



Franklin County Assessor Statistical Summary Report

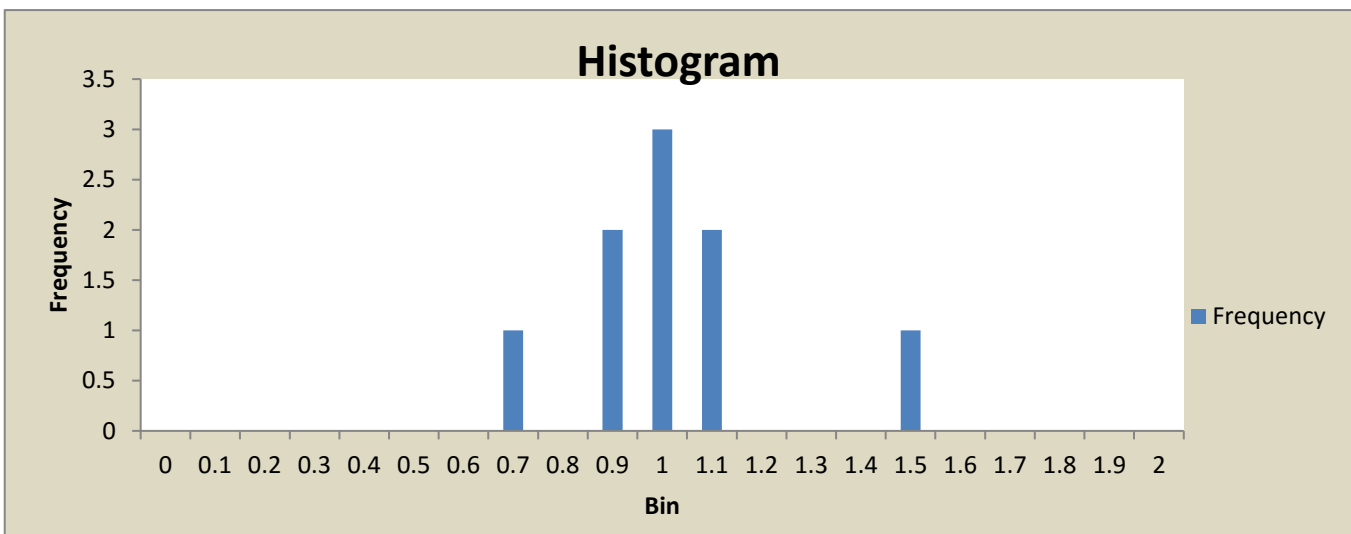
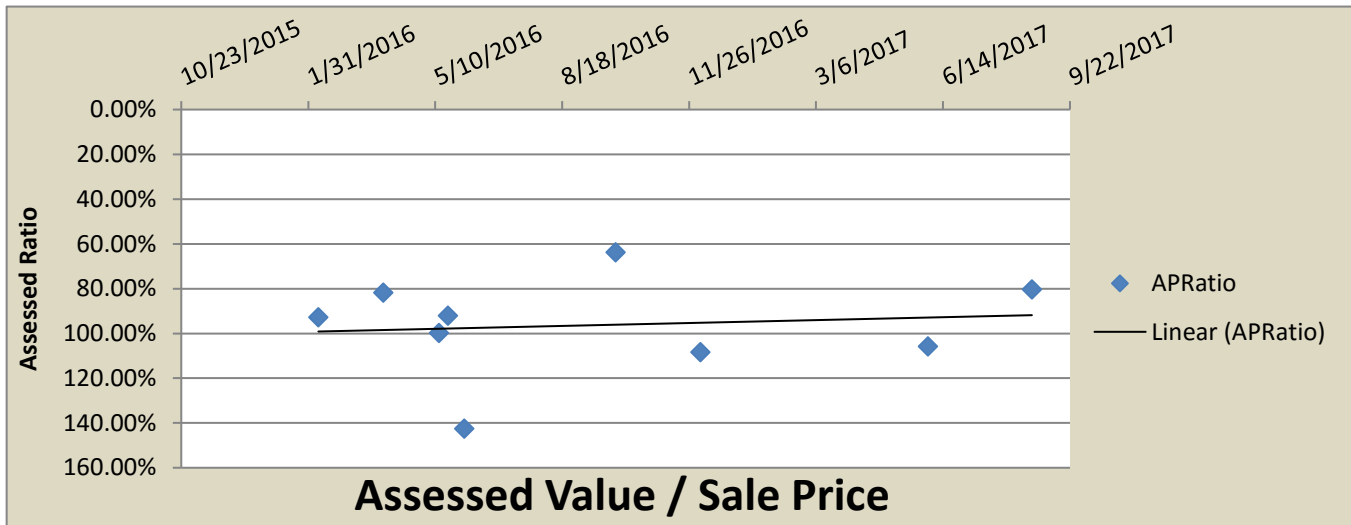
7/25/2018

SALES SELECTION INFORMATION			
Sale Date Range	Start	2/8/2016	End Date
			8/23/2017
Statistical Study Area	416 Clarks Addition SFR and 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	63.75%
Sales Ratio Hi Range	142.46%
Mean	96.35%
Median	92.73%
Aggregate Mean	94.00%
Variance	0.04918
Standard Deviation	0.22177
Coefficient of Variation	0.23019
Average Absolute Deviation	0.15782
Coefficient of Dispersion	0.17019
Price Related Differential	1.02490

STYL	Average of APRatio
Doublewide	86.54%
Doublewide/Bsmt	81.77%
One Story	107.10%
Singlewide	99.52%
Grand Total	96.35%



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Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
114241053	416	4616 IVY RD	8/23/2017	\$317,000	80.34%	SWD	56308	1974	Doublewide	1920		Fair	Avg
114212110	416	4721 IVY RD	2/8/2016	\$205,000	92.73%	SWD	51589	2006	Doublewide	1680		Avg	Avg
114191143	416	7215 ROAD 42	3/30/2016	\$186,000	81.77%	SWD	52058	1977	Doublewide/Bsmt	1440	1440	Fair	Avg
114221119	416	1571 CLARK RD	6/2/2017	\$230,000	105.78%	SWD	55604	2009	One Story	1664		Fair	Avg
114171024	416	3709 JANET RD	12/5/2016	\$310,000	108.41%	SWD	54141	2015	One Story	2128		Avg	Avg
114211095	416	4516 JANET RD	9/29/2016	\$120,000	63.75%	SWD	53549	1980	Singlewide	840		Fair	Fair
114231055	416	7320 ROAD 48	6/2/2016	\$65,000	142.46%	SWD	52505	1976	Singlewide	924		Fair	Fair
115140188	416	7505 KAU TRAIL	5/20/2016	\$155,000	92.12%	SWD	52455	1995	Singlewide	938		Fair	Avg
114212174	416	4711 JANET RD	5/13/2016	\$80,000	99.75%	SWD	52574	1977	Singlewide	980		Fair	Low