



Franklin County Assessor Statistical Summary Report

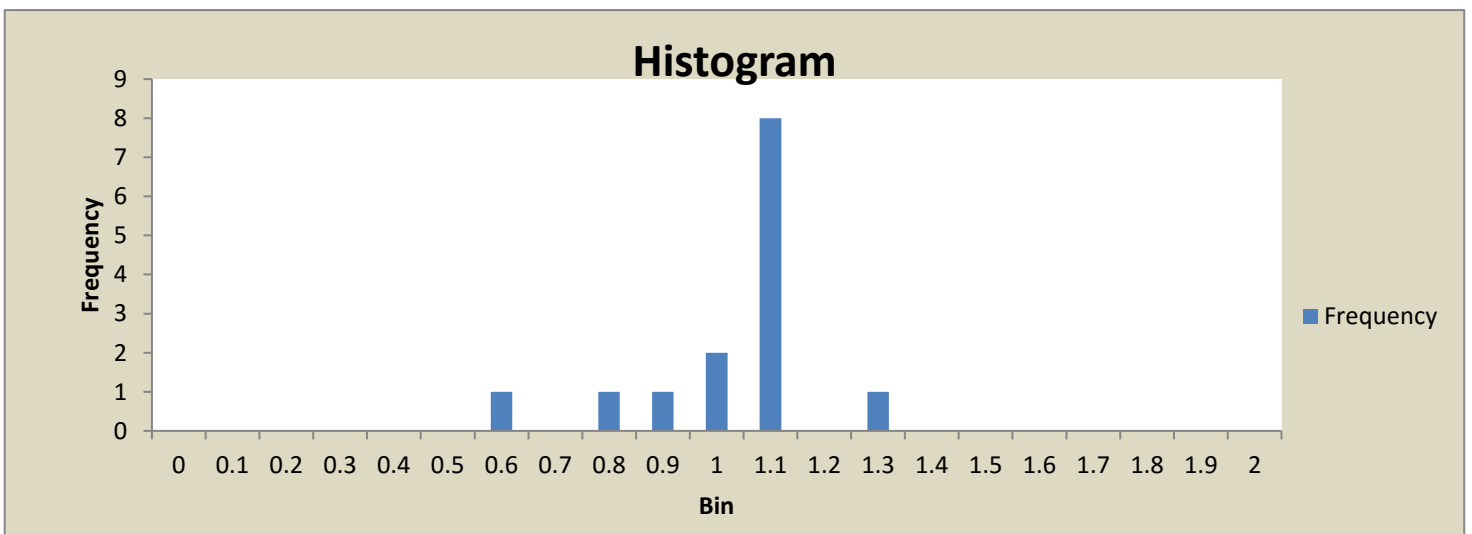
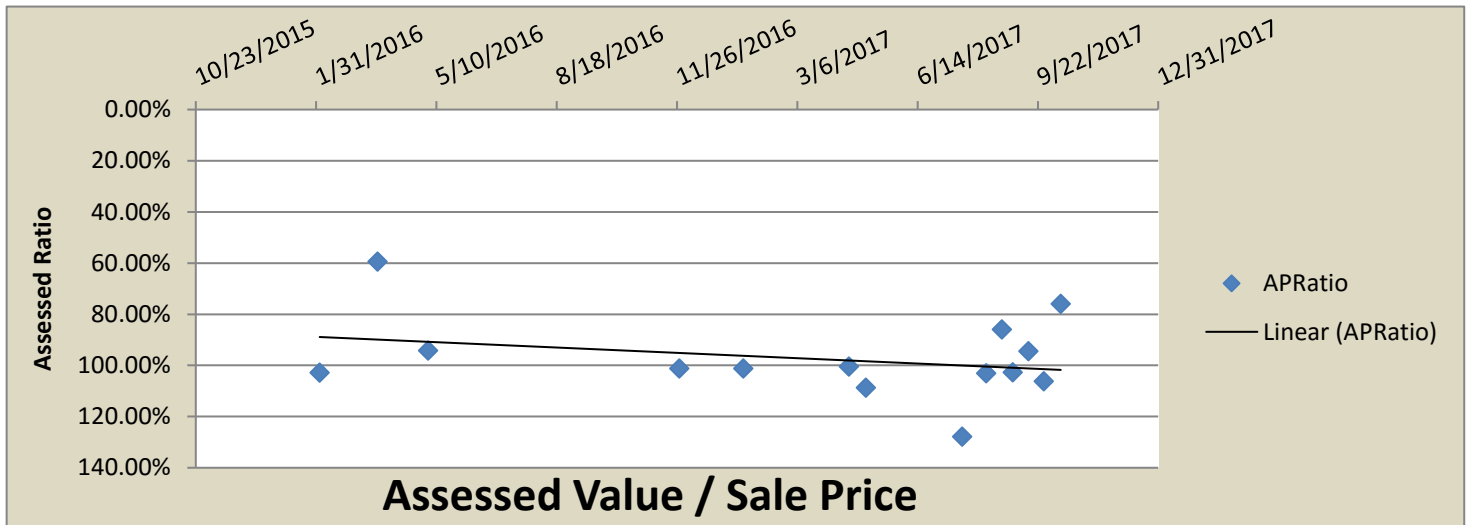
7/25/2018

SALES SELECTION INFORMATION			
Sale Date Range	Start	2/3/2016	End Date
Statistical Study Area	PASCO DUPLEXES 2016 TO 2017 SALES		
Index Creation Date	07/25/18		
Number Of Sales In The Index	14		
Ratios Calculated Using	CURRENT APPRAISED VALUES		

STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	59.36%
Sales Ratio Hi Range	127.80%
Mean	97.42%
Median	101.22%
Aggregate Mean	98.52%
Variance	0.02550
Standard Deviation	0.15968
Coefficient of Variation	0.16391
Average Absolute Deviation	0.11040
Coefficient of Dispersion	0.10907
Price Related Differential	0.98889

STYL	Average of APRatio
1 1/2 Story Finished	75.92%
1 1/2 Story Finished/Bsmt	103.07%
One Story	98.74%
Grand Total	97.42%



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Parcel#	NBHD	Address	SaleDate	Sale_Price	APRatio	DeedType	Excise#	YR_BLT	STYL	SQ_FT	BSMT	QUAL	COND
119271066	104	3208 W OPAL ST	10/11/2017	\$211,000	75.92%	SWD	56758	1973	1 1/2 Story Finished	1728		Fair+	Avg
113392026	520	910 W PEARL ST	8/10/2017	\$140,000	103.07%	SWD	56220	1948	1 1/2 Story Finished/Bsmt	1486	448	Fair	Avg
109813043	612	533 W FRANKLIN ST	3/22/2016	\$64,686	59.36%	SWD	51944	1920	One Story	1200		Fair	Avg
113813259	520	1723 E LEWIS ST	2/3/2016	\$130,000	102.76%	SWD	51527	1969	One Story	1250		Fair	Fair+
112242038	520	1118 W YAKIMA ST	9/14/2017	\$132,500	94.41%	SWD	56511	1948	One Story	1544		Fair	Fair
113363012	520	736 W JAN ST	1/20/2017	\$160,000	101.25%	SWD	54444	1966	One Story	1680		Fair	Fair+
113362291	520	908 W LEOLA ST	9/1/2017	\$160,000	102.68%	SWD	56416	1963	One Story	1996		Fair	Fair+
112033095	520	329 W SHOSHONE ST	9/27/2017	\$125,000	106.16%	SWD	56666	1930	One Story	1320		Fair+	Avg
112171089	103	1304 N 16TH AVE	8/23/2017	\$148,000	85.94%	SWD	56316	1954	One Story	1425		Fair+	Avg
112182371	103	1722 W NIXON ST	11/28/2016	\$192,000	101.19%	SWD	54049	1975	One Story	2278		Fair+	Fair+
112182362	103	1718 W NIXON ST	7/21/2017	\$150,000	127.80%	SWD	56064	1975	One Story	2278		Fair+	Fair+
119430107	104	195 ROAD 36	5/3/2016	\$250,000	94.20%	SWD	52291	1976	One Story	2572		Fair+	Avg
112382208	520	530 W B ST	5/2/2017	\$215,000	108.69%	SWD	55326	2012	One Story	2216		Avg	Avg
119091144	104	1920 ROAD 44	4/18/2017	\$222,130	100.48%	SWD	55153	1966	One Story	2340		Avg	Avg