



# Franklin County Assessor Statistical Summary Report

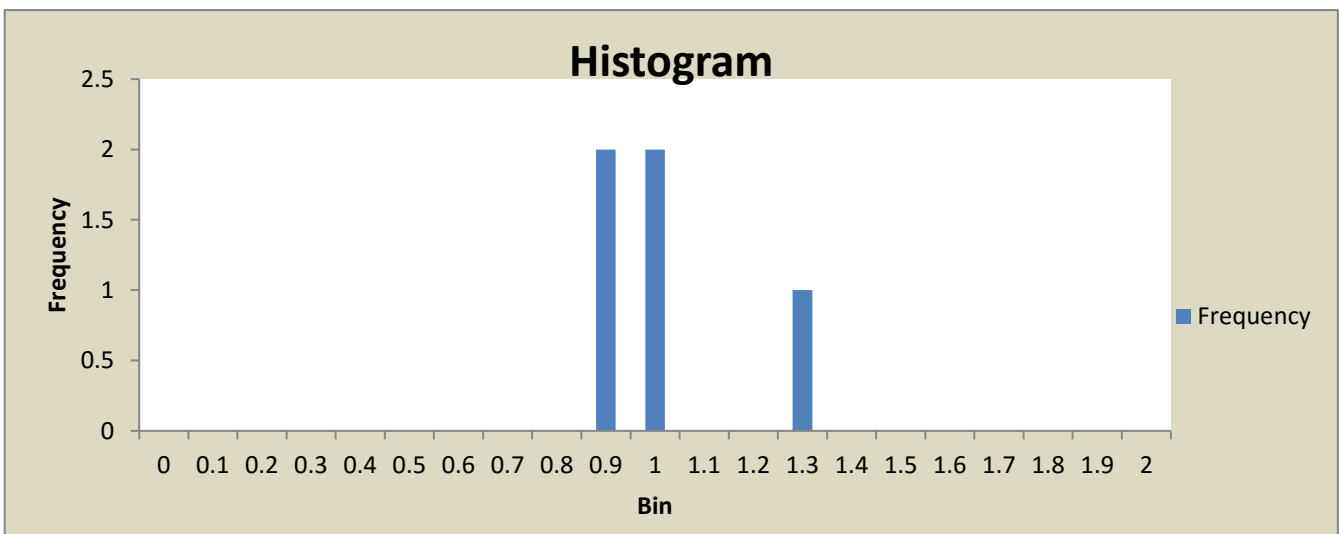
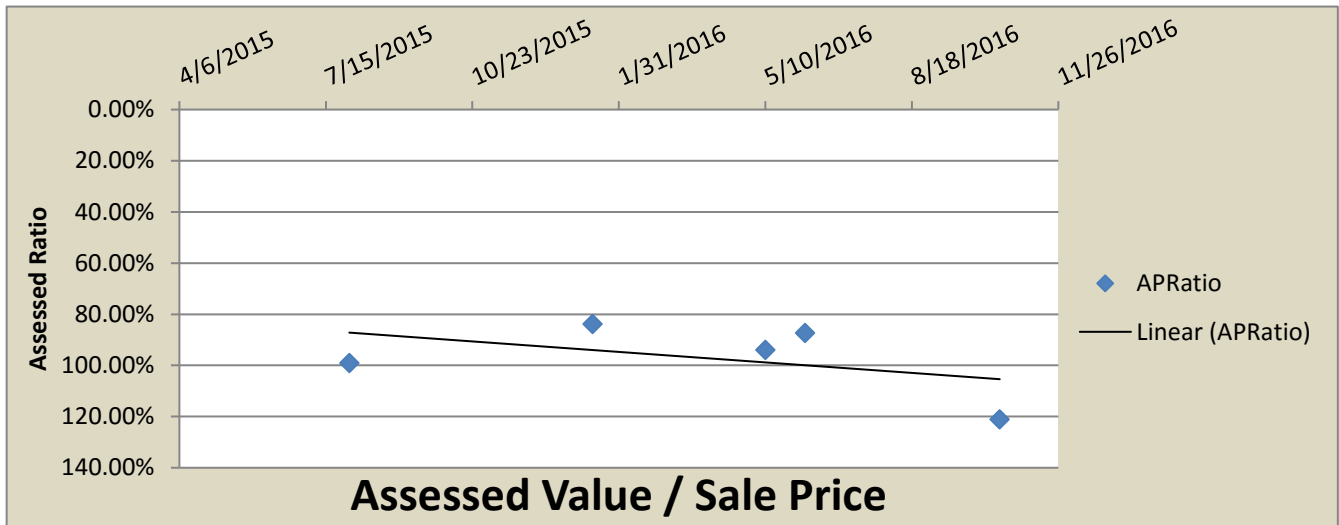
7/25/2018

SALES SELECTION INFORMATION			
Sale Date Range	<b>Start</b>	7/31/2015	<b>End Date</b> 10/17/2016
Statistical Study Area	415 RIVER INFLUENCE RURAL		
Index Creation Date	07/25/18		
Number Of Sales In The Index	5		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

## STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	83.76%
Sales Ratio Hi Range	121.13%
Mean	97.06%
Median	93.97%
Aggregate Mean	97.46%
Variance	0.02160
Standard Deviation	0.14697
Coefficient of Variation	0.15142
Average Absolute Deviation	0.10441
Coefficient of Dispersion	0.11111
Price Related Differential	0.99592

STYL	Average of APRatio
One Story	92.28%
One Story/Bsmt	87.36%
Two Story	121.13%
<b>Grand Total</b>	<b>97.06%</b>



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Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
124300482	415	1711 FANNING RD	5/10/2016	\$750,000	93.97%	SWD	52346	2008	One Story	2993		Good	Avg
124300318	415	9400 SELPH LANDING RD	1/13/2016	\$925,000	83.76%	SWD	51382	1990	One Story	4188		Good	Avg
126150198	415	7208 RICKY RD	7/31/2015	\$867,000	99.10%	SWD	50146	2007	One Story	3198		Good+	Avg
124300112	415	1611 RICHVIEW DR	6/6/2016	\$500,000	87.36%	SWD	52550	1965	One Story/Bsmt	1865	1750	Avg+	Good
126150196	415	7228 RICKY RD	10/17/2016	\$799,000	121.13%	SWD	53692	2004	Two Story	4939		Good+	Avg