



Franklin County Assessor Statistical Summary Report

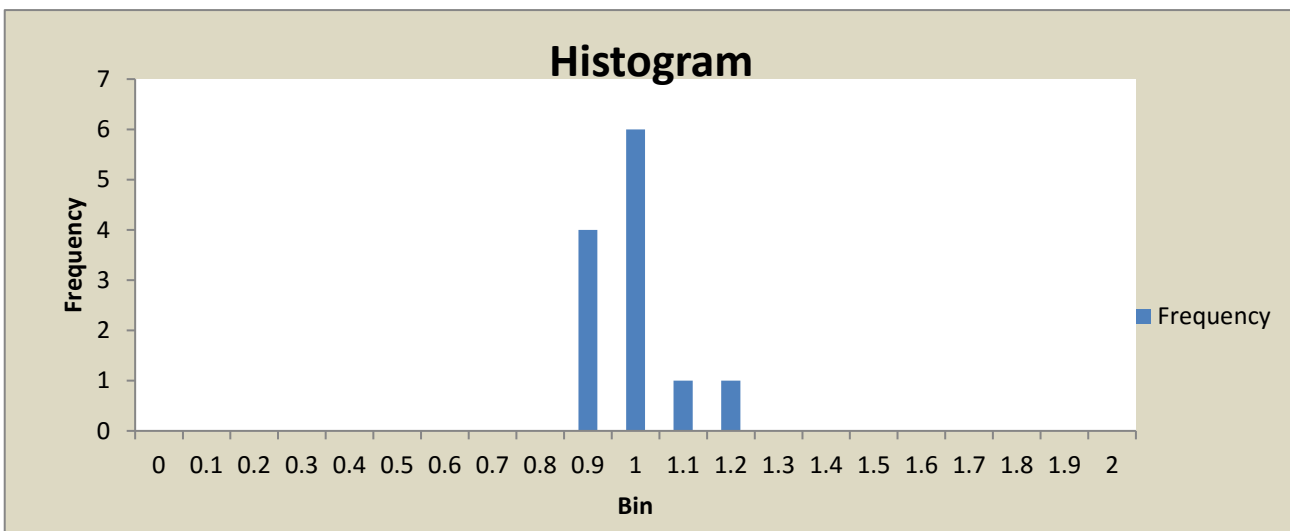
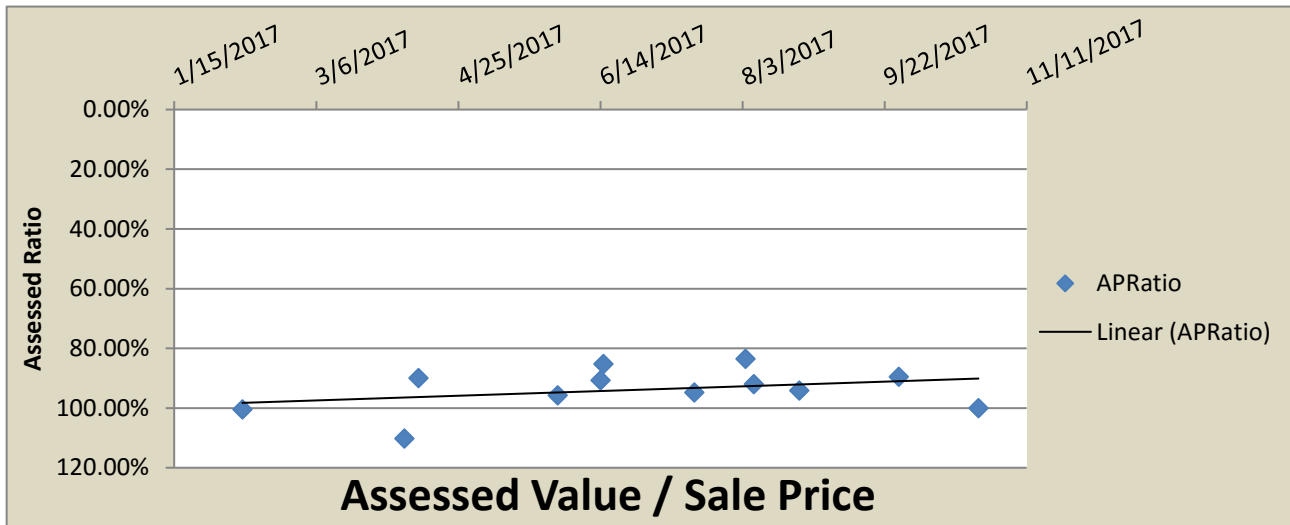
4/3/2018

SALES SELECTION INFORMATION			
Sale Date Range	Start	2/8/2017	End Date 10/25/2017
Statistical Study Area	308 BROADMOOR PLACE		
Index Creation Date	04/03/18		
Number Of Sales In The Index	12		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	83.53%
Sales Ratio Hi Range	110.27%
Mean	93.85%
Median	93.05%
Aggregate Mean	93.94%
Variance	0.00530
Standard Deviation	0.07281
Coefficient of Variation	0.07758
Average Absolute Deviation	0.05363
Coefficient of Dispersion	0.05764
Price Related Differential	0.99905

STYL	Average of APRatio
Bi-level/Bsmt	95.05%
One Story	92.39%
Split Level	84.41%
Two Story	105.14%
Grand Total	93.85%



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Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
115491095	308	5312 WESTMINSTER LN	2/8/2017	\$220,000	100.45%	SWD	54600	2002	Bi-level/Bsmt	1232	1232	Fair+	Avg
115520087	308	8416 PICCADILLY DR	4/11/2017	\$250,000	89.96%	SWD	55097	2004	Bi-level/Bsmt	1232	1232	Fair+	Avg
115492093	308	5311 BAKERLOO LN	7/17/2017	\$260,000	94.73%	SWD	56075	2003	Bi-level/Bsmt	1232	1232	Avg	Avg
115491096	308	8711 TOTTENHAM CT	6/14/2017	\$192,000	90.67%	SWD	55680	2002	One Story	1176		Fair+	Avg
115520063	308	8420 HOLBORN LN	5/30/2017	\$180,000	95.72%	SWD	55558	2004	One Story	1176		Fair+	Avg
115492059	308	8611 QUEENSBURY DR	8/23/2017	\$200,000	94.10%	SWD	56311	2003	One Story	1309		Fair+	Avg
115520083	308	8511 KINGSBURY DR	8/7/2017	\$209,900	91.99%	SWD	56164	2003	One Story	1440		Fair+	Avg
115520106	308	5007 OXFORD LN	9/27/2017	\$212,000	89.48%	SWD	56654	2004	One Story	1440		Fair+	Avg
115491094	308	5316 WESTMINSTER LN	8/4/2017	\$212,000	83.53%	SWD	56150	2002	Split Level	1408		Fair+	Avg
115492067	308	8608 QUEENSBURY DR	6/15/2017	\$212,000	85.28%	SWD	55712	2003	Split Level	1408		Fair+	Avg
115491141	308	8412 WEMBLEY DR	10/25/2017	\$235,000	100.00%	SWD	56933	2002	Two Story	2108		Avg	Avg
115492097	308	8411 QUEENSBURY DR	4/6/2017	\$220,000	110.27%	SWD	55046	2003	Two Story	2108		Avg	Avg