



Franklin County Assessor Statistical Summary Report

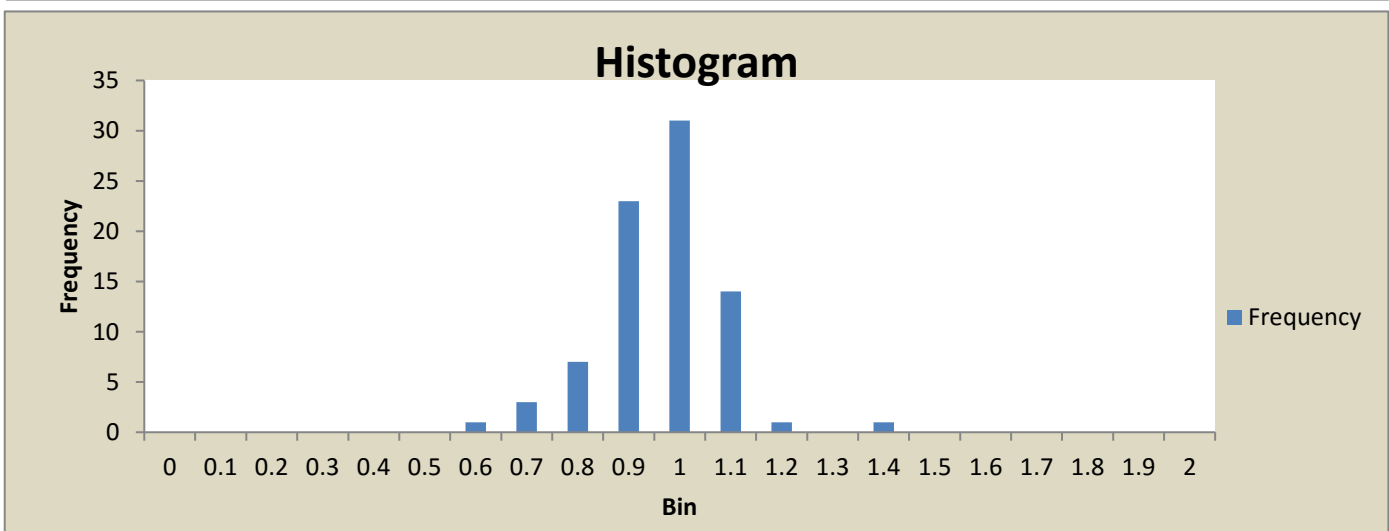
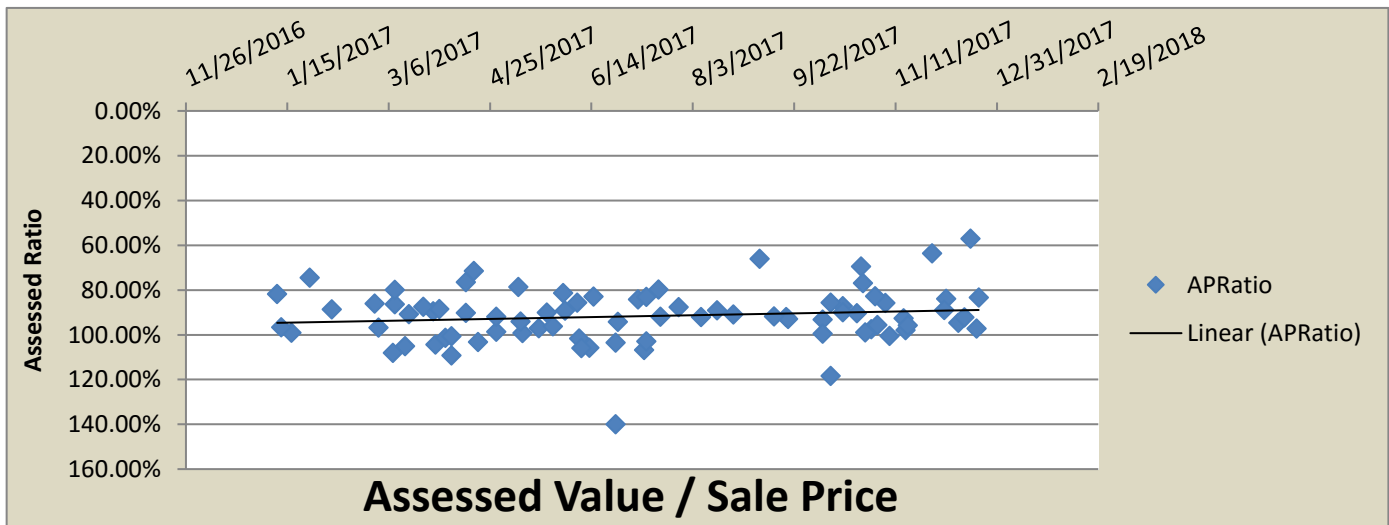
7/24/2018

SALES SELECTION INFORMATION			
Sale Date Range	Start	1/10/2017	End Date
			12/22/2017
Statistical Study Area	411, 412, 413 IRRIGATION BLOCKS RES < 30 ACRES		
Index Creation Date	07/24/18		
Number Of Sales In The Index	81		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	57.06%
Sales Ratio Hi Range	139.96%
Mean	91.64%
Median	91.88%
Aggregate Mean	91.23%
Variance	0.01438
Standard Deviation	0.11990
Coefficient of Variation	0.13084
Average Absolute Deviation	0.08597
Coefficient of Dispersion	0.09357
Price Related Differential	1.00454

STYL	Average of APRatio
1 1/2 Story Finished	83.59%
One Story	93.70%
One Story/Bsmt	60.35%
Split Level	71.44%
Two Story	91.74%
Grand Total	91.64%



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Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
123460103	412	360 HILL DR	10/25/2017	\$379,000	69.55%	SWD	56885	2012	1 1/2 Story Finished	2051		Avg	Avg
123460107	412	391 SUMMIT LOOP	3/28/2017	\$420,000	89.50%	SWD	54938	2009	1 1/2 Story Finished	3147		Avg	Avg
115180123	411	11513 MATHEWS RD	12/6/2017	\$421,074	83.97%	SWD	57317	2017	1 1/2 Story Finished	2650		Avg+	Avg
124190322	411	100 HELM DR	9/18/2017	\$467,400	92.01%	SWD	56609	2012	1 1/2 Story Finished	2796		Avg+	Avg
115180120	411	11549 MATHEWS RD	6/15/2017	\$490,000	82.91%	SWD	55864	2017	1 1/2 Story Finished	2716		Good	Avg
122080024	412	9151 RUSSELL RD	9/5/2017	\$210,000	66.04%	SWD	56434	1906	One Story	1333		Fair+	Good
123531062	412	351 ELTOPIA WEST RD	1/26/2017	\$275,000	74.54%	SWD	54509	1976	One Story	1764		Fair+	Avg
124320092	411	3015 COLUMBIA RIVER RI	6/13/2017	\$246,200	105.80%	SWD	55688	1977	One Story	1868		Fair+	Avg
121170054	412	540 CHESTNUT RD	1/10/2017	\$249,900	81.79%	SWD	54375	1959	One Story	1656		Avg	Avg
124078042	411	8771 ALDER RD	7/7/2017	\$360,000	84.22%	SWD	55912	1978	One Story	1960		Avg	Avg
115180192	411	6509 RECURVE RD	9/19/2017	\$350,000	92.97%	SWD	56573	2017	One Story	2009		Avg+	Avg
115180154	411	6702 RECURVE RD	11/8/2017	\$347,996	100.51%	SWD	57024	2018	One Story	2137		Avg+	Avg
115180156	411	11501 ARROW SHELF DR	12/5/2017	\$399,124	88.94%	SWD	57236	2018	One Story	2137		Avg+	Avg
115180101	411	11200 MATHEWS RD	6/7/2017	\$409,025	85.64%	SWD	55647	2017	One Story	2158		Avg+	Avg
115180179	411	6514 RECURVE RD	10/30/2017	\$369,949	97.47%	SWD	56952	2017	One Story	2194		Avg+	Avg
124122065	411	251 ORCHARD RD	2/6/2017	\$441,517	88.60%	SWD	54557	2016	One Story	2240		Avg+	Avg
115180092	411	11503 EASTON DR	10/16/2017	\$399,900	87.27%	SWD	56815	2015	One Story	2293		Avg+	Avg
126150312	411	12102 LADD CT	2/27/2017	\$399,000	86.11%	SWD	54699	2015	One Story	2307		Avg+	Avg
124078033	411	70 SIERRA GOLD RD	8/23/2017	\$465,000	90.94%	SWD	56328	2006	One Story	2349		Avg+	Avg
124052079	411	70 SCHULTZ RD	7/27/2017	\$529,900	87.65%	SWD	56114	2000	One Story	2392		Avg+	Avg
126150273	411	11721 GOOSE HOLLOW R	4/13/2017	\$550,000	76.54%	SWD	55107	2014	One Story	2977		Avg+	Avg
122530216	412	1540 OLYMPIA DR	6/26/2017	\$320,000	139.96%	SWD	56037	1965	One Story	3430		Avg+	Avg+
115180184	411	11408 ARROW SHELF DR	10/10/2017	\$329,950	118.38%	SWD	56744	2017	One Story	1874		Good	Avg
115180094	411	11413 EASTON DR	5/19/2017	\$369,781	97.05%	SWD	55495	2017	One Story	2043		Good	Avg
115180165	411	11212 HOYT CT	11/16/2017	\$371,549	97.96%	SWD	57069	2017	One Story	2043		Good	Avg
115180182	411	6613 RECURVE RD	3/14/2017	\$337,535	105.08%	SWD	54843	2017	One Story	2050		Good	Avg
115180168	411	6627 WHETSTONE DR	7/18/2017	\$404,314	91.88%	SWD	56031	2017	One Story	2128		Good	Avg
115180174	411	6415 WHETSTONE DR	11/15/2017	\$403,919	92.61%	SWD	57092	2017	One Story	2128		Good	Avg
115180153	411	6624 RECURVE RD	7/10/2017	\$360,000	106.72%	SWD	55934	2017	One Story	2137		Good	Avg
115180117	411	11426 WOODSMAN DR	3/31/2017	\$435,900	88.48%	SWD	55042	2017	One Story	2154		Good	Avg
115180175	411	6403 WHETSTONE DR	6/8/2017	\$387,315	101.67%	SWD	55629	2017	One Story	2179		Good	Avg
115180203	411	6609 NOCKING POINT RD	11/6/2017	\$452,850	85.83%	SWD	57063	2018	One Story	2185		Good	Avg
115180112	411	11228 BEMAN RD	5/11/2017	\$399,701	99.24%	SWD	55450	2017	One Story	2204		Good	Avg
115180139	411	11328 MATHEWS RD	5/23/2017	\$429,400	90.05%	SWD	55591	2017	One Story	2223		Good	Avg
115180130	411	11320 EASTON DR	5/10/2017	\$400,523	94.00%	SWD	55391	2017	One Story	2224		Good	Avg
115180135	411	11516 EASTON DR	1/17/2017	\$386,302	99.06%	SWD	54410	2017	One Story	2227		Good	Avg
115180183	411	6625 RECURVE RD	3/29/2017	\$375,037	104.38%	SWD	54962	2017	One Story	2274		Good	Avg
115180107	411	11260 WOODSMAN DR	10/16/2017	\$429,900	89.97%	SWD	56856	2017	One Story	2301		Good	Avg
115180185	411	11318 ARROW SHELF DR	8/15/2017	\$491,550	89.04%	SWD	56246	2017	One Story	2376		Good	Avg
115180138	411	11404 MATHEWS RD	1/12/2017	\$425,226	96.65%	SWD	54437	2017	One Story	2419		Good	Avg
115180200	411	6614 NOCKING POINT RD	4/6/2017	\$367,053	109.19%	SWD	55151	2017	One Story	2428		Good	Avg
115180166	411	6651 WHETSTONE DR	3/9/2017	\$528,775	86.31%	SWD	54782	2017	One Story	2430		Good	Avg
115180171	411	6529 WHETSTONE DR	4/28/2017	\$433,500	98.61%	SWD	55262	2017	One Story	2524		Good	Avg
115180136	411	11530 MATHEWS RD	7/17/2017	\$530,000	79.81%	SWD	56117	2015	One Story	2574		Good	Avg
115180194	411	6414 NOCKING POINT RD	9/12/2017	\$461,900	91.77%	SWD	56520	2017	One Story	2585		Good	Avg
115180167	411	6639 WHETSTONE DR	4/19/2017	\$418,900	103.24%	SWD	55161	2017	One Story	2602		Good	Avg
115180191	411	6516 WHETSTONE DR	4/3/2017	\$428,484	101.42%	SWD	55017	2017	One Story	2606		Good	Avg
115180170	411	6603 WHETSTONE DR	6/27/2017	\$477,000	94.15%	SWD	55788	2017	One Story	2606		Good	Avg
115180172	411	6517 WHETSTONE DR	10/6/2017	\$501,970	93.27%	SWD	56716	2017	One Story	2606		Good	Avg
115180178	411	6502 RECURVE RD	12/21/2017	\$452,112	97.21%	SWD	57391	2017	One Story	2643		Good	Avg
115180133	411	11426 EASTON DR	12/22/2017	\$542,060	83.34%	SWD	57507	2017	One Story	2675		Good	Avg
115180199	411	6602 NOCKING POINT RD	3/1/2017	\$464,632	96.74%	SWD	54732	2017	One Story	2727		Good	Avg
126153022	411	11612 SEAHAWK CT	5/31/2017	\$569,001	81.40%	SWD	55567	2017	One Story	2737		Good	Avg
126153019	411	11613 SEAHAWK CT	4/13/2017	\$500,897	90.21%	SWD	55095	2017	One Story	2752		Good	Avg

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115180152	411	6612 RECURVE RD	3/8/2017	\$433,240	108.06%	SWD	54790	2017	One Story	2846		Good	Avg
115180114	411	11312 WOODSMAN DR	4/6/2017	\$449,868	100.71%	SWD	55071	2017	One Story	2871		Good	Avg
115180173	411	6505 WHETSTONE DR	3/16/2017	\$527,000	90.85%	SWD	54861	2017	One Story	2885		Good	Avg
115180198	411	6524 NOCKING POINT RD	11/1/2017	\$572,581	82.78%	SWD	57000	2018	One Story	2896		Good	Avg
115180111	411	11216 BEMAN RD	6/9/2017	\$430,396	105.94%	SWD	55693	2017	One Story	2918		Good	Avg
115180208	411	11204 QUIVER LN	12/12/2017	\$479,900	94.66%	SWD	57332	2018	One Story	2951		Good	Avg
115180095	411	11401 EASTON DR	5/26/2017	\$477,400	96.27%	SWD	55538	2017	One Story	2955		Good	Avg
115180100	411	11201 MATHEWS RD	8/7/2017	\$477,173	92.04%	SWD	56205	2017	One Story	3051		Good	Avg
126153004	411	6436 EAGLE CREST DR	3/23/2017	\$695,000	87.48%	SWD	54888	2017	One Story	3538		Good	Avg
126153001	411	6400 EAGLE CREST DR	3/9/2017	\$701,488	79.94%	SWD	54789	2017	One Story	3727		Good	Avg
123130193	411	4902 FIR RD	11/29/2017	\$385,000	63.63%	SWD	57205	1957	One Story/Bsmt	1080	1080	Fair	Avg
122570067	413	370 IRONWOOD LN	12/18/2017	\$290,000	57.06%	SWD	57368	1975	One Story/Bsmt	1080	1080	Fair+	Avg+
124530061	411	533 PHEND RD	4/17/2017	\$465,000	71.44%	SWD	55136	1975	Split Level	2777		Avg	Avg
122640039	412	1075 KENT WAY	10/26/2017	\$425,000	76.98%	SWD	56903	2016	Two Story	3152		Avg	Avg
115180134	411	11504 EASTON DR	10/10/2017	\$424,145	85.70%	SWD	56845	2018	Two Story	2855		Avg+	Avg
115180177	411	6416 RECURVE RD	12/15/2017	\$406,850	92.22%	SWD	57334	2017	Two Story	3015		Avg+	Avg
126150277	411	11706 PELICAN RD	5/9/2017	\$500,000	78.70%	SWD	55354	2015	Two Story	3172		Avg+	Avg
115180116	411	11414 WOODSMAN DR	6/1/2017	\$411,000	89.17%	SWD	55576	2017	Two Story	2409		Good	Avg
115180181	411	6601 RECURVE RD	10/27/2017	\$365,400	98.98%	SWD	56900	2017	Two Story	2447		Good	Avg
115180176	411	6404 RECURVE RD	6/26/2017	\$367,139	103.44%	SWD	55794	2017	Two Story	2632		Good	Avg
115180121	411	11537 MATHEWS RD	7/11/2017	\$388,400	102.98%	SWD	55938	2017	Two Story	2857		Good	Avg
126150326	411	6915 KOHLER RD	7/11/2017	\$496,387	83.04%	SWD	55935	2017	Two Story	2980		Good	Avg
115180206	411	11215 QUIVER LN	10/23/2017	\$482,900	90.34%	SWD	56878	2017	Two Story	3152		Good	Avg
115180115	411	11402 WOODSMAN DR	10/6/2017	\$436,521	99.49%	SWD	56747	2017	Two Story	3248		Good	Avg
115180124	411	11501 MATHEWS RD	11/2/2017	\$449,612	95.61%	SWD	57066	2017	Two Story	3248		Good	Avg
115180102	411	11212 MATHEWS RD	11/17/2017	\$467,267	95.76%	SWD	57242	2017	Two Story	3366		Good	Avg
124051034	411	180 SUNSET LP	4/28/2017	\$500,000	91.88%	SWD	55264	2003	Two Story	3132		#N/A	Avg