



Franklin County Assessor Statistical Summary Report

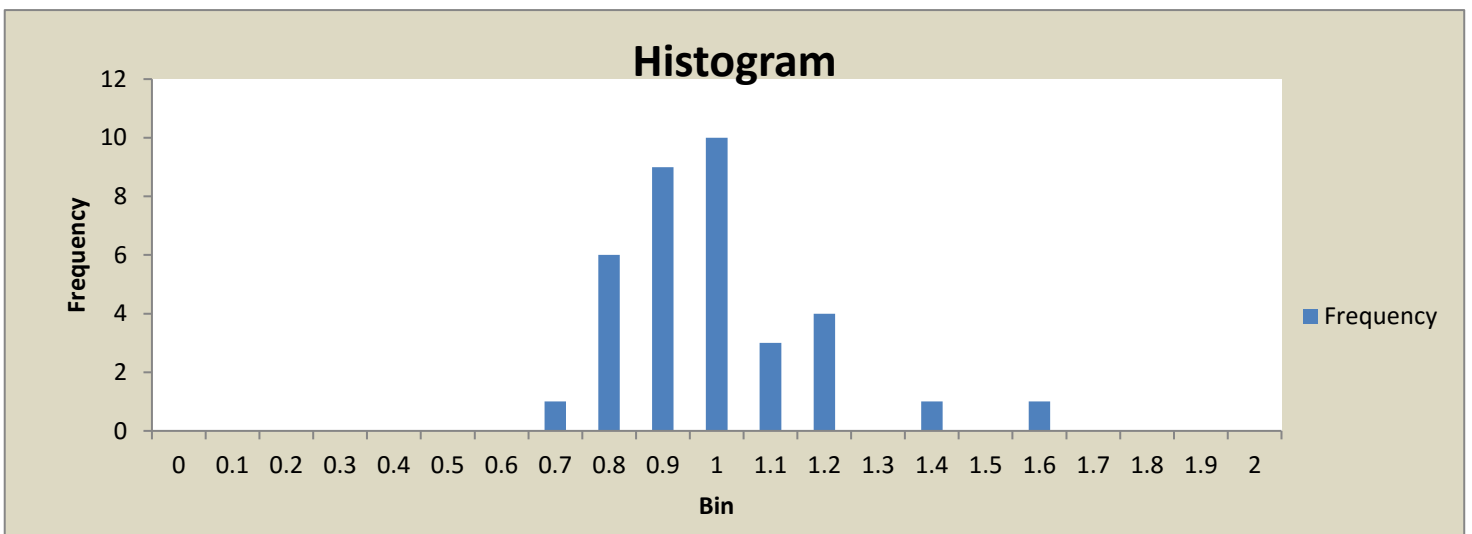
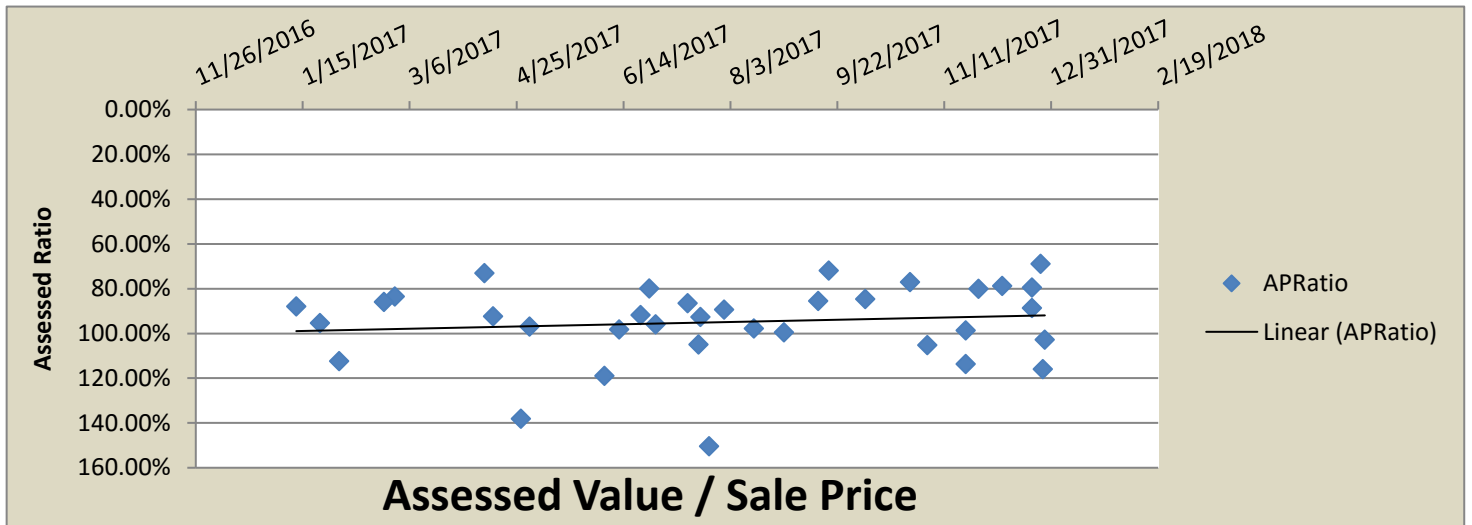
7/24/2018

SALES SELECTION INFORMATION			
Sale Date Range	Start	1/12/2017	End Date
Statistical Study Area	501 NORTH CENTRAL PASCO		
Index Creation Date	07/24/18		
Number Of Sales In The Index	35		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	68.88%
Sales Ratio Hi Range	150.40%
Mean	94.93%
Median	92.30%
Aggregate Mean	93.36%
Variance	0.03090
Standard Deviation	0.17577
Coefficient of Variation	0.18517
Average Absolute Deviation	0.12894
Coefficient of Dispersion	0.13970
Price Related Differential	1.01674

STYL	Average of APRatio
1 1/2 Story Finished/Bsmt	87.88%
Bi-level/Bsmt	88.70%
One Story	95.50%
One Story/Bsmt	92.43%
Two Story	105.25%
Grand Total	94.93%



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Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
112134164	501	710 N 8TH AVE	1/12/2017	\$156,000	87.88%	SWD	54416	1937	1 1/2 Story Finished/Bsmt	1578	1008	Fair	Avg
113363272	501	704 W LEOLA ST	12/22/2017	\$154,000	88.70%	SWD	57447	1972	Bi-level/Bsmt	844	816	Fair	Avg
112133245	501	918 W PARK ST	4/10/2017	\$48,000	73.12%	SWD	55058	1930	One Story	380		Fair	Fair+
112241128	501	1123 W IRVING ST	7/24/2017	\$50,000	150.40%	SWD	56033	1947	One Story	528		Fair	Fair+
113391125	501	1723 N 6TH AVE	7/31/2017	\$107,000	89.34%	SWD	56111	1950	One Story	736		Fair	Avg
112153036	501	714 W MARIE ST	7/20/2017	\$103,500	92.65%	SWD	56043	1951	One Story	920		Fair	Fair+
112123121	501	1133 W NIXON ST	12/22/2017	\$125,000	79.44%	SWD	57442	1947	One Story	924		Fair	Good
113382135	501	1815 N 11TH AVE	12/27/2017	\$80,000	115.87%	:STATE CON	57462	1952	One Story	973		Fair	Avg
113393141	501	917 W RUBY ST	12/8/2017	\$117,000	78.80%	SWD	57291	1940	One Story	980		Fair	Avg
112134315	501	925 W SYLVESTER ST	6/26/2017	\$118,000	79.91%	SWD	55780	1938	One Story	988		Fair	Avg
113392222	501	916 W OPAL ST	8/14/2017	\$105,000	97.80%	SWD	56231	1949	One Story	1025		Fair	Avg
113374457	501	1917 N 11TH AVE	12/26/2017	\$152,000	68.88%	SWD	57436	1952	One Story	1071		Fair	Avg
113382046	501	1814 N 10TH AVE	6/22/2017	\$117,500	91.82%	SWD	55750	1953	One Story	1071		Fair	Avg
113371067	501	923 LINCOLN DR	4/14/2017	\$126,000	92.30%	SWD	55245	1958	One Story	1091		Fair	Avg+
113382297	501	1813 N 12TH AVE	4/27/2017	\$80,000	138.12%	SWD	55225	1954	One Story	1263		Fair	Avg
113384053	501	1114 ASTOR WAY	11/21/2017	\$130,000	98.69%	SWD	57144	1954	One Story	1264		Fair	Avg
113373092	501	1903 N 14TH AVE	2/27/2017	\$125,500	83.42%	SWD	54694	1954	One Story	1300		Fair	Fair+
113384071	501	1106 ASTOR WAY	10/5/2017	\$154,000	84.67%	SWD	56717	1958	One Story	1376		Fair	Avg
113371558	501	2116 N 8TH AVE	2/1/2017	\$124,900	112.32%	SWD	54532	1958	One Story	1392		Fair	Avg
113374528	501	1905 N 12TH AVE	2/22/2017	\$146,400	85.92%	SWD	54731	1954	One Story	1420		Fair	Avg
112241511	501	1128 W IRVING ST	7/14/2017	\$160,000	86.56%	SWD	55979	1950	One Story	1455		Fair	Avg
112122079	501	1130 W HENRY ST	7/19/2017	\$141,000	104.89%	SWD	56041	1952	One Story	1578		Fair	Avg
113371209	501	1136 LINCOLN DR	6/5/2017	\$127,000	118.89%	SWD	55598	1956	One Story	1967		Fair	Avg
112122104	501	1142 W HENRY ST	1/23/2017	\$160,000	95.31%	SWD	54424	1950	One Story	2118		Fair	Avg
113371683	501	2116 N 7TH AVE	9/13/2017	\$160,000	85.56%	SWD	56492	1960	One Story	1381		Fair+	Avg
113371594	501	2129 N 8TH AVE	8/28/2017	\$161,900	99.56%	SWD	56362	1958	One Story	1534		Fair+	Avg+
113371361	501	1131 W JAN ST	11/27/2017	\$189,000	80.05%	SWD	57203	1956	One Story	1573		Fair+	Avg+
112121016	501	1015 N 10TH AVE	6/29/2017	\$183,800	95.86%	SWD	55857	1957	One Story	2206		Fair+	Avg
112241440	501	1331 W YAKIMA ST	6/12/2017	\$150,000	98.26%	SWD	55646	1950	One Story	1479		#N/A	Avg
112122284	501	1133 W PARK ST	9/18/2017	\$164,900	71.92%	SWD	56595	1948	One Story/Bsmt	835	835	Fair	Avg+
112124086	501	1024 W PARK ST	12/28/2017	\$111,650	102.73%	SWD	57476	1947	One Story/Bsmt	837	837	Fair	Good
112131354	501	713 W NIXON ST	10/26/2017	\$170,000	77.00%	SWD	56934	1940	One Story/Bsmt	1130	888	Fair	Avg
112124031	501	931 W NIXON ST	11/21/2017	\$167,000	113.65%	SWD	57132	1950	One Story/Bsmt	1506	696	Fair	Good
112153303	501	904 W MARIE ST	5/1/2017	\$150,000	96.86%	SWD	55290	1950	One Story/Bsmt	1440	900	Fair+	Avg
112151174	501	737 W BROWN ST	11/3/2017	\$240,000	105.25%	SWD	56994	2007	Two Story	2502		Avg	Avg