2324		Good	Avg
118412057	211	8007 BAYBERRY DR	8/18/2017	\$438,810	91.06%	SWD	56256	2017	One Story	2324		Good	Avg
118152194	211	3309 ROAD 92	3/27/2017	\$495,000	89.51%	SWD	54983	2012	One Story	2353		Good	Avg
118352091	211	7115 MAXIM CT	7/6/2017	\$412,850	99.76%	SWD	55923	2016	One Story	2378		Good	Avg
118412063	211	8110 BAYBERRY DR	2/16/2017	\$457,500	95.03%	SWD	54615	2017	One Story	2445		Good	Avg
118092098	211	3513 CHARDONNAY DR	9/15/2017	\$530,000	99.30%	SWD	56567	2010	One Story	2807		Good	Avg
118541091	211	3020 ROAD 61	7/28/2017	\$420,000	130.50%	SWD	56093	2013	One Story	2920		Good	Avg
118511114	211	3012 BOSCH CT	8/21/2017	\$575,000	114.15%	SWD	56269	2008	One Story	4167		Good	Avg
119112059	211	1512 STEELE CT	8/9/2017	\$382,500	118.01%	SWD	56199	2017	One Story	2038		Good+	Avg
119112052	211	5113 STEELE PL	7/26/2017	\$432,554	102.29%	SWD	56083	2017	One Story	2200		Good+	Avg
119112060	211	1524 STEELE CT	7/31/2017	\$379,500	106.82%	SWD	56140	2017	One Story	2200		Good+	Avg
118352097	211	7024 MAXIM CT	12/28/2017	\$415,000	98.84%	SWD	57455	2016	One Story	2350		Good+	Avg
119112051	211	5125 STEELE PL	8/2/2017	\$399,000	106.94%	SWD	56203	2017	One Story	2419		Good+	Avg
118152191	211	9021 TUSCANY DR	6/30/2017	\$580,000	89.15%	SWD	55911	2010	One Story	3270		Good+	Avg
118482072	211	1909 ROAD 76	11/27/2017	\$180,000	95.61%	SWD	57419	1955	One Story/Bsmt	1330	936	Fair+	Avg
119101212	211	2204 ROAD 48	1/3/2017	\$210,000	128.38%	SWD	54497	1974	One Story/Bsmt	2220	1560	Fair+	Fair+
118621055	211		12/27/2017	\$395,000	89.89%	SWD	57514	1952	One Story/Bsmt	1285	820	Avg	Avg
119062185	211	4911 W LIVINGSTON RD	6/29/2017	\$428,000	65.86%	SWD	55830	1960	One Story/Bsmt	1500	1657	Avg	Avg
118452087	211	8205 SUNSET LN	5/18/2017	\$328,000	93.84%	SWD	55487	1986	One Story/Bsmt	1787	1690	Avg	Avg
118271479	211	8517 W COURT ST	6/29/2017	\$339,900	91.49%	SWD	56149	1958	One Story/Bsmt	1911	1131	Avg	Avg
118542088	211	6217 KILLDEER LN	9/6/2017	\$417,500	110.51%	SWD	56450	1967	One Story/Bsmt	1826	986	Avg+	Avg
119632295	211	5809 W PARK PL	4/17/2017	\$382,000	100.81%	SWD	55155	2003	One Story/Bsmt	1919	1919	Avg+	Avg
118402121	211	2907 ROAD 84	5/24/2017	\$320,900	84.41%	SWD	55497	1977	Split Level	2048		Fair+	Avg
118331136	211	9023 WHIPPLE AVE	10/10/2017	\$360,000	73.88%	SWD	56777	1978	Split Level	1999		Avg	Avg
118201053	211	10304 WILLOW WAY	12/1/2017	\$295,000	95.32%	SWD	57268	1987	Split Level	2250		Avg	Avg
119682075	211	908 ROAD 62	6/16/2017	\$420,000	80.26%	SWD	55778	1966	Split Level	2543		Avg	Avg
119631060	211	916 ROAD 56	10/23/2017	\$440,000	86.13%	SWD	56923	1976	Split Level	2556		Avg	Avg
118611093	211	6021 W AGATE ST	10/17/2017	\$319,900	93.62%	SWD	56824	1993	Two Story	2319		Avg	Avg
118092111	211	3516 RIESLING CT	8/28/2017	\$389,000	83.54%	SWD	56403	2011	Two Story	2691		Avg	Avg
118392142	211	7816 W DRADIE ST	6/19/2017	\$375,000	87.14%	SWD	55758	1996	Two Story	2379		Avg+	Avg
118202392	211	10208 W ARGENT RD	5/17/2017	\$377,000	89.57%	SWD	55472	1991	Two Story	2572		Avg+	Avg
118202392	211	10208 W ARGENT RD	11/15/2017	\$385,000	87.71%	SWD	57395	1991	Two Story	2572		Avg+	Avg
118202392	211	10208 W ARGENT RD	12/1/2017	\$385,000	87.71%	SWD	57396	1991	Two Story	2572		Avg+	Avg
118412064	211	8106 BAYBERRY DR	11/27/2017	\$410,815	92.01%	SWD	57159	2018	Two Story	2630		Avg+	Avg
118641089	211	1817 ROAD 57 PL	10/3/2017	\$379,000	101.29%	SWD	56775	2009	Two Story	2634		Avg+	Avg
118092108	211	3616 RIESLING CT	9/7/2017	\$439,000	88.67%	SWD	56470	2008	Two Story	3062		Avg+	Avg
126170072	211	4711 SHORELINE CT	5/3/2017	\$430,000	96.16%	SWD	55313	2004	Two Story	3334		Avg+	Avg
118591092	211	6421 MAVERICK CT	6/21/2017	\$434,900	104.46%	SWD	55800	2014	Two Story	3614		Avg+	Avg
119621065	211	5611 W MARIE ST	5/17/2017	\$361,938	100.56%	SWD	887*3	2017	Two Story	2492		Good	Avg
119670125	211	6619 W PARK ST	8/30/2017	\$418,000	91.38%	SWD	56409	2017	Two Story	2516		Good	Avg
118592056	211	2209 ROAD 67	5/22/2017	\$331,000	106.13%	SWD	55601	2005	Two Story	2566		Good	Avg
118472094	211	7113 W PEARL ST	7/7/2017	\$480,000	99.18%	SWD	55915	2014	Two Story	2984		Good	Avg
118092117	211	3212 CHARDONNAY DR	7/31/2017	\$450,000	96.40%	SWD	56107	2010	Two Story	3170		Good	Avg
118412055	211	8109 BAYBERRY DR	3/15/2017	\$425,000	101.67%	SWD	54849	2016	Two Story	2765		Good+	Avg
118412056	211	8105 BAYBERRY DR	3/28/2017	\$443,800	107.03%	SWD	55034	2016	Two Story	3222		Good+	Avg
118512155	211	5521 W LIVINGSTON RD	12/11/2017	\$426,500	94.53%	SWD	57350	1991	Two Story/Bsmt	2947	1698	Avg+	Avg
118402041	211	2721 ROAD 84	1/20/2017	\$490,000	118.00%	SWD	54517	1998	Two Story/Bsmt	3024	1512	Good	Avg