



Franklin County Assessor Statistical Summary Report

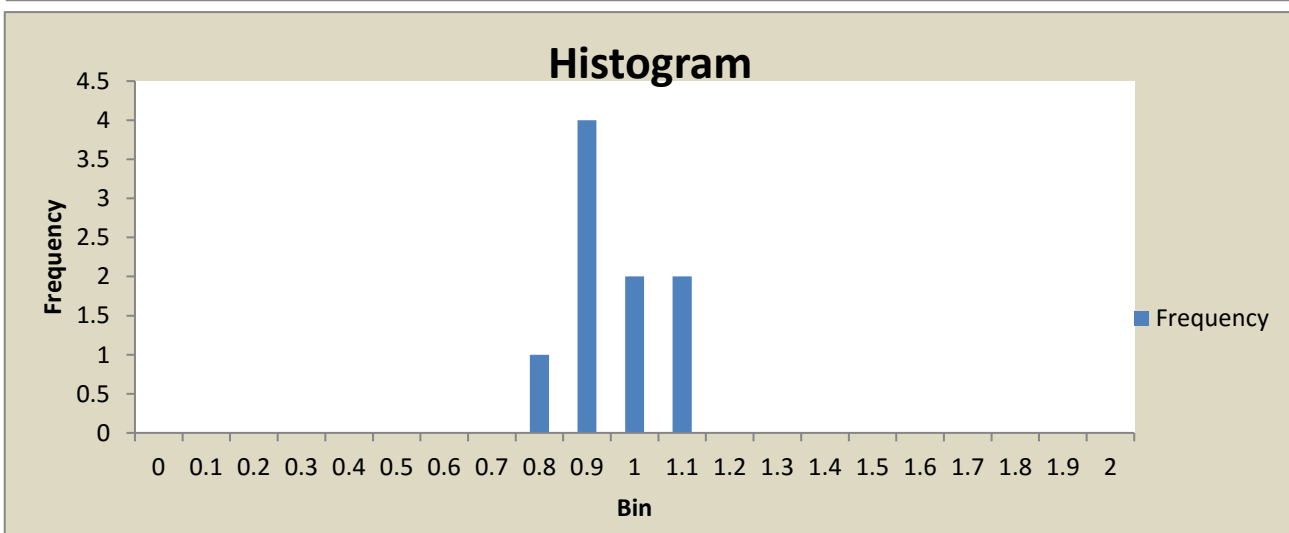
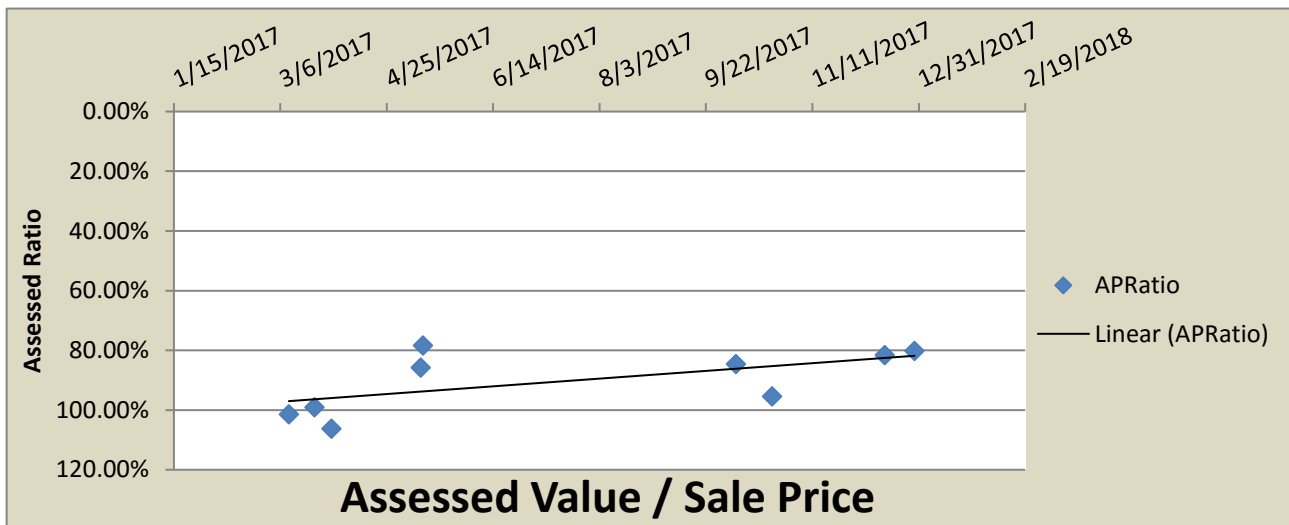
7/25/2018

SALES SELECTION INFORMATION			
Sale Date Range	Start	3/10/2017	End Date 12/29/2017
Statistical Study Area	411, 412, 413 RP MFH		
Index Creation Date	07/25/18		
Number Of Sales In The Index	9		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	78.43%
Sales Ratio Hi Range	106.23%
Mean	90.30%
Median	85.74%
Aggregate Mean	89.86%
Variance	0.01069
Standard Deviation	0.10338
Coefficient of Variation	0.11448
Average Absolute Deviation	0.09115
Coefficient of Dispersion	0.10631
Price Related Differential	1.00494

STYL	Average of APRatio
Doublewide	90.30%
Grand Total	90.30%



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Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
124078015	411	242 SIERRA GOLD DR	3/22/2017	\$200,000	99.10%	REC	54869	1985	Doublewide	1404		Fair+	Avg
123341179	411	51 N METCALF RD	12/29/2017	\$248,000	80.16%	SWD	57627	2001	Doublewide	1296		Avg	Avg
120040384	413	200 LAKE DR	12/15/2017	\$230,000	81.60%	SWD	57370	2002	Doublewide	1782		Avg	Avg
124122047	411	240 ORCHARD RD	5/12/2017	\$249,000	78.43%	SWD	55452	1979	Doublewide	1792		Avg	Avg
123342132	411	4530 W SAGEMOOR RD	10/23/2017	\$216,000	95.46%	SWD	56860	1985	Doublewide	1848		Avg	Avg
123440179	412	3034 FIR RD	5/11/2017	\$297,500	85.74%	SWD	55385	1994	Doublewide	1568		Avg+	Avg
115200023	411	7520 BYERS RD	10/6/2017	\$345,000	84.57%	SWD	56760	2001	Doublewide	1809		Avg+	Avg
124150141	411	5821 ALDER RD	3/30/2017	\$210,000	106.23%	SWD	54972	1994	Doublewide	1848		Avg+	Avg
124160309	411	6601 ALDER RD	3/10/2017	\$319,000	101.44%	SWD	54811	1994	Doublewide	2092		Good	Avg