



Franklin County Assessor Statistical Summary Report

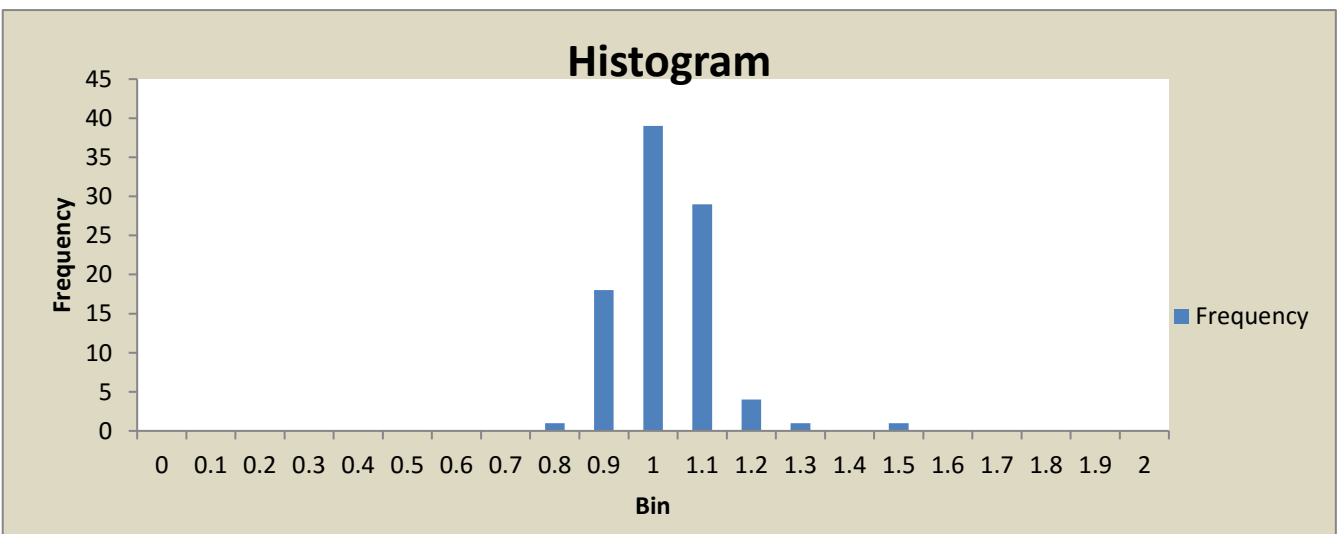
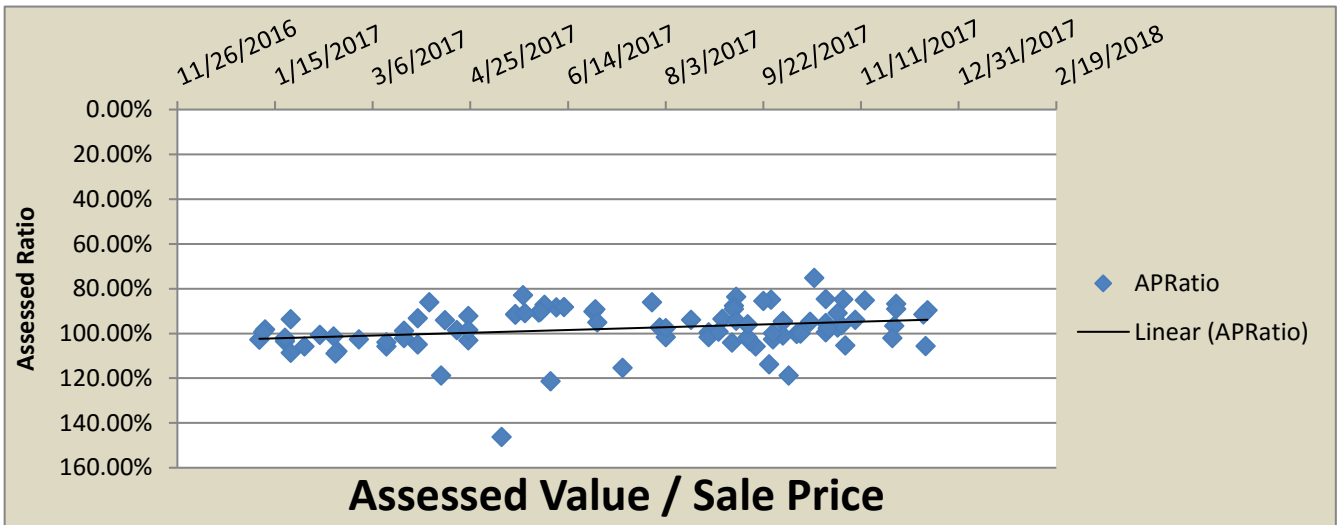
4/3/2018

SALES SELECTION INFORMATION			
Sale Date Range	Start	1/7/2017	End Date
Statistical Study Area	502 EAST PASCO		
Index Creation Date	04/03/18		
Number Of Sales In The Index	93		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	75.18%
Sales Ratio Hi Range	146.28%
Mean	97.71%
Median	97.66%
Aggregate Mean	97.25%
Variance	0.00967
Standard Deviation	0.09836
Coefficient of Variation	0.10066
Average Absolute Deviation	0.07105
Coefficient of Dispersion	0.07276
Price Related Differential	1.00471

STYL	Average of APRatio
One Story	97.05%
One Story/Bsmt	104.90%
Two Story	106.16%
Grand Total	97.71%



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Statistical Summary Report**

4/3/2018

Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
113803064	502	419 N BEECH AVE	10/5/2017	\$84,400	118.83%	SPECIAL WC	56833	1954	One Story	1008		Fair	Avg
113852216	502	620 S DOUGLAS AVE	9/26/2017	\$165,000	84.96%	SWD	56626	2007	One Story	1103		Fair	Avg
113890084	502	2415 E KALISPELL CT	10/18/2017	\$176,500	75.18%	SWD	56840	2004	One Story	1105		Fair	Avg
113863182	502	623 S SYCAMORE AVE	9/18/2017	\$127,000	105.74%	SWD	56579	2013	One Story	1120		Fair	Avg
113825291	502	2315 E ALVINA ST	9/8/2017	\$160,000	83.62%	SWD	56462	2005	One Story	1144		Fair	Avg
113890164	502	620 POLSON CT	5/18/2017	\$162,000	91.60%	SWD	55457	2010	One Story	1168		Fair	Avg
113824130	502	221 N ELM AVE	7/27/2017	\$168,000	86.01%	SWD	560840	1998	One Story	1180		Fair	Avg
113825255	502	2219 E ALVINA ST	5/30/2017	\$153,500	90.68%	SWD	55544	2005	One Story	1232		Fair	Avg
113825425	502	2208 E ALVINA ST	6/27/2017	\$155,000	90.25%	SWD	55852	2005	One Story	1232		Fair	Avg
113825184	502	228 N ALVINA CT	1/10/2017	\$145,000	98.20%	SWD	54368	2006	One Story	1232		Fair	Avg
113852332	502	718 S DOUGLAS AVE	9/7/2017	\$160,000	87.62%	SWD	56453	1973	One Story	1552		Fair	Avg
113852244	502	624 S DOUGLAS AVE	12/14/2017	\$155,000	105.67%	SWD	57357	1950	One Story	1886		Fair	Fair+
113730356	502	509 MANZANITA LN	4/4/2017	\$160,000	86.12%	SWD	55082	2009	One Story	1032		Fair+	Avg
113760198	502	609 MADRONA AVE	4/24/2017	\$144,500	92.24%	SWD	55211	2005	One Story	1040		Fair+	Avg
113730382	502	3613 ESTRELLA DR	6/28/2017	\$156,000	89.23%	SWD	55835	2015	One Story	1040		Fair+	Avg
113831104	502	127 S HUGO AVE	11/8/2017	\$161,500	93.86%	SWD	57012	2005	One Story	1072		Fair+	Avg
113760136	502	435 ARBUTUS AVE	11/29/2017	\$192,000	86.71%	SWD	57188	2005	One Story	1144		Fair+	Avg
113730531	502	3303 LUNA DR	2/7/2017	\$150,460	100.69%	SWD	54577	2016	One Story	1144		Fair+	Avg
113900130	502	508 ANACONDA AVE	9/1/2017	\$157,415	93.44%	SWD		2017	One Story	1144		Fair+	Avg
113900125	502	410 ANACONDA AVE	11/28/2017	\$157,745	96.61%	SWD	57201	2017	One Story	1144		Fair+	Avg
113730377	502	428 FORTALEZA LN	7/12/2017	\$135,000	115.40%	SWD	55989	2017	One Story	1164		Fair+	Avg
113560138	502	848 MADRONA AVE	7/31/2017	\$153,000	97.32%	SWD	56118	2010	One Story	1166		Fair+	Avg
113560138	502	848 MADRONA AVE	10/30/2017	\$153,000	97.32%	SWD	56954	2010	One Story	1166		Fair+	Avg
113760113	502	412 ARBUTUS AVE	11/29/2017	\$169,900	89.05%	SWD	57183	2005	One Story	1184		Fair+	Avg
113890145	502	506 FALLON CT	6/8/2017	\$166,900	88.31%	SWD	55656	2014	One Story	1184		Fair+	Avg
113730521	502	3302 LUNA DR	1/20/2017	\$149,450	102.37%	SWD	54419	2016	One Story	1184		Fair+	Avg
113730525	502	3202 LUNA DR	3/13/2017	\$154,950	105.84%	SWD	54803	2016	One Story	1184		Fair+	Avg
113900121	502	314 ANACONDA AVE	10/2/2017	\$157,340	94.82%	SWD	56690	2017	One Story	1184		Fair+	Avg
113900120	502	310 ANACONDA AVE	10/2/2017	\$156,900	94.51%	SWD	56804	2017	One Story	1184		Fair+	Avg
113900128	502	422 ANACONDA AVE	10/16/2017	\$158,465	94.84%	SWD	56826	2017	One Story	1184		Fair+	Avg
113900105	502	2713 BLAINE CT	10/24/2017	\$165,245	95.37%	SWD	56972	2017	One Story	1184		Fair+	Avg
113900114	502	2617 RONAN CT	11/1/2017	\$161,400	96.40%	SWD	56971	2017	One Story	1184		Fair+	Avg
113730519	502	3310 LUNA DR	2/14/2017	\$159,500	101.31%	SWD	54611	2016	One Story	1216		Fair+	Avg
113730527	502	3205 LUNA DR	3/29/2017	\$157,900	104.93%	SWD	55087	2016	One Story	1216		Fair+	Avg
113900123	502	402 ANACONDA AVE	8/25/2017	\$156,450	99.45%	SWD	56329	2017	One Story	1216		Fair+	Avg
113900116	502	309 ANACONDA AVE	10/9/2017	\$159,450	100.28%	SWD	56768	2017	One Story	1216		Fair+	Avg
113730454	502	3603 LIBERTAD CT	10/24/2017	\$187,000	84.65%	SWD	56875	2015	One Story	1224		Fair+	Avg
113531036	502	832 N BEECH AVE	3/29/2017	\$173,000	93.17%	SWD	55111	2017	One Story	1252		Fair+	Avg
113760121	502	2604 SPRUCE ST	9/27/2017	\$160,000	102.62%	SWD	56642	2005	One Story	1344		Fair+	Avg
113560121	502	921 MADRONA AVE	9/22/2017	\$185,000	85.51%	SWD	56664	2007	One Story	1344		Fair+	Avg
113532050	502	907 N BEECH AVE	5/22/2017	\$186,679	82.92%	SWD	55471	2008	One Story	1344		Fair+	Avg
113532046	502	923 N BEECH AVE	6/2/2017	\$179,990	87.22%	SWD	55593	2008	One Story	1344		Fair+	Avg
113560128	502	924 MADRONA AVE	1/7/2017	\$160,900	102.85%	SWD	54353	2010	One Story	1344		Fair+	Avg
113531130	502	920 N BEECH AVE	1/23/2017	\$169,800	93.63%	SWD	54472	2010	One Story	1344		Fair+	Avg
113560106	502	807 MADRONA AVE	5/31/2017	\$176,000	90.17%	SWD	55539	2010	One Story	1344		Fair+	Avg
113730360	502	3414 TIERRA VIDA LN	6/12/2017	\$182,900	88.19%	SWD	55700	2010	One Story	1344		Fair+	Avg
113730398	502	3813 ESTRELLA DR	11/2/2017	\$192,000	84.79%	SWD	56988	2015	One Story	1344		Fair+	Avg
113730538	502	3409 LUNA DR	1/20/2017	\$164,115	103.52%	SWD	54622	2016	One Story	1344		Fair+	Avg
113730540	502	3417 LUNA DR	2/27/2017	\$159,050	102.67%	SWD	54698	2016	One Story	1344		Fair+	Avg
113731007	502	302 FORTALEZA LN	4/12/2017	\$174,500	94.09%	SWD	55093	2016	One Story	1344		Fair+	Avg
113900103	502	2710 BLAINE CT	8/3/2017	\$165,960	101.65%	SWD	56181	2017	One Story	1344		Fair+	Avg
113900124	502	406 ANACONDA AVE	8/16/2017	\$171,985	93.90%	SWD	56331	2017	One Story	1344		Fair+	Avg
113900108	502	415 ANACONDA AVE	9/6/2017	\$163,165	104.12%	SWD	56456	2017	One Story	1344		Fair+	Avg
113900102	502	2706 BLAINE CT	9/14/2017	\$168,812	96.14%	SWD	56533	2017	One Story	1344		Fair+	Avg

**Franklin County Assessor
Statistical Summary Report**

4/3/2018

113900127	502	418 ANACONDA AVE	10/2/2017	\$165,000	100.90%	SWD	56731	2017	One Story	1344		Fair+	Avg
113900112	502	2622 RONAN CT	10/24/2017	\$174,276	99.43%	SWD	56877	2017	One Story	1344		Fair+	Avg
113900129	502	504 ANACONDA AVE	10/25/2017	\$168,450	97.71%	SWD	56914	2017	One Story	1344		Fair+	Avg
113730410	502	609 PRADERA CT	9/25/2017	\$151,500	113.86%	RUSTEE DEE	56701	2013	One Story	1345		Fair+	Avg
113730410	502	609 PRADERA CT	12/15/2017	\$192,500	89.61%	SWD	57335	2013	One Story	1345		Fair+	Avg
113730545	502	3414 LUNA DR	1/9/2017	\$166,460	99.42%	SWD	54362	2016	One Story	1346		Fair+	Avg
113730504	502	3310 SEMILLA CT	1/23/2017	\$155,950	108.62%	SWD	54445	2016	One Story	1346		Fair+	Avg
113730549	502	3318 LUNA DR	3/22/2017	\$170,000	98.76%	SWD	54896	2017	One Story	1346		Fair+	Avg
113900101	502	2702 BLAINE CT	8/3/2017	\$173,048	97.66%	SWD	56161	2017	One Story	1346		Fair+	Avg
113825087	502	2112 E SYCAMORE CT	9/7/2017	\$180,900	89.05%	SWD		2008	One Story	1408		Fair+	Avg
113730451	502	3614 LIBERTAD CT	11/13/2017	\$195,000	85.23%	SWD	57084	2013	One Story	1427		Fair+	Avg
113730457	502	3615 LIBERTAD CT	5/18/2017	\$189,000	91.37%	SWD	55448	2015	One Story	1434		Fair+	Avg
113730546	502	3410 LUNA DR	1/20/2017	\$168,415	102.00%	SWD	54417	2016	One Story	1440		Fair+	Avg
113730541	502	3501 LUNA DR	3/22/2017	\$170,505	102.04%	SWD	54920	2016	One Story	1440		Fair+	Avg
113900106	502	2709 BLAINE CT	9/15/2017	\$174,745	103.35%	SWD	56561	2017	One Story	1440		Fair+	Avg
113900131	502	512 ANACONDA AVE	10/11/2017	\$173,760	99.79%	SWD	56771	2017	One Story	1440		Fair+	Avg
113900111	502	2618 RONAN CT	11/3/2017	\$180,970	105.32%	SWD	57015	2017	One Story	1440		Fair+	Avg
113730544	502	3418 LUNA DR	3/13/2017	\$168,850	103.93%	SWD	54818	2017	One Story	1447		Fair+	Avg
113730524	502	3206 LUNA DR	1/30/2017	\$179,900	105.72%	SWD	54494	2016	One Story	1549		Fair+	Avg
113730461	502	3702 ESTRELLA DR	10/30/2017	\$193,000	90.98%	SWD	56924	2015	One Story	1554		Fair+	Avg
113730539	502	3413 LUNA DR	4/24/2017	\$177,000	103.10%	SWD	55260	2016	One Story	1556		Fair+	Avg
113730547	502	3406 LUNA DR	4/18/2017	\$183,000	98.52%	SWD	55203	2017	One Story	1556		Fair+	Avg
113730543	502	3502 LUNA DR	4/24/2017	\$183,000	98.52%	SWD	55233	2017	One Story	1556		Fair+	Avg
113730542	502	3505 LUNA DR	2/16/2017	\$176,295	107.88%	SWD	54627	2016	One Story	1582		Fair+	Avg
113730535	502	3319 LUNA DR	2/15/2017	\$171,450	108.89%	SWD	54628	2016	One Story	1619		Fair+	Avg
113900113	502	2621 RONAN CT	8/25/2017	\$197,225	101.60%	SWD	56368	2017	One Story	1626		Fair+	Avg
113900126	502	414 ANACONDA AVE	9/14/2017	\$197,260	101.84%	SWD	56513	2017	One Story	1626		Fair+	Avg
113900122	502	318 ANACONDA AVE	9/27/2017	\$184,915	99.88%	SWD	56667	2017	One Story	1626		Fair+	Avg
113900109	502	411 ANACONDA AVE	10/11/2017	\$192,000	100.10%	SWD	56806	2017	One Story	1626		Fair+	Avg
113900104	502	2714 BLAINE CT	11/27/2017	\$190,000	102.10%	SWD	57168	2017	One Story	1626		Fair+	Avg
113803171	502	1840 E BROADWAY ST	6/5/2017	\$162,000	121.35%	SWD	55654	1997	One Story	1848		Fair+	Avg
113550046	502	1223 N BEECH AVE	12/13/2017	\$172,000	91.45%	SWD	57323	2005	One Story	1169		Avg	Avg
113864025	502	523 S ELM AVE	4/10/2017	\$115,000	118.86%	SWD	55098	1930	One Story/Bsmt	924	924	Fair	Avg
113812081	502	128 N DOUGLAS AVE	5/23/2017	\$127,000	90.94%	SWD	55488	1949	One Story/Bsmt	1028	500	Fair	Avg
113550040	502	1123 N BEECH AVE	9/8/2017	\$177,000	94.35%	SWD	56482	2005	Two Story	1468		Avg	Avg
113550065	502	1012 N BEECH AVE	9/14/2017	\$175,000	95.94%	SWD	56643	2005	Two Story	1468		Avg	Avg
113533287	502	821 DOUGLAS CT	8/30/2017	\$210,000	99.23%	SWD	56408	2007	Two Story	2103		Avg	Avg
113532061	502	940 N OWEN AVE	6/29/2017	\$214,900	95.02%	SWD	55868	2003	Two Story	2142		Avg	Avg
113532070	502	907 N OWEN AVE	5/11/2017	\$140,000	146.28%	SWD	55363	2004	Two Story	2142		Avg	Avg