



Franklin County Assessor Statistical Summary Report

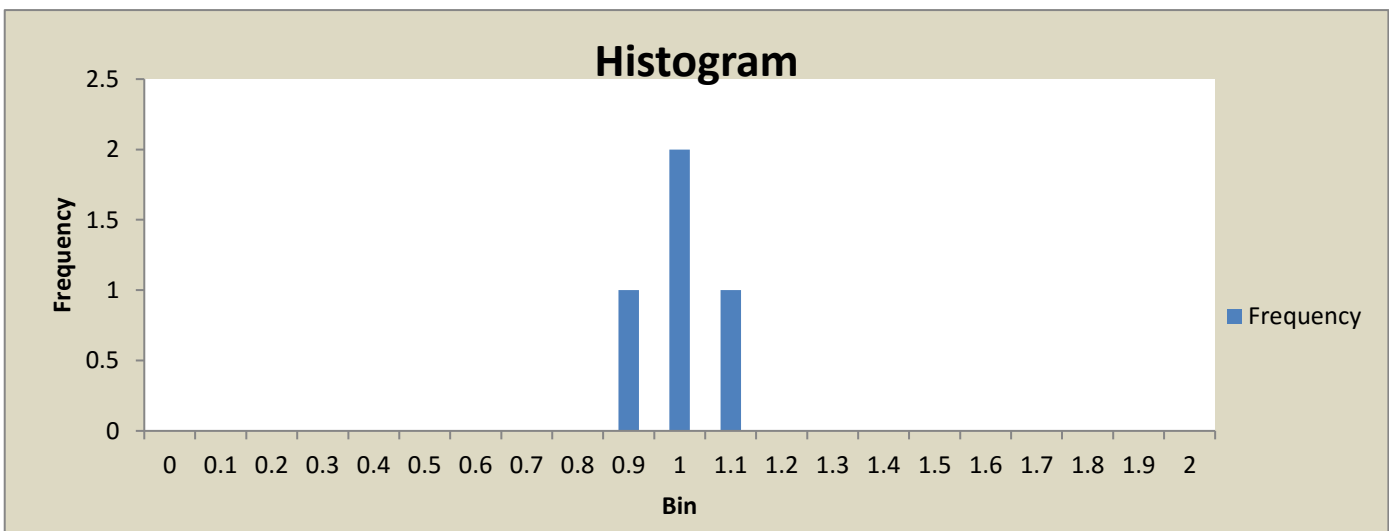
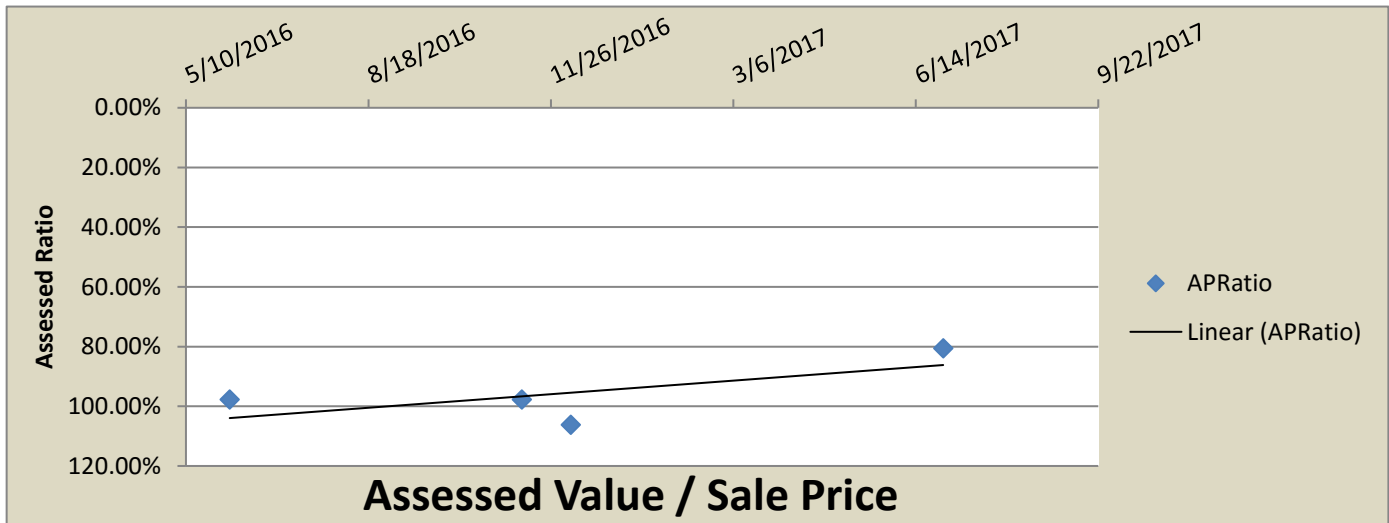
7/24/2018

SALES SELECTION INFORMATION			
Sale Date Range	Start	6/3/2016	End Date
			6/29/2017
Statistical Study Area	312 OUTSIDE LANDS		
Index Creation Date	07/24/18		
Number Of Sales In The Index	4		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	80.60%
Sales Ratio Hi Range	106.20%
Mean	95.57%
Median	97.75%
Aggregate Mean	96.46%
Variance	0.01155
Standard Deviation	0.10748
Coefficient of Variation	0.11246
Average Absolute Deviation	0.07486
Coefficient of Dispersion	0.07659
Price Related Differential	0.99077

STYL	Average of APRatio
1 1/2 Story Finished	97.71%
Doublewide	80.60%
One Story	97.78%
Triple Wide	106.20%
Grand Total	95.57%



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Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
116202056	312	5920 CURLEW LN	6/3/2016	\$175,000	97.71%	SWD	52553	1979	1 1/2 Story Finished	900		Fair	Avg
116191103	312	5928 ROAD 56	6/29/2017	\$200,000	80.60%	SWD	55859	1996	Doublewide	1404		Avg	Avg
116201075	312	5310 OVERTON RD	11/10/2016	\$393,000	97.78%	SWD	53965	2000	One Story	2261		Avg+	Avg
116192086	312	5629 ROAD 60	12/7/2016	\$249,900	106.20%	SWD	54147	1995	Triple Wide	2400		Good	Avg