



# Franklin County Assessor Statistical Summary Report

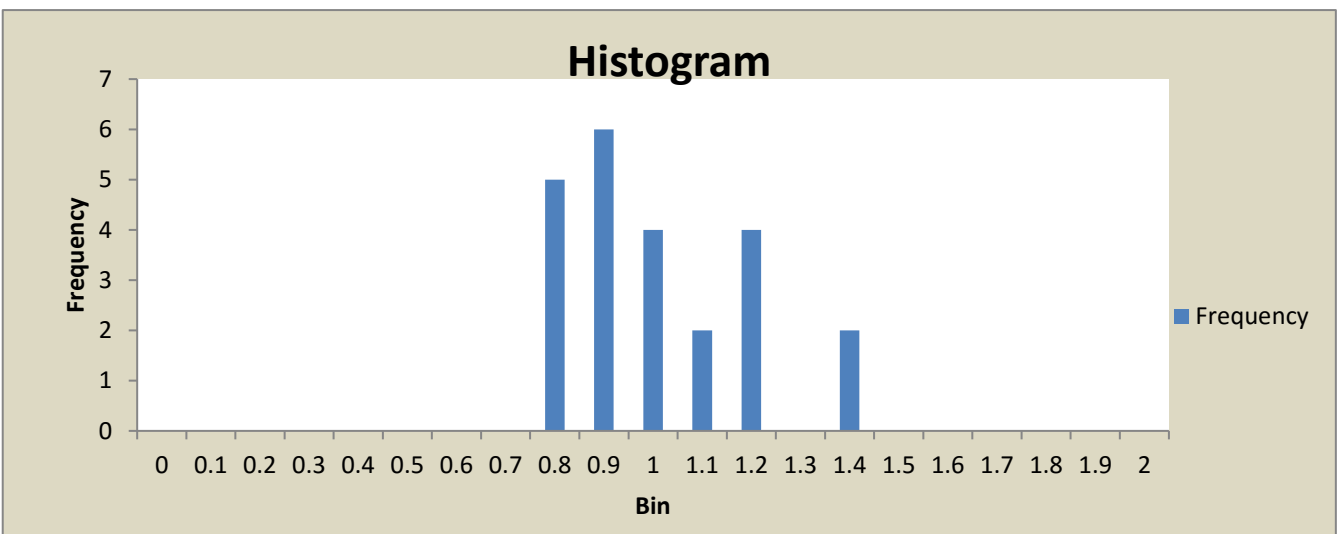
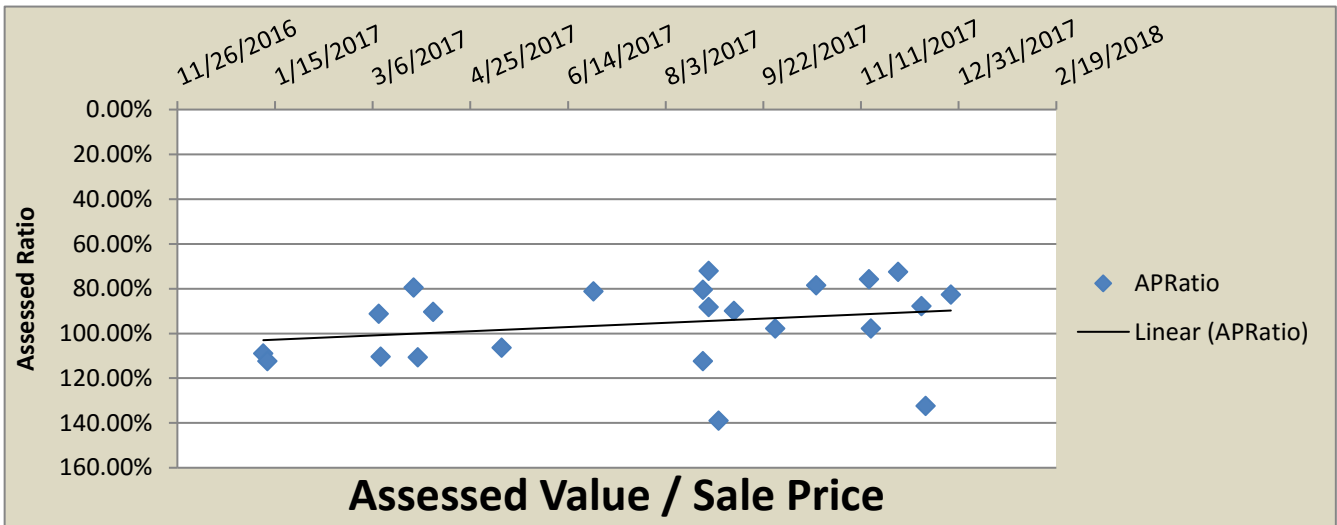
7/25/2018

SALES SELECTION INFORMATION			
Sale Date Range	<b>Start</b>	1/9/2017	<b>End Date</b> 12/27/2017
Statistical Study Area	503 SOUTHEAST PASCO		
Index Creation Date	07/25/18		
Number Of Sales In The Index	23		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

## STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	72.00%
Sales Ratio Hi Range	138.95%
Mean	95.56%
Median	90.42%
Aggregate Mean	93.10%
Variance	0.03355
Standard Deviation	0.18316
Coefficient of Variation	0.19167
Average Absolute Deviation	0.14985
Coefficient of Dispersion	0.16573
Price Related Differential	1.02642

STYL	Average of APRatio
One Story	89.35%
One Story/Bsmt	101.34%
Two Story	112.33%
<b>Grand Total</b>	<b>95.56%</b>



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Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
112370319	503	317 W B ST	6/27/2017	\$111,000	81.17%	SWD	55823	1910	One Story	680		Fair	Good
112027084	503	217 W NIXON ST	8/22/2017	\$70,000	112.42%	SWD	56283	1920	One Story	919		Fair	Avg
112381219	503	820 S 5TH AVE	8/22/2017	\$130,000	80.53%	WD	56288	1940	One Story	990		Fair	Avg
112382262	503	927 S 6TH AVE	1/9/2017	\$99,000	108.98%	SWD	54396	1954	One Story	1012		Fair	Avg
112242529	503	1119 W HOPKINS ST	11/15/2017	\$140,000	75.71%	SWD	57055	1947	One Story	1043		Fair	Avg
112072220	503	1401 E ADELIA CT	8/25/2017	\$138,265	88.16%	:STATE CON	56382	2017	One Story	1176		Fair	Avg
112242485	503	1103 W HOPKINS ST	10/19/2017	\$149,300	78.49%	SWD	56872	1947	One Story	1190		Fair	Avg
112263060	503	710 W YAKIMA ST	12/12/2017	\$138,000	87.82%	SWD	57302	1926	One Story	1223		Fair	Avg
112402150	503	1220 S 2ND AVE	3/27/2017	\$135,000	79.55%	SWD	54914	1930	One Story	1166		Fair+	Avg+
112072218	503	1406 E ADELIA CT	9/28/2017	\$138,939	97.81%	REC	56658	2017	One Story	1180		Fair+	Avg
112072223	503	1413 E ADELIA CT	4/6/2017	\$142,886	90.42%	REC	55057	2016	One Story	1201		Fair+	Avg
112072216	503	1414 E ADELIA CT	3/9/2017	\$146,696	91.14%	REC	54851	2016	One Story	1192		Avg	Avg
112262114	503	517 N 10TH AVE	8/25/2017	\$107,500	72.00%	SWD	56393	1940	One Story/Bsmt	396	396	Fair	Avg
112261320	503	515 N 9TH AVE	11/30/2017	\$159,900	72.42%	SWD	57320	1942	One Story/Bsmt	826	826	Fair	Good
112035085	503	225 W CLARK ST	12/27/2017	\$80,000	82.62%	SWD	57458	1920	One Story/Bsmt	832	275	Fair	Low
112292010	503	802 S 13TH AVE	3/10/2017	\$65,000	110.30%	SWD	54870	1940	One Story/Bsmt	912	912	Fair	Fair
112251331	503	212 N 9TH AVE	8/30/2017	\$77,150	138.95%	SWD	56384	1935	One Story/Bsmt	914	448	Fair	Avg
112251171	503	211 N 8TH AVE	11/16/2017	\$113,000	97.78%	SWD	57086	1947	One Story/Bsmt	1028	514	Fair	Avg
112053224	503	530 W SHOSHONE ST	3/29/2017	\$127,000	110.62%	SWD	55086	1930	One Story/Bsmt	1064	1064	Fair	Avg
112033120	503	317 W SHOSHONE ST	9/7/2017	\$151,000	89.93%	SWD	56480	1920	One Story/Bsmt	1092	1092	Fair	Avg
112252170	503	114 N 8TH AVE	5/11/2017	\$110,000	106.36%	SWD	55399	1920	One Story/Bsmt	1214	600	Fair	Avg
112044201	503	702 W CLARK ST	12/14/2017	\$92,000	132.39%	SWD	57551	1905	One Story/Bsmt	1316	1316	Fair	Avg
112033282	503	317 W BONNEVILLE ST	1/11/2017	\$120,000	112.33%	SWD	54403	1900	Two Story	1880		Fair	Avg