



# Franklin County Assessor Statistical Summary Report

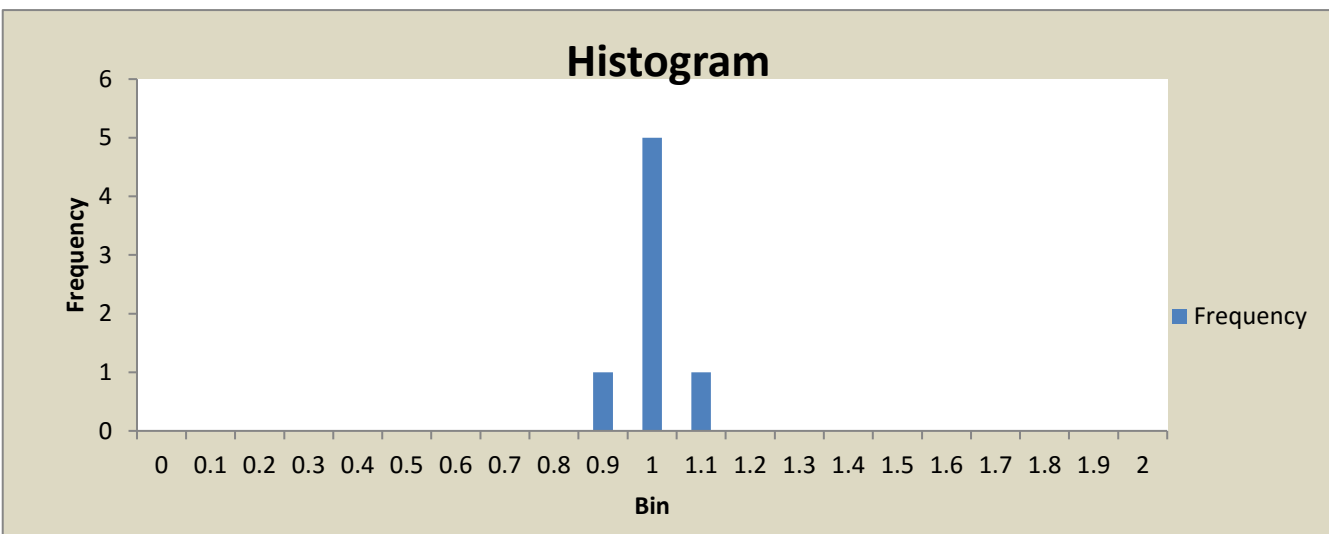
4/3/2018

| SALES SELECTION INFORMATION  |                             |          |                            |
|------------------------------|-----------------------------|----------|----------------------------|
| Sale Date Range              | <b>Start</b>                | 1/4/2017 | <b>End Date</b> 12/18/2017 |
| Statistical Study Area       | 307 ISLAND ESTATES ROWHOMES |          |                            |
| Index Creation Date          | 04/03/18                    |          |                            |
| Number Of Sales In The Index | 7                           |          |                            |
| Ratios Calculated Using      | CURRENT APPRAISED VALUES    |          |                            |

## STATISTICAL ANALYSIS

| Measure                    | Result  |
|----------------------------|---------|
| Sales Ratio Lo Range       | 89.85%  |
| Sales Ratio Hi Range       | 107.69% |
| Mean                       | 95.47%  |
| Median                     | 95.36%  |
| Aggregate Mean             | 95.25%  |
| Variance                   | 0.00354 |
| Standard Deviation         | 0.05951 |
| Coefficient of Variation   | 0.06233 |
| Average Absolute Deviation | 0.03630 |
| Coefficient of Dispersion  | 0.03806 |
| Price Related Differential | 1.00239 |

| STYL               | Average of APRatio |
|--------------------|--------------------|
| Two Story/Bsmt     | 95.47%             |
| <b>Grand Total</b> | <b>95.47%</b>      |



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| Parcel#   | NBHD | Address        | SaleDate   | Sale_Price | APRatio | DeedType | Excise# | YR_BLT | STYL           | SQ_FT | BSMT | QUAL  | COND |
|-----------|------|----------------|------------|------------|---------|----------|---------|--------|----------------|-------|------|-------|------|
| 116121076 | 307  | 4911 GUEMES LN | 8/2/2017   | \$196,000  | 95.96%  | SWD      | 56151   | 2002   | Two Story/Bsmt | 1838  | 377  | Fair+ | Avg  |
| 116121065 | 307  | 4808 ROAD 76   | 8/18/2017  | \$189,900  | 93.89%  | SWD      | 56261   | 2002   | Two Story/Bsmt | 1838  | 377  | Fair+ | Avg  |
| 116121062 | 307  | 4902 ROAD 76   | 10/30/2017 | \$194,000  | 95.46%  | SWD      | 56937   | 2002   | Two Story/Bsmt | 1838  | 377  | Fair+ | Avg  |
| 116121058 | 307  | 7602 QUADRA DR | 11/9/2017  | \$209,900  | 89.85%  | SWD      | 57053   | 2002   | Two Story/Bsmt | 1838  | 377  | Fair+ | Avg  |
| 116121052 | 307  | 7616 QUADRA DR | 12/18/2017 | \$206,100  | 90.10%  | SWD      | 57415   | 2002   | Two Story/Bsmt | 1838  | 377  | Fair+ | Avg  |
| 116121085 | 307  | 4804 GUEMES LN | 8/11/2017  | \$205,000  | 95.36%  | SWD      | 56238   | 2004   | Two Story/Bsmt | 1838  | 377  | Fair+ | Avg  |
| 116121047 | 307  | 7702 QUADRA DR | 1/4/2017   | \$179,950  | 107.69% | SWD      | 54338   | 2005   | Two Story/Bsmt | 1838  | 377  | Fair+ | Avg  |