

PARCEL #	SITUS	YEAR BUILT	STYLE	FLOOR AREA	BSMT	QLTY	COND	EFF AGE	PHYS DEP	ECON ADJSMT	TOTAL DEP	SALE DATE	SALE PRICE	BOOK & PAGE	ASS'D VALUE	ASSMT/SALE RATIO	RATIO BY YEAR	
115-520-056	05012 \OXFORD LN	2005	1 STY	1144	0	FAIR +	AVG	1	1.00%	7.00%	7.93%	8/10/09	\$132,000	WD-1738697	\$121,400	91.97%		
115-492-060	08607 \QUEENSBURY DR	2003	1 STY	1176	0	FAIR +	AVG	2	2.00%	7.00%	8.86%	11/24/09	\$135,000	WD-1743259	\$127,200	94.22%		
115-520-082	08507 \KINGSBURY DR	2003	1 STY	1176	0	FAIR +	AVG	2	2.00%	7.00%	8.86%	7/16/09	\$136,000	WD-1737490	\$127,200	93.53%		
115-492-040	05220 \WESTMINSTER LN	2003	1 STY	1176	0	FAIR +	AVG	2	2.00%	7.00%	8.86%	6/1/09	\$135,500	WD-1735405	\$124,600	91.96%		
115-491-085	05512 \WESTMINSTER LN	2002	1 STY	1176	0	FAIR +	AVG	2	2.00%	7.00%	8.86%	6/23/08	\$133,000	WD-1721036	\$125,500	94.36%	2008	
115-491-090	05412 \WESTMINSTER LN	2002	1 STY	1176	0	FAIR +	AVG	2	2.00%	7.00%	8.86%	7/21/08	\$137,900	WD-1722230	\$128,000	92.82%	98.14%	
115-491-110	08703 \LANCASTER DR	2002	1 STY	1176	0	FAIR +	AVG	2	2.00%	7.00%	8.86%	12/30/08	\$132,500	WD-1728594	\$126,200	95.25%		
115-520-074	05015 \CAMBRIDGE LN	2003	1 STY	1309	0	FAIR +	AVG	2	2.00%	7.00%	8.86%	10/19/09	\$152,000	WD-1741591	\$132,200	86.97%		
115-492-075	08703 \HEATHROW CT	2003	1 STY	1309	0	FAIR +	AVG	2	2.00%	7.00%	8.86%	2/27/09	\$135,000	WD-1730874	\$132,100	97.85%		
115-520-060	08512 \HOLBORN LN	2004	1 STY	1440	0	FAIR +	AVG	1	1.00%	7.00%	7.93%	7/23/08	\$130,000	WD-1722385	\$140,500	108.08%		
115-492-069	08616 \QUEENSBURY DR	2003	1 STY	1440	0	FAIR +	AVG	2	2.00%	7.00%	8.86%	5/13/08	\$145,000	WD-1719134	\$141,700	97.72%		
115-520-068	04907 \CAMBRIDGE LN	2003	1 STY	1440	0	FAIR +	AVG	2	2.00%	7.00%	8.86%	11/16/09	\$152,000	WD-1742758	\$139,500	91.78%		
115-520-056	08707 \QUEENSBURY DR	2003	1 STY	1440	0	FAIR +	AVG	2	2.00%	7.00%	8.86%	5/30/08	\$139,000	WD-1719832	\$140,900	101.37%		
115-520-042	05116 \BAKERLOO LN	2003	1 STY	1440	0	FAIR +	AVG	2	2.00%	7.00%	8.86%	2/11/08	\$147,900	WD-1715124	\$138,800	93.85%		
115-491-134	08704 \GATWICK CT	2002	1 STY	1440	0	FAIR +	AVG	2	2.00%	7.00%	8.86%	11/9/09	\$160,000	WD-1742566	\$139,000	86.88%	2009	
115-492-081	08616 \HEATHROW CT	2003	1 STY	1440	0	FAIR +	AVG	2	2.00%	7.00%	8.86%	10/26/09	\$165,000	WD-1741752	\$143,800	87.15%	92.73%	
115-520-072	05007 \CAMBRIDGE LN	2004	1 STY	1440	0	FAIR +	AVG	1	1.00%	7.00%	7.93%	3/12/08	\$142,000	WD-1716317	\$147,900	104.15%		
115-520-084	08512 \PICCADILLY DR	2004	1 STY	1440	0	FAIR +	AVG	1	1.00%	7.00%	7.93%	2/18/08	\$146,900	WD-1715165	\$140,500	95.64%		
115-491-122	08704 \LANCASTER DR	2002	1 STY	1440	0	FAIR +	AVG	2	2.00%	7.00%	8.86%	9/29/09	\$155,000	WD-1740671	\$142,700	92.06%		
115-491-103	08612 \TOTTENHAM CT	2002	1 STY	1440	0	FAIR +	AVG	2	2.00%	7.00%	8.86%	7/29/09	\$152,000	WD-1738079	\$144,200	94.87%		
115-492-092	05315 \BAKERLOO LN	2004	1 STY	1584	0	AVG	AVG	1	1.00%	7.00%	7.93%	8/4/09	\$160,000	WD-1738488	\$157,800	98.63%		
115-491-146	08511 \LANCASTER DR	2002	1 STY	1628	0	AVG	AVG	2	2.00%	7.00%	8.86%	6/25/09	\$162,000	WD-1736375	\$158,200	97.65%		
																08 & 09 AVG	94.94%	
PARCEL #	SITUS	YEAR BUILT	STYLE	FLOOR AREA	BSMT	QLTY	COND	EFF AGE	PHYS DEP	ECON ADJSMT	TOTAL DEP	SALE DATE	SALE PRICE	BOOK & PAGE	ASS'D VALUE	ASSMT/SALE RATIO	RATIO BY YEAR	
115-491-072	08507 \WEMBLEY DR	2004	1 STY	1764	0	AVG	AVG	1	1.00%	10.00%	10.90%	10/8/09	\$172,500	WD-1741056	\$165,600	96.00%	2009	
115-492-115	05303 \PADDINGTON LN	2004	1 STY	1764	0	AVG	AVG	1	1.00%	10.00%	10.90%	8/17/09	\$170,000	WD-1738929	\$164,100	96.53%	96.26%	
PARCEL #	SITUS	YEAR BUILT	STYLE	FLOOR AREA	BSMT	QLTY	COND	EFF AGE	PHYS DEP	ECON ADJSMT	TOTAL DEP	SALE DATE	SALE PRICE	BOOK & PAGE	ASS'D VALUE	ASSMT/SALE RATIO	RATIO BY YEAR	
115-492-062	05312 \BAKERLOO LN	2003	2 STY	2090	0	AVG	AVG	2	2.00%	5.00%	6.90%	9/19/08	\$189,900	WD-1725120	\$186,700	98.31%	2008	
PARCEL #	SITUS	YEAR BUILT	STYLE	FLOOR AREA	BSMT	QLTY	COND	EFF AGE	PHYS DEP	ECON ADJSMT	TOTAL DEP	SALE DATE	SALE PRICE	BOOK & PAGE	ASS'D VALUE	ASSMT/SALE RATIO	RATIO BY YEAR	
115-491-120	08612 \LANCASTER DR	2002	SPLIT ENTRY	960	448	FAIR +	AVG	2	2.00%	0.00%	2.00%	4/16/08	\$139,800	WD-1717860	\$134,200	95.99%	2008	

APPR ZONE 300
 NBHD 308
 2010 ASSMT / 2011 TAXES

BROADMOOR PLACE
 2008 - 2009 SALES

FRANKLIN COUNTY
 ASSESSOR'S OFFICE

PARCEL #	SITUS	YEAR BUILT	STYLE	FLOOR AREA	BSMT	QLTY	COND	EFF AGE	PHYS DEP	ECON ADJSMT	TOTAL DEP	SALE DATE	SALE PRICE	BOOK & PAGE	ASS'D VALUE	ASSMT/SALE RATIO	RATIO BY YEAR	
115-492-049	05108 \WESTMINSTER LN	2003	BI-LEVEL	908	884	FAIR +	AVG	2	2.00%	5.00%	6.90%	11/20/09	\$147,000	WD-1742949	\$136,100	92.59%		
115-491-069	05524 \WESTMINSTER LN	2002	BI-LEVEL	908	884	FAIR +	AVG	2	2.00%	5.00%	6.90%	6/2/09	\$160,000	WD-1735533	\$148,100	92.56%		
115-491-136	08712 \GATWICK CT	2002	BI-LEVEL	1232	1232	FAIR +	AVG	2	2.00%	5.00%	6.90%	8/25/09	\$179,900	WD-1739644	\$181,400	100.83%	2009	
115-520-090	08404 \PICCADILLY DR	2004	BI-LEVEL	1232	1232	FAIR +	AVG	1	1.00%	5.00%	5.95%	6/22/09	\$183,000	WD-1736307	\$180,400	98.58%	95.12%	
115-491-095	05312 \WESTMINSTER LN	2002	BI-LEVEL	1232	1232	FAIR +	AVG	2	2.00%	5.00%	6.90%	5/1/09	\$186,900	WD-1734002	\$181,000	96.84%		
115-520-039	05208 \BAKERLOO LN	2003	BI-LEVEL	1232	1232	FAIR +	AVG	2	2.00%	5.00%	6.90%	3/25/09	\$169,900	WD-1732186	\$153,200	90.17%		
115-520-097	08503 \PICCADILLY DR	2004	BI-LEVEL	1232	1232	FAIR +	AVG	1	1.00%	5.00%	5.95%	12/7/09	\$183,000	WD-1743607	\$157,300	85.96%		
115-491-071	05516 \WESTMINSTER LN	2002	BI-LEVEL	1232	1232	FAIR +	AVG	2	2.00%	5.00%	6.90%	11/20/09	\$179,000	WD-1743026	\$158,800	88.72%		
115-491-087	05504 \WESTMINSTER LN	2002	BI-LEVEL	1232	1232	FAIR +	AVG	2	2.00%	5.00%	6.90%	10/27/08	\$185,000	WD-1726295	\$178,400	96.43%	2008	
115-492-063	05316 \BAKERLOO LN	2004	BI-LEVEL	1232	1232	AVG	AVG	1	1.00%	5.00%	5.95%	11/13/09	\$180,000	WD-1742707	\$188,600	104.78%	101.72%	
115-491-139	08504 \WEMBLEY DR	2003	BI-LEVEL	1232	1232	AVG	AVG	2	2.00%	5.00%	6.90%	3/5/09	\$187,000	WD-1731104	\$187,400	100.21%		
115-520-089	08408 \PICCADILLY DR	2003	BI-LEVEL	1417	1348	AVG	AVG	2	2.00%	5.00%	6.90%	3/20/08	\$203,500	WD-1717018	\$210,100	103.24%		
115-492-102	08415 \KENSINGTON CT	2003	BI-LEVEL	1417	1348	AVG	AVG	2	2.00%	5.00%	6.90%	1/22/08	\$204,000	WD-1714070	\$215,200	105.49%		
																08 & 09 AVG	96.65%	
																OVERALL RATIO	08 & 09 AVG	95.69%