



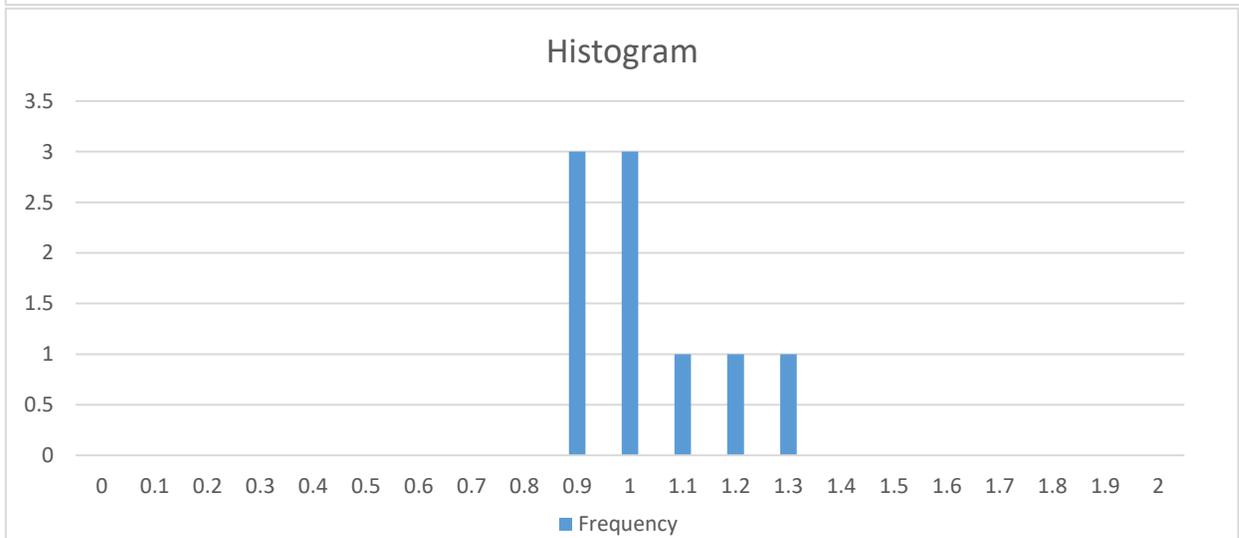
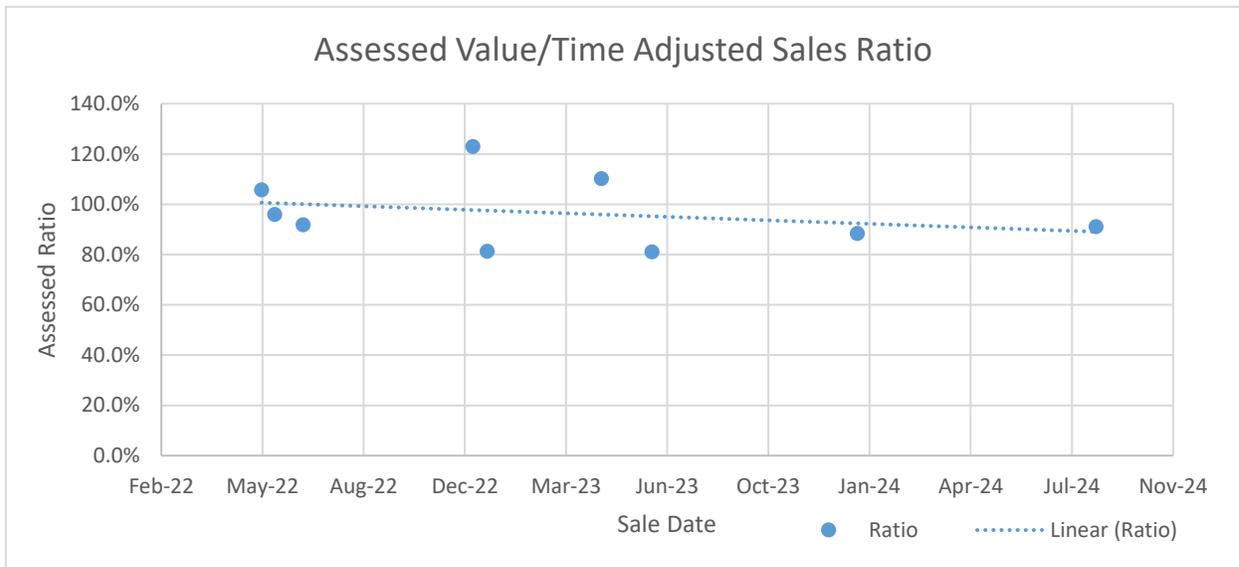
Franklin County Assessor

Statistical Summary Report

SALES SELECTION INFORMATION		
Sale Date Range	Start 5/18/22	End 8/20/24
Statistical Study Area	401 & 402	
Index Creation Date	10/25/25	
Number of Sales in the Index	9	
Ratios Calculated Using	CURRENT APPRAISED VALUES	

Measure	Result
Sales Ratio Lo Range	81.10%
Sales Ratio Hi Range	123.10%
Mean	96.57%
Median	91.87%
Aggregate Mean	95.08%
Variance	0.01958
Standard Deviation	0.13994
Coefficient of Variation	0.14490
Average Absolute Deviation	0.11005
Coefficient of Dispersion	0.11979
Price Related Differential	1.01573

Row Labels	Average of Ratio
One Story	93.4%
One Story/bsmt	102.0%
Two Story/bsmt	96.0%
Grand Total	96.6%



**Franklin County Assessor
Statistical Summary Report**

<u>Parcel#</u>	<u>NBHD</u>	<u>Address</u>	<u>SaleDate</u>	<u>SalePrice</u>	<u>TASP</u>	<u>Ratio</u>	<u>DeedType</u>	<u>Excise#</u>	<u>Year</u>	<u>Style</u>	<u>Sqft</u>	<u>Bsmt</u>	<u>Qual</u>	<u>Cond</u>
124300463	402	170 ALTA LN	5/18/22	\$1,100,000	\$1,100,000	105.8%	SWD	71754	2004	One Story	3666		Good	Avg
124300470	402	150 ALTA LN	8/20/24	\$1,520,000	\$1,520,000	91.1%	SWD	77170	2001	One Story/bsmt	3000	1743	Good+	Avg
126150726	401	12815 JULIES CT	12/27/22	\$1,390,746	\$1,390,746	81.4%	SWD	73360	2023	One Story	2825		Good	Avg
126150727	401	12814 JULIES CT	6/8/23	\$1,538,485	\$1,538,485	81.1%	SWD	74307	2023	One Story	3373		Good	Avg
126150731	401	12829 WILLETTAS PL	4/19/23	\$948,155	\$948,155	110.3%	SWD	73993	2022	One Story	2562		Good	Avg
126150732	401	12828 WILLETTAS PL	12/28/23	\$1,034,325	\$1,034,325	88.4%	SWD	75576	2023	One Story	2164		Avg+	Avg
126151164	401	12520 EAGLE REACH CT	5/31/22	\$1,660,000	\$1,660,000	96.0%	SWD	71883	1996	Two Story/bsmt	5454	1007	ery Go	Avg
126151271	401	7628 KOHLER RD	12/13/22	\$1,014,352	\$1,014,352	123.1%	SWD	73266	2000	One Story/bsmt	2306	1434	Good+	Avg
126240111	402	360 MCDONALD DR	6/28/22	\$879,000	\$879,000	91.9%	SWD	72112	1961	One Story/bsmt	1816	574	Avg	Avg+