

Sales Analysis Results

Landaff -- 08/19/2021

Sales Analysis Statistics

Number of Sales:	14	Mean Sales Ratio:	0.9991
Minimum Sales Ratio:	0.8731	Median Sales Ratio:	0.9814
Maximum Sales Ratio:	1.1989	Standard Deviation:	0.0996
Aggregate Sales Ratio:	0.9837	Coefficient of Dispersion:	8.2862
		Price Related Differential:	1.0156

Sales Analysis Criteria

Sold: 04/01/2019 - 03/31/2021	Sale Ratios: 0.000 - 999.999
Building Value: 0 - 99999999	Bldg Eff. Area: 0 - 99999999
Land Value: 0 - 99999999	Land Use: ALL
Current Use CR: 0 - 99999999	Acres: 0 - 99999999
Year Built: 1600 - 2021	Trend: 0.000% Prior to 08/19/2021
Story Height: ALL	Neighborhood: ALL
Base Rate: ALL	Zone: ALL
Qualified: YES	Unqualified: NO
Improved: YES	Vacant: YES
View: All	Waterfront: All
Include Comm./Ind./Util.: YES	

Landaff Sales Analysis Report

Ratio	Map Sale Note	Lot	Sub	Zone	Acres	LC	NC	BR	SH	Sale Price	Assessment Sale Date	I	Q	Unqualified Description	Prior Year Assessment
								Eff. Area						Grantor	
0.873	000003	000024	000000	01	3.90	R1	E			\$ 52,000	\$ 45,400	V	Q		\$ 38,200
0.885	000003	000023	000000	01	11.93	R1	E	RSA B	1,189	\$ 239,900	\$ 212,300	I	Q	NIECE, ELIZABETH R.	
0.903	000007	000011	000000	01	7.30	R1	E	RSA C	2,468	\$ 360,000	\$ 325,000	I	Q	WALKER, BRADFORD W & A	\$ 119,000
0.905	000007	000007	000000	01	11.20	R1	E	RSA A	2,245	\$ 289,000	\$ 261,500	I	Q	POLAND, RITA M.	\$ 233,900
0.918	000001	000004	000000	02	0.16	R2	E	RMF D	3,679	\$ 89,900	\$ 82,500	I	Q	TROMBLEY, DEAN	\$ 212,900
0.964	000015	000008	000000	01	1.20	R1	E	RSA B	1,888	\$ 250,000	\$ 240,900	I	Q	IANNO, NICHOLAS T. & M	\$ 126,400
0.978	000006	000009	000000	01	0.39	R1	E	RSA C	2,238	\$ 200,000	\$ 195,500	I	Q	WHITEHEAD, JEFFREY J &	\$ 204,500
0.985	000007	000042	000000	01	2.30	R1	E	RSA D	2,650	\$ 272,500	\$ 268,500	I	Q	SMITH, THOMAS	\$ 161,600
1.027	000006	000035	000000	01	3.00	R1	E	RSA B	1,352	\$ 184,900	\$ 189,800	I	Q	CARTWRIGHT, JASON & JE	\$ 236,700
1.072	000006	000028	000000	01	0.55	R1W	E	RCP A	1,444	\$ 130,000	\$ 139,300	I	Q	CARIGNAN DEREK A	\$ 161,400
1.081	000002	000036	00000A	01	2.08	R1	E	RSA B	1,978	\$ 156,300	\$ 168,900	I	Q	GOUTHRO, DENISE M. & E	\$ 82,100
1.084	000004	000024	00000A	01	7.06	R1	E	MHD A	1,546	\$ 145,700	\$ 158,000	I	Q	LOCKE DALE S	\$ 116,800
1.116	000003	000022	00000A	01	4.01	R1	E			\$ 32,000	\$ 35,700	V	Q	ROBERTS, JAMES E.	\$ 154,300
1.199	000002	000047	000000	01	7.90	R1	E	RSA A	1,563	\$ 185,000	\$ 221,800	I	Q	JIM & DOREEN 2014 TRUS	\$ 34,700
											\$ 221,800	I	Q	LALEME, RONALD & JENNI	\$ 195,200